



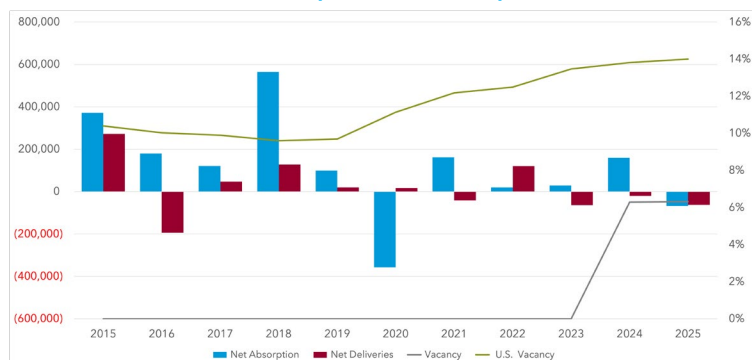
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

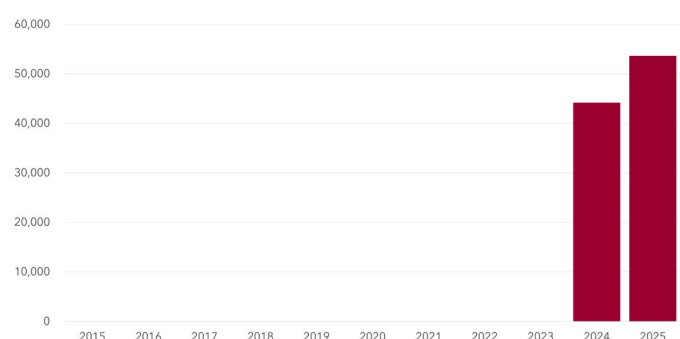
In Q4 2025, the San Gabriel Valley office market softened, with 12-month net absorption declining by 88,014 SF, reversing gains from earlier in the year. Vacancy edged up to 6.32%, remaining relatively tight compared to broader markets. Average NNN asking rents increased to \$32.28 PSF annually, while sales pricing held steady at \$278 PSF. Cap rates expanded to 7.73%, reflecting cautious investor sentiment. Approximately 53,626 SF remained under construction, adding modest future supply. The largest leases included 49,252 SF at 924 Overland Ct, 19,574 SF at 21 Rancho Camino Dr, and 18,391 SF at 181 W Huntington Dr. Major sales were led by Western University's \$13.3M acquisition at 300 S Park Ave.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(87,800)	78,850	(55,888)	54,313	70,625
▲ Vacancy Rate	6.40%	6.00%	6.30%	6.10%	6.30%
▲ Avg Asking Rent PSF	\$32.33	\$28.56	\$27.60	\$28.14	\$27.91
▲ Sale Price PSF	\$280.00	\$275.00	\$275	\$278	\$278
◀▶ Cap Rate	7.40%	7.40%	5.69%	0.00%	5.86%
▼ Under Construction	53,600	53,626	53,626	53,626	44,172
▼ Inventory	34,800,000	34,880,190	34,880,190	34,880,190	34,886,176

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
300 N. Lone Hill Avenue San Dimas, CA	111,640 SF	\$30,500,000 \$273.20 PSF	Hi Rel Connectors, Inc. RDS Investments	Class B
300 S. Park Avenue Pomona, CA	120,776 SF	\$13,300,000 \$110.12 PSF	Western University Of Health Sciences Jamison Properties	Class A
1215 W. Covina Parkway West Covina, CA	17,698 SF	\$4,000,000 \$226.01 PSF	Babak Mohammadi Reshma Tekchandani	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
924 Overland Court San Dimas, CA	49,252 SF	Kefei Wang	Undisclosed	Undisclosed
21 Rancho Camino Drive Pomona, CA	19,574 SF	Justin Huang	Undisclosed	Undisclosed
181 W. Huntington Drive Monrovia, CA	18,391 SF	Samuelson & Fetter	Undisclosed	Undisclosed

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