

Southwest Riverside County Retail Market

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.63	\$17.52
Vacancy Rate	6.5%	7.4%
Vacant SF	1,930,133	2,177,547
Availability Rate	8.3%	9.5%
Available SF	2,514,442	2,809,915
Sublet SF	53,632	118,106
Months on Market	13.6	23.1

Inventory	Survey	5-Year Avg
Existing Buildings	2,375	2,326
Existing SF	29,877,728	29,266,344
12 Mo. Const. Starts	294,203	246,954
Under Construction	269,239	197,407
12 Mo. Deliveries	229,764	210,398

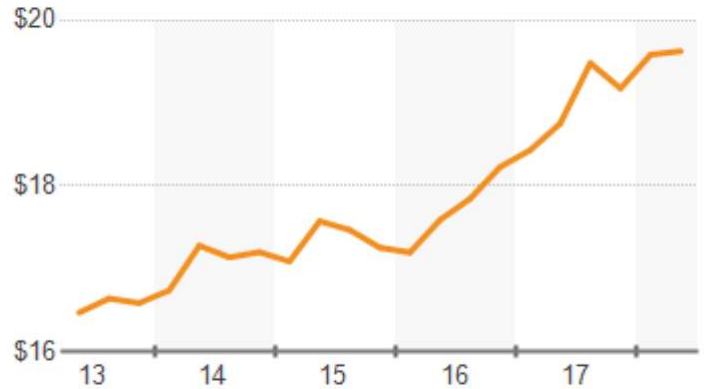
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	257,039	307,292
12 Mo. Leasing SF	1,025,365	1,027,281

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$241	\$226
Asking Price Per SF	\$307	\$271
Sales Volume (Mil.)	\$304	\$234
Cap Rate	6.2%	6.5%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

