

# Search Analytics

INVENTORY SF

**5.4M** +9.5%

Prior Period 4.9M

UNDER CONSTRUCTION SF

**145K** -68.9%

Prior Period 466K

12 MO NET ABSORPTION SF

**455K** +223.5%

Prior Period 141K

VACANCY RATE

**1.6%** +0%

Prior Period 1.6%

MARKET RENT/SF

**\$16.17** +13.4%

Prior Period \$14.26

MARKET SALE PRICE/SF

**\$305** +22.2%

Prior Period \$250

MARKET CAP RATE

**4.4%** -0.1%

Prior Period 4.5%

## Key Metrics

Availability	
Vacant SF	86.9K ↑
Sublet SF	85 ↓
Availability Rate	3.6% ↑
Available SF	198K ↑
Available Asking Rent/SF	\$15.00 ↑
Occupancy Rate	98.4% ↓
Percent Leased Rate	99.0% ↓

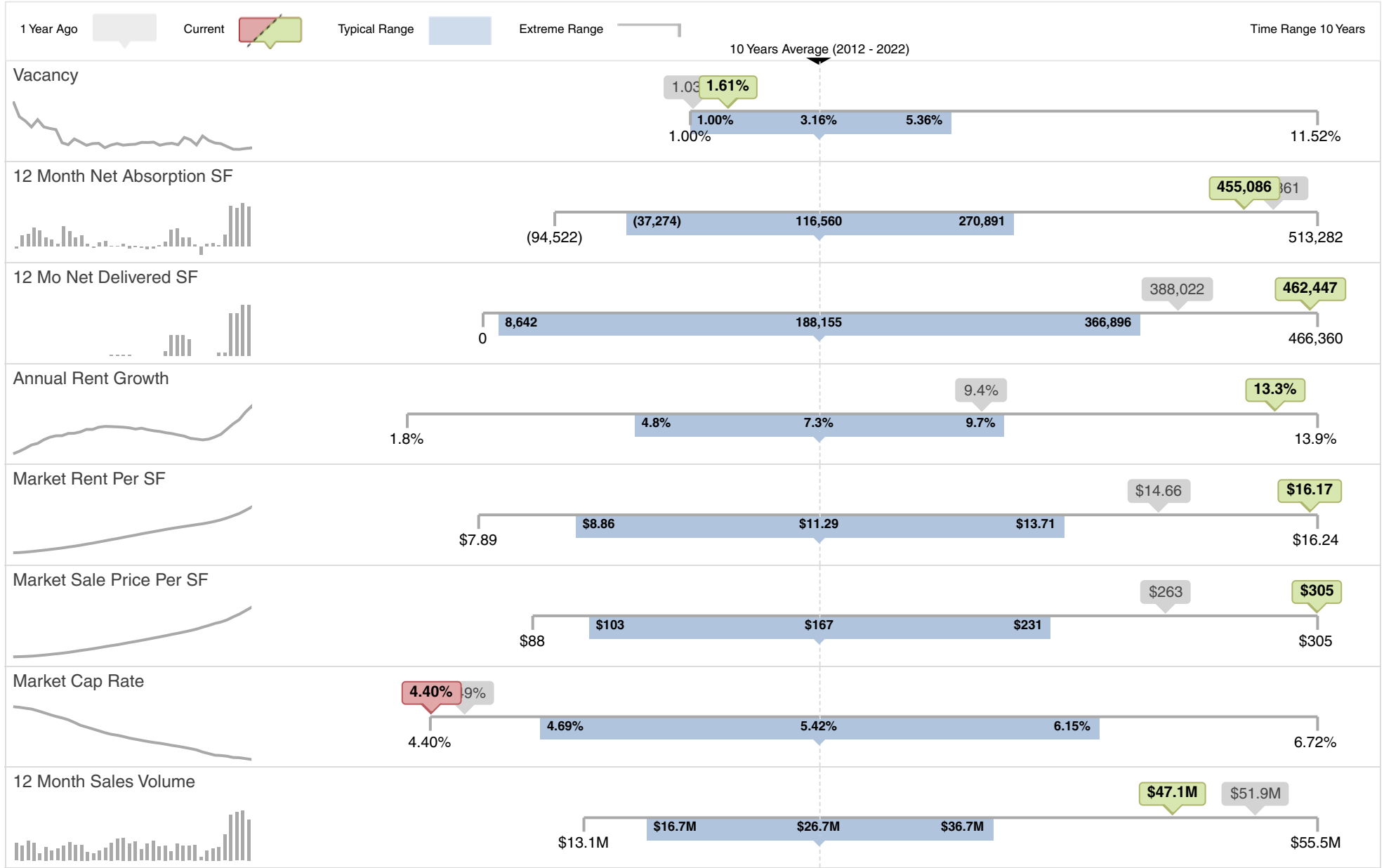
Inventory	
Existing Buildings	369 ↑
Under Construction Avg SF	14.5K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	100.0% ↑
12 Mo Construction Starts SF	145K ↑
12 Mo Delivered SF	462K ↑
12 Mo Avg Delivered SF	232K ↑

Sales Past Year	
Asking Price Per SF	\$148 ↓
Sale to Asking Price Differential	-2.0% ↑
Sales Volume	\$47.4M ↑
Properties Sold	39 ↓
Months to Sale	8.6 ↓
For Sale Listings	12 ↑
Total For Sale SF	159K ↑

Demand	
12 Mo Net Absorp % of Inventory	8.6% ↓
12 Mo Leased SF	190K ↓
Months on Market	1.0 ↓
Months to Lease	-
Months Vacant	-
24 Mo Lease Renewal Rate	72.4%
Population Growth 5 Yrs	7.5%

