

# Southwest Riverside County Office Market

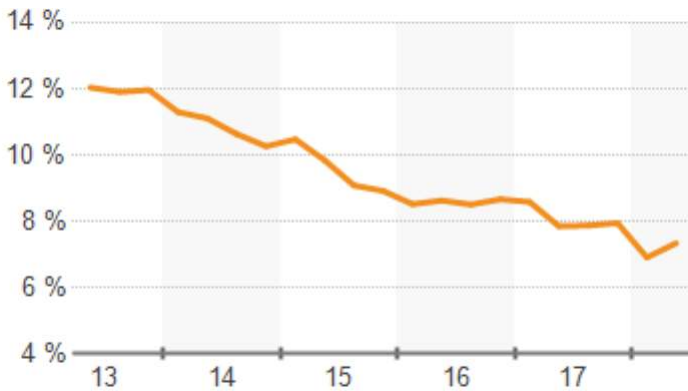
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.41	\$20.71
Vacancy Rate	7.3%	9.4%
Vacant SF	640,362	799,830
Availability Rate	8.6%	12.4%
Available SF	761,886	1,071,319
Sublet SF	17,156	19,453
Months on Market	6.8	15.6

Inventory	Survey	5-Year Avg
Existing Buildings	704	690
Existing SF	8,757,275	8,518,849
12 Mo. Const. Starts	59,006	77,548
Under Construction	100,000	110,054
12 Mo. Deliveries	139,644	90,620

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	236,304	186,310
12 Mo. Leasing SF	639,310	593,718

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$185	\$148
Asking Price Per SF	\$224	\$204
Sales Volume (Mil.)	\$105	\$57
Cap Rate	7.0%	7.3%

### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption

