



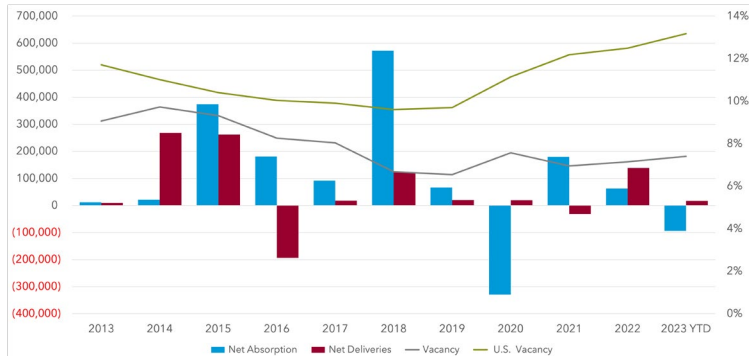
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

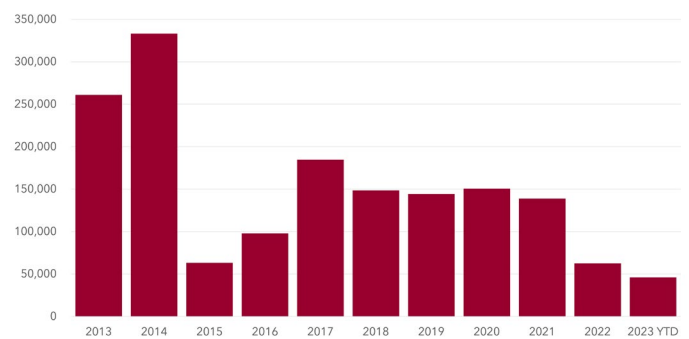
In Q2 2023, the San Gabriel Valley office market showed signs of slowly stabilizing, however, year-to-date trends indicate further decline is ahead. Quarter-over-quarter, vacancy held steady at 7.2% with barely an increase in rental rates. With population declining and a remote workforce, net absorption is still negative. Development activity has been modest in this mature market. Sales volume is slowly climbing back from its peak in Q4 2021 at \$315 per square foot and inventory is hitting the market matching last quarter's number at 105 sale listings.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	(20,553)	(27,144)	(194,174)	88,107	172,234
◀▶ Vacancy Rate	7.2%	7.2%	7.2%	6.5%	6.5%
▲ Avg FSG Asking Rate PSF	\$27.12	\$27.01	\$26.67	\$26.62	\$26.56
▼ SF Under Construction	46,000	52,344	62,636	92,926	145,336
▲ Inventory SF	33,996,366	33,990,022	34,014,832	33,984,542	33,886,132

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
25 N. Santa Anita Avenue Arcadia, CA	25,000 SF	\$9,602,701 \$960.27 PSF	Jie Li Andy Yong Zhang	Class B
50 E. Foothil Boulevard Arcadia, CA	18,400 SF	\$6,700,000 \$364.13 PSF	LA Financial Credit Union DoubleLine Group LP	Class B
506 W. Valley Boulevard San Gabriel, CA	11,558 SF	\$8,800,000 \$761.38 PSF	AI 506 Valley LLC Minted Solutions Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1-25 Cupania Circle Monterey Park, CA	42,000 SF	Korda Group	LA County Sheriff's Dept	Government Police
933 Glendora Avenue West Covina, CA	18,542 SF	Chevron Investments I LLC	Employment Development Dept	Public Administration
1000 S. Fremont Avenue Alhambra, CA	16,795 SF	Seazen Capital Partners	Undisclosed	Undisclosed

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