



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
100 N. Barranca Ave	West Covina	28,445	-
1041-1049 W. Gladstone	San Dimas	11,757	Christopher Foterek
1509 W. Cameron Ave	West Covina	5,877	Foothill Family Service

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
1333 S. Mayflower Ave	\$18,500,000	\$218.70	84,589	Chase Partners, Ltd
Monrovia	Investment	-	Class B	Kare Foundation
825 E. Broadway	\$11,200,000	\$978.17	11,450 SF	Triangle Traders, Inc.
San Gabriel	Corp User	5.25%	Class B	B Squared Partners, LLC
641 W. Las Tunas Dr	\$3,700,000	\$358.01	10,335	Thomas Canterbury, LLC
San Gabriel	Owner/User	-	Class C	Hampton Properties, LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
552 W. Foothill Blvd	Glendora	15,200	RPO Investment Co
825 W. Broadway	San Gabriel	11,450	Markdev-DV San Gabriel
-	-	-	-


LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
9133 Garvey Ave	Rosemead	62,000	June 2019
120 W. Hellman Ave	Monterey Park	26,960	February 2019
22040 Valley Blvd	Walnut	10,000	January 2019

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	7.4%	\$24.48	432,770	32,608,472	98,960
Q3 2018	8.7%	\$24.12	(38,433)	32,608,472	98,960
Q2 2018	8.5%	\$24.36	289,043	32,596,271	113,619
Q1 2018	9.2%	\$24.24	(75,028)	32,519,021	190,869
Q4 2017	8.9%	\$23.88	83,344	32,507,571	202,319

 **432,770** NET ABSORPTION SF

 **7.4%** VACANCY 2,398,264 SF

 **\$24.48** AVG. ASKING RATE PSF

 **0** DELIVERIES 0 Buildings

 **98,960** UNDER CONSTRUCTION 3 Buildings

CHRISTOPHER LARIMORE President

The San Gabriel Valley office market witnessed another positive performance this past quarter with overall vacancy rate dropping to 7.4%. Rental rates steadily increased, and landlords felt confident in the direction of the market. Office tenants maintained smaller footprints utilizing co-working options and experienced high confidence in the market. Smaller medical space remained challenging to lease out as private practices are consolidating into large medical groups and requiring larger space to lease or buy. Office sales were strong with majority of Owner-User buyers. The cap rate for investment sales averaged 4.6%.