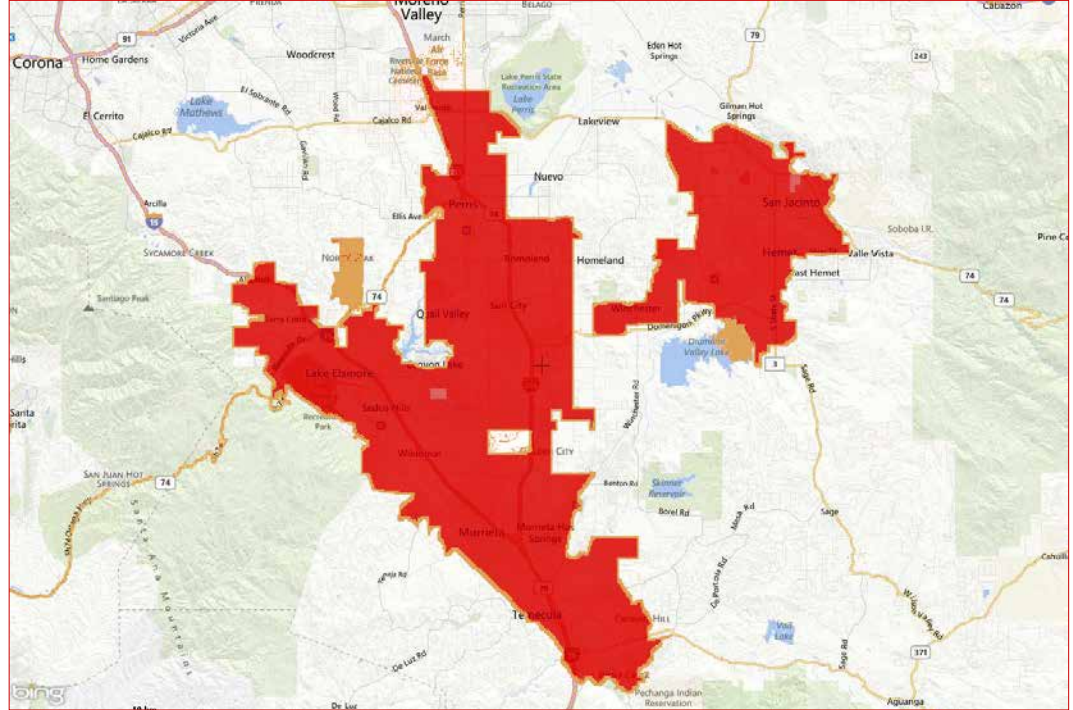


Contents

- Southwest Riverside County Overview 1
- Market Assessment 2
- Inventory & Construction 2
- Employment & Industry 3
- About Us 4



Southwest Riverside County

By Submarket	Total SF	VACANCY %			NET ABSORPTION		Under Const SF	ASKING RENT
		Direct	Sublease	Total	Current	Past 4 Qtrs.		Total Average
Hemet	1,415,634	3.8%	0.0%	3.8%	1,900	7,030	0	\$2.13
Lake Elsinore	433,740	3.5%	0.0%	3.5%	3,271	11,818	0	\$2.48
Menifee	445,533	0.5%	0.0%	0.5%	-	7,413	0	\$2.87
Murrieta	2,041,400	5.9%	0.0%	5.9%	(7,031)	(1,721)	0	\$2.89
Perris	377,555	1.9%	0.0%	1.9%	-	(2,184)	0	\$1.84
Romoland	19,110	0.0%	0.0%	0.0%	0	0	0	N/A
San Jacinto	188,879	1.0%	0.0%	1.0%	-	(1,901)	0	\$1.28
Temecula	3,442,858	3.7%	0.3%	4.0%	5,266	60,647	0	\$1.96
Wildomar	295,576	2.4%	1.9%	4.2%	(1,130)	(8,298)	0	\$2.18
Winchester	3,251	-	-	0.0%	-	0	0	N/A
SWRiv	8,651,615	3.9%	0.2%	4.0%	2,276	72,804	0	\$2.26

