



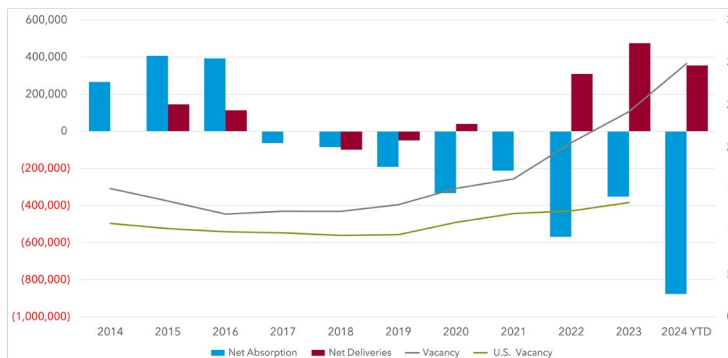
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

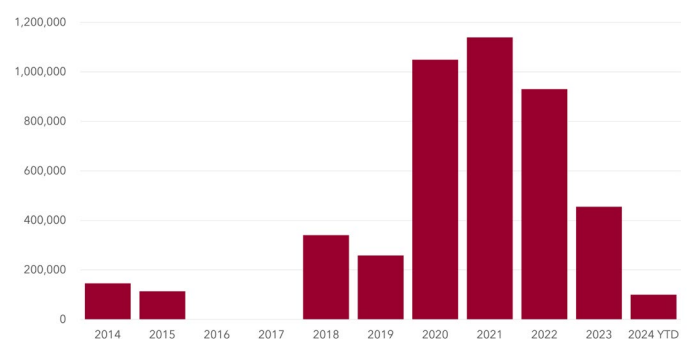
The Class A Tri-Cities office submarket faces challenges, with vacancy at 27.6%, significantly higher than the Greater Los Angeles average of 16.3%. Tenant demand and asking rental rates have remained stagnant, though asking rents increased by 4% over the past year. Landlords are investing heavily in upgrades to attract tenants seeking premium space, which could account for the positive net absorption for the first time in five quarters. Only one property sale occurred in the past three quarters, at a low price per square foot of \$128.99. The price per square foot remains flat at \$279, with a cap rate of 6.53%

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	50,014	(310,904)	(176,236)	(616,711)	(94,173)
▼ Vacancy Rate	27.6%	27.9%	26.4%	24.2%	21.0%
◀▶ Avg NNN Asking Rate PSF	\$43.56	\$43.56	\$41.76	\$42.24	\$42.24
◀▶ Sale Price PSF	\$129.00	-	-	\$132.99	\$197.00
◀▶ Cap Rate	-	-	-	-	-
◀▶ Under Construction SF	100,000	100,000	100,000	455,000	455,000
◀▶ Inventory SF	20,224,161	20,224,161	20,224,161	19,869,161	19,869,161

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
299 N. Euclid Avenue Pasadena, CA	77,524 SF	\$10,000,000 \$128.99 PSF	Sharp Capital 299 North Euclid LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3400 W. Olive Avenue Burbank, CA	18,147 SF	Worthe Real Estate Group	Undisclosed	Undisclosed
800 N. Brand Boulevard Glendale, CA	10,964 SF	Beacon Capital Partners	Undisclosed	Undisclosed
301 N. Lake Avenue Pasadena, CA	14,308 SF	Mark E. Handin	Undisclosed	Undisclosed

