


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
18506 E. Gale Ave	City of Industry	10,533	Office Conversion
17427 Colima Rd	City of Industry	7,500	Former TGIF's
1041 E. Route 66	Glendora	9,987	Spectrum Appliances

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
723-727 Huntington Dr Monrovia	\$30,500,000 Investment	\$314.81 6.12%	96,885 Class B	Monrovia Landing LLC Telos Capital Funds
240 S. Diamond Bar Blvd Diamond Bar	\$11,825,000 Investment	\$355.51 5.18%	33,262 Class B	Alta International, LLC Diamontris LLC/Lanying Luo
1241-1251 S. Lone Hill Ave Glendora	\$12,027,185 Investment	\$338.90 6.0%	35,489 Class B	Oecus LLC & Lemng Shi Seagrove LA

**LARGEST DELIVERIES**

Address	Submarket/City	SF	Developer
8479 Garvey Ave	Rosemead	35,000	K-Min Dev LLC
1500 Market Place Dr	Monterey Park	25,000	Edgewood Props
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**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
101-111 W. Valley Blvd	San Gabriel	48,126	Apr 2020
550 W. Garvey	Monterey Park	11,081	Nov 2019
-	-	-	-

**TOTAL RETAIL MARKET STATISTICS**

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	4.20%	\$23.52	(88,676)	65,310,923	76,086
Q2 2019	4.10%	\$22.92	151,694	65,308,923	76,605
Q1 2019	4.20%	\$23.52	(156,869)	65,251,086	121,605
Q4 2018	4.00%	\$22.56	(28,816)	65,241,264	143,548
Q3 2018	4.00%	\$22.32	(220,818)	65,317,668	163,400

**(88,676)** NET ABSORPTION  
SF

**4.20%** VACANCY  
2,742,666 SF

**\$23.52** AVG. ASKING RATE  
PSF GROSS

**6,000** DELIVERIES  
1 Building

**76,086** UNDER  
CONSTRUCTION  
5 Buildings

**DAN BACANI**, Principal

Vacancy rates increased to 4.2% and net absorption decreased by 88,676 SF. Overall, rental rates increased to \$1.96PSF per month NNN.