Source: CoStar: Retail | Existing, Under Construction, Under Renovation



41623 Margarita Road
Suite 100
Temecula, CA 92591

Ph: (951) 491-6300
F: (951) 491-6330

www.WestMarCRE.com
Founded in 1988

To obtain additional copies or other WestMar Commercial Real Estate publications contact:

Tina Graham
Marketing Coordinator
tgraham@WestMarCRE.com

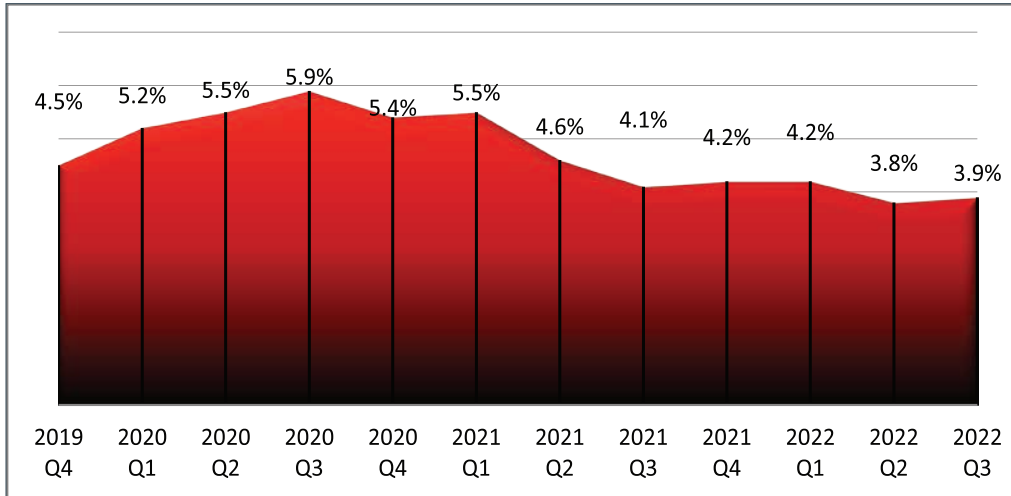
Office Market Trends

Southwest Riverside County

3rd Quarter 2022

Market Trends

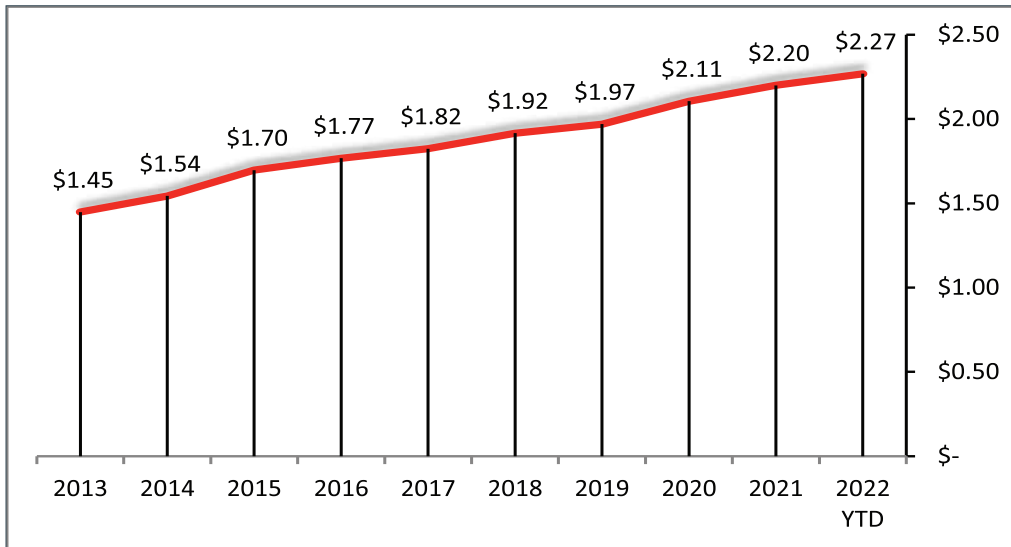
	Current	Last Quarter	Compared To	
			Last Year	2nd Quarter 2009 <i>(End of Recession)</i>
Vacant Percent Direct	3.9%	↑	↓	↓
Net Absorption SF Total	2,276	↓	↓	↓
All Service Type Rent Overall	\$2.26	↓	↑	↑
Under Construction SF	0	↔	↓	↓



