

Search Analytics

INVENTORY SF

5.4M +2.0%

Prior Period 5.3M

UNDER CONSTRUCTION SF

263K +46.2%

Prior Period 180K

12 MO NET ABSORPTION SF

113K -75.9%

Prior Period 466K

VACANCY RATE

0.8% -0.1%

Prior Period 0.9%

MARKET RENT/SF

\$16.97 +12.3%

Prior Period \$15.11

MARKET SALE PRICE/SF

\$329 +20.2%

Prior Period \$274

MARKET CAP RATE

4.3% -0.1%

Prior Period 4.4%

Key Metrics

Availability

Vacant SF	41.5K ↓
Sublet SF	26.9K ↑
Availability Rate	6.4% ↑
Available SF	361K ↑
Available Asking Rent/SF	\$15.28 ↑
Occupancy Rate	99.2% ↑
Percent Leased Rate	99.5% ↑

Inventory

Existing Buildings	369 ↑
Under Construction Avg SF	11K ↓
12 Mo Demolished SF	0 ↓
12 Mo Occupancy % at Delivery	100.0% ↑
12 Mo Construction Starts SF	189K ↓
12 Mo Delivered SF	106K ↓
12 Mo Avg Delivered SF	106K ↓

Sales Past Year

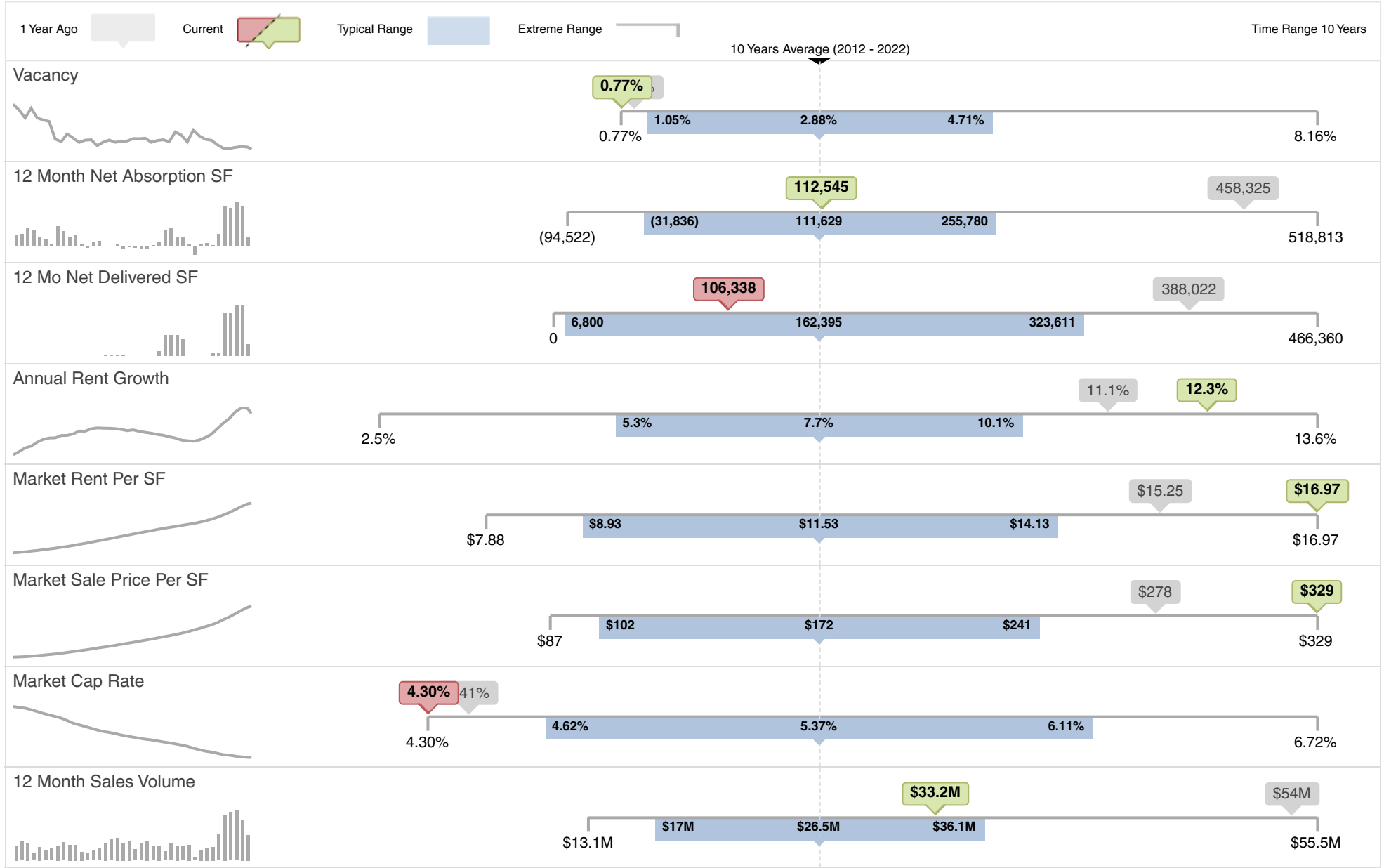
Asking Price Per SF	\$207 ↑
Sale to Asking Price Differential	-2.9% ↓
Sales Volume	\$30.8M ↓
Properties Sold	22 ↓
Months to Sale	2.2 ↓
For Sale Listings	26 ↑
Total For Sale SF	229K ↑

Demand

12 Mo Net Absorp % of Inventory	2.1% ↓
12 Mo Leased SF	152K ↓
Months on Market	2.2 ↑
Months to Lease	3.2 ↑
Months Vacant	4.6 ↑
24 Mo Lease Renewal Rate	71.8%
Population Growth 5 Yrs	7.3%

