


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1515 W. Cameron Ave	West Covina	3,510	Children's Bureau of SoCal
5240 Irwindale Ave	Irwindale	3,350	MWDB Group, Inc.
1000 Corporate Center	Monterey Park	5,620	N/A

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
955 Overland Ct San Dimas	\$19,919,301 Investment	\$228.41 7.48%	87,210 Class B	HCT Logistics Co, Ltd Asset Mgmt Consultants
101 Centre Plaza Dr Monterey Park	\$14,455,000 Investment	\$384.54 -	37,590 Class C	Barry D Pritchard Chase Partners, Ltd
10503-10507 Valley Blvd El Monte	\$10,500,000 Investment	\$116.35 5.01%	90,243 Class B	Yuqin LI Jeerreddi A. Prasad MD

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
19115-19117 Colima Rd	Rowland Heights	32,637	Rowland Hts, Medical
-	-	-	-
-	-	-	-

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
9133 Garvey Ave	Rosemead	62,000	Nov. 2019
288 N. Santa Anita Ave	Arcadia	31,160	Oct 2020
-	-	-	-

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	7.10%	\$25.80	(7,450)	32,920,270	93,160
Q2 2019	6.90%	\$25.32	28,568	32,887,633	94,637
Q1 2019	7.00%	\$25.20	66,220	32,887,633	94,637
Q4 2018	7.20%	\$24.48	434,658	32,887,633	104,637
Q3 2018	8.50%	\$24.24	(44,935)	32,887,633	104,637

(7,450) NET ABSORPTION SF

7.1% VACANCY
2,322,454 SF

\$25.80 AVG. ASKING RATE PSF GROSS

32,637 DELIVERIES
1 Building

93,160 UNDER CONSTRUCTION
2 Buildings

CHRISTOPHER LARIMORE, President

The SGV office leasing market experienced the usually seasonal slowing of activity due to the summer months, which lead to a few of the larger spaces available to be withdrawn. Owners sometimes correlate this slowing with either the need for representation change or readjustment to the market. Asking rates increased 3% to \$2.15 PSF and the vacancy remained almost unchanged at 6.9%. Eight sales occurred during the 3Q19 at 6.3% cap rate average and \$182 PSF average. The market saw more investors purchasing office buildings which speaks to the fact that the SGV is a value-add alternative to the more expensive Los Angeles based cities. Overall sales performed at an even pace with last quarter and leasing was slower but with increased rental rates. The 4th quarter is expected to end very strong.