Office Direct Vacancy Rate

Trending: ↓

3rd Quarter 2022	3.9%
2nd Quarter 2022	3.8%
1st Quarter 2022	4.2%
4th Quarter 2021	4.2%



Total Weighted Average Monthly Asking Rent (NNN)

Trending: ↑

3rd Quarter 2022	\$2.26
2nd Quarter 2022	\$2.27
1st Quarter 2022	\$2.27
4th Quarter 2021	\$2.19

3.16% Increase in Rental Rates Over Last 4 Quarters.

Inventory

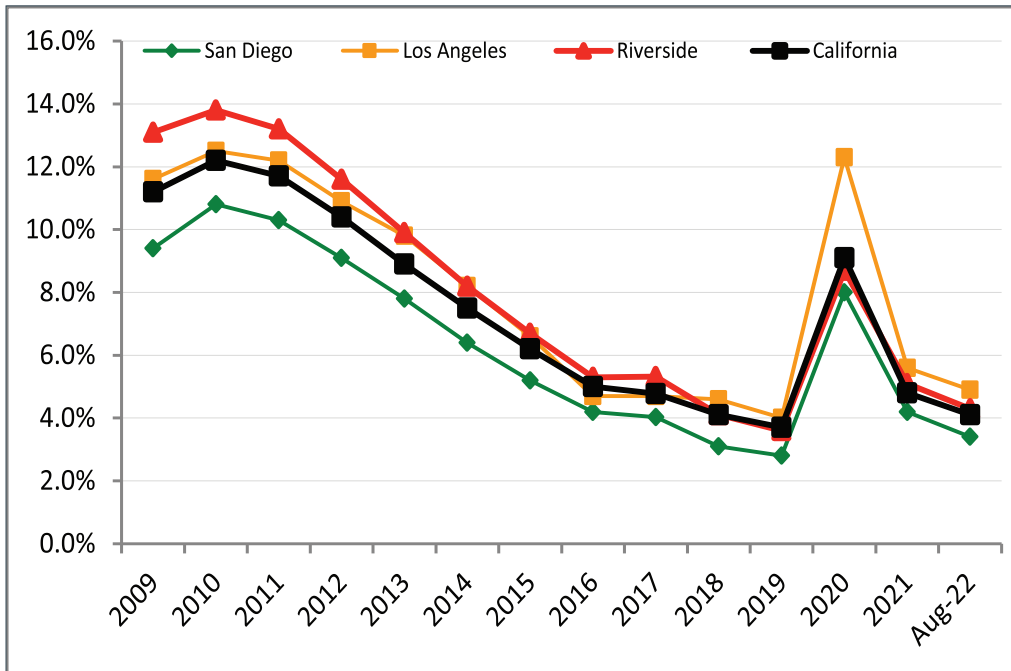
In the last four quarters a total of 42,202 square feet of office space has been built in Southwest Riverside County.

There were no office buildings delivered to Southwest Riverside Office Market in the third quarter of 2022.

Construction

There were no office buildings under construction in Southwest Riverside County at the end of the third quarter of 2022.