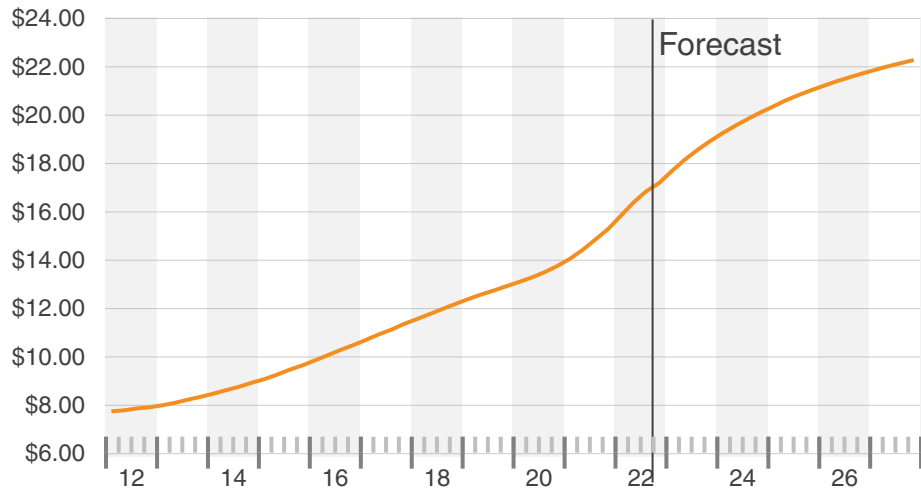
Search Analytics

Key Performance Indicators

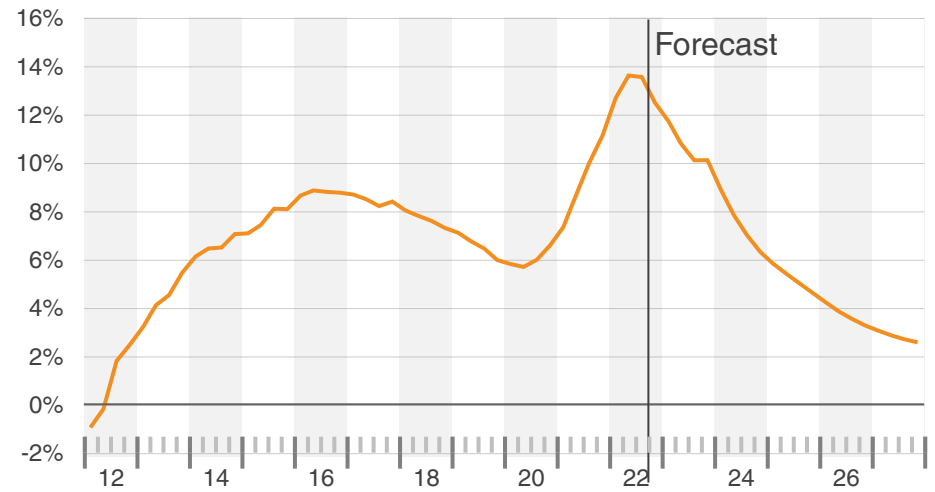


Search Analytics

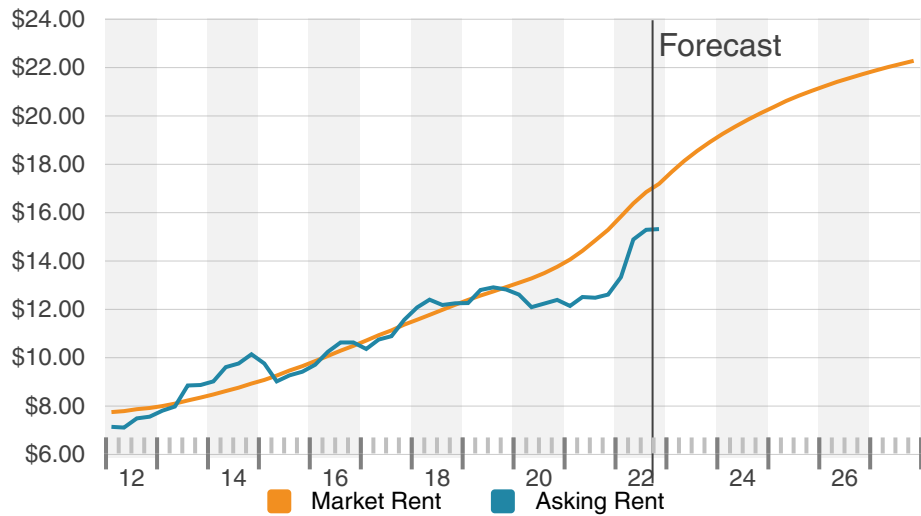
Market Rent Per SF



Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF

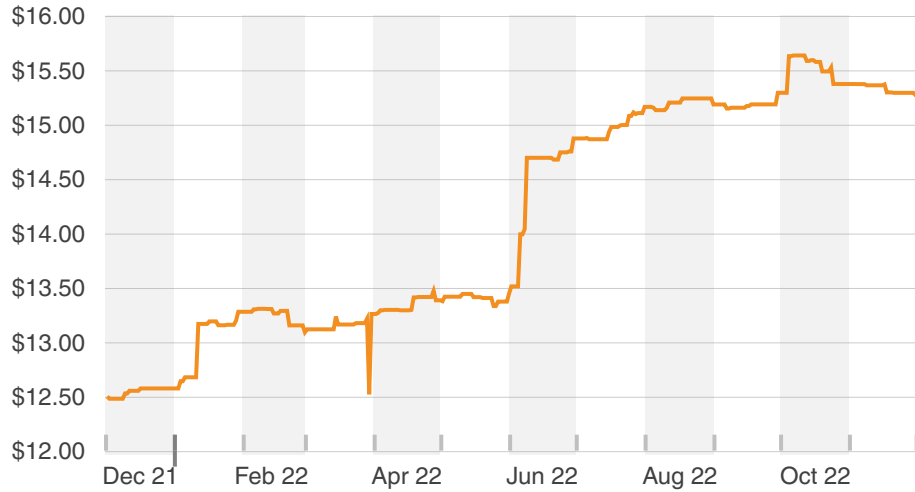


Asking Rent Per SF

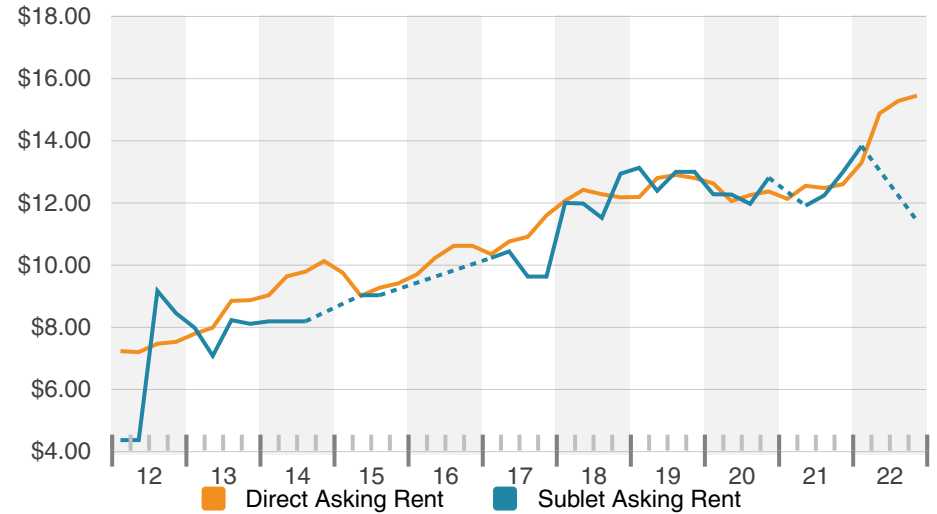


Search Analytics

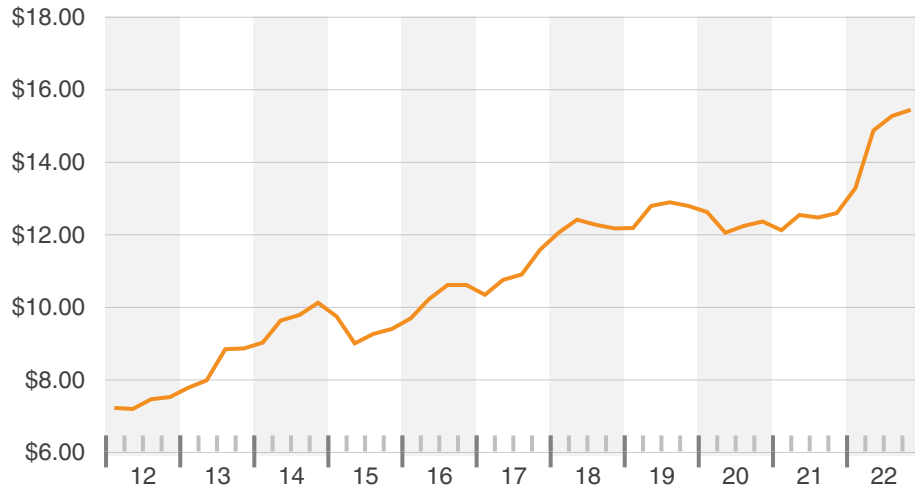
Daily Asking Rent Per SF



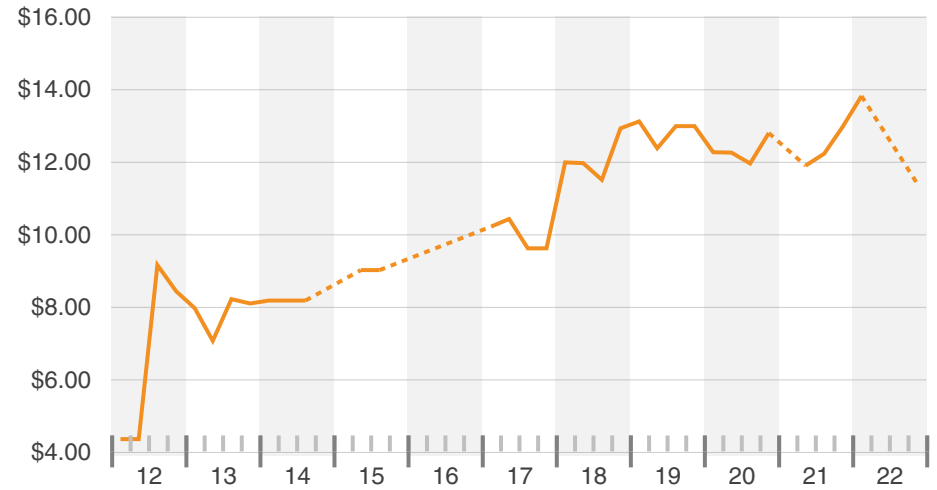
Direct & Sublet Rent Per SF



Direct Rent Per SF

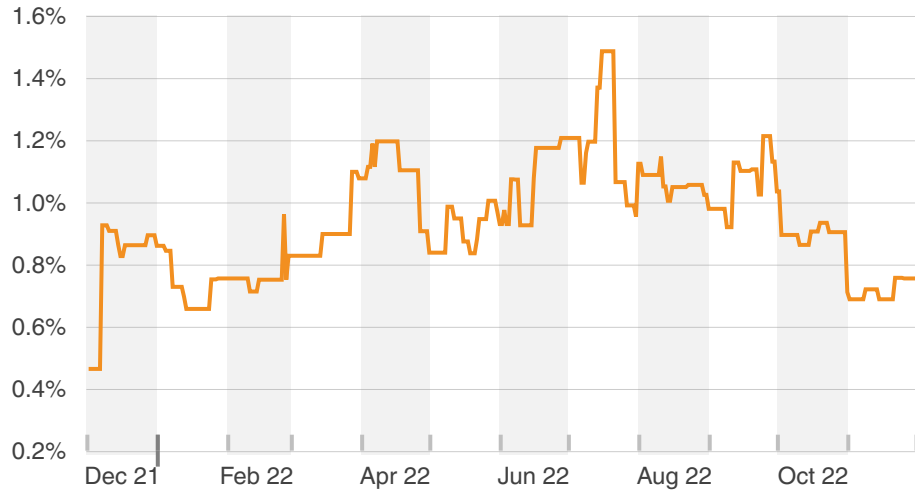


Sublet Rent Per SF

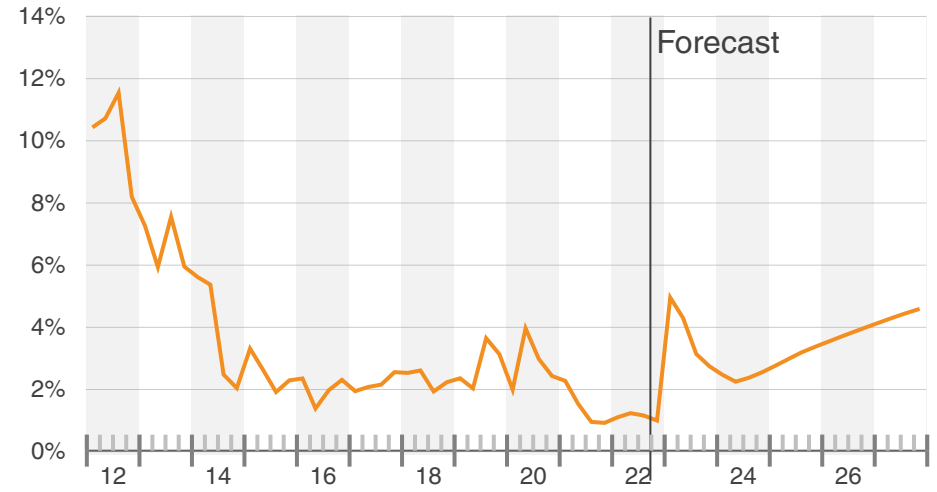


Search Analytics

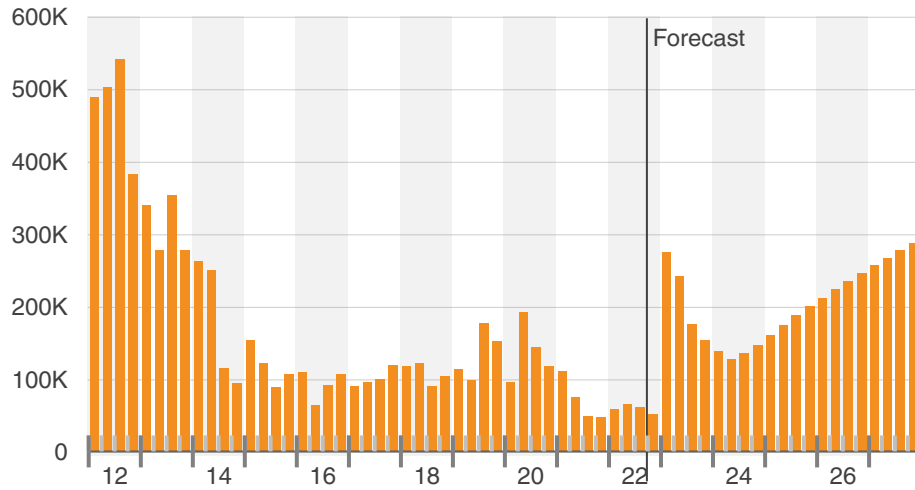
Daily Vacancy Rate



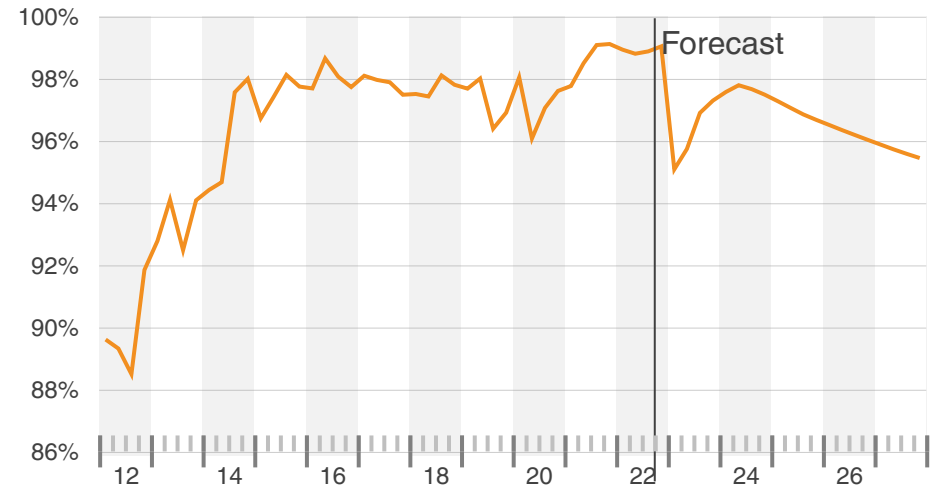
