

Murrieta Retail Market

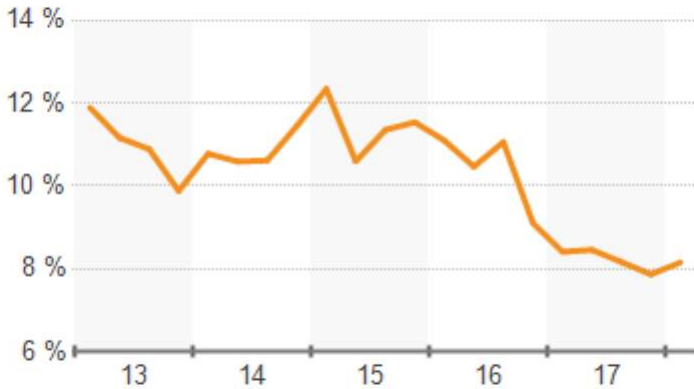
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.45	\$17.54
Vacancy Rate	8.2%	10.4%
Vacant SF	444,780	552,941
Availability Rate	10.4%	14.1%
Available SF	565,239	751,052
Sublet SF	39,375	30,366
Months on Market	15.6	23.3

Inventory	Survey	5-Year Avg
Existing Buildings	345	338
Existing SF	5,455,569	5,320,274
12 Mo. Const. Starts	0	36,016
Under Construction	0	20,480
12 Mo. Deliveries	107,213	36,453

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	149,253	80,187
12 Mo. Leasing SF	241,551	283,844

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$208	\$247
Asking Price Per SF	\$283	\$297
Sales Volume (Mil.)	\$98	\$64
Cap Rate	6.3%	6.6%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