Employment



County of Riverside Unemployment

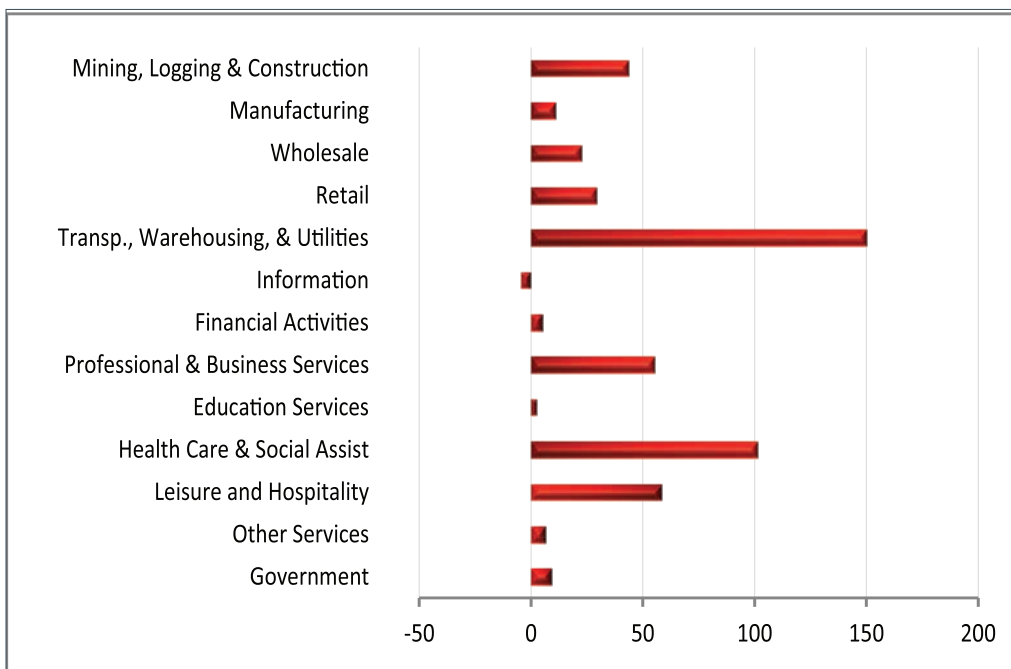
Trending: ↓

August 2022	4.3%
End of 2021	5.1%
End of 2020	8.7%
End of 2019	3.6%

Industry

Since June 2009 (the end of the recession) Riverside, San Bernardino, and Ontario have added 490,000 jobs.

- Industries with the largest increases in jobs:
 - Transportation, Warehousing, and Utilities (150,100 jobs)
 - Healthcare & Social Assistance (101,200 jobs)
- Industry with decrease in jobs:
 - Information (4,300 jobs)



Net Change in Jobs by Industry Sector (2009 - Present)

Government	9.1
Other Services	6.3
Leisure and Hospitality	58.5
Health Care & Social Assist	101.2
Education Services	2.7
Professional & Business Services	55.2
Financial Activities	5.1
Information	-4.3
Transp., Warehousing, & Utilities	150.1
Retail	29.2
Wholesale	22.5
Manufacturing	10.8
Mining, Logging & Construction	43.6
Total Nonfarm	1663.1



What to Expect From Us

When selecting a commercial real estate firm, the most important consideration is how well the company understands your needs. WestMar is known for working with clients, not just for them. We partner with clients to create long-term relationships that are built upon a commitment to their business objectives.

Exceeding clients' expectations is the standard by which we measure our success. We are committed to aligning our operations with your needs through:



commitment through **ACCOUNTABILITY** for costs, due diligence and responsiveness to achieve your business objectives



consistency with **DEDICATED PEOPLE** through planning, implementation, review, research, reporting and processes



confidence with **CREDIBILITY** that our market intelligence will keep you well informed to make proactive and profitable decisions

Overview

Founded in 1988, WestMar Commercial Brokerage, Inc. ("WestMar"), has enjoyed an excellent reputation as the leading independent commercial real estate brokerage firm in Southwest Riverside County, specializing in retail, office, industrial, land, and investment properties. The firm has been honored as the City of Murrieta's Medium Business of the Year for its involvement and contributions in the community, and for its commitment to helping the City grow its business. The firm is also consistently recognized as one of the Top 10 Brokerage Firms in the Inland Empire by The CoStar Group.

Our Team



Mark Esbensen
President | CEO
Retail / Investment Division
CA License 00713990



Scott Forest
Senior Vice President
Retail Division
CA License 01396577



Jerry Palmer
Senior Vice President
Investment Division
CA License 01442207



Luanne Palmer
Vice President
Office / Industrial Division
CA License 01444893



Allison Esbensen
Sales Associate
Retail / Office Division
CA License 01983671



Kimberly Marsh
Vice President of
Administrative Services



Tina Graham
Marketing Coordinator



Renee Carpio
Marketing Assistant