Vacancy Rate



Vacant SF

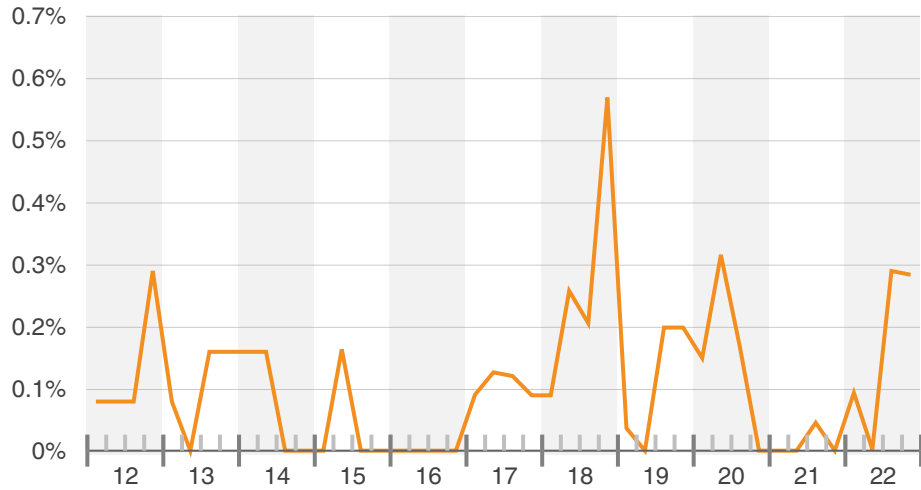


Occupancy Rate



Search Analytics

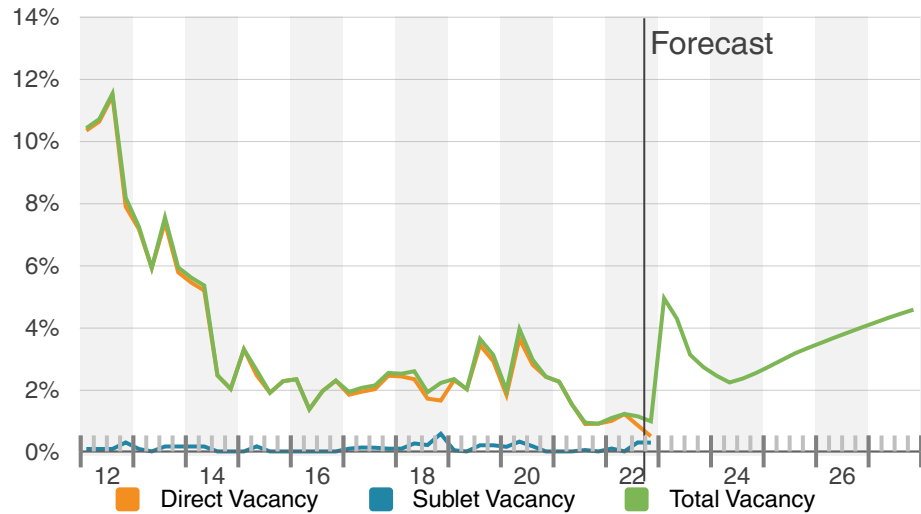
Sublet Vacancy Rate



Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

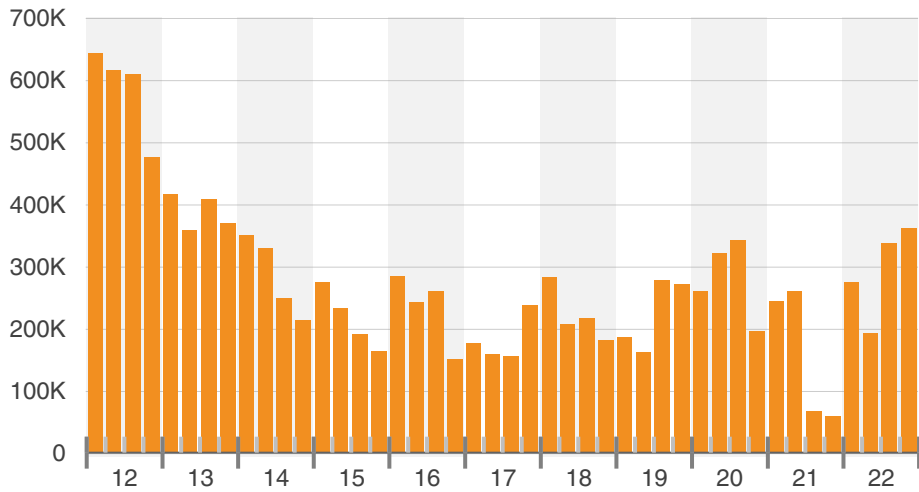


Availability Rate

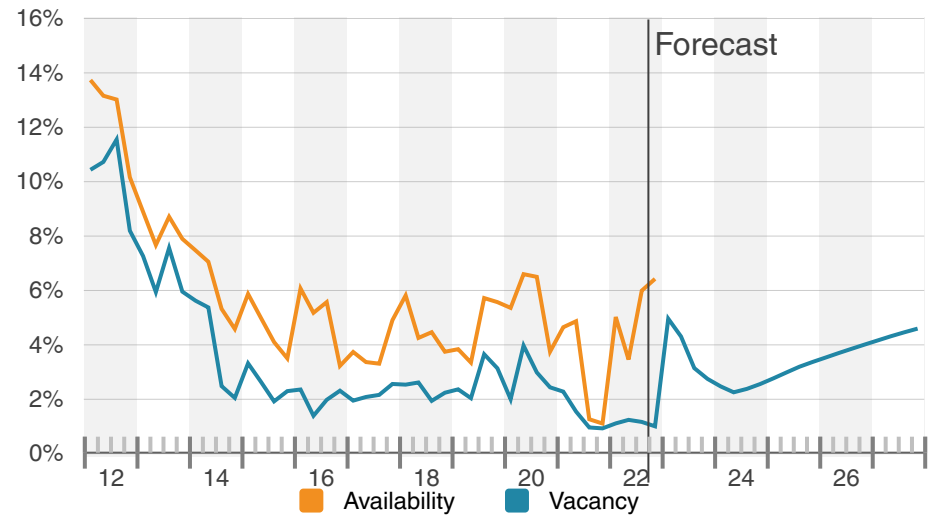


Search Analytics

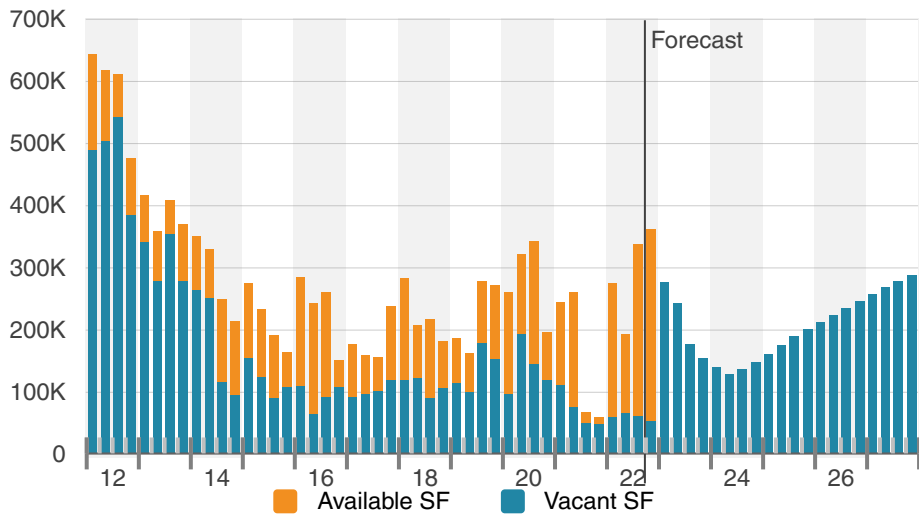
Available SF



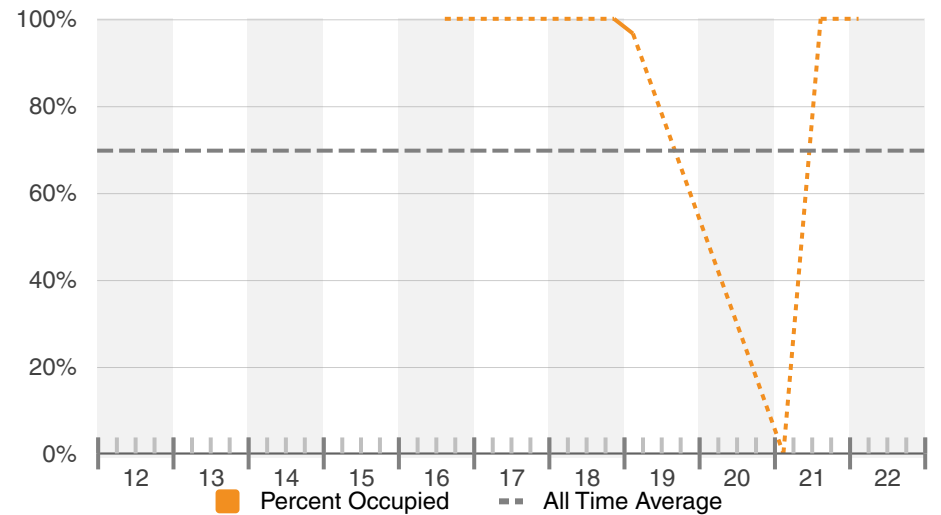
Availability & Vacancy Rate



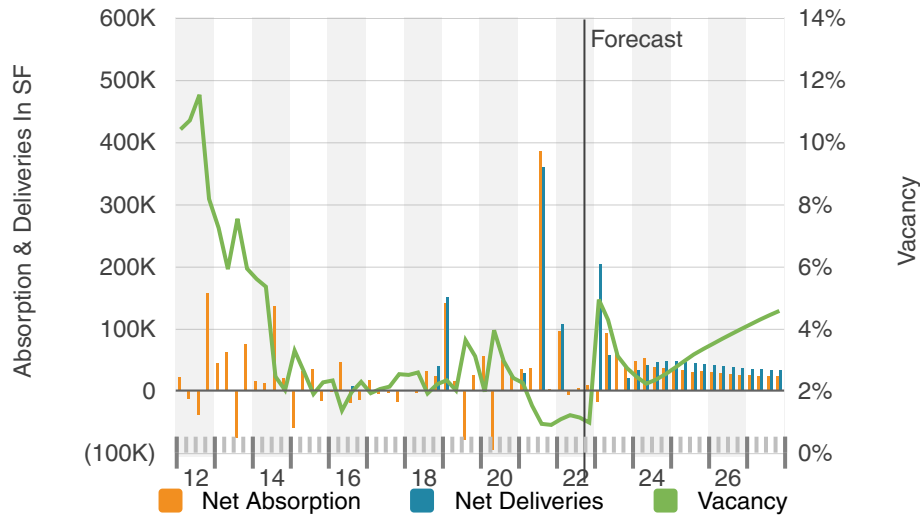
Available & Vacant SF



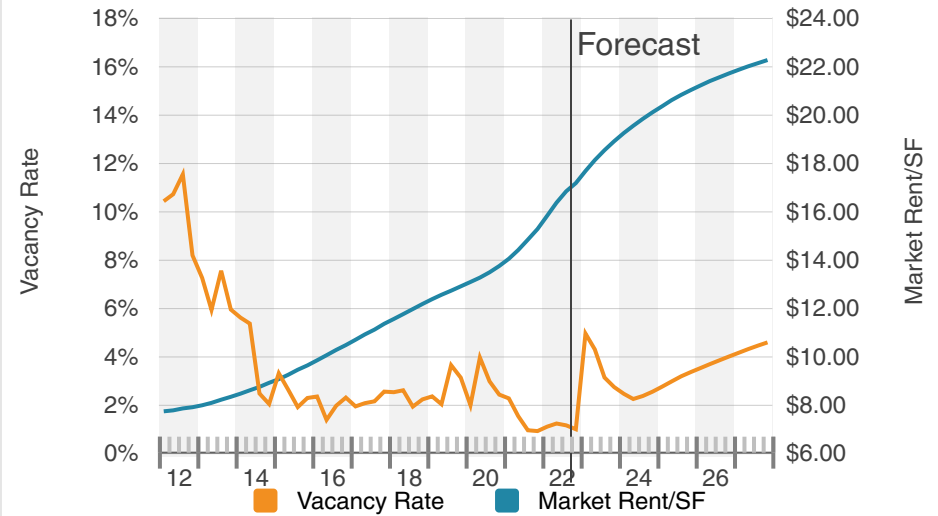
Occupancy At Delivery



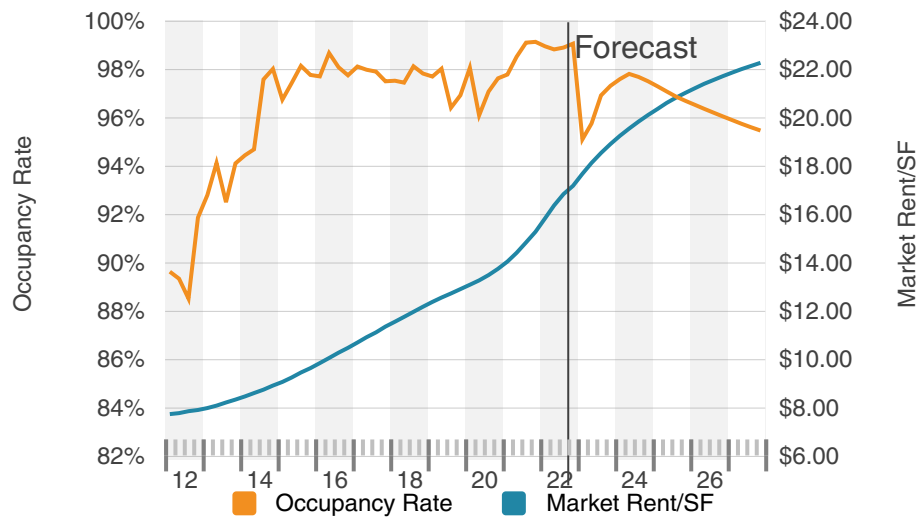
Net Absorption, Net Deliveries & Vacancy



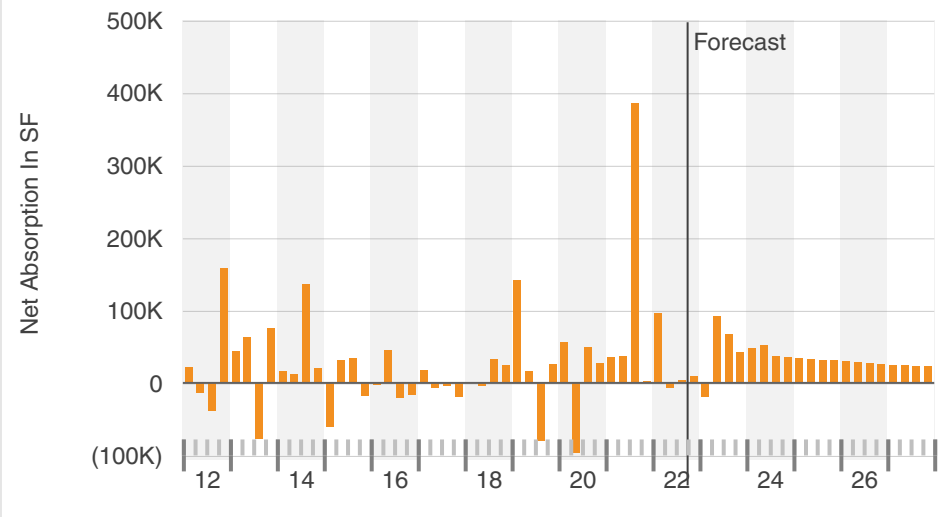
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