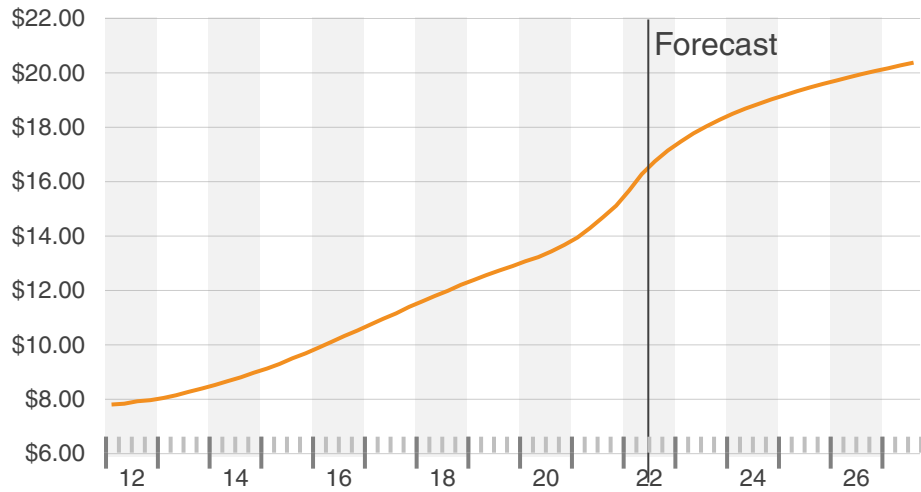
# Search Analytics

## Key Performance Indicators

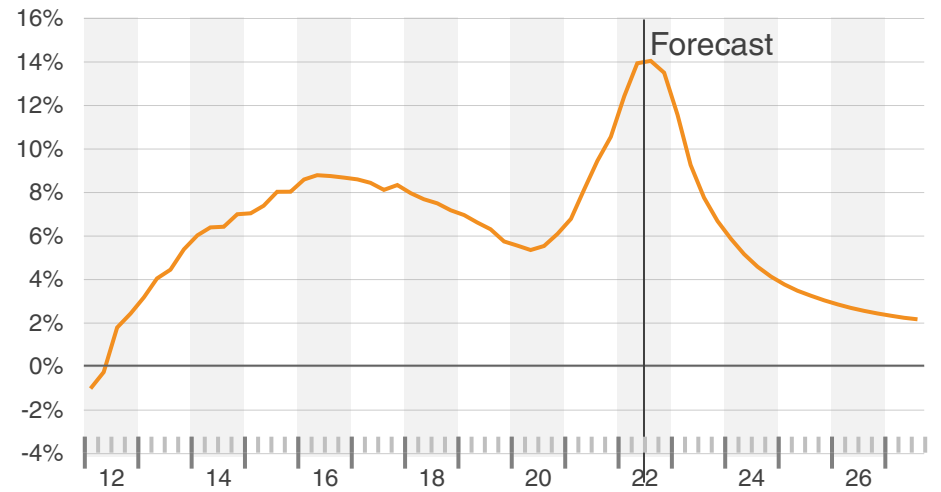


# Search Analytics

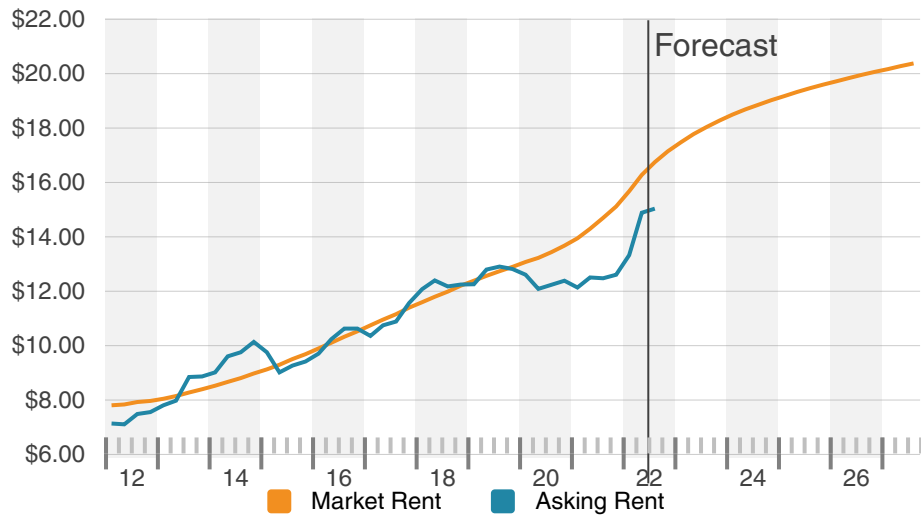
## Market Rent Per SF



## Market Rent Growth (YOY)



## Market Rent & Asking Rent Per SF

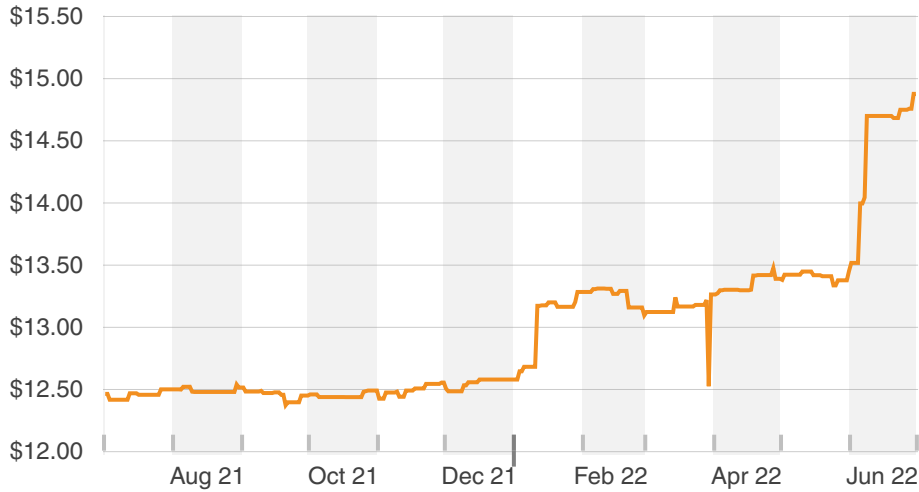


## Asking Rent Per SF

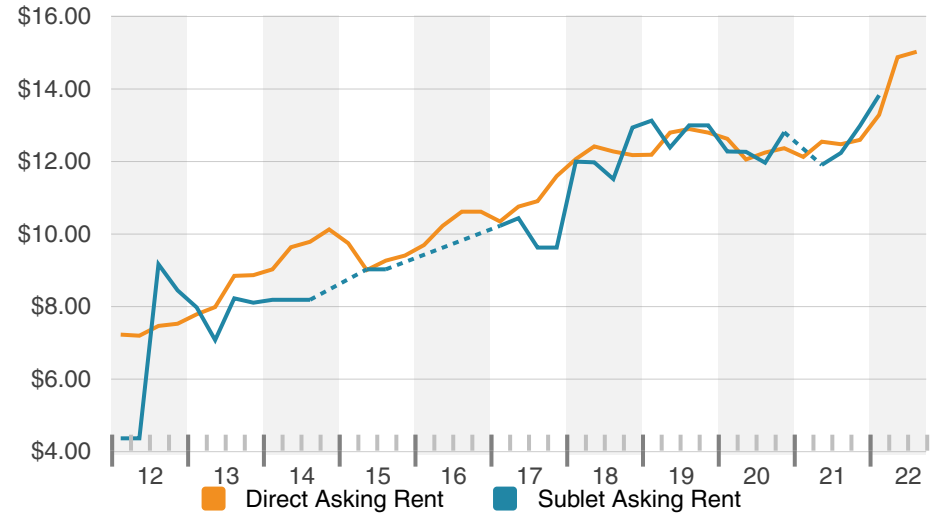


# Search Analytics

## Daily Asking Rent Per SF



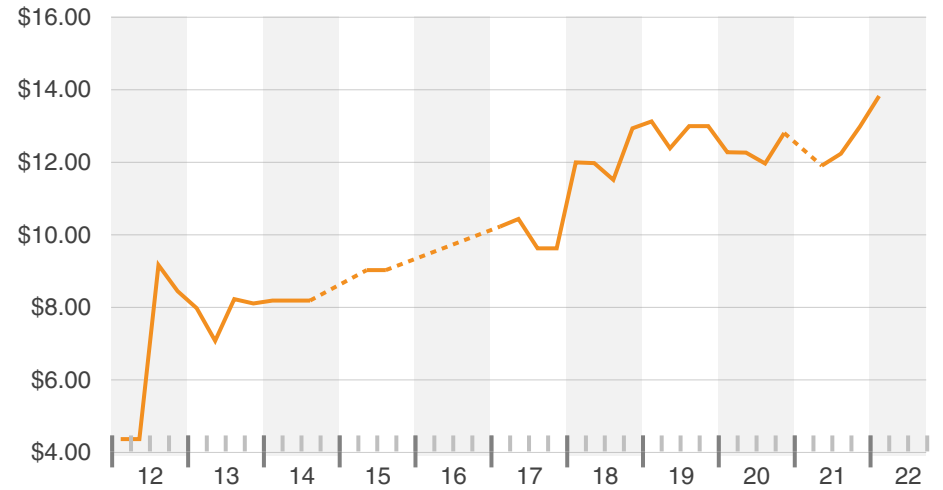
## Direct & Sublet Rent Per SF



## Direct Rent Per SF

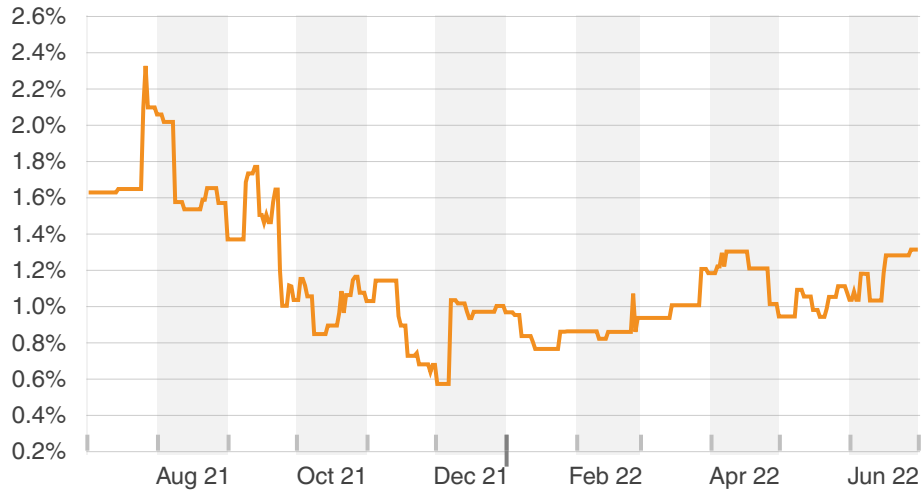


## Sublet Rent Per SF

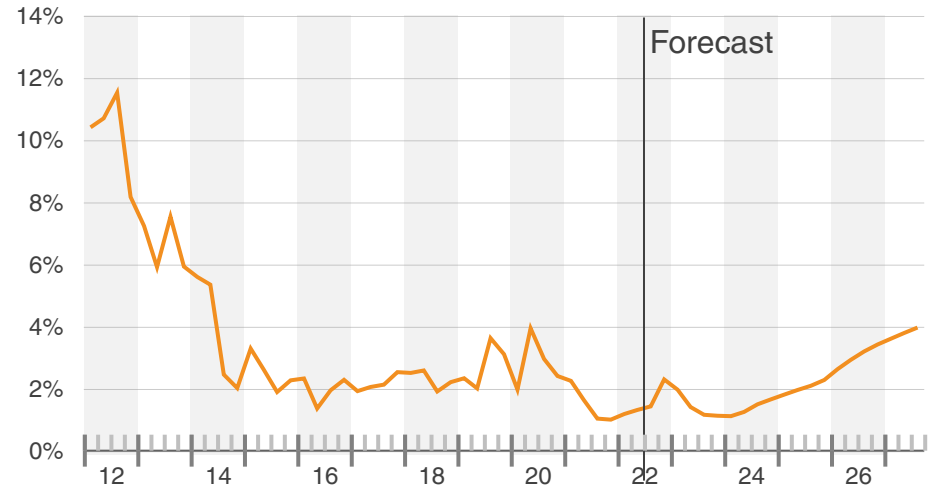


# Search Analytics

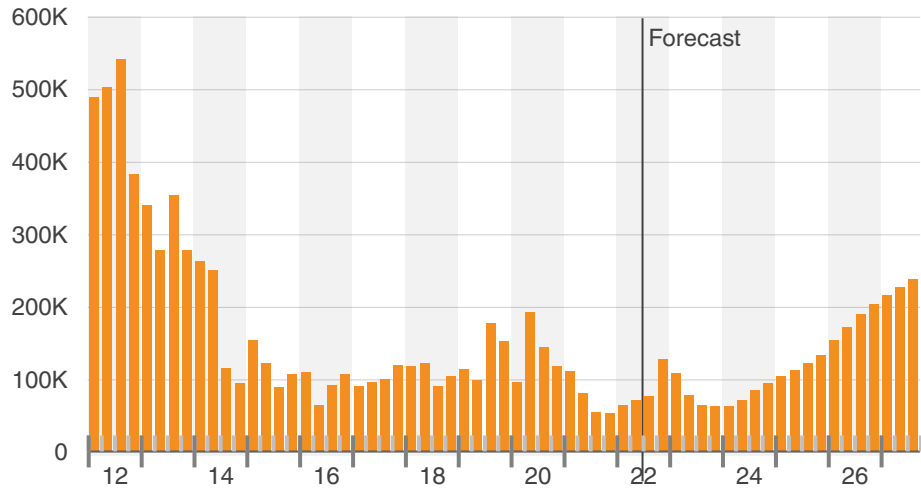
## Daily Vacancy Rate



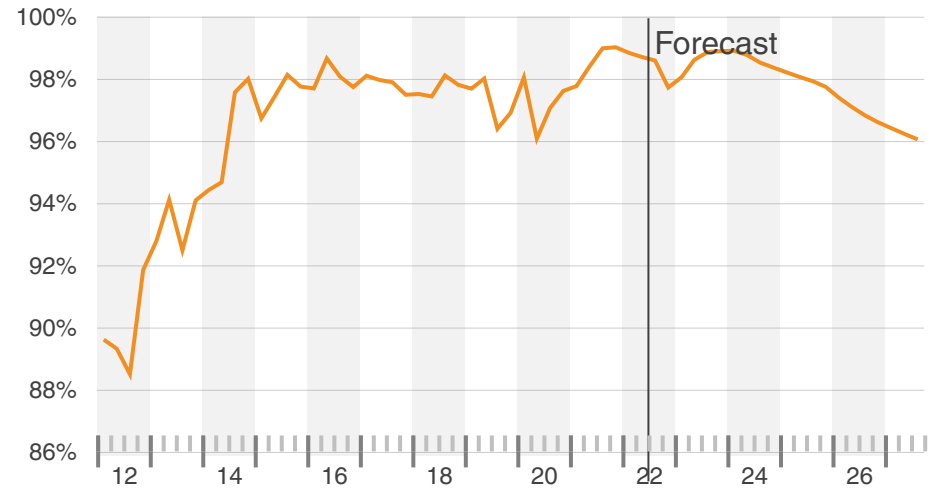
