



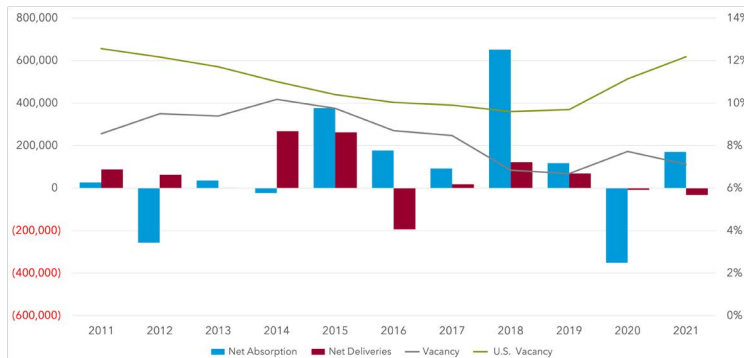
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

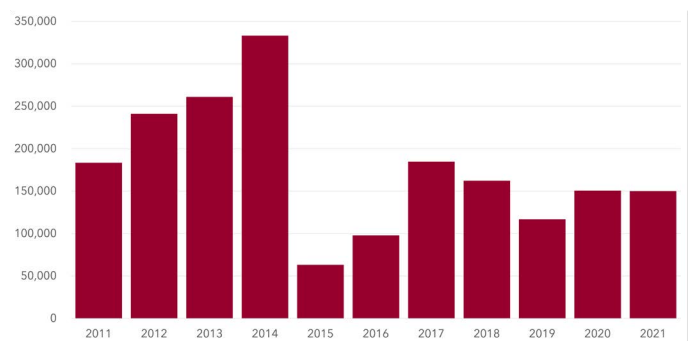
The leasing market remained consistent in the 4th quarter 2021 in the San Gabriel Valley with 117 closed leases and total volume of 238,000 SF. Rates have largely held flat since the onset of the pandemic with a slight uptick to \$2.15 and overall vacancy is starting to slightly decline to 7.1%. Development activity has been modest compared to other LA County locations. Sales closed much stronger than expected with a 32.5% increase in total sale volume at \$129M. Price per SF remained the same at \$337 and cap rates jumped from 4% to 6.51%. Owner-user buyers are still in the market looking for office buildings 3,000 SF - 8,000 SF. Few willing sellers will only increase sales price as demand grows for what limited supply is available.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▼ 12 Mo. Net Absorption SF	(21,322)	66,822	40,657	84,362	(158,112)
▼ Vacancy Rate	7.1%	7.2%	7.4%	7.5%	7.7%
▲ Avg FSG Asking Rate PSF	\$25.76	\$25.53	\$25.38	\$25.29	\$25.21
▲ SF Under Construction	149,939	143,939	176,003	192,828	150,625
▼ Inventory SF	33,136,183	33,196,316	33,204,512	33,177,552	33,167,968

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
901 Corporate Center Drive Pomona, CA	96,365 SF	\$28,050,000 \$291.08 PSF	Korda Group Foremost Communities, Inc.	Class B
17171 Gale Avenue City of Industry, CA	49,520 SF	\$14,000,000 \$282.71 PSF	17171 Gale LLC Capital Investment Network, Inc.	Class B
1151 W. 5th Street Azusa, CA	25,120 SF	\$4,396,000 \$175.00 PSF	MIs Fluid Solutions LLC Naxt Motors, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
17171 Gale Avenue City of Industry, CA	36,000 SF	17171 Gale LLC	Undisclosed	Undisclosed
31 Rancho Camino Drive Pomona, CA	11,466 SF	Castleton Real Estate & Development, Inc.	Undisclosed	Undisclosed
140 E. Via Verde San Dimas, CA	9,959 SF	MGR Services, Inc.	Undisclosed	Undisclosed

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