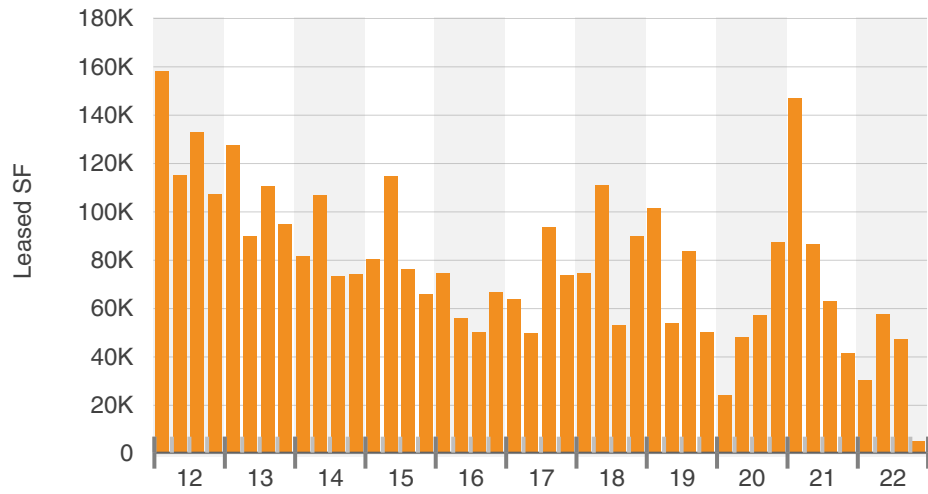


Net Absorption



Search Analytics

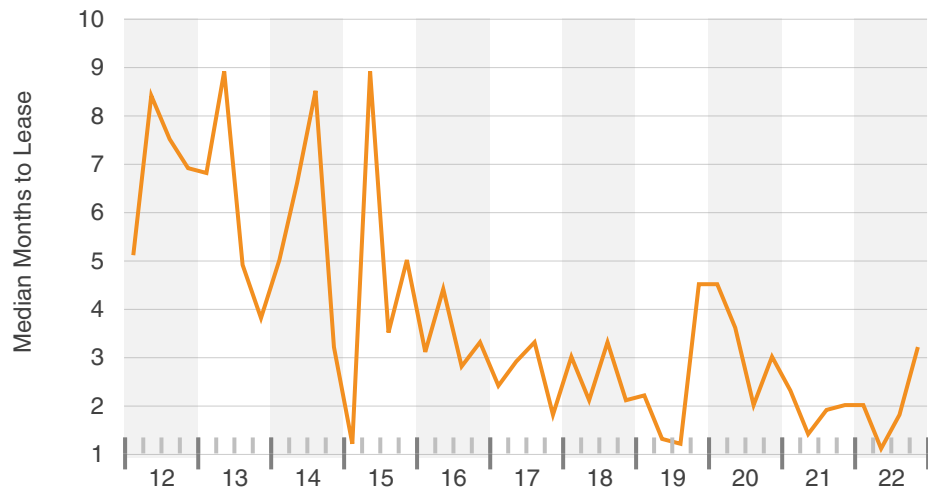
Leasing Activity



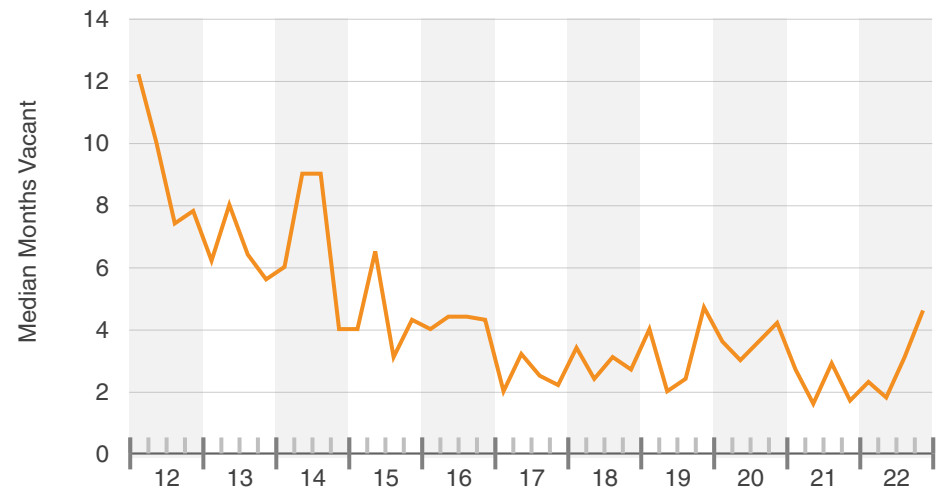
Months On Market



Months To Lease

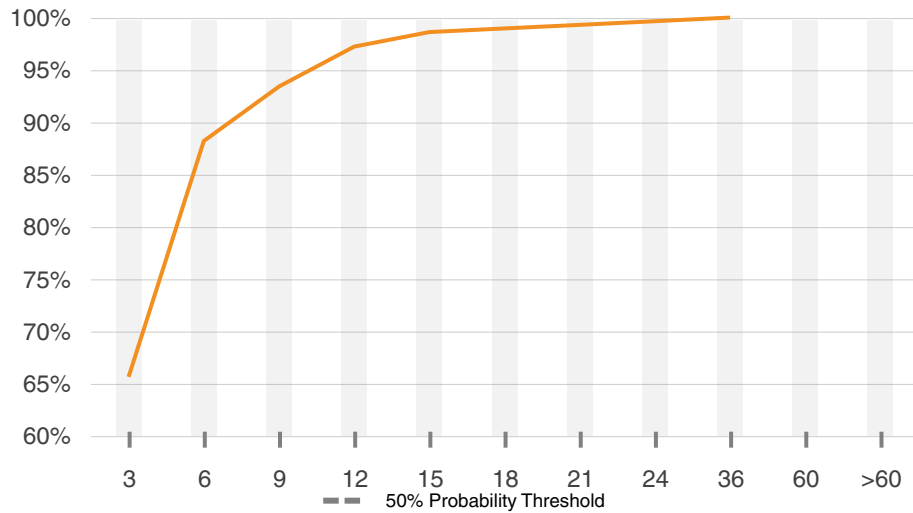


Months Vacant

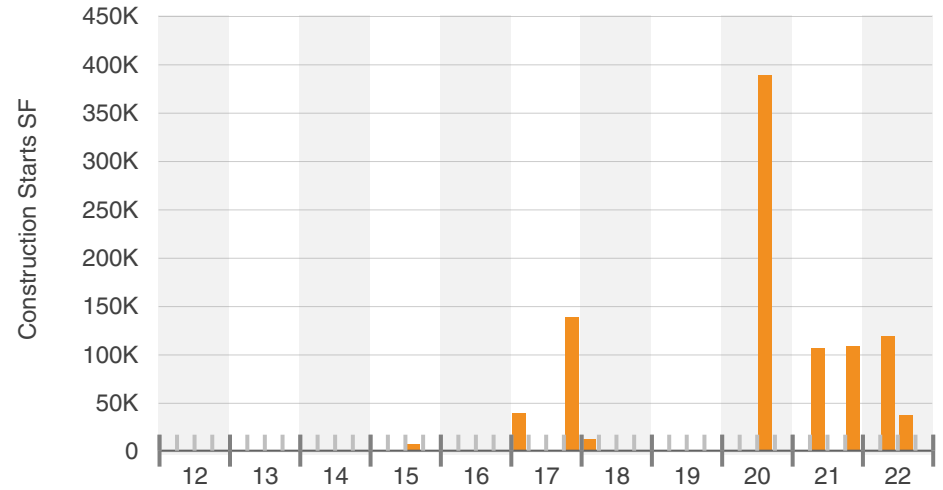


Search Analytics

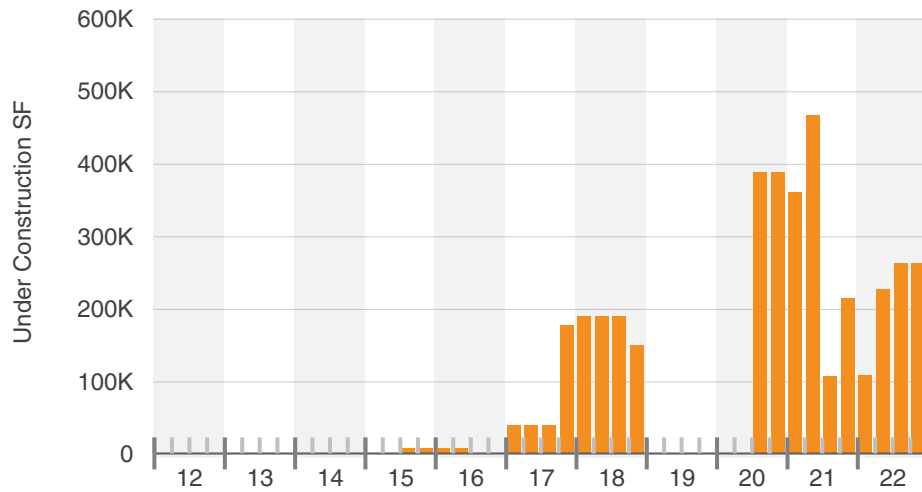
Probability Of Leasing In Months



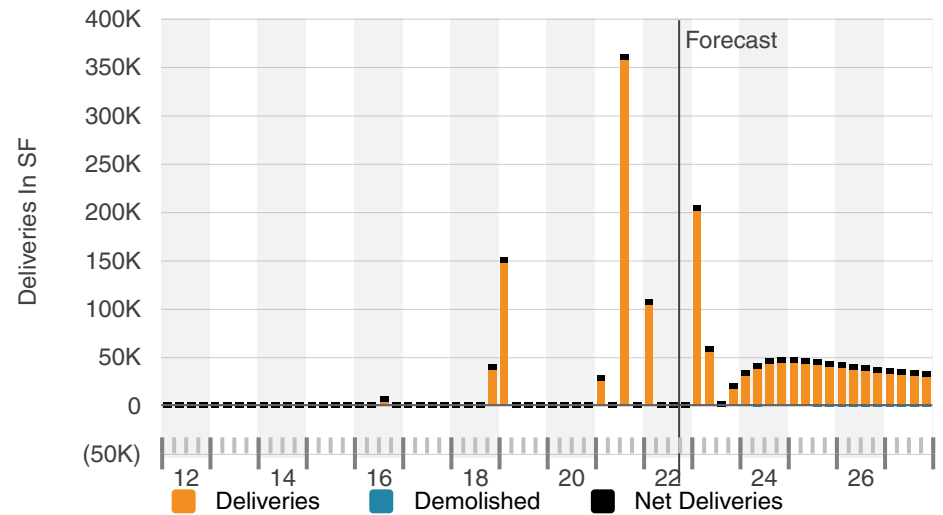
Construction Starts



Under Construction

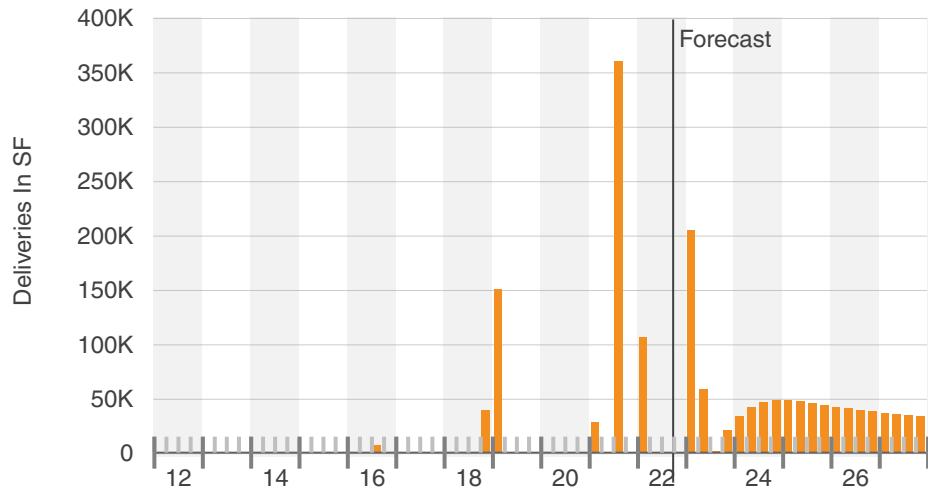


Deliveries & Demolitions

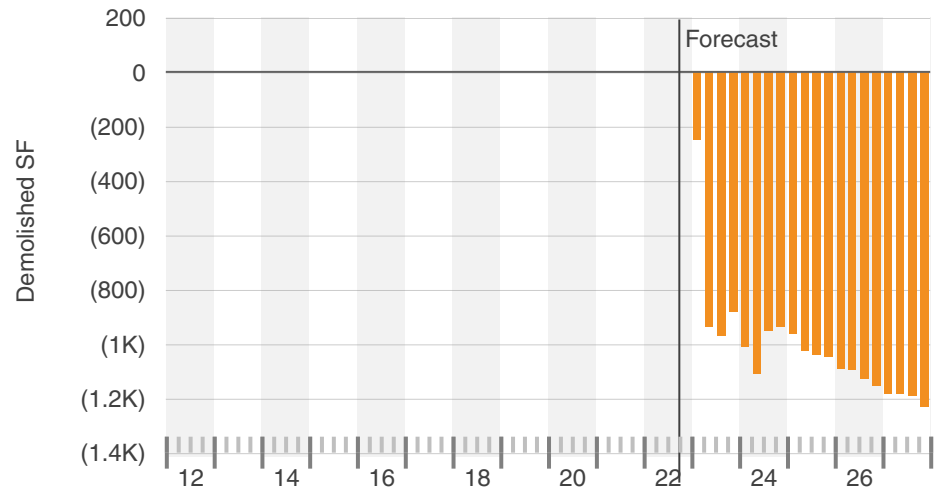


Search Analytics

