

Southwest Riverside County Retail Market

Availability	Survey	5-Year Avg
NNN Rent Per SF	\$19.21	\$17.40
Vacancy Rate	6.2%	7.7%
Vacant SF	1,914,143	2,275,131
Availability Rate	8.0%	9.8%
Available SF	2,537,862	2,940,918
Sublet SF	83,006	122,191
Months on Market	14.7	22.9

Inventory	Survey	5-Year Avg
Existing Buildings	2,375	2,321
Existing SF	30,748,994	29,744,500
12 Mo. Const. Starts	165,929	208,994
Under Construction	929,870	175,990
12 Mo. Deliveries	482,787	197,365

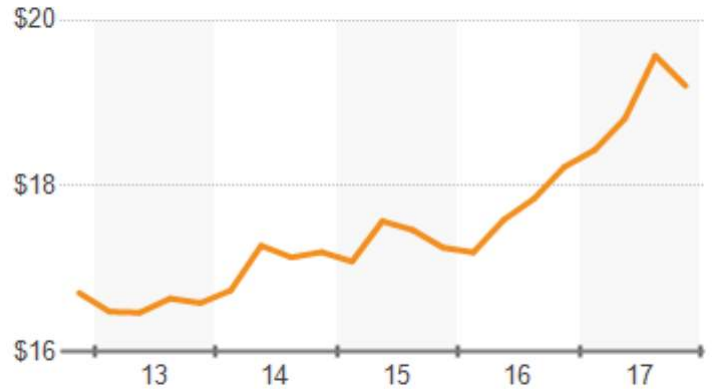
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	829,313	329,304
12 Mo. Leasing SF	1,145,685	1,016,364

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$229	\$218
Asking Price Per SF	\$323	\$299
Sales Volume (Mil.)	\$217	\$219
Cap Rate	6.1%	6.5%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