## Vacancy Rate



## Vacant SF

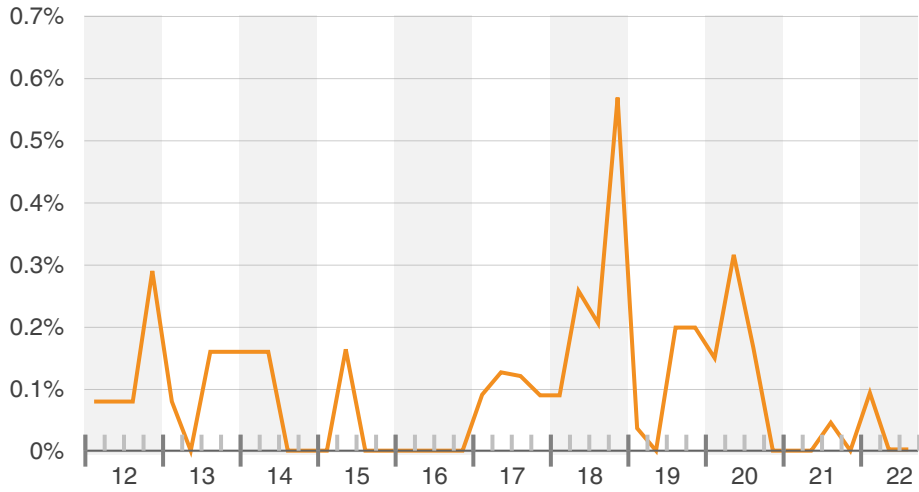


## Occupancy Rate



# Search Analytics

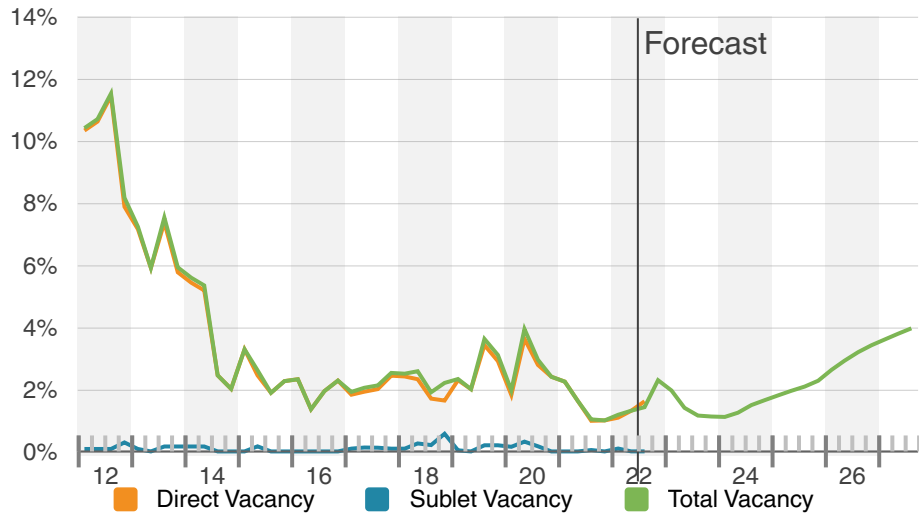
## Sublet Vacancy Rate



## Direct Vacancy Rate



## Direct, Sublet & Total Vacancy Rate

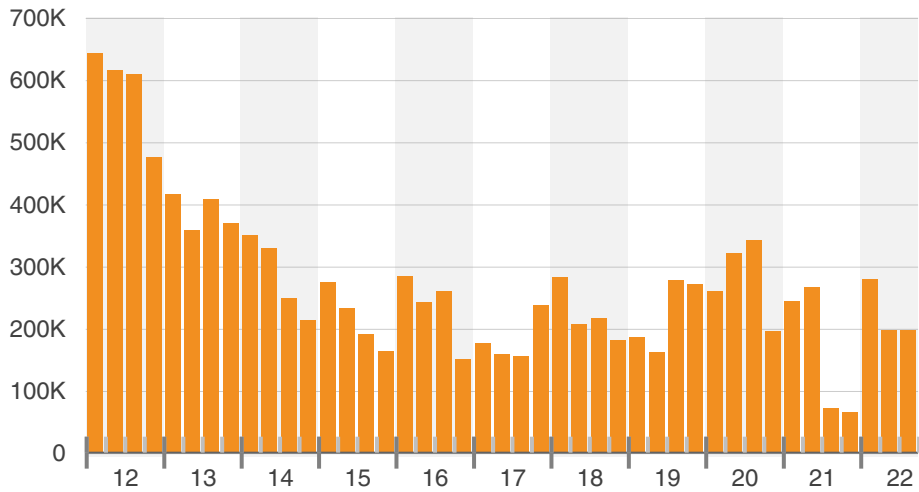


## Availability Rate

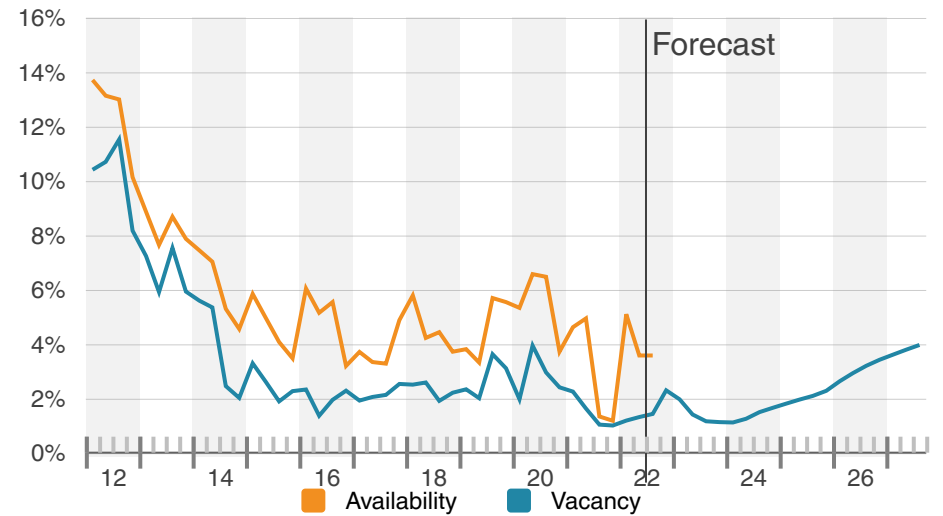


# Search Analytics

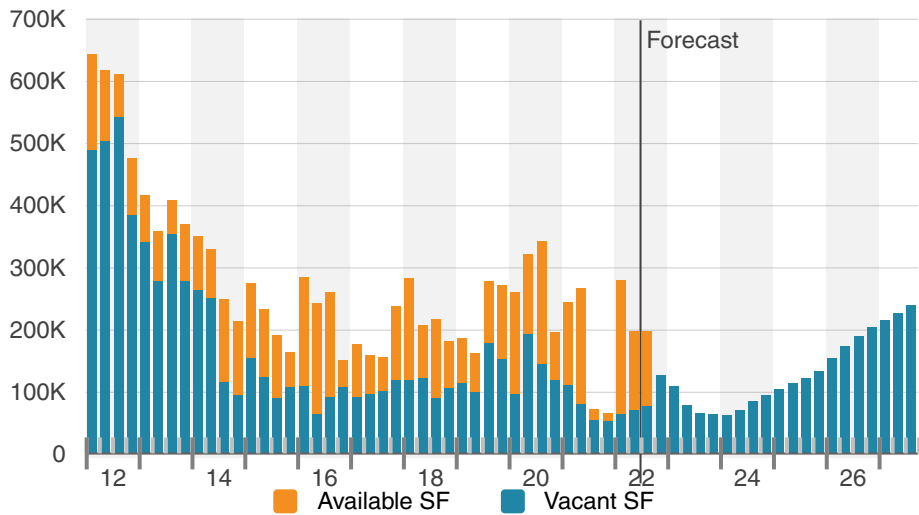
## Available SF



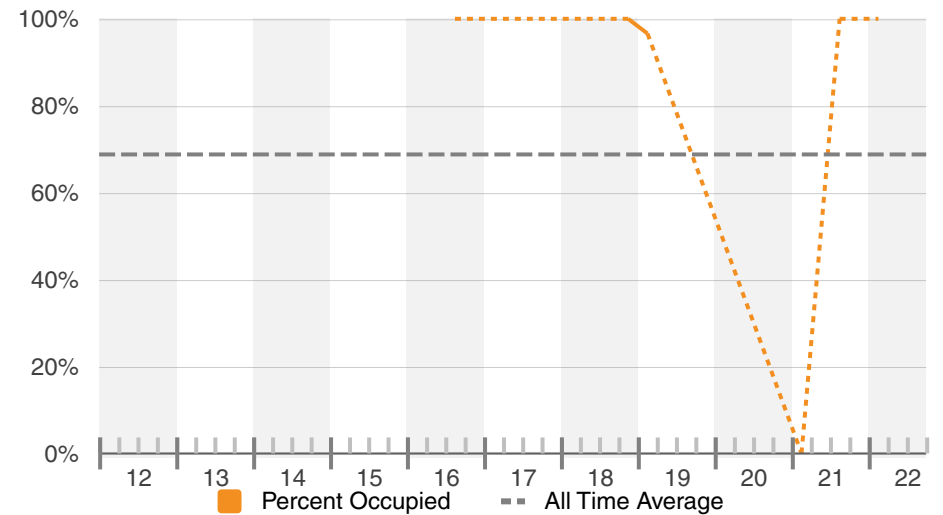
## Availability & Vacancy Rate



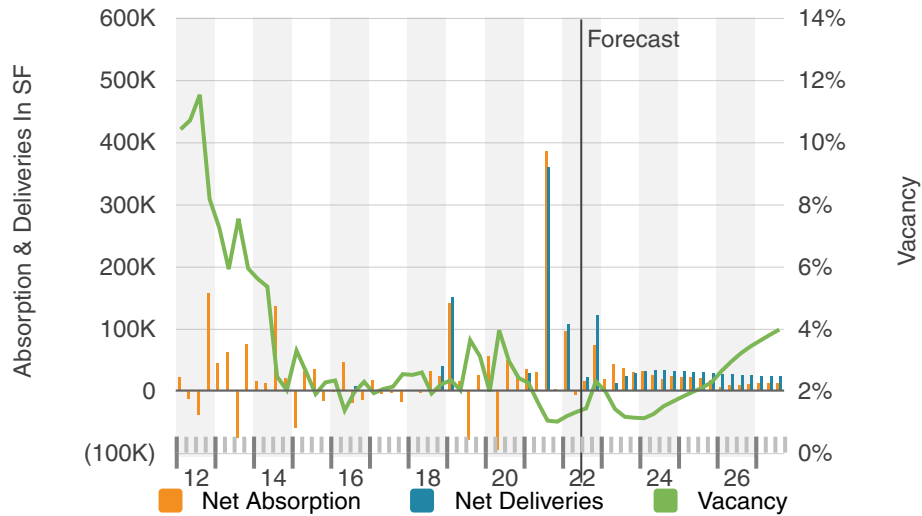
## Available & Vacant SF



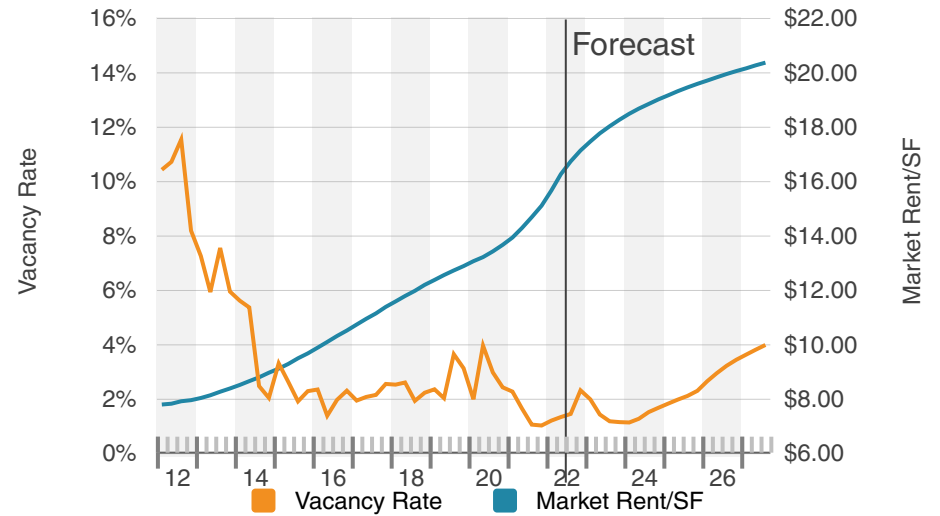
## Occupancy At Delivery



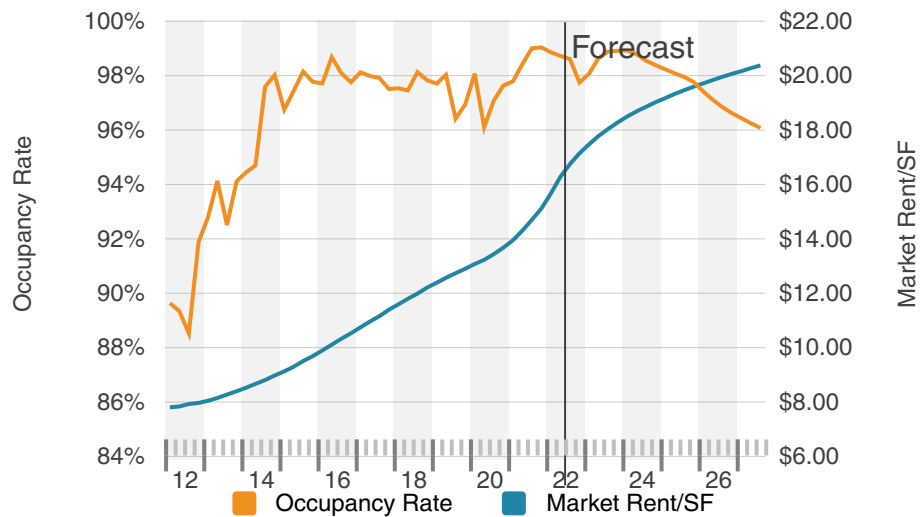
## Net Absorption, Net Deliveries & Vacancy