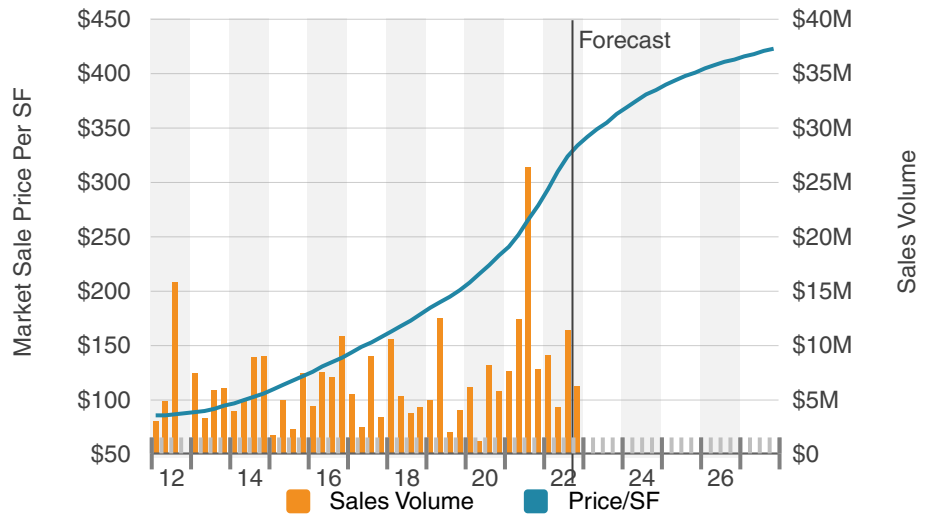
Deliveries



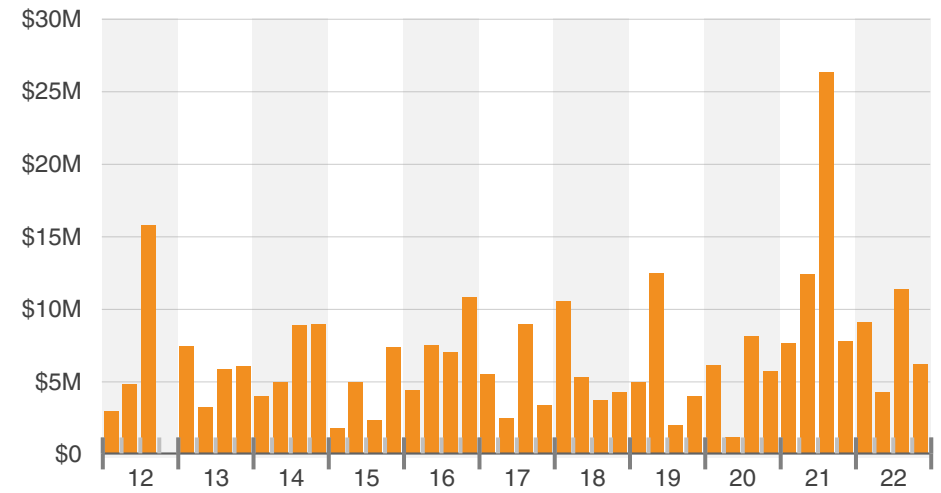
Demolitions



Sales Volume & Market Sale Price Per SF

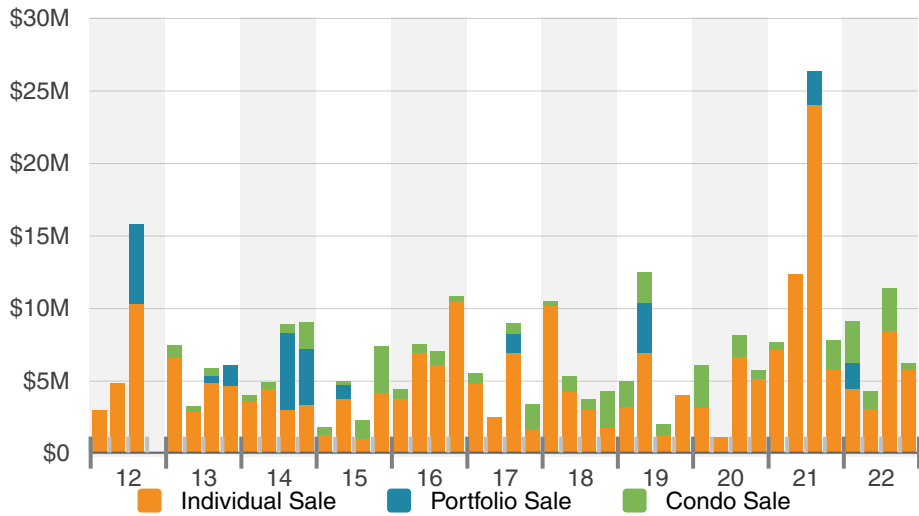


Sales Volume

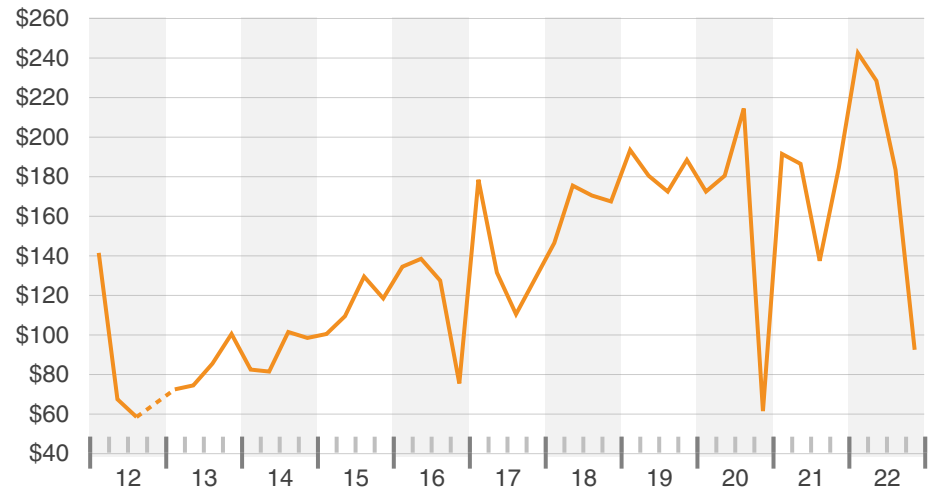


Search Analytics

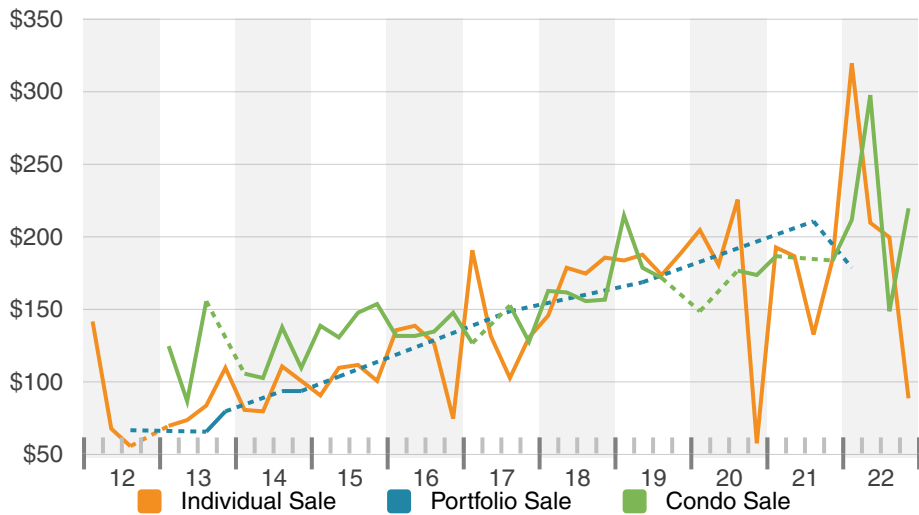
Sales Volume By Transaction Type



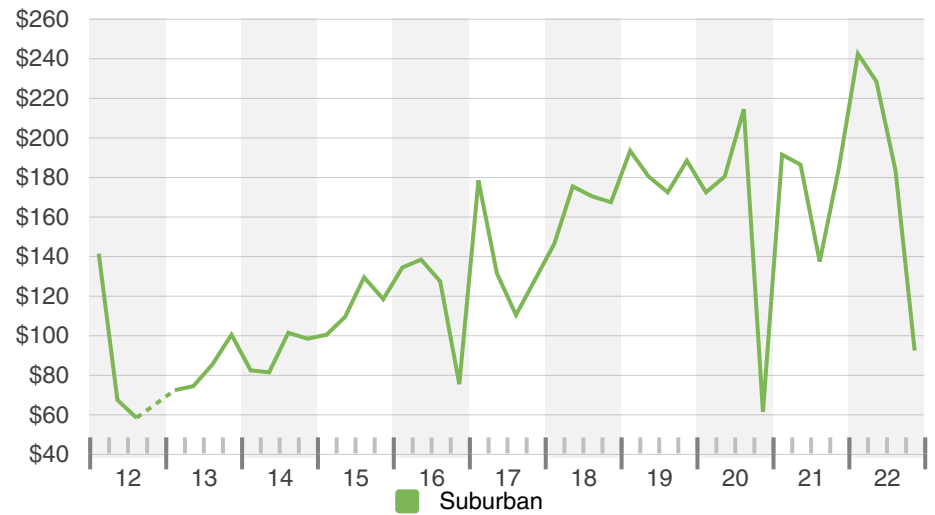
Sale Price Per SF



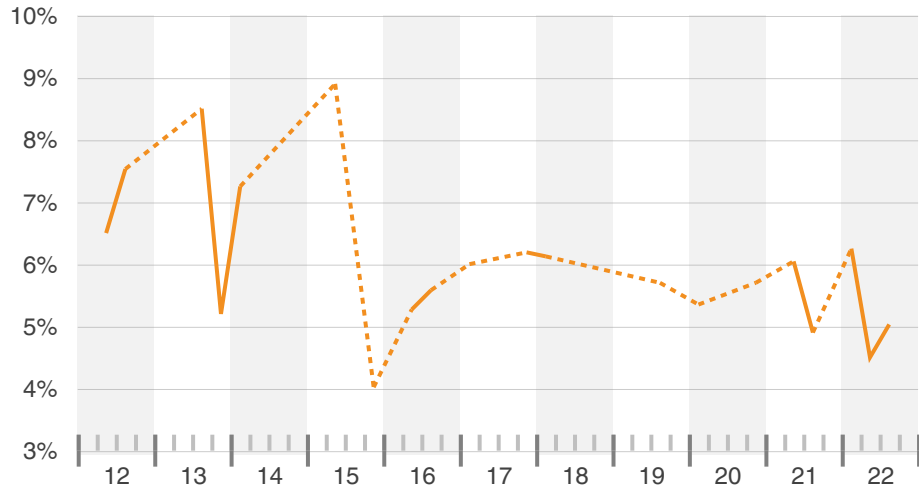
Sale Price Per SF By Transaction Type



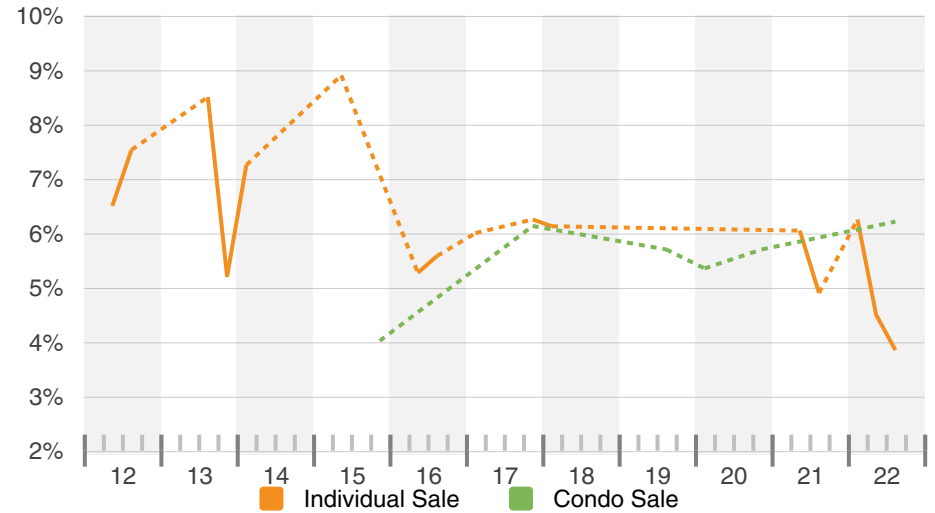
Sale Price Per SF By Location Type



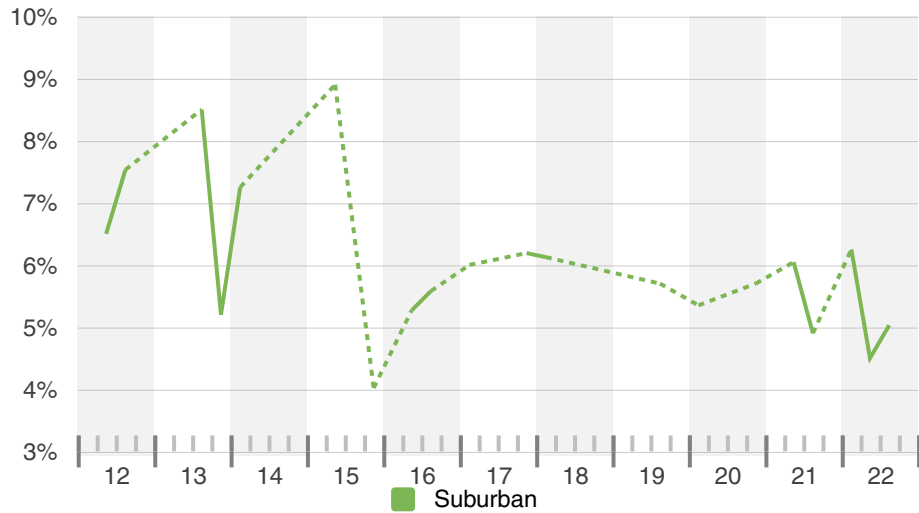
Cap Rate



