


**SIGNIFICANT LEASE DEALS**

| Address              | Submarket/City | Square Feet | Tenant |
|----------------------|----------------|-------------|--------|
| 650 W. Cienega Ave   | San Dimas      | 50,643      | -      |
| 800 E. Royal Oaks Dr | Monrovia       | 35,559      | -      |
| 1300 W. Optical Dr   | Azusa          | 12,361      | Metro  |

**SIGNIFICANT BUILDING SALES**

| Address<br>City                     | Sale Value<br>Type of Sale | PPSF<br>Cap Rate  | SF<br>Class       | Buyer<br>Seller                               |
|-------------------------------------|----------------------------|-------------------|-------------------|---|
| 1370 Valley Vista Dr<br>Diamond Bar | \$22,250,000<br>Investment | \$254.70<br>-     | 87,358<br>Class B | Andra Realty Capital<br>Tryperion Partners    |
| 1303 W. Optical Dr<br>Azusa         | \$18,416,948<br>Owner/User | \$186.46<br>-     | 98,772<br>Class A | OneLegacy<br>Proficiency Capital LLC          |
| 10503-10507 Valley Blvd<br>El Monte | \$10,500,000<br>Investment | \$116.35<br>5.01% | 90,243<br>Class B | Hongxing Investment<br>Jeerreddi A. Prasad MD |

**LARGEST DELIVERIES**

| Address        | Submarket/City | SF | Developer |
|----------------|----------------|----|-----------|
| None to Report | -              | -  | -         |
| -              | -              | -  | -         |
| -              | -              | -  | -         |


**LARGEST UNDER CONSTRUCTION**

| Address         | Submarket/City  | SF     | Delivery Date |
|-----------------|-----------------|--------|---------------|
| 9133 Garvey Ave | Rosemead        | 62,000 | Nov. 2019     |
| 19117 Colima Rd | Rowland Heights | 32,637 | Aug. 2019     |
| -               | -               | -      | -             |

**TOTAL OFFICE MARKET STATISTICS**

|         | Vacancy Rate | Avg. SF Rental Rates GRS | Net SF Absorption | SF Inventory | SF Under Construction |
|---------|--------------|--------------------------|-------------------|--------------|-----------------------|
| Q2 2019 | 6.9%         | \$25.32                  | 29,187            | 32,713,043   | 94,637                |
| Q1 2019 | 7.0%         | \$25.20                  | 80,326            | 32,713,043   | 94,637                |
| Q4 2018 | 7.2%         | \$24.48                  | 428,390           | 32,703,043   | 104,637               |
| Q3 2018 | 8.5%         | \$24.12                  | (31,442)          | 32,703,043   | 104,637               |
| Q2 2018 | 8.4%         | \$24.36                  | 297,863           | 32,690,842   | 146,256               |

 **29,187** NET ABSORPTION SF

 **6.9%** VACANCY 2,261,053 SF

 **\$25.32** AVG. ASKING RATE PSF GROSS

 **0** DELIVERIES 0 Buildings

 **94,637** UNDER CONSTRUCTION 2 Buildings

**CHRISTOPHER LARIMORE,**  
President

Last quarter's performance of the office market in the San Gabriel Valley trended in a positive direction across all sectors. Rental Rates increased modestly, and Vacancy and Net Absorption rates decreased slightly. With no new deliverables, the market was able to absorb more vacancy by 64% from last quarter with time on the market. While the numbers were positive, leasing activity from tenants showed signs of slowing while landlords maintained their positions with little or no incentives. Sales Volume doubled from 1Q19, Cap Rates stayed steady at 5.7% and average PSF remained relatively the same at \$302. Like leasing, the activity of buyers was slower than normal due to overall national economics but with optimism high, we expect the summer months to pick up strong.