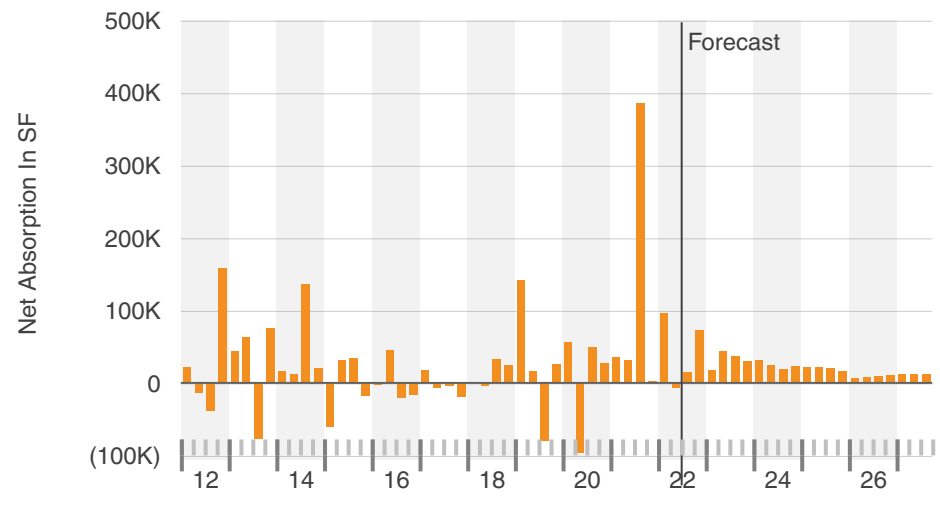
## Vacancy & Market Rent Per SF



## Occupancy & Market Rent Per SF



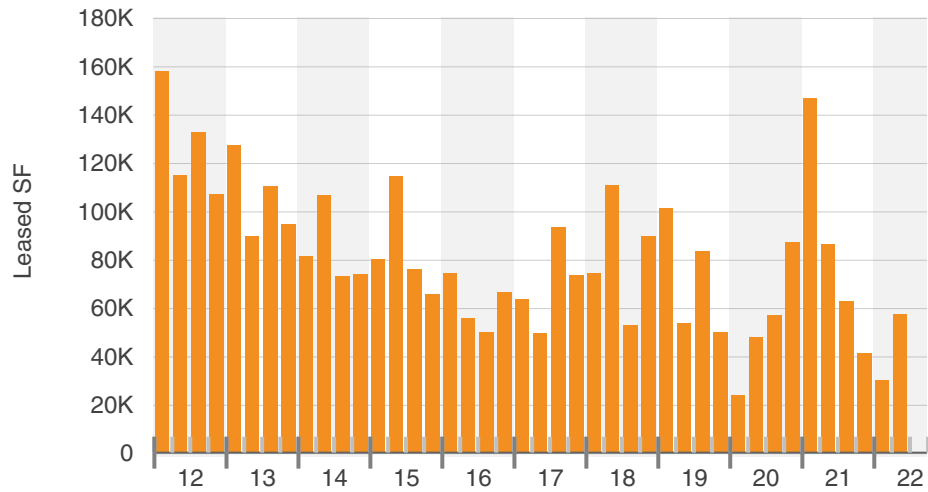
## Net Absorption



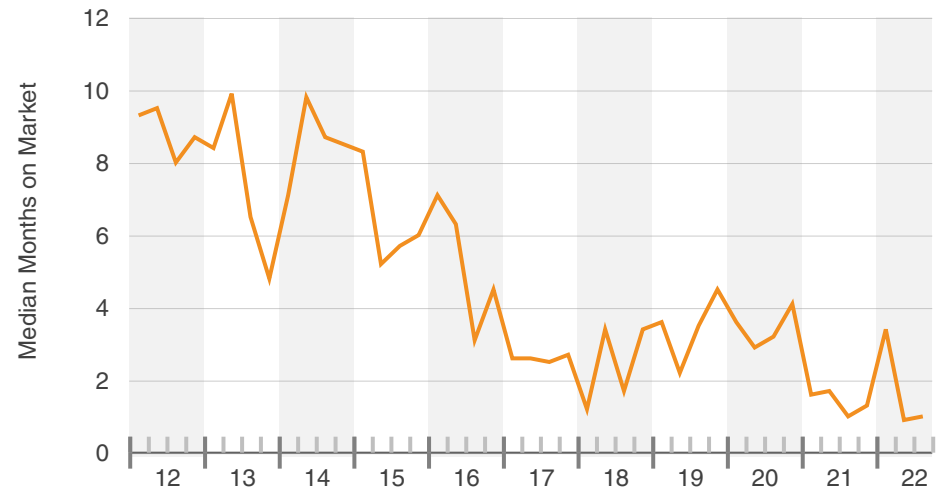


# Search Analytics

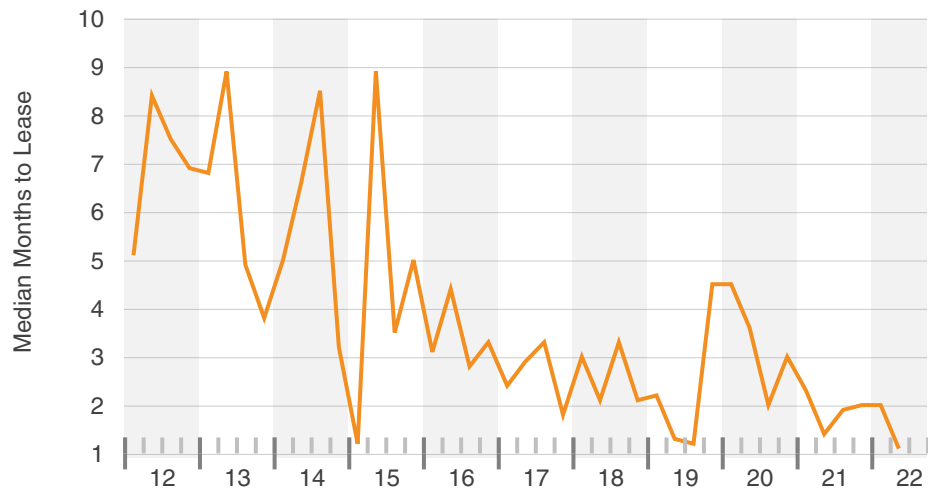
## Leasing Activity



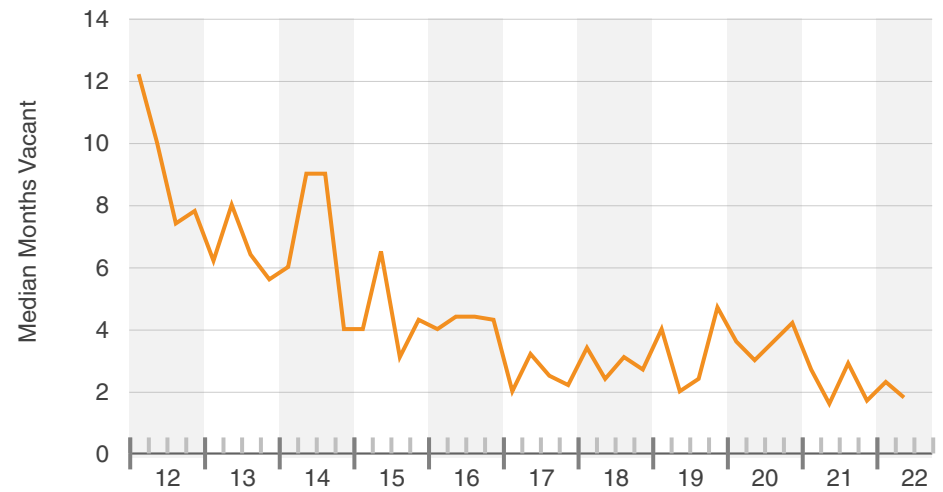
## Months On Market



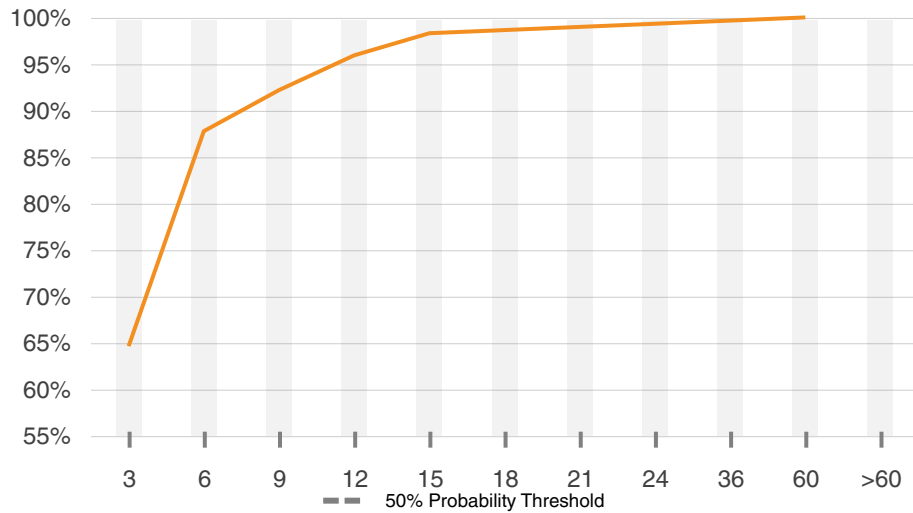
## Months To Lease



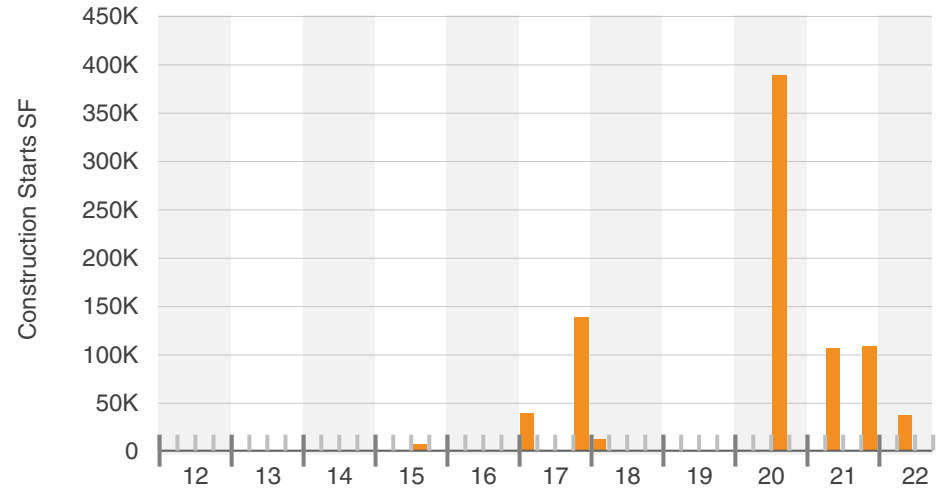
## Months Vacant



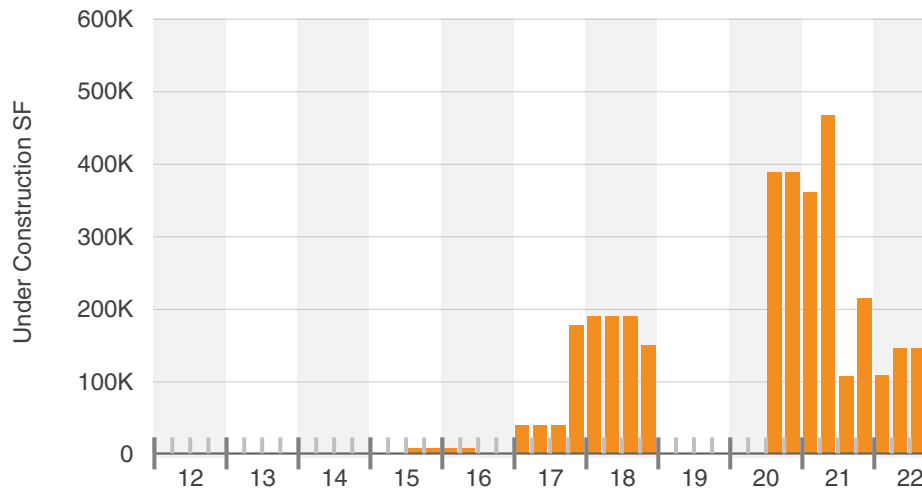
## Probability Of Leasing In Months



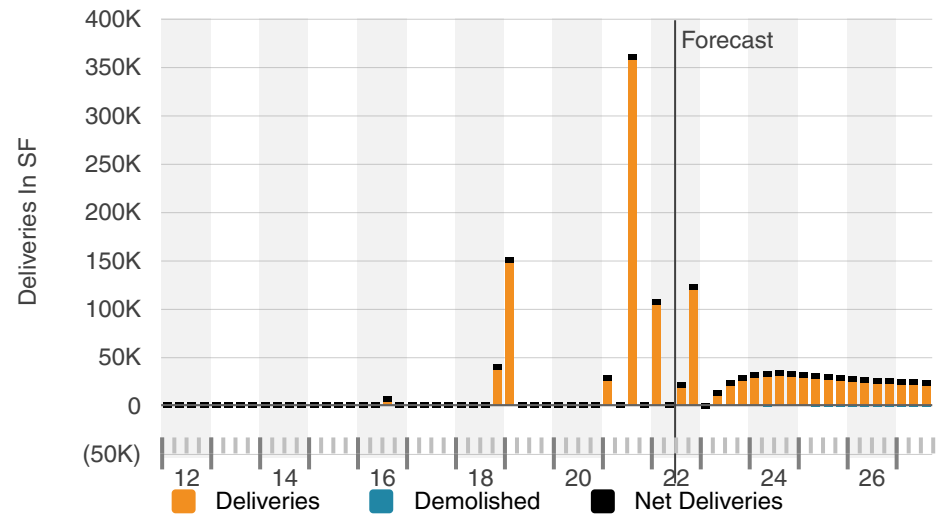