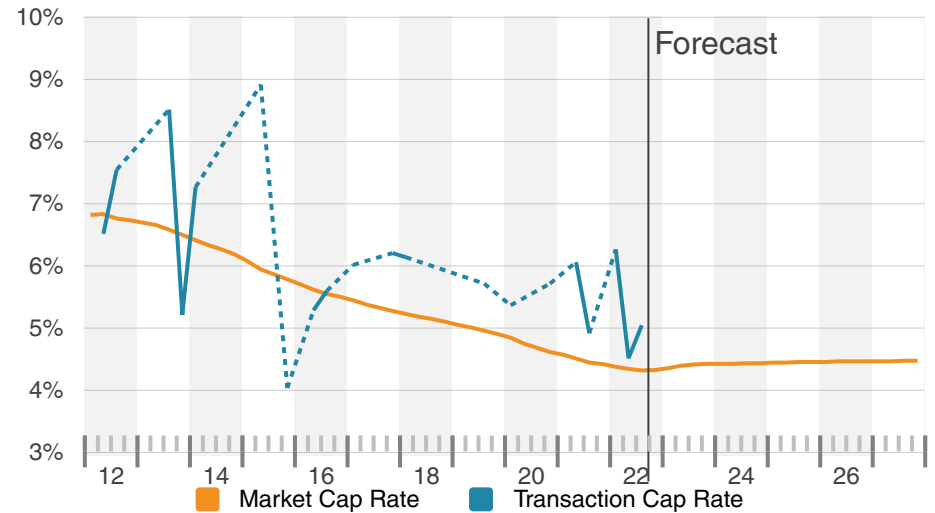
Cap Rate By Transaction Type



Cap Rate By Location Type

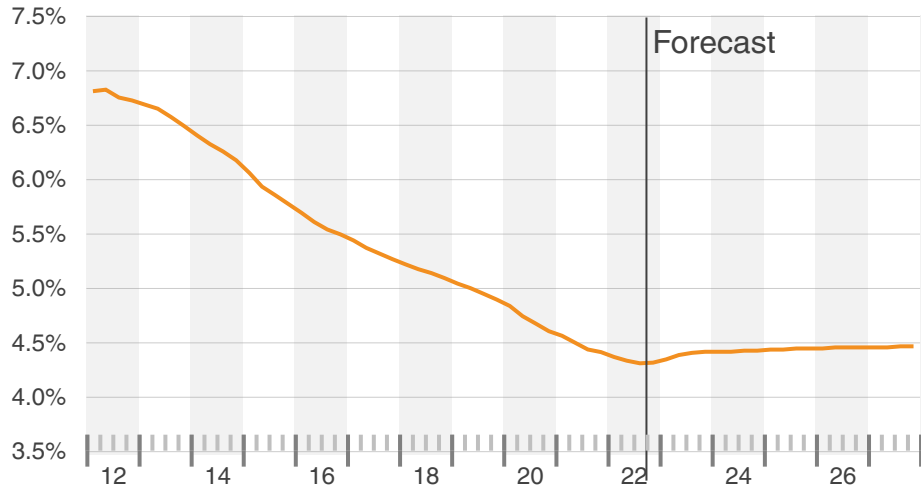


Market Cap Rate & Transaction Cap Rate

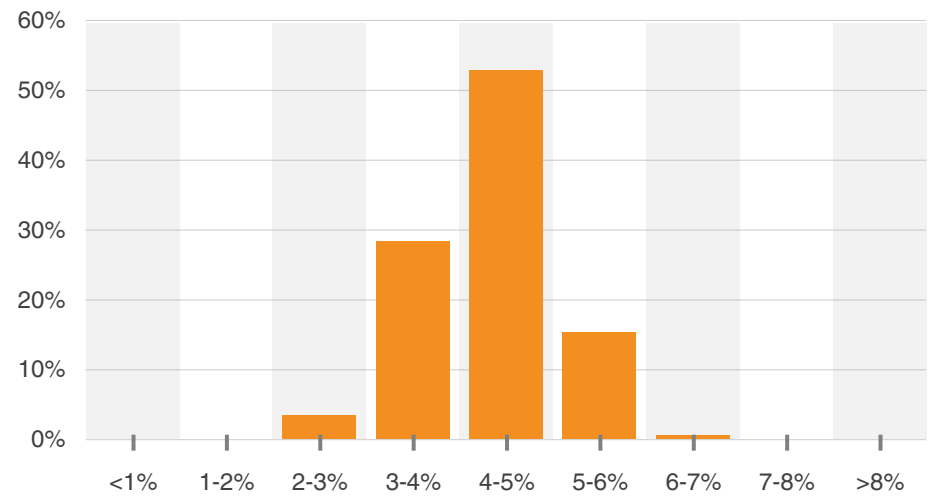


Search Analytics

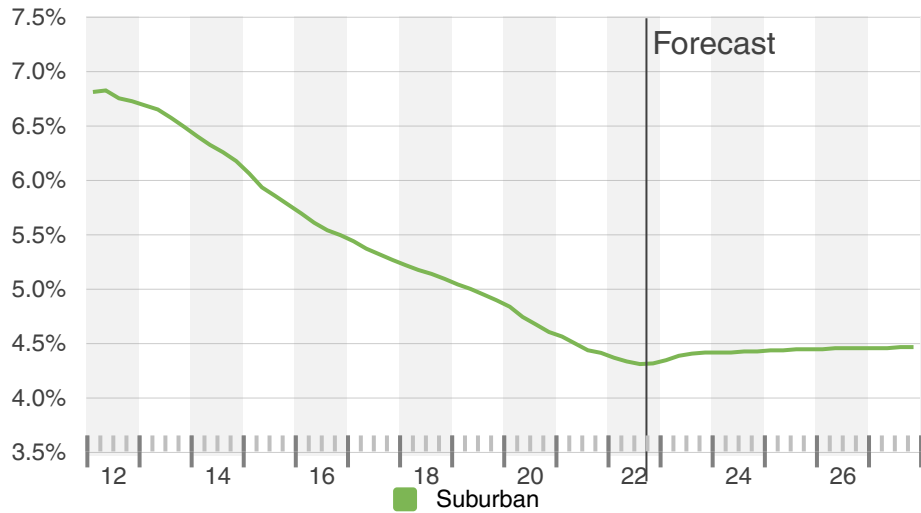
Market Cap Rate



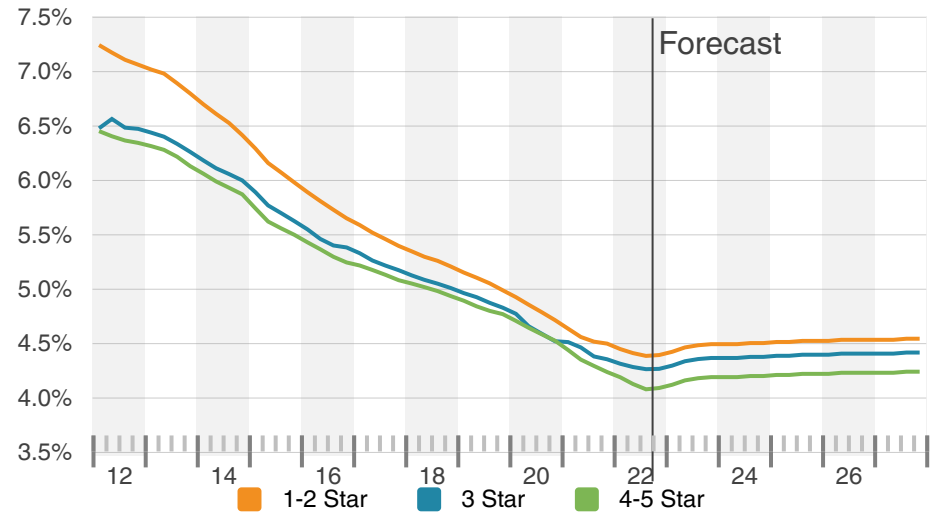
Market Cap Rate Distribution



Market Cap Rate By Location Type

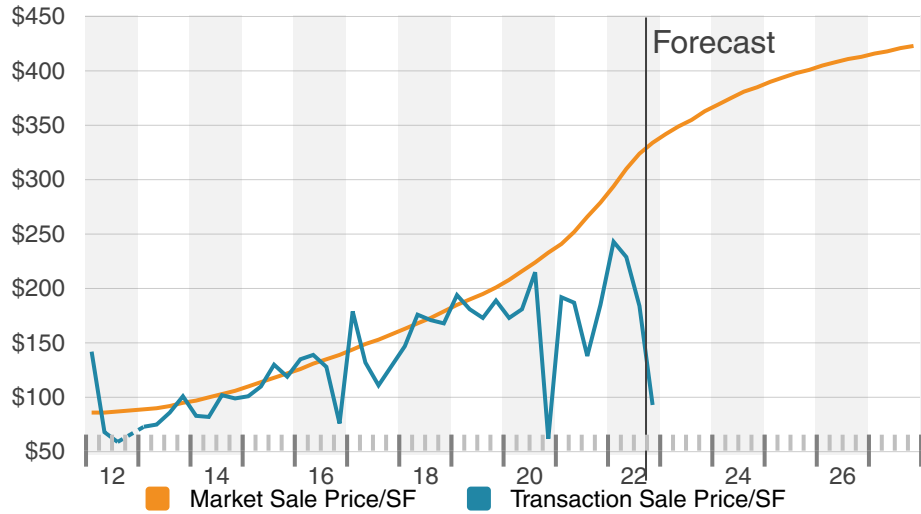


Market Cap Rate By Star Rating

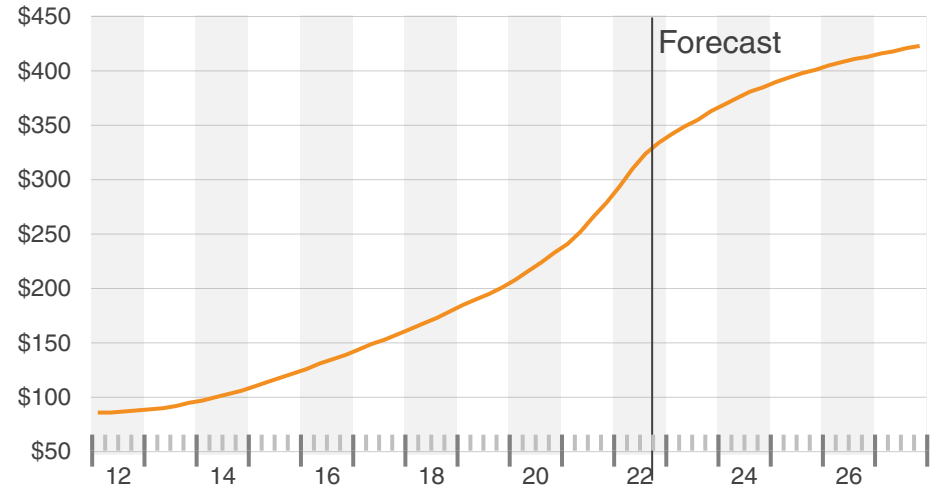


Search Analytics

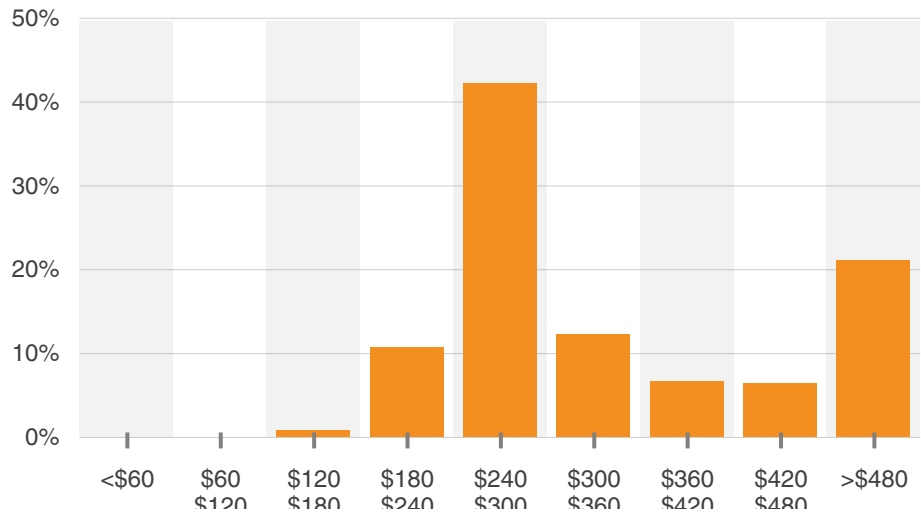
Market Sale Price & Transaction Sale Price Per SF



