



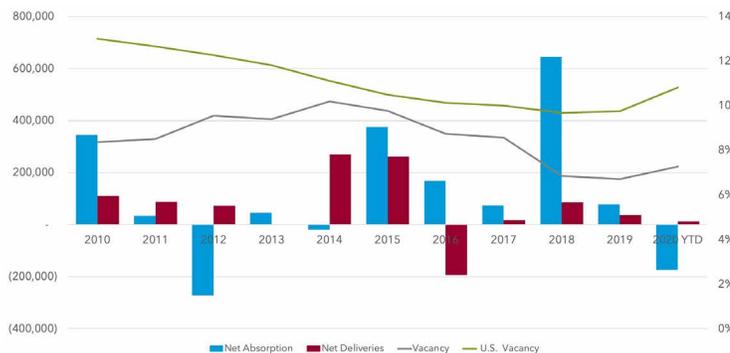
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *President*

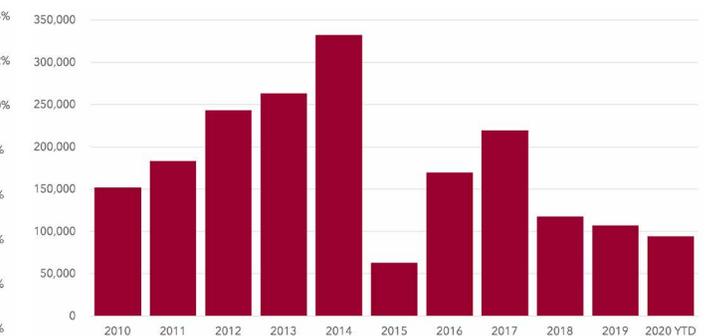
The uncertainty of the pandemic continues to negatively impact the SGV office market. Office vacancies have increased to 7.3% from 6.7%, net absorption continues its negative trajectory and rents have flatlined. The total impact is uncertain since metrics can't show when the workforce will feel safe to return to their offices - or what that return looks like. This submarket does have one of the lowest vacancy rates in Greater LA due its make-up of mostly Class B and C properties, whereas Class A buildings are struggling. \$42 million of sales transactions have closed this quarter by private equity, which hasn't happened since 2017. These investors see the value of this mature and stable submarket in Los Angeles County.

MARKET INDICATORS	Q3 2020	Q2 2020	Q1 2020	Q4 2019	Q3 2019
▼ Net Absorption	(173,894) SF	(47,485) SF	54,406 SF	(43,271) SF	(6,321) SF
▲ Vacancy Rate	7.3%	6.7%	6.6%	6.7%	6.6%
◀▶ Avg NNN Asking Rate	\$2.16 PSF				
◀▶ Under Construction	94,210 SF	94,210 SF	94,210 SF	107,346 SF	107,346 SF
◀▶ Inventory	33,049,019 SF	33,049,019 SF	33,049,019 SF	33,035,883 SF	33,035,883 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
924 Overland Ct San Dimas, CA	98,505 SF	\$28,500,000.00 \$289.33 PSF	Menlo Equities Greenlaw Partners	Class B
960 Overland Ct San Dimas, CA	79,036 SF	\$17,967,542.00 \$227.33 PSF	Menlo Equities Greenlaw Partners	Class B
1136 Puente Ave San Dimas, CA	11,060 SF	\$11,050,000.00 \$999.10 PSF	Brian Griley HealthCap Partners	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 Corporate Center Dr Monterey Park, CA	28,777 SF	Omninet Capital	Carmichael International Services	Transportation & Warehousing
223 N 1st St Arcadia, CA	9,396 SF	Robert, John & James Asher	N/A	N/A
444 E Huntington Dr Arcadia, CA	8,486 SF	Everwin Investment, Inc.	ACG Funding, Inc.	Business Credit

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