## Construction Starts



## Under Construction

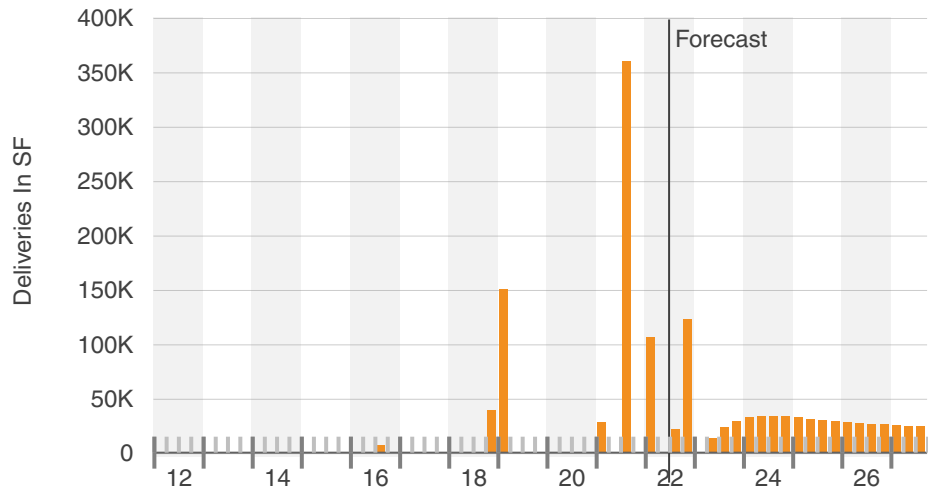


## Deliveries & Demolitions

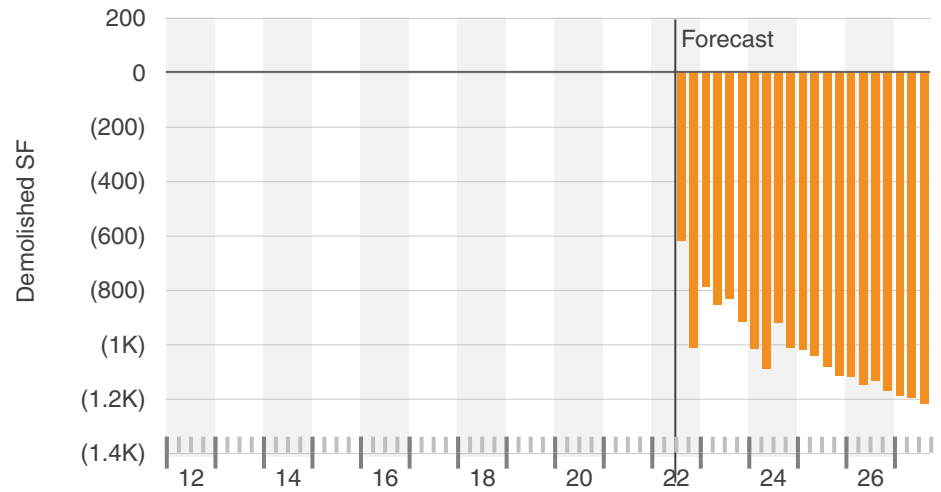


# Search Analytics

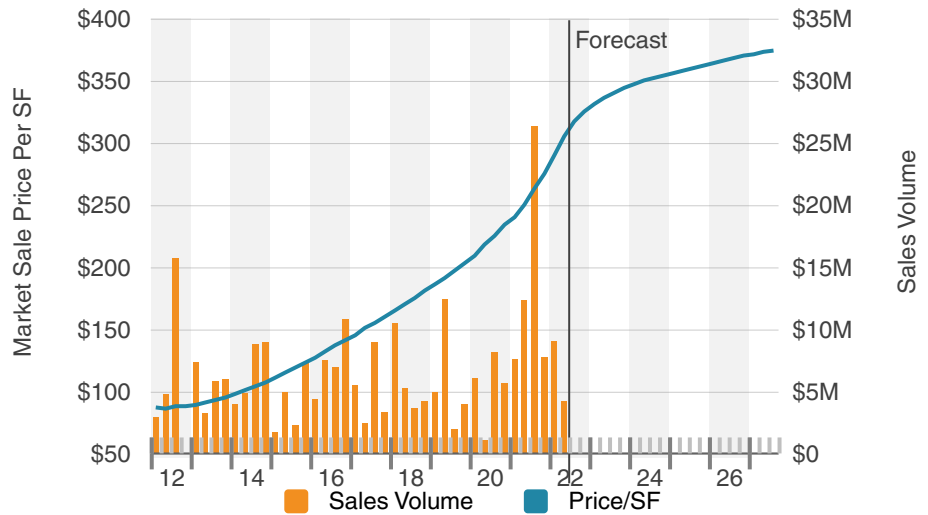
## Deliveries



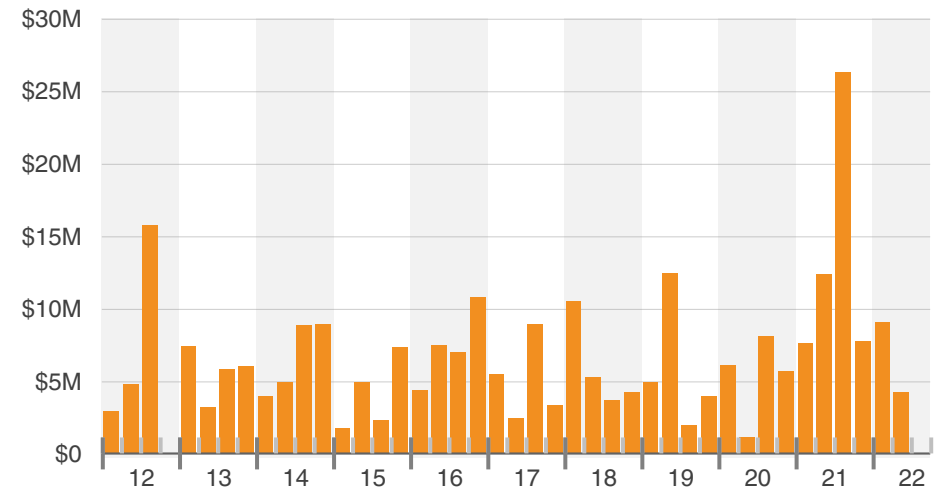
## Demolitions



## Sales Volume & Market Sale Price Per SF

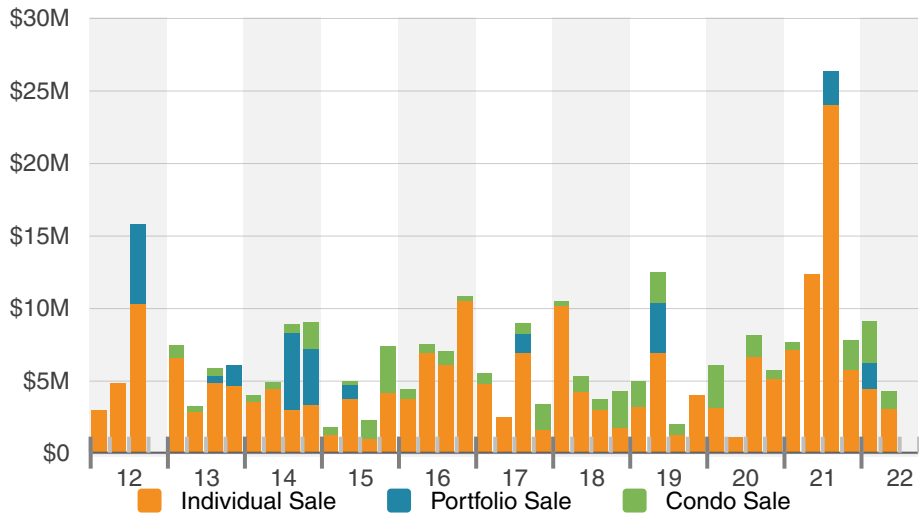


## Sales Volume

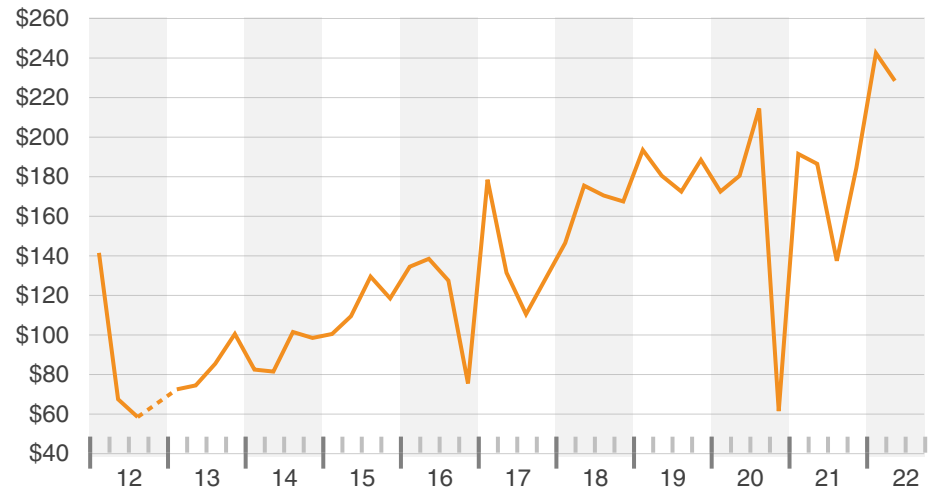


# Search Analytics

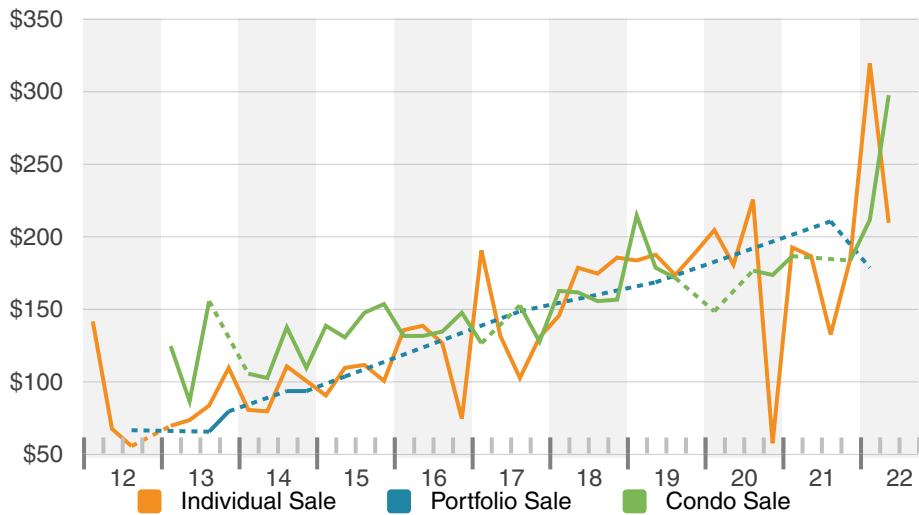
## Sales Volume By Transaction Type



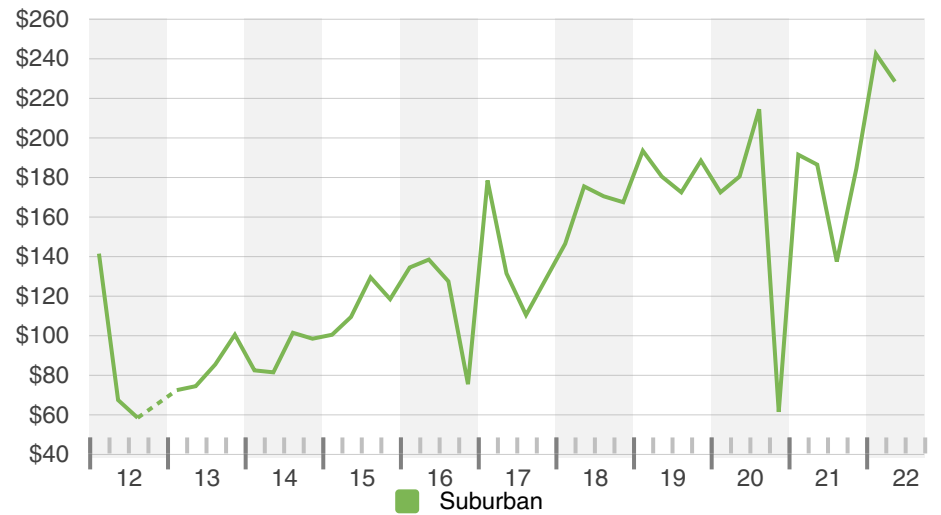
## Sale Price Per SF



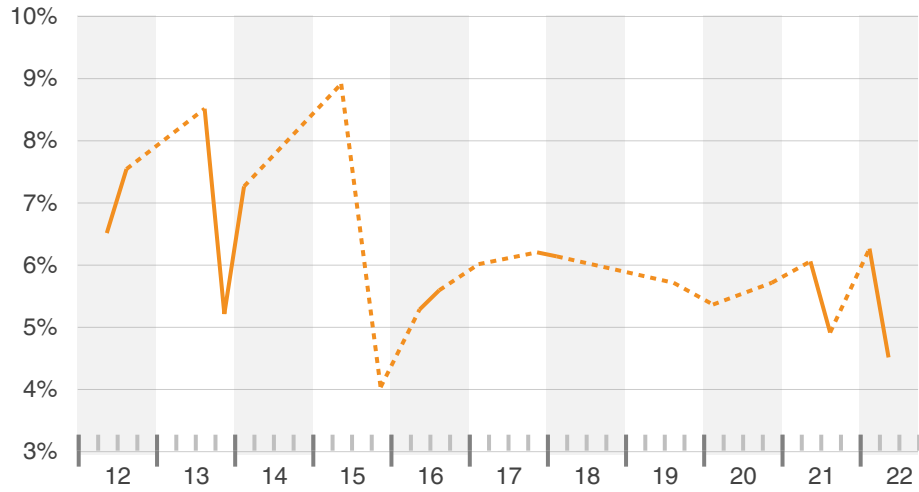
## Sale Price Per SF By Transaction Type