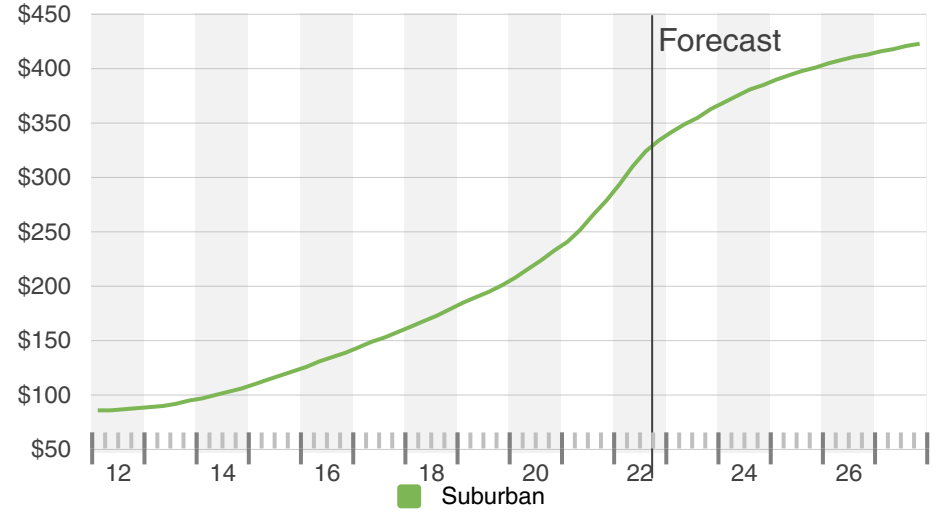
Market Sale Price Per SF



Market Sale Price Per SF Distribution

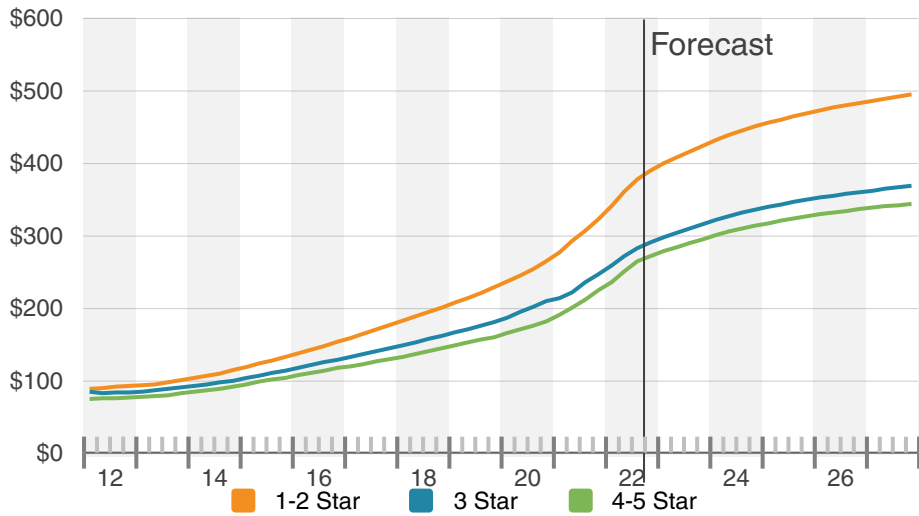


Market Sale Price Per SF By Location Type

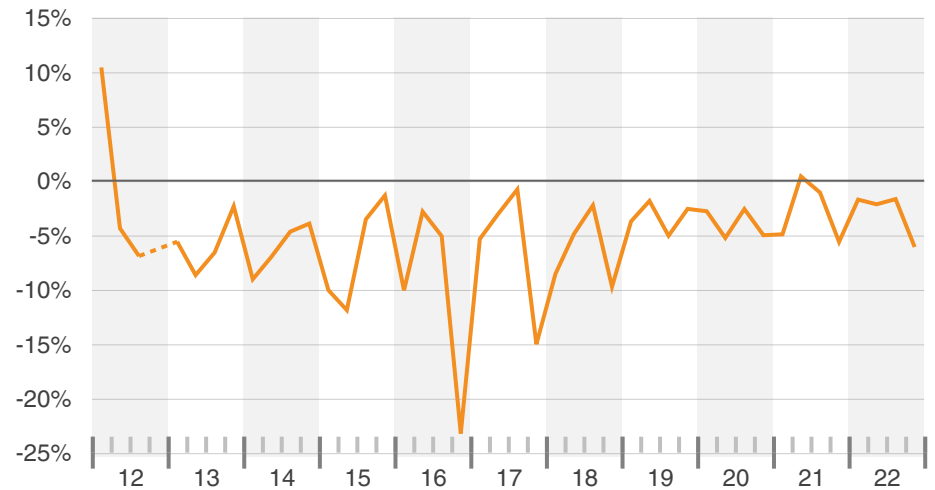


Search Analytics

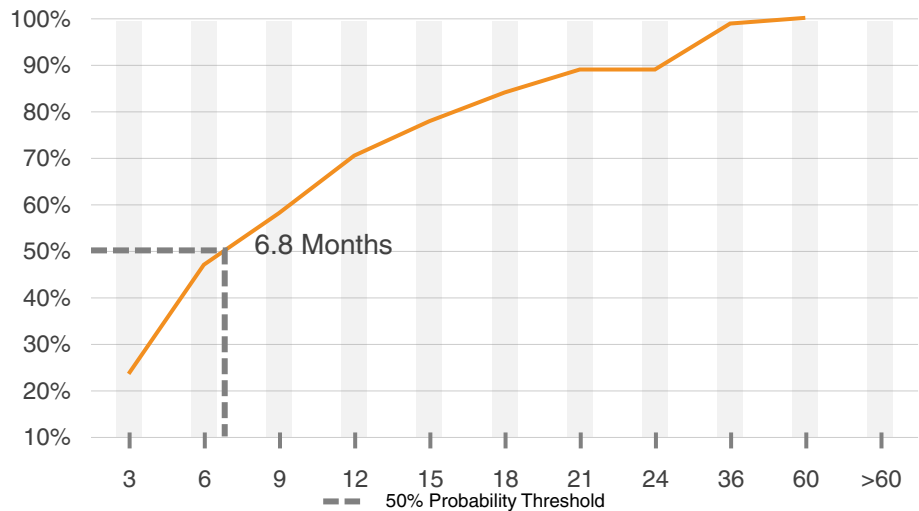
Market Sale Price Per SF By Star Rating



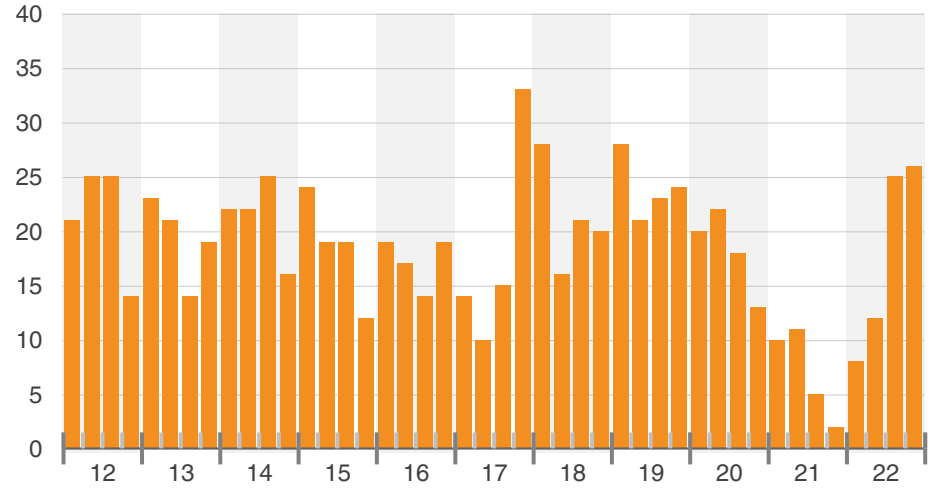
Sale To Asking Price Differential



Probability Of Selling In Months

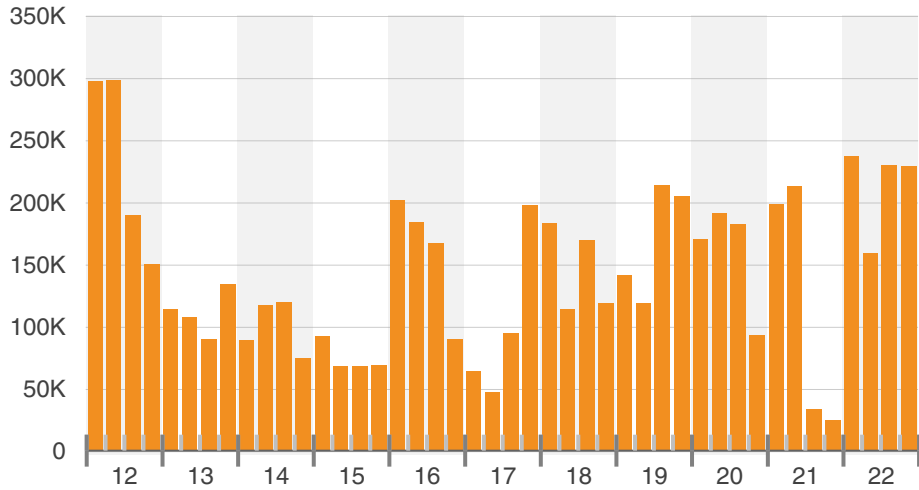


For Sale Total Listings

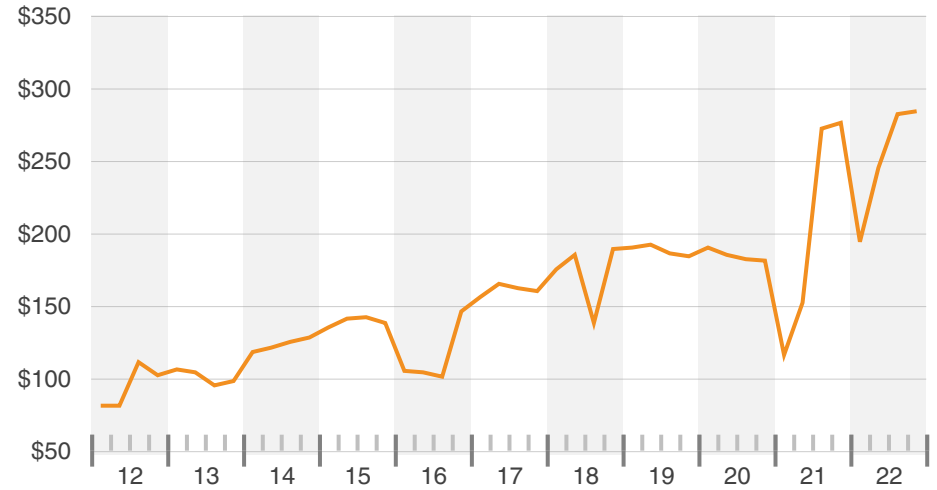


Search Analytics

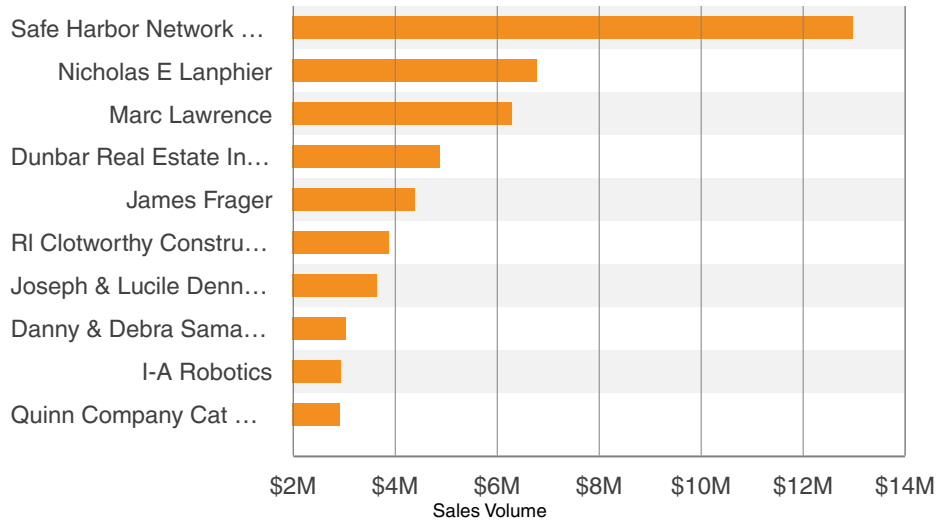
For Sale Total SF



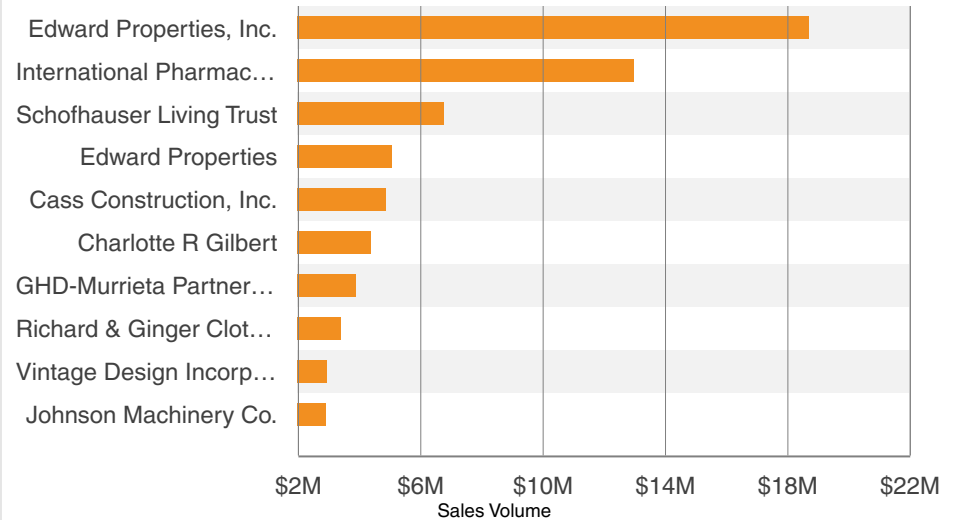
For Sale Asking Price Per SF



Top Buyers

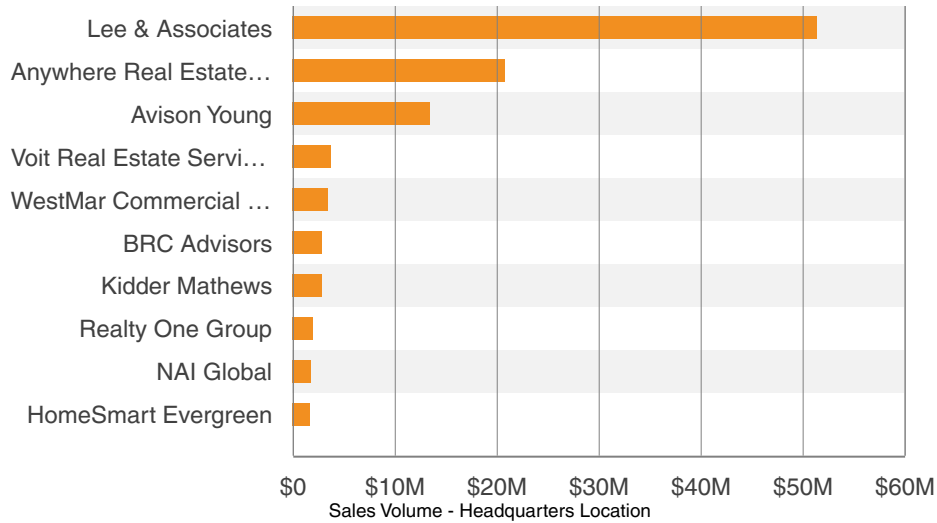


Top Sellers

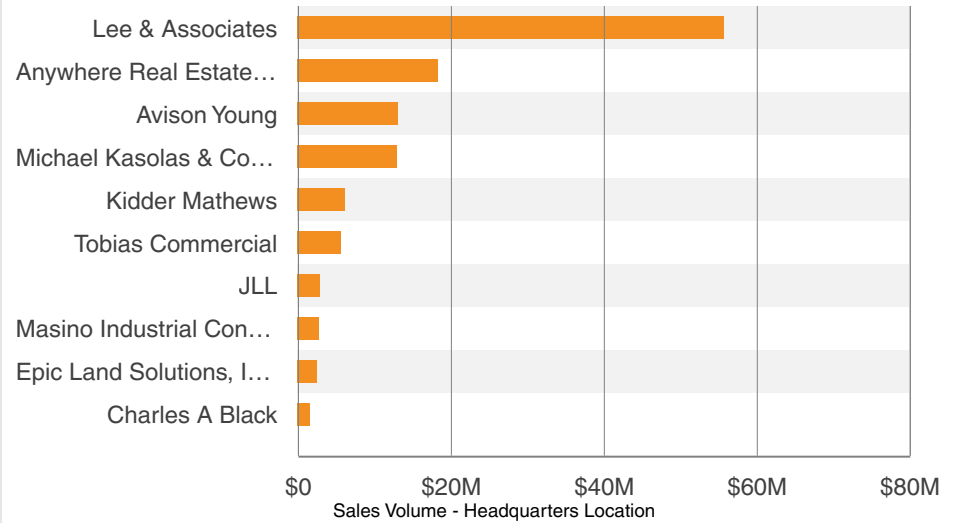


Search Analytics

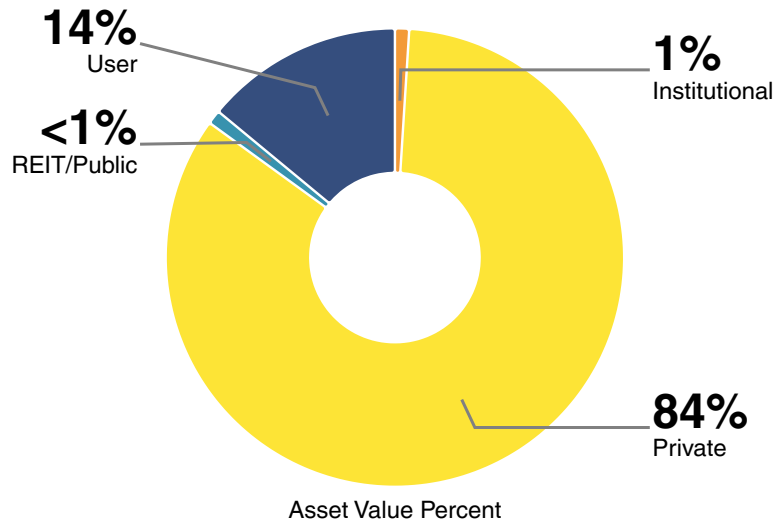
Top Buyer Brokers



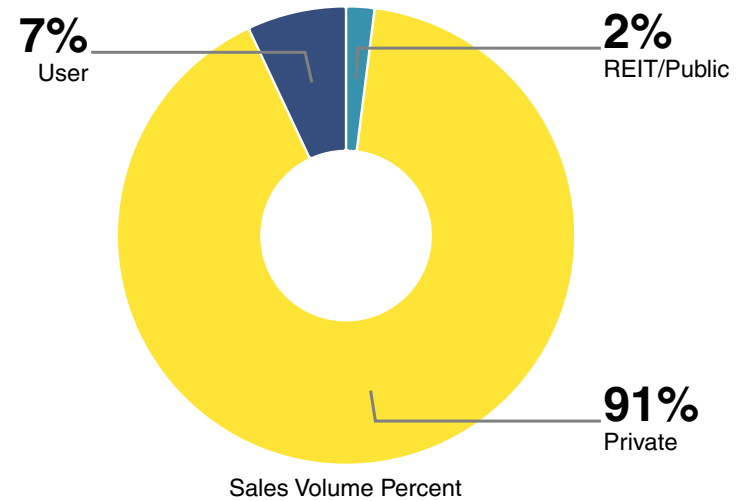
