

Temecula Office Market

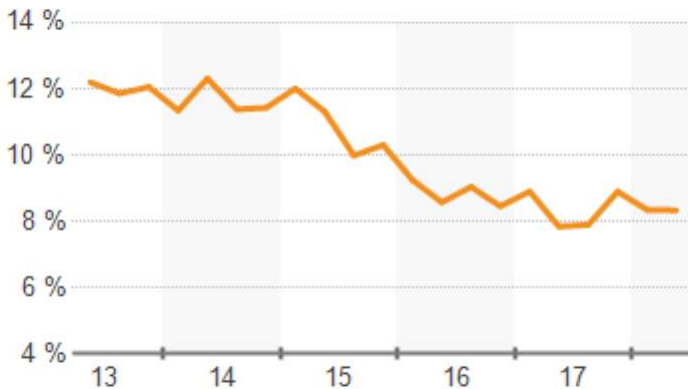
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.18	\$20.13
Vacancy Rate	8.3%	10.0%
Vacant SF	313,188	368,901
Availability Rate	8.5%	14.3%
Available SF	325,660	535,894
Sublet SF	15,462	13,548
Months on Market	7.9	13.7

Inventory	Survey	5-Year Avg
Existing Buildings	204	197
Existing SF	3,787,751	3,693,832
12 Mo. Const. Starts	40,000	44,293
Under Construction	40,000	50,131
12 Mo. Deliveries	26,558	60,620

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	45,487	71,670
12 Mo. Leasing SF	378,915	360,009

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$181	\$153
Asking Price Per SF	\$226	\$178
Sales Volume (Mil.)	\$91	\$37
Cap Rate	7.0%	7.0%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