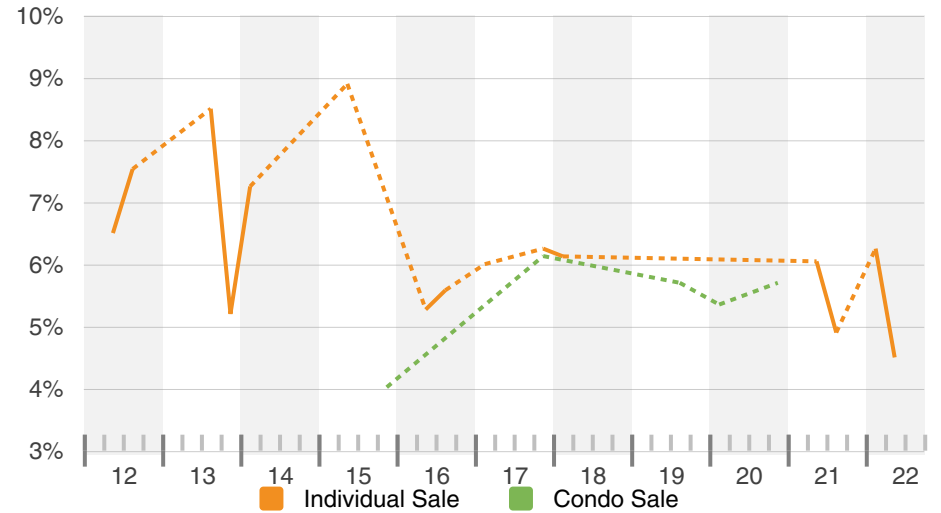
## Sale Price Per SF By Location Type



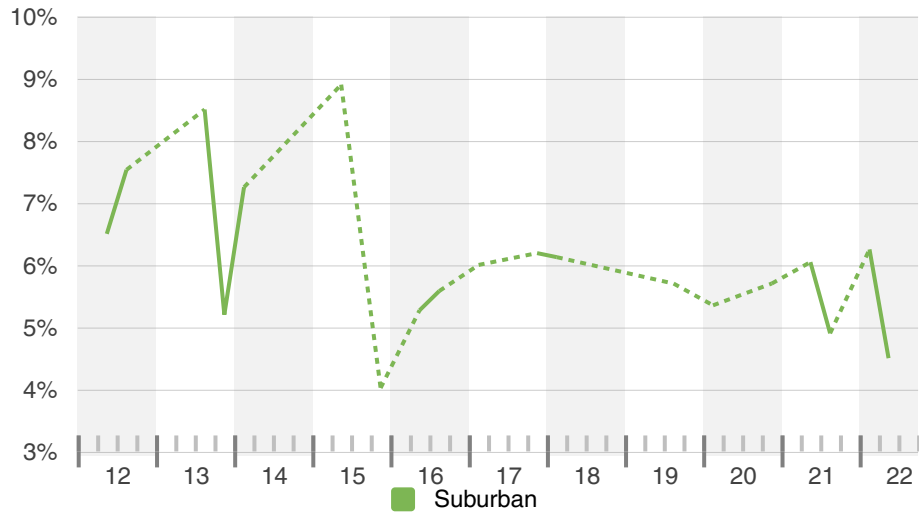
## Cap Rate



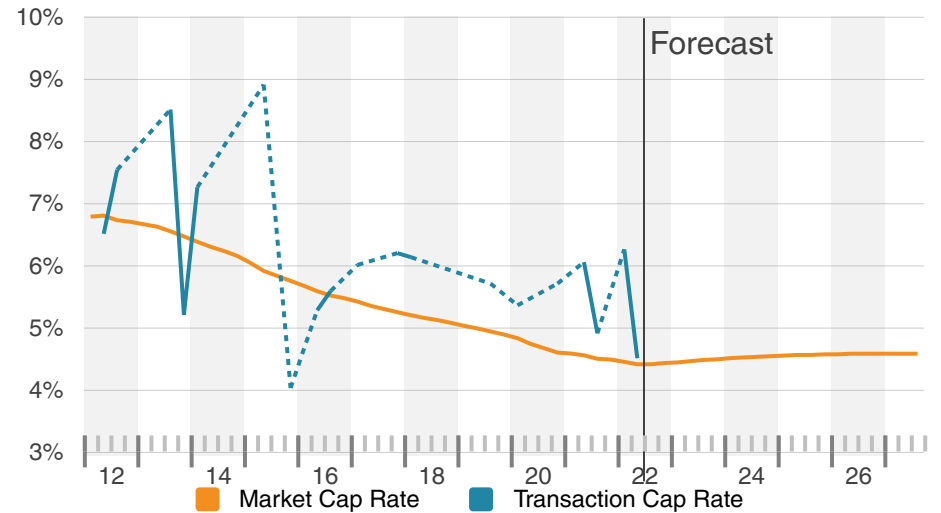
## Cap Rate By Transaction Type



## Cap Rate By Location Type

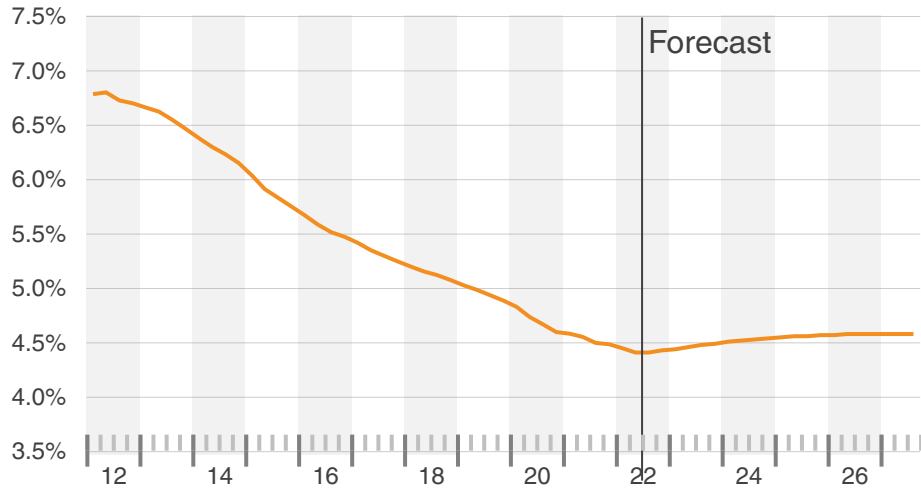


## Market Cap Rate & Transaction Cap Rate

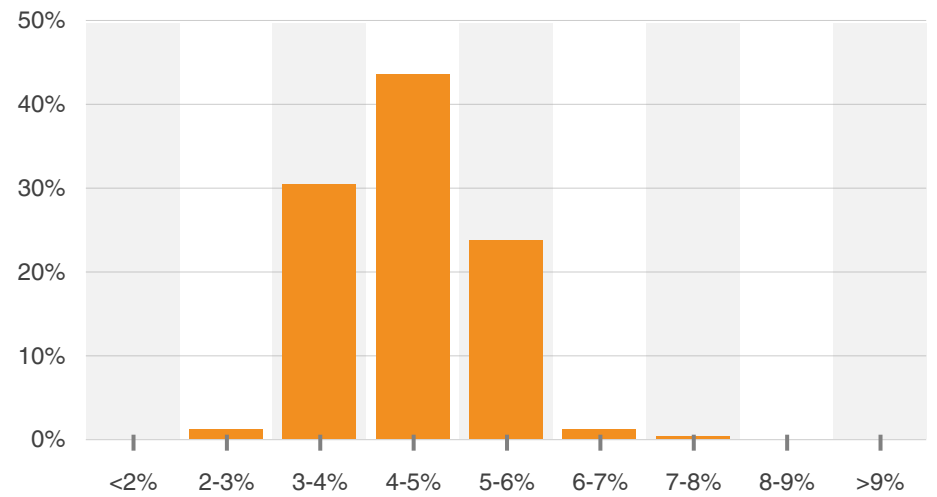


# Search Analytics

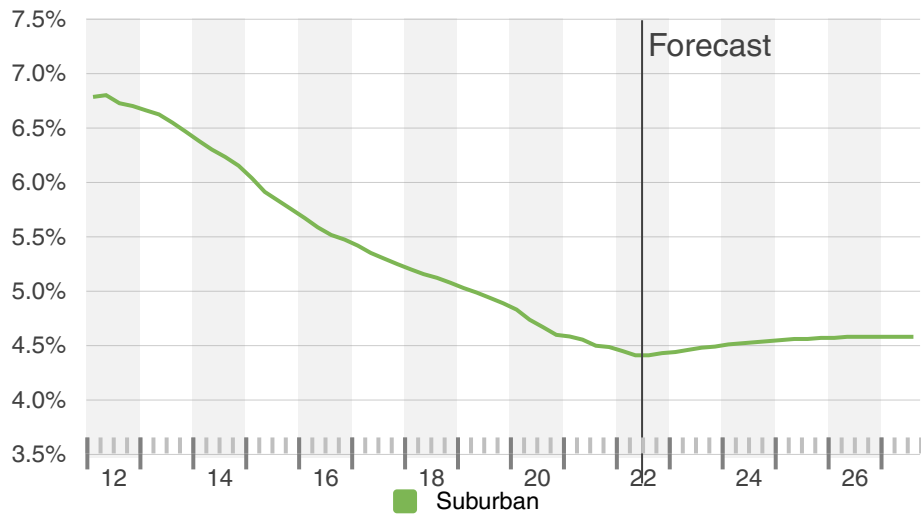
## Market Cap Rate



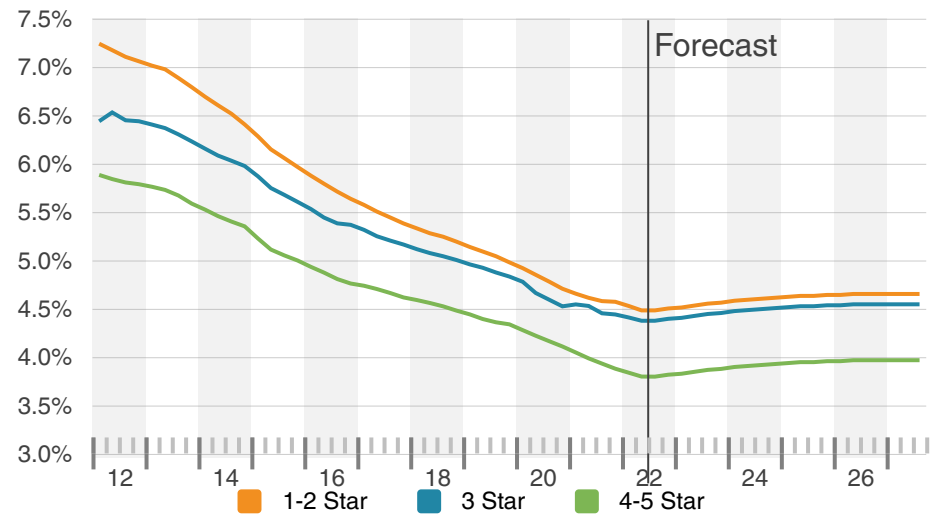
## Market Cap Rate Distribution



## Market Cap Rate By Location Type

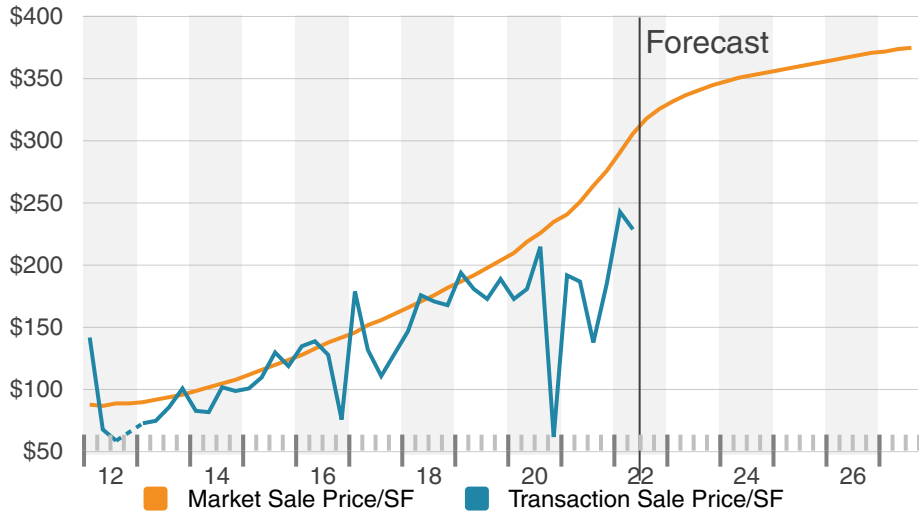


## Market Cap Rate By Star Rating

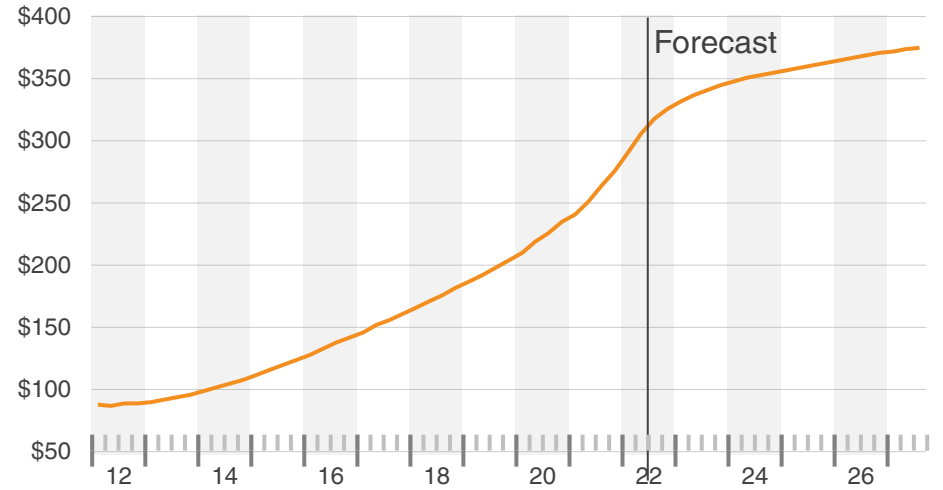


# Search Analytics

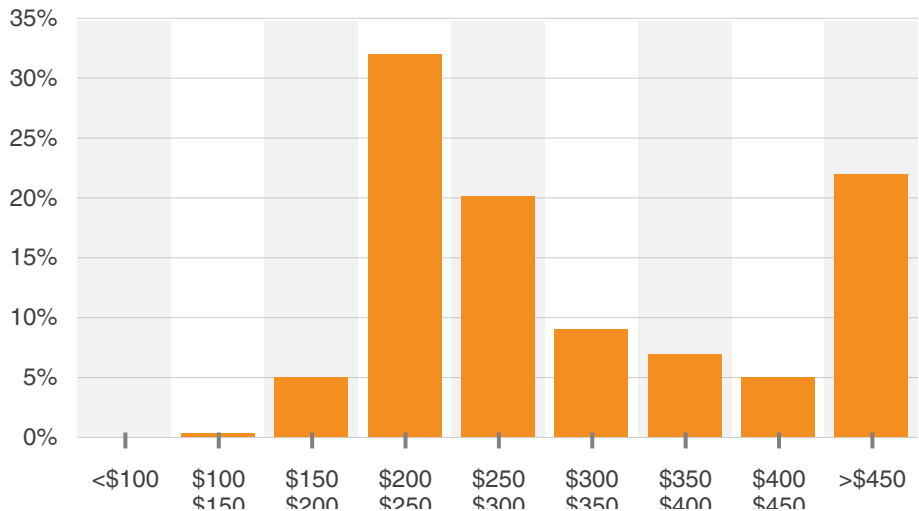
### Market Sale Price & Transaction Sale Price Per SF