Top Seller Brokers



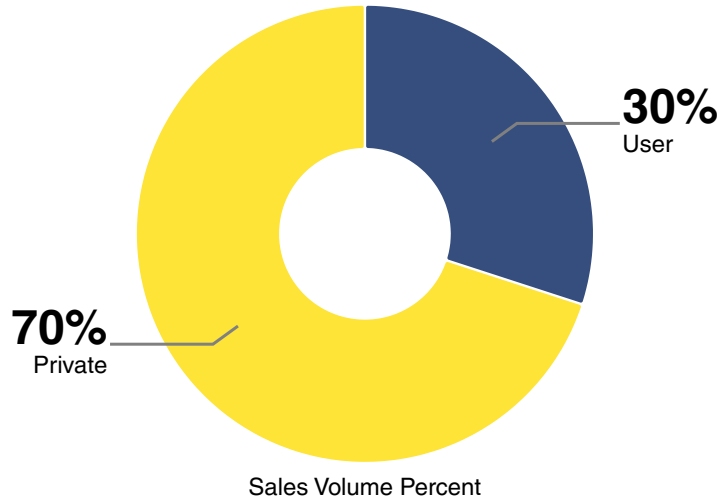
Asset Value By Owner Type



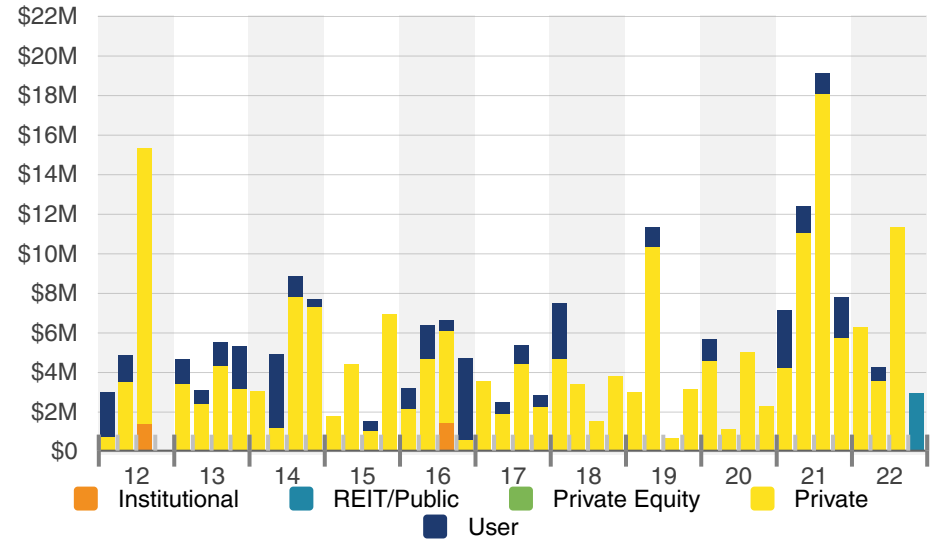
Sales By Buyer Type



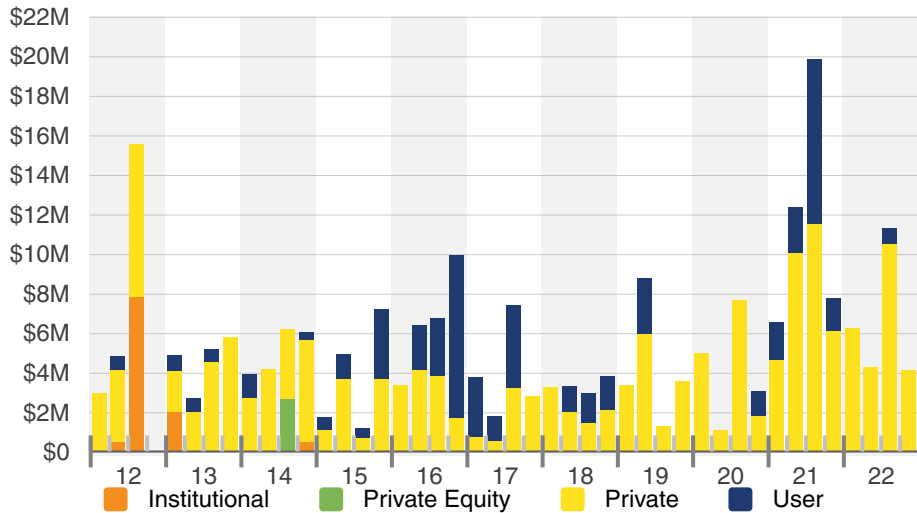
Sales By Seller Type



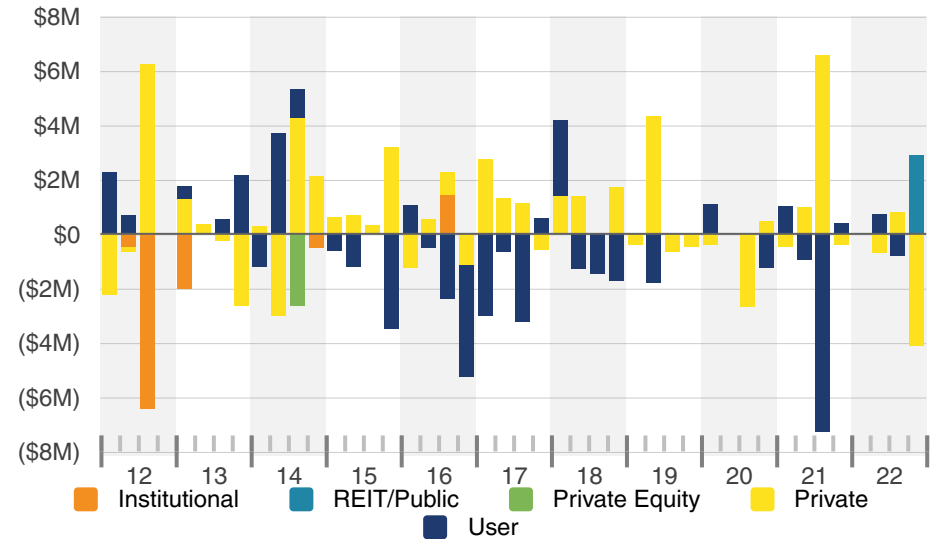
Sales Volume By Buyer Type



Sales Volume By Seller Type

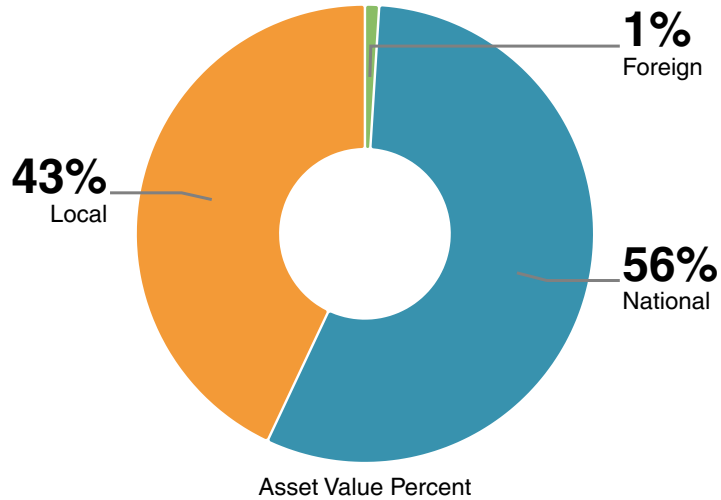


Net Buying & Selling By Owner Type

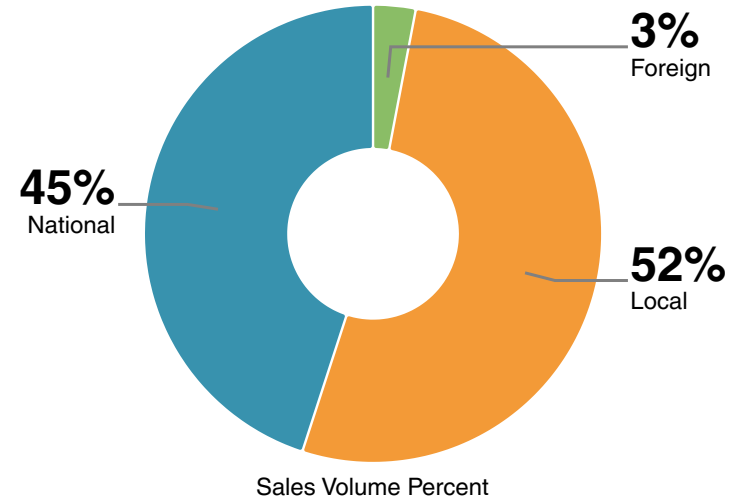


Search Analytics

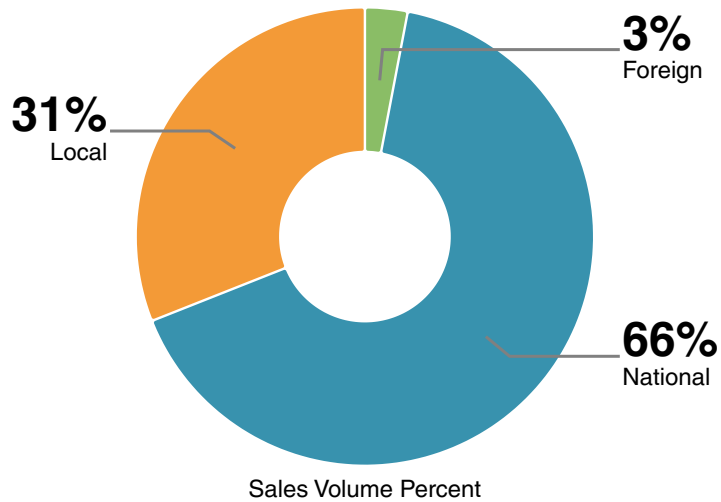
Asset Value By Owner Origin



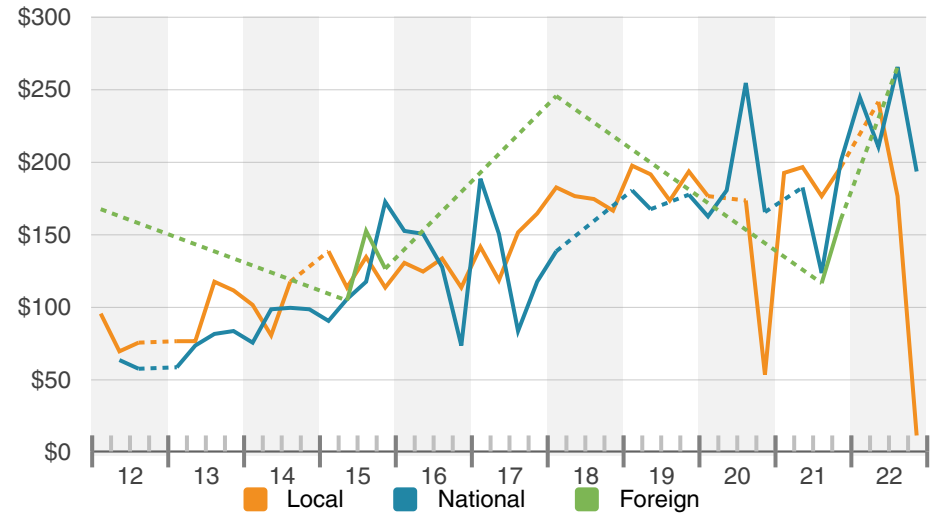
Sales Volume By Buyer Origin



Sales Volume By Seller Origin

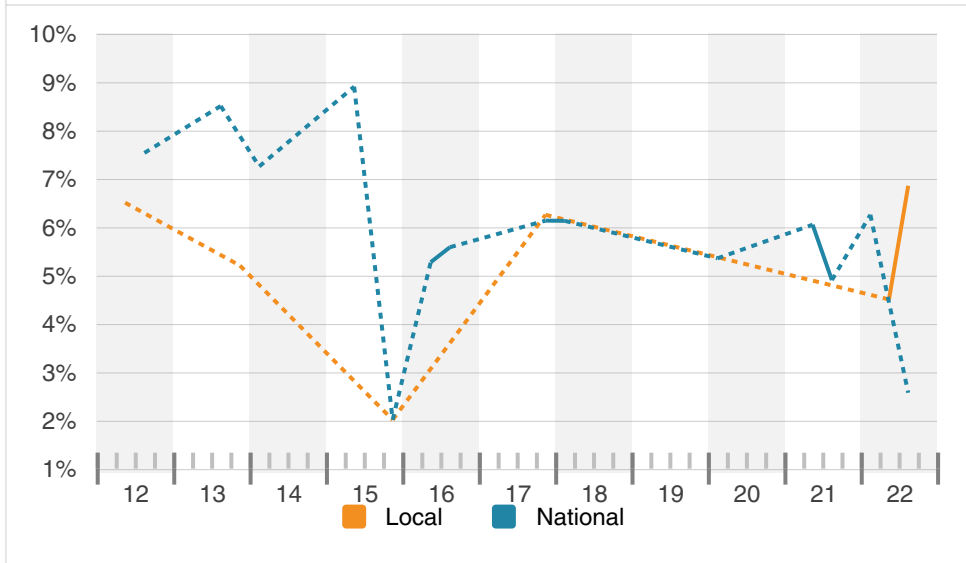


Average Price Per SF By Buyer Origin



Search Analytics

Average Cap Rate By Buyer Origin



Report Criteria

- 393 Properties / 50 Spaces
- Property Type: Flex +1
- Construction Status: Existing +2
- City: Murrieta, CA +1
- Country: United States