

Murrieta Retail Market

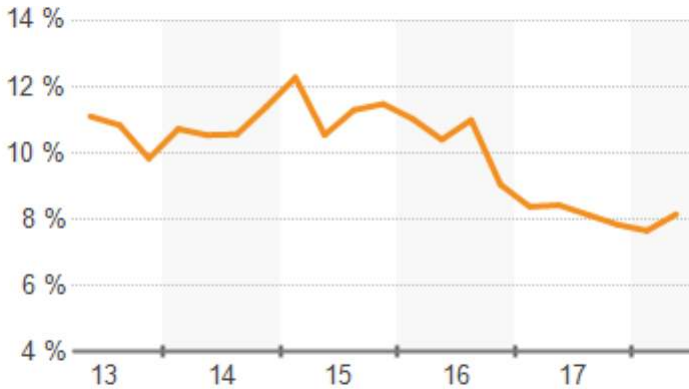
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.55	\$17.73
Vacancy Rate	8.1%	10.1%
Vacant SF	448,964	542,496
Availability Rate	11.0%	13.6%
Available SF	607,681	734,887
Sublet SF	37,249	31,053
Months on Market	11.5	23.2

Inventory	Survey	5-Year Avg
Existing Buildings	346	338
Existing SF	5,514,236	5,368,309
12 Mo. Const. Starts	41,843	34,215
Under Construction	12,000	20,341
12 Mo. Deliveries	41,608	34,772

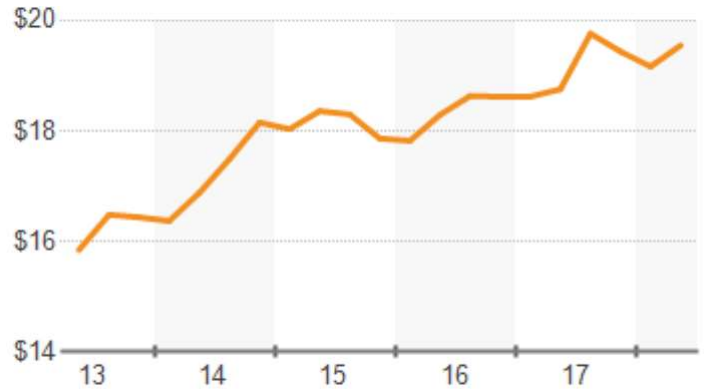
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	50,961	76,549
12 Mo. Leasing SF	254,834	286,128

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$205	\$248
Asking Price Per SF	\$377	\$332
Sales Volume (Mil.)	\$104	\$66
Cap Rate	6.3%	6.5%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