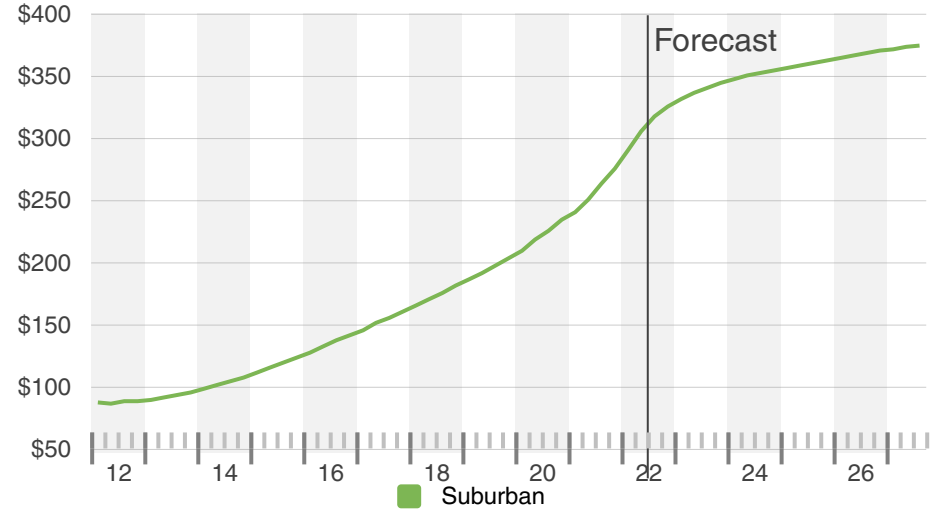
### Market Sale Price Per SF



### Market Sale Price Per SF Distribution

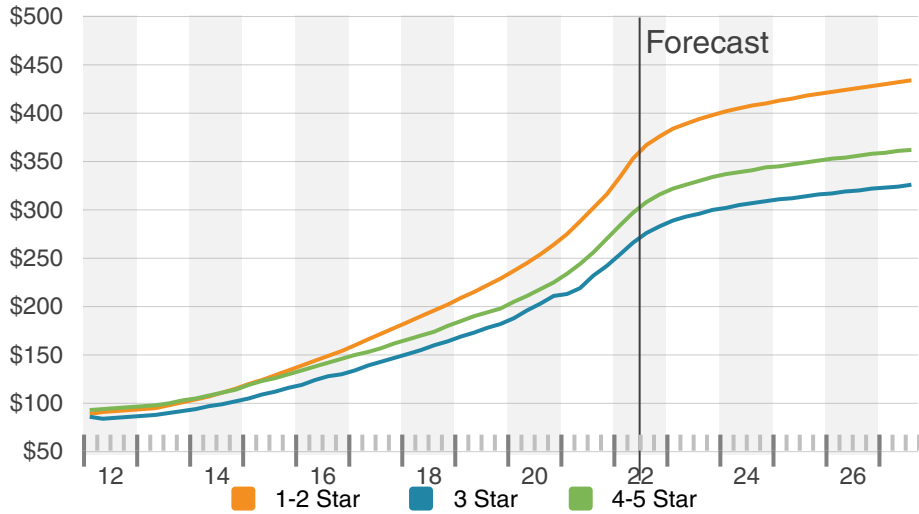


### Market Sale Price Per SF By Location Type

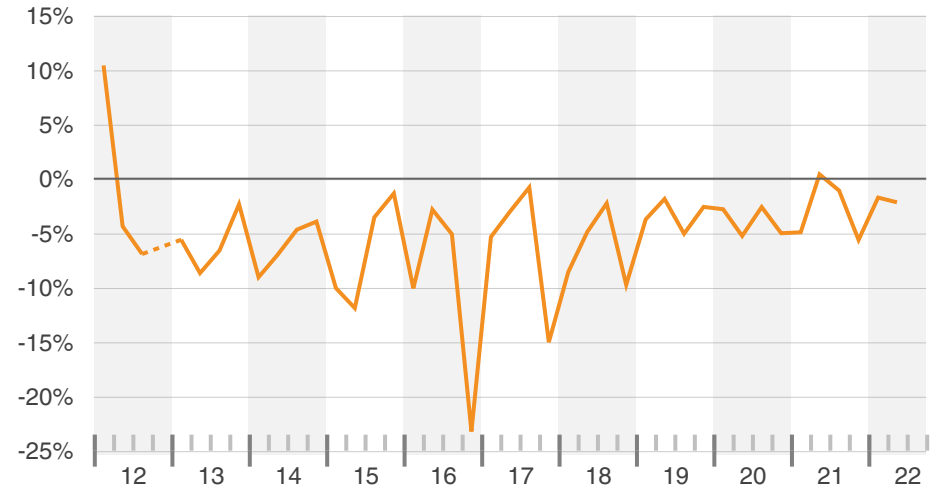


# Search Analytics

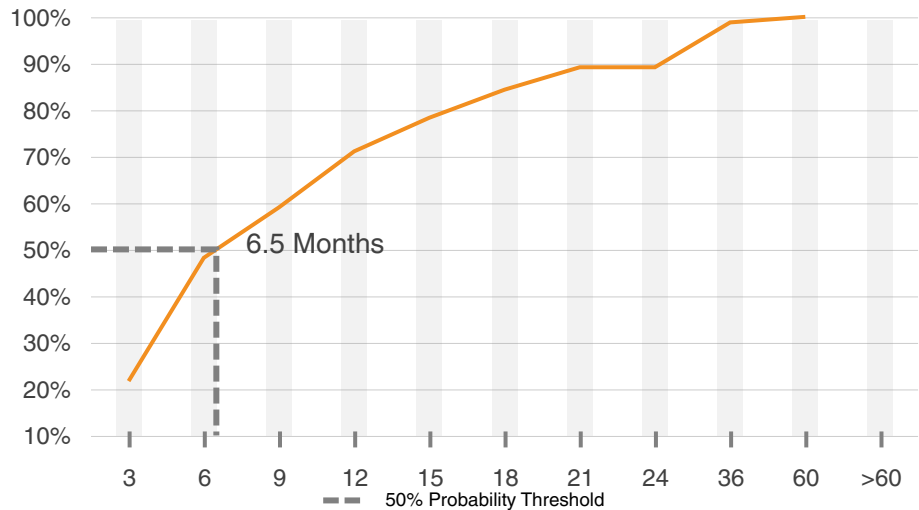
## Market Sale Price Per SF By Star Rating



