



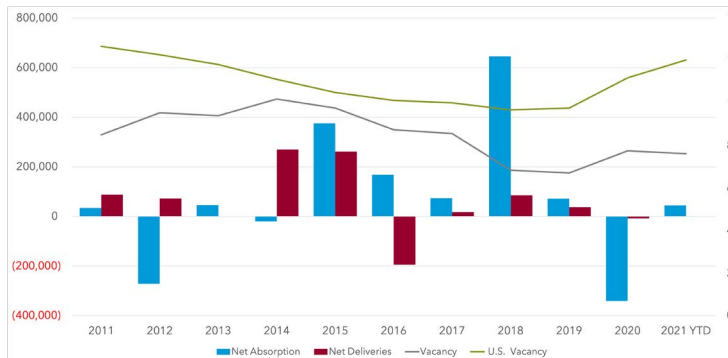
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

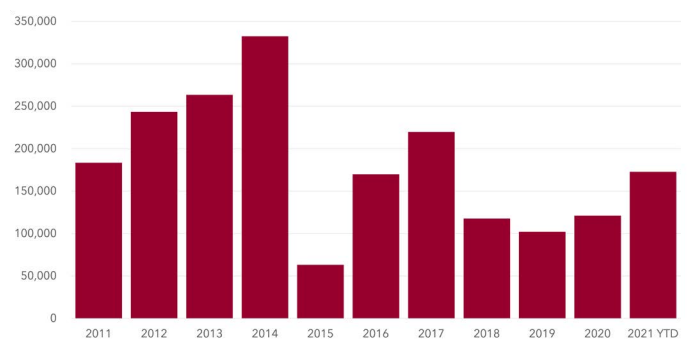
Q1 2021 saw the overall office market begin to move again. COVID-19 restrictions still in place, we witnessed an increased demand for office leasing and the need for owner-user office buildings. 171K SF were leased up; better than expected however time on market remains at 10 months. Landlords have not allowed for a tenant's market with lower rental rates as of yet and vacancy decreased slightly to 7.5%. Investors are still on the sidelines waiting to see how rent payback works out. But the demand for owner-user buildings under 8K SF has outpaced supply and there is a mass shortage with zero deliveries brought to market.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▲ Net Absorption SF	76,368	(159,044)	(203,569)	(47,383)	6,255
▼ Vacancy Rate	7.5%	7.8%	7.3%	6.7%	6.6%
▲ Avg FSG Asking Rate	\$25.32 PSF	\$25.20 PSF	\$25.80 PSF	\$25.92 PSF	\$25.92 PSF
▲ SF Under Construction	172,811	121,024	88,960	88,960	88,960
◀▶ Inventory SF	32,972,424	32,972,424	32,993,289	32,993,289	32,993,289

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
924 Overland Court San Dimas, CA	98,505 SF	\$28,928,000 \$293.67 PSF	SAR Enterprises Menlo Equities	Class B
588 Atlas Street Monterey Park, CA	86,081 SF	\$14,550,000 \$169.03 PSF	Sonnenblick Development, LLC InChrist Comm Church ValleyChapel	Class B
641 W Las Tunas Drive San Gabriel, CA	10,335 SF	\$5,480,000 \$530.24 PSF	Pacific Alliance Bank Tommy Salim	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 N Barranca Street West Covina, CA	13,462 SF	Sunny Hills Management Co., Inc.	Undisclosed	Undisclosed
100 N Barranca Street West Covina, CA	8,480 SF	Sunny Hills Management Co., Inc.	Undisclosed	Undisclosed
630 N. Rodeo Way Walnut, CA	7,785 SF	Chen-Chia Wang	Little Seed Child Development Center	Educational Services

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