



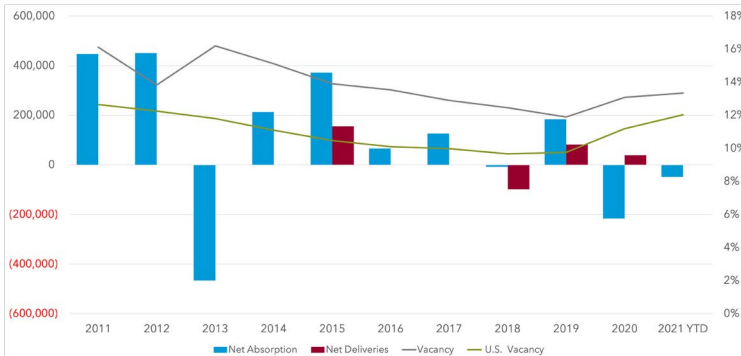
OFFICE MARKET OVERVIEW

COLLEEN CAREY, *Founding Principal*

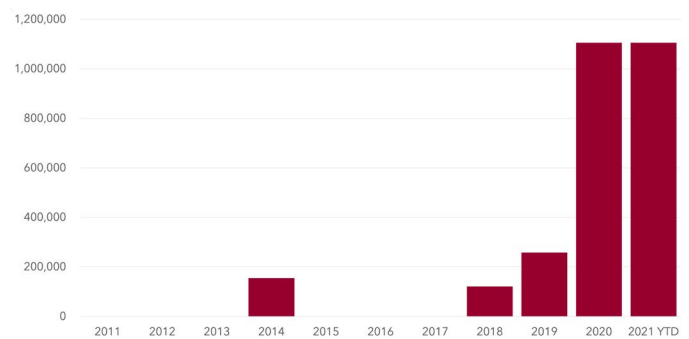
The Tri-Cities (Burbank, Glendale, Pasadena) office market has stabilized slightly with a negative absorption of only (43,863) SF compared to (233,121) SF in the 4th quarter of 2020. Vacancy rose slightly from 13.1% to 13.3% which is a full 2% points over the U.S. average. Vacancy has increased 7% in the past 12 months. Published rates have not changed and most Class A owners are resistant to change although they are offering rent abatement. There was one large sale in the first quarter - an office park on Naomi in Burbank traded at \$42.2M or \$448 PSF. No sales of note otherwise.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▲ Net Absorption SF	(40,863)	(233,121)	53,725	168,324	(91,129)
▲ Vacancy Rate	13.3%	13.1%	12.0%	11.5%	12.4%
▲ Avg FSG Asking Rate	\$41.52 PSF	\$41.16 PSF	\$40.92 PSF	\$41.28 PSF	\$40.68 PSF
◀▶ SF Under Construction	1,105,750	1,105,750	1,105,750	344,817	258,067
◀▶ Inventory SF	19,976,986	19,976,986	19,976,986	19,937,919	19,937,919

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2835 N Naomi Street Burbank, CA	94,066 SF	\$42,200,000 \$448.62 PSF	The Wonderful Company Goldstein Planting Investments	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
790 E Colorado Blvd. Pasadena, CA	15,691 SF	Swift Real Estate Partners	Undisclosed	Undisclosed
800 E Colorado Blvd. Pasadena, CA	10,045 SF	Beacon Capital Partners	Innova Medical Group, Inc.	Health Services
1055 E Colorado Blvd. Pasadena, CA	5,088 SF	Beacon Capital Partners	Undisclosed	Undisclosed

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