

# Murrieta Office Market

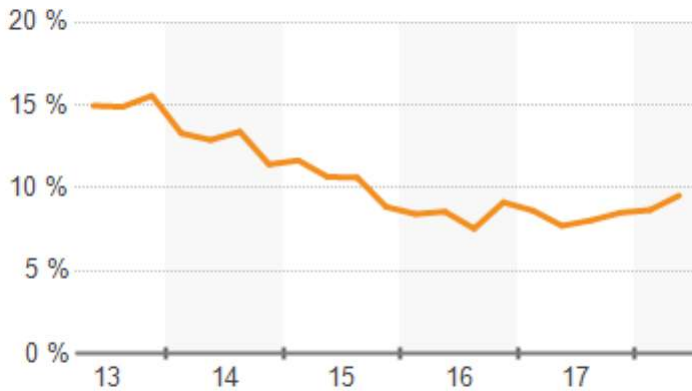
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$26.35	\$22.73
Vacancy Rate	9.5%	10.3%
Vacant SF	174,890	186,402
Availability Rate	12.8%	13.1%
Available SF	243,025	238,856
Sublet SF	1,694	5,012
Months on Market	5.6	14.8

Inventory	Survey	5-Year Avg
Existing Buildings	115	114
Existing SF	1,833,551	1,810,796
12 Mo. Const. Starts	19,006	7,376
Under Construction	60,000	18,865
12 Mo. Deliveries	19,006	3,782

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	872	36,632
12 Mo. Leasing SF	142,969	129,725

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$234	\$154
Asking Price Per SF	\$280	\$240
Sales Volume (Mil.)	\$10	\$6.8
Cap Rate	6.0%	7.6%

## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption

