



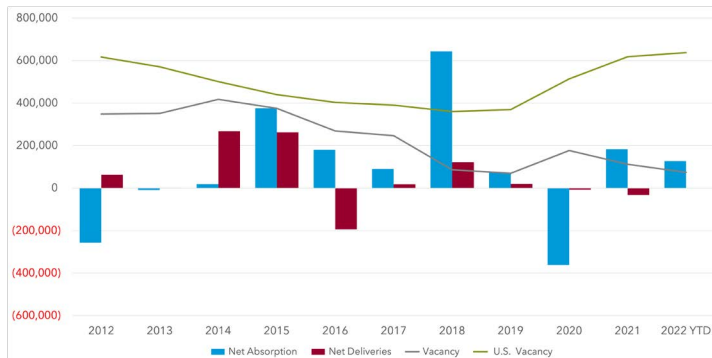
### OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

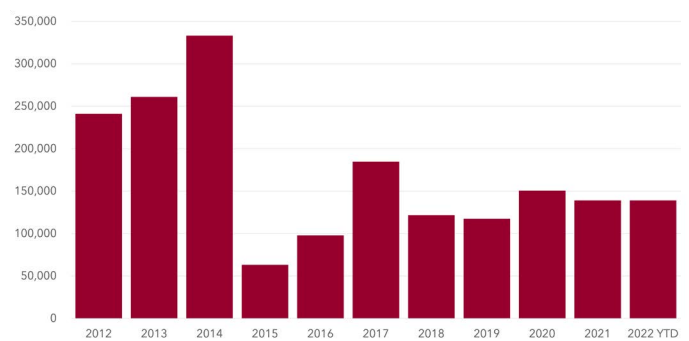
Vacancy in the San Gabriel Valley office submarket is well below the L.A. metro average although, average asking rents held flat. Supply additions have been minimal for years with most development activity focused on medical office properties or build to suits for more traditional tenants. Sales volume has been strong and above historical volumes due to the increase in owner-user sales. This submarket was less adversely impacted in 2020 compared to the Greater L.A. office market and asset pricing is typically at a discount to most other submarkets in the L.A. metro. These factors help make this mature submarket predictable and attractive for investors and business owners.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	130,470	(2,750)	(21,547)	68,022	52,462
▼ Vacancy Rate	6.7%	7.1%	7.1%	7.2%	7.5%
▲ Avg FSG Asking Rate PSF	\$26.56	\$26.52	\$25.75	\$25.52	\$25.38
◀▶ SF Under Construction	138,997	138,997	138,997	132,997	165,061
◀▶ Inventory SF	33,078,313	33,078,313	33,078,313	33,138,446	33,146,642

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
601 Potrero Grande Drive Monterey Park, CA	91,363 SF	\$11,201,116 \$122.60 PSF	BH Properties, LLC Blue Shield of CA Promis Health Pln	Class B
2100 Saturn Street Monterey Park, CA	28,828 SF	\$3,798,884 \$131.78 PSF	BH Properties, LLC Blue Shield of CA Promis Health Pln	Class B
435 W Mission Boulevard Pomona, CA	27,638 SF	\$3,600,000 \$130.26 PSF	Undisclosed Greg Chin	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
750 E Royal Oaks Drive Monrovia, CA	37,823 SF	Samuelson & Fetter	Terray Therapeutics	Undisclosed
800 E Royal Oaks Drive Monrovia, CA	11,194 SF	Samuelson & Fetter	Terray Therapeutics	Undisclosed
181 W Huntington Drive Monrovia, CA	11,055 SF	Samuelson & Fetter	Undisclosed	Undisclosed

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