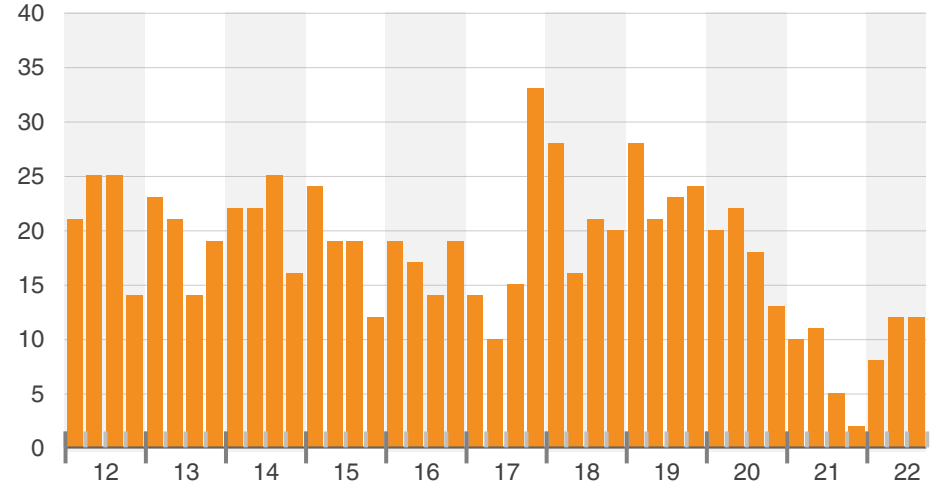
## Sale To Asking Price Differential



## Probability Of Selling In Months



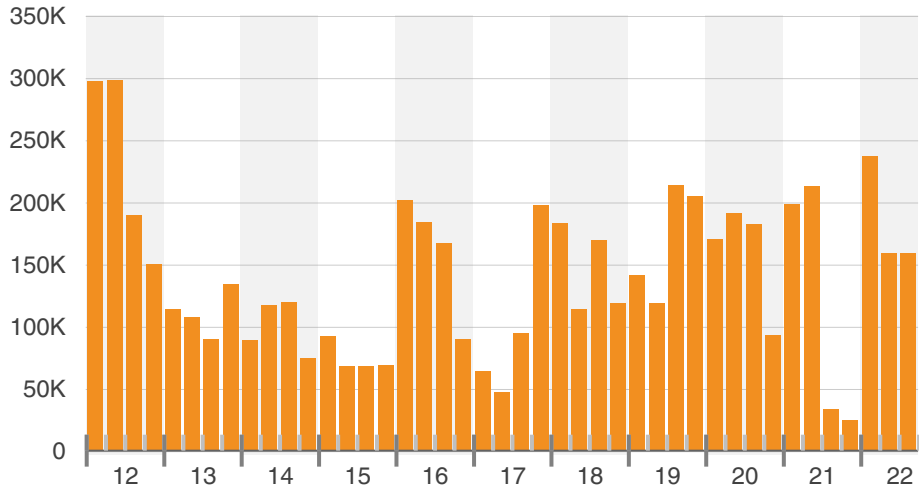
## For Sale Total Listings





# Search Analytics

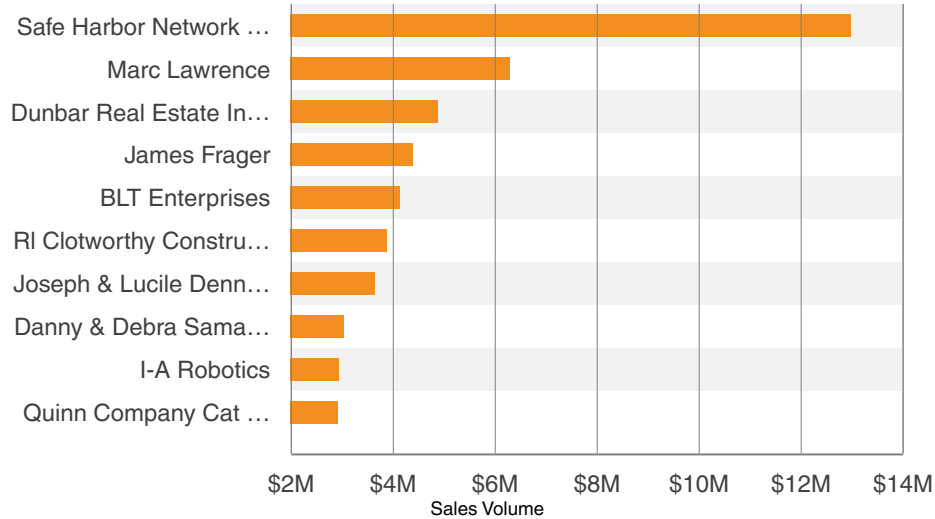
## For Sale Total SF



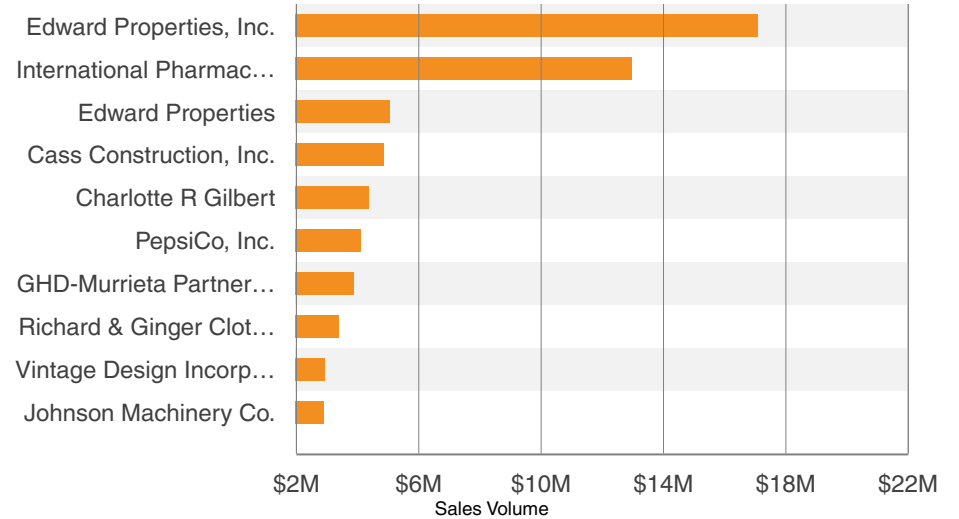
## For Sale Asking Price Per SF



## Top Buyers

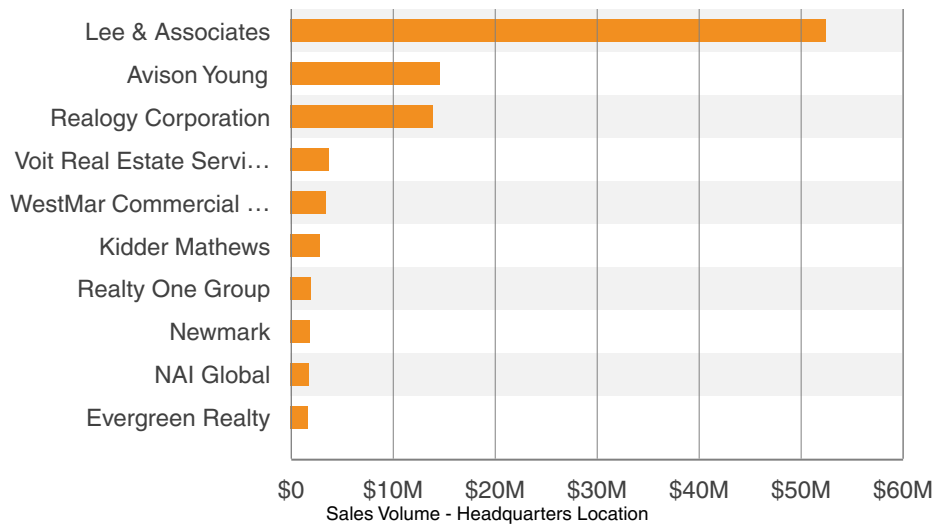


## Top Sellers

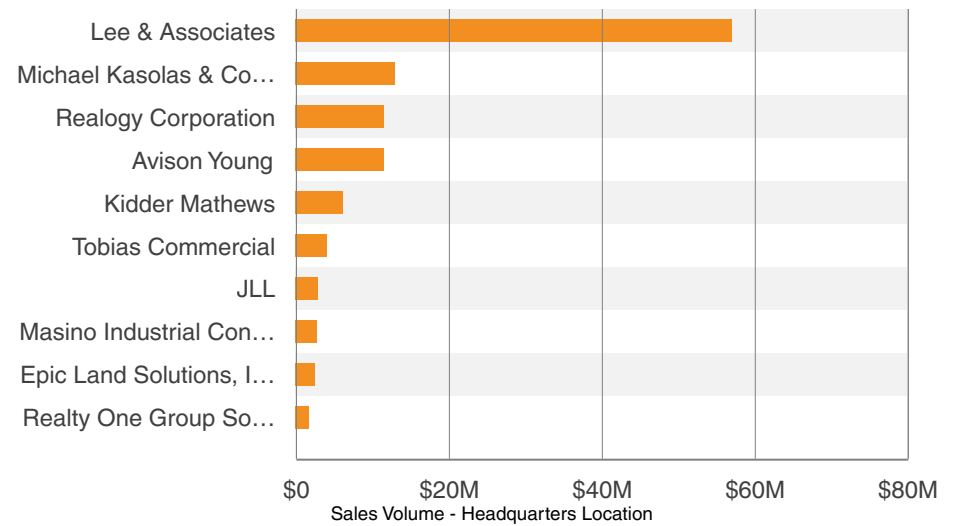


# Search Analytics

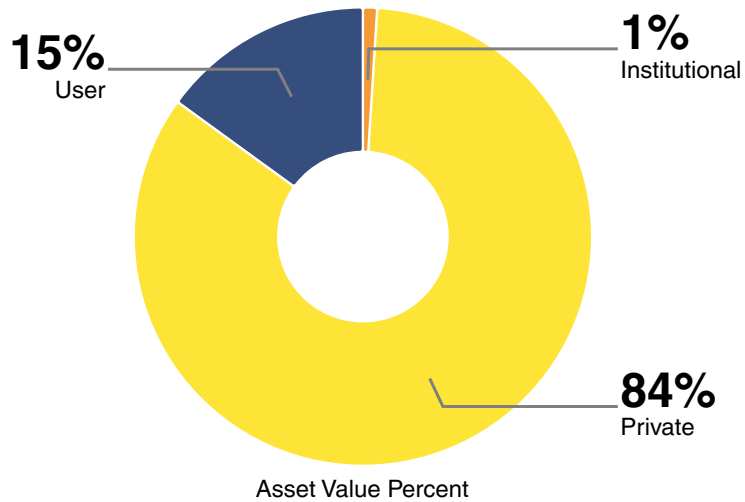
## Top Buyer Brokers



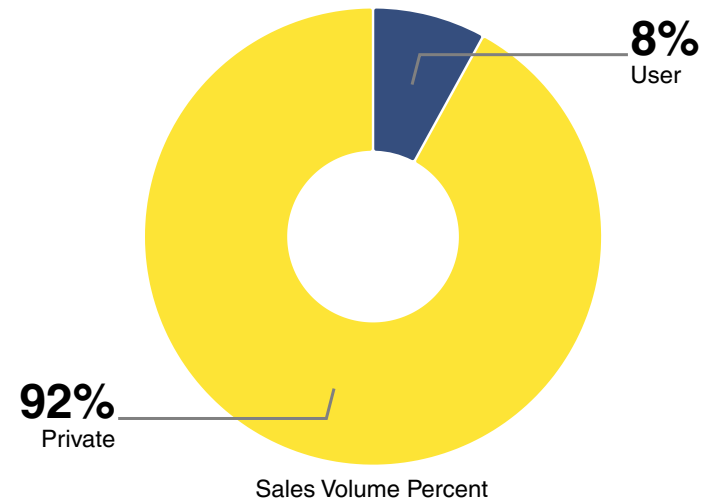
## Top Seller Brokers



## Asset Value By Owner Type

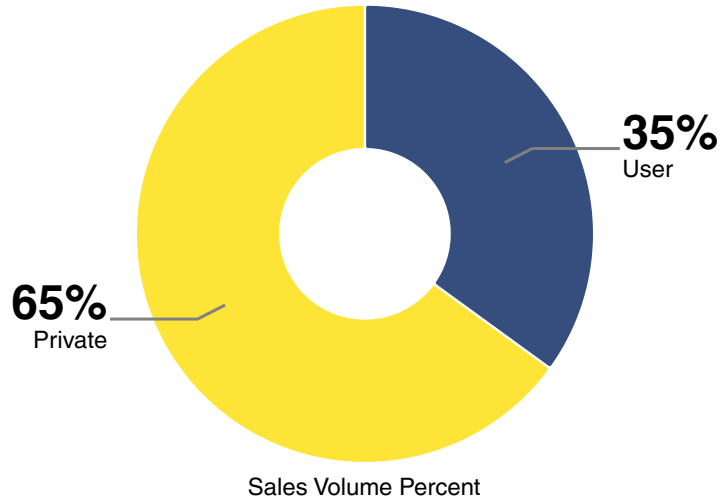


## Sales By Buyer Type

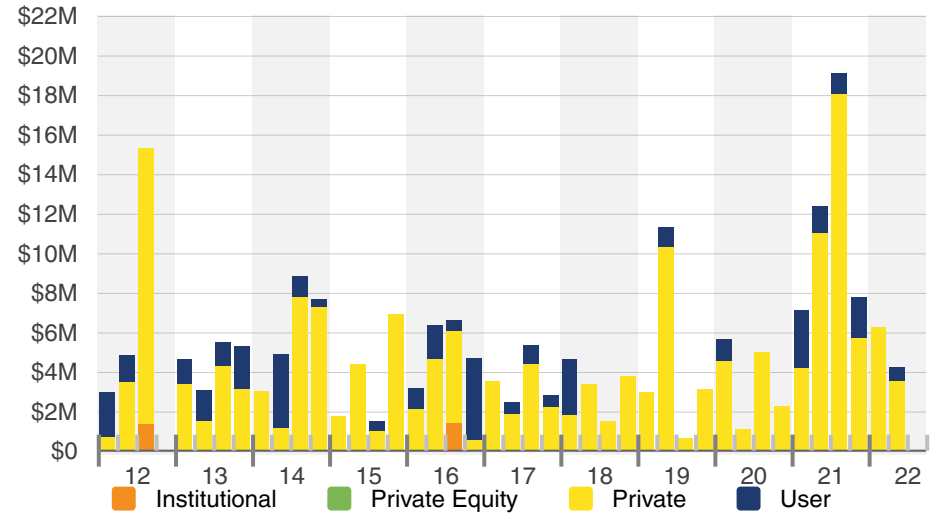


# Search Analytics

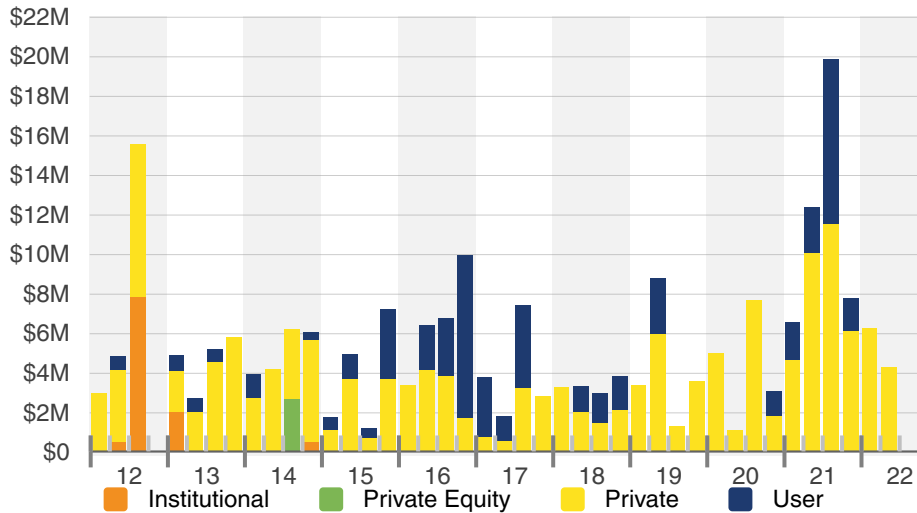
Sales By Seller Type



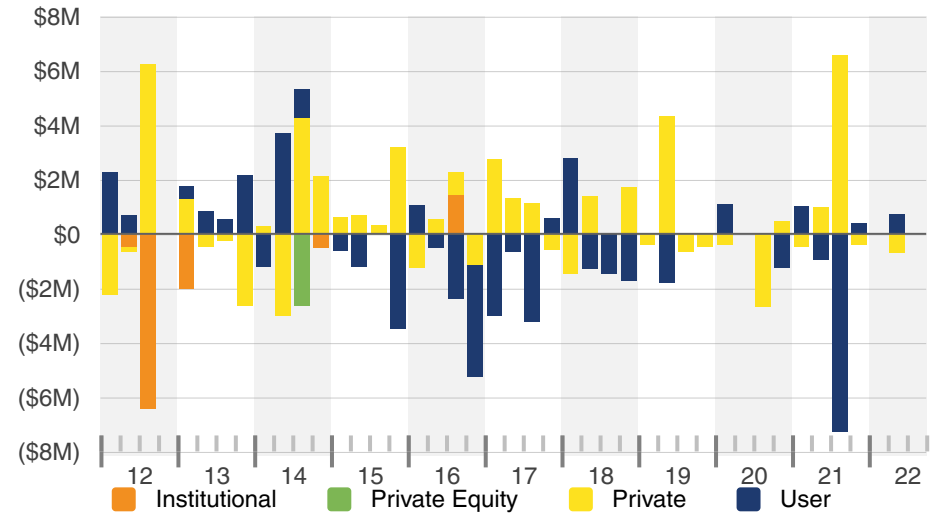
Sales Volume By Buyer Type



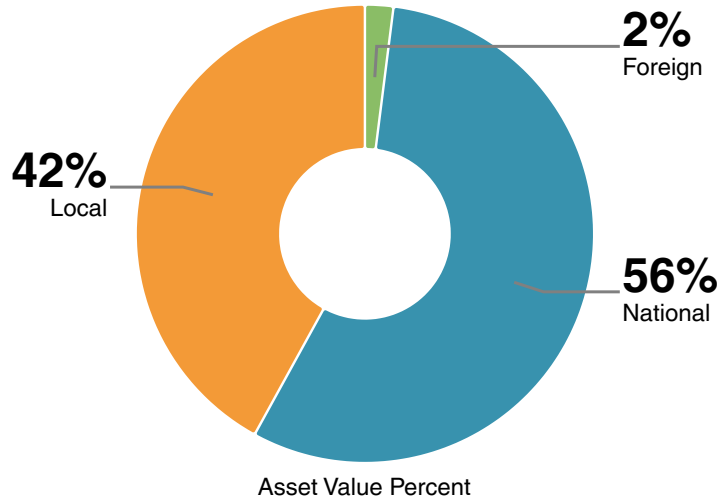
Sales Volume By Seller Type



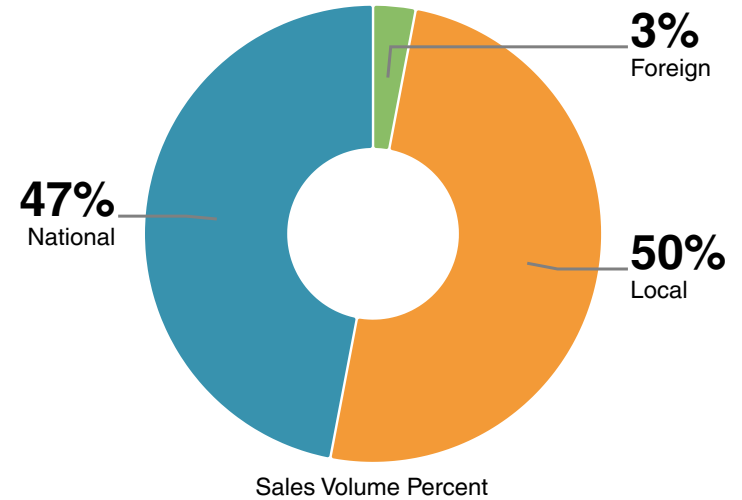
Net Buying & Selling By Owner Type



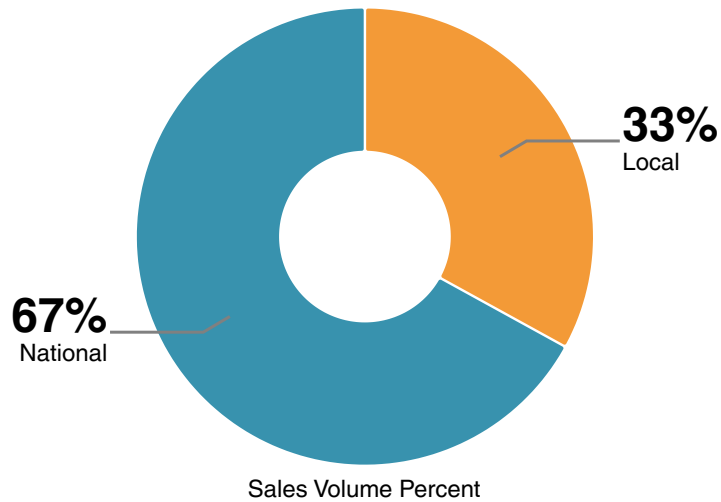
## Asset Value By Owner Origin



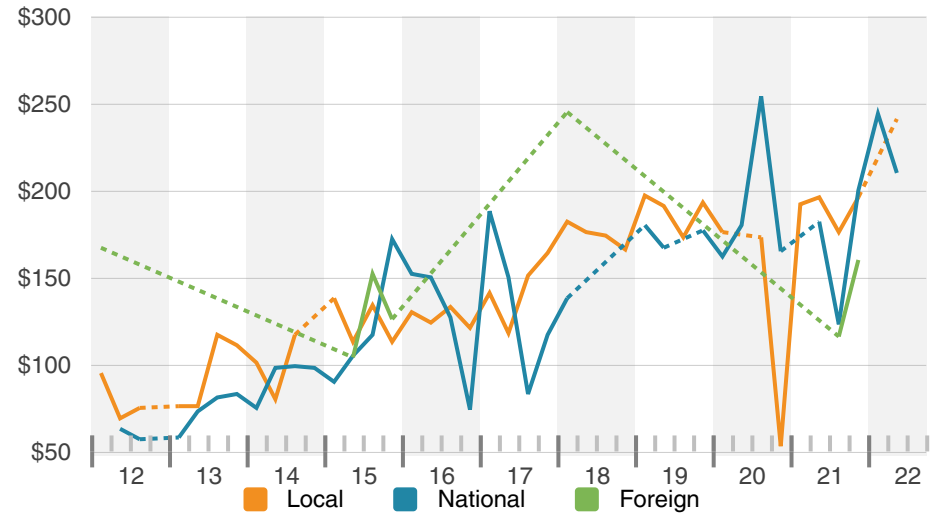
## Sales Volume By Buyer Origin



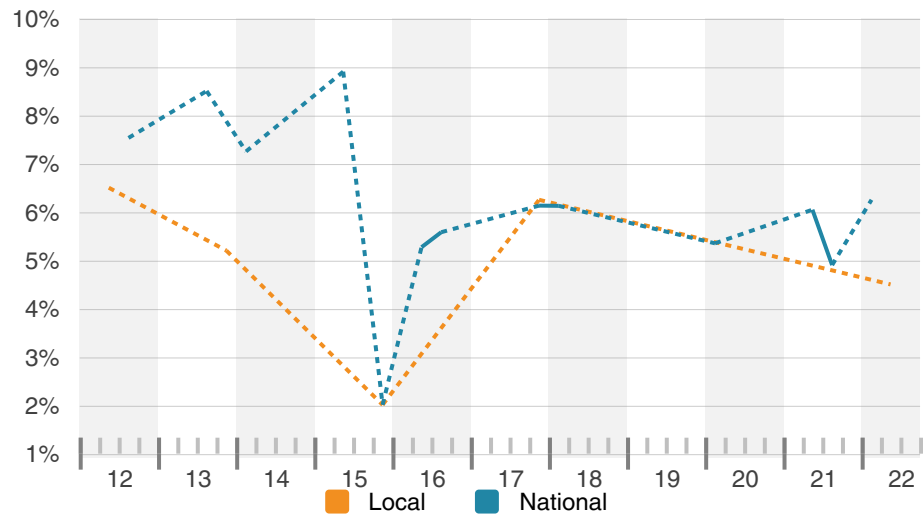
## Sales Volume By Seller Origin



## Average Price Per SF By Buyer Origin



## Average Cap Rate By Buyer Origin



## Report Criteria

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- 379 Properties / 33 Spaces
- Property Type: Flex +1
- Construction Status: Existing +2
- City: Murrieta, CA +1
- Country: United States