

Southwest Riverside County Retail Market

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.66	\$17.46
Vacancy Rate	6.5%	7.5%
Vacant SF	1,941,795	2,199,939
Availability Rate	7.9%	9.7%
Available SF	2,380,180	2,851,696
Sublet SF	50,894	120,869
Months on Market	14.6	23.1

Inventory	Survey	5-Year Avg
Existing Buildings	2,377	2,325
Existing SF	29,879,207	29,194,362
12 Mo. Const. Starts	147,227	213,770
Under Construction	109,061	167,463
12 Mo. Deliveries	398,192	208,495

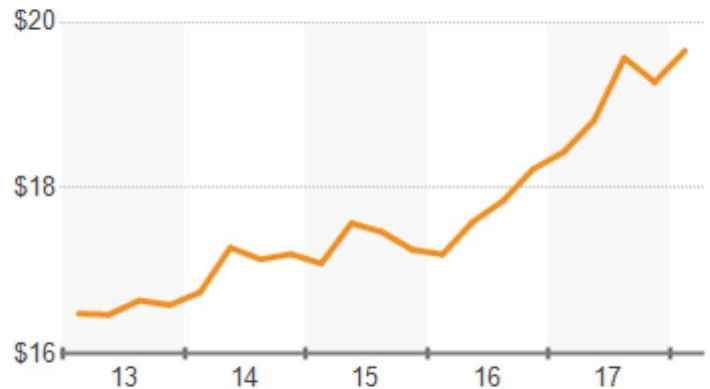
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	437,977	352,248
12 Mo. Leasing SF	1,115,895	1,000,581

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$243	\$222
Asking Price Per SF	\$307	\$289
Sales Volume (Mil.)	\$269	\$232
Cap Rate	6.2%	6.5%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

