



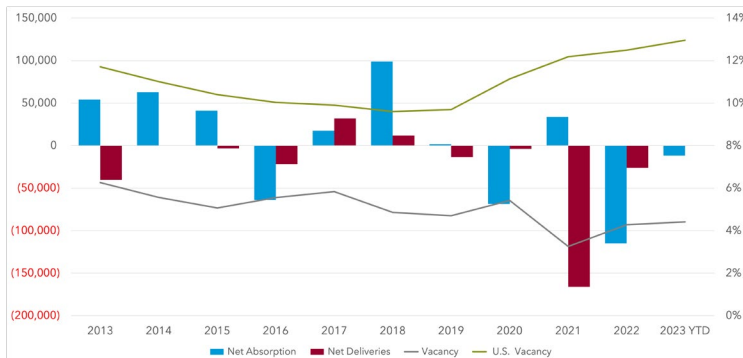
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

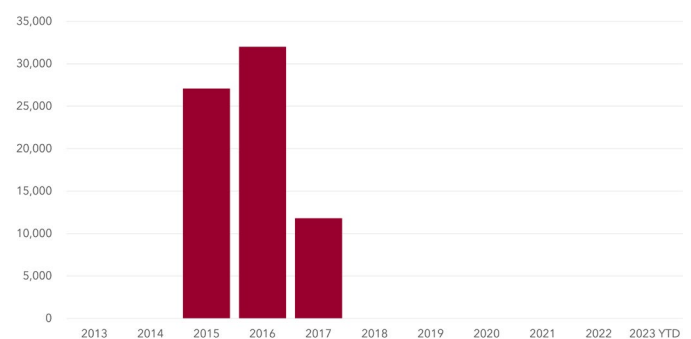
As the nation experienced increases in office vacancy in this first quarter of 2023 due to remote working and businesses giving back unneeded office space, the Mid-Cities showed only a slight decline. Asking rates and vacancy rates are still the lowest in the LA metro but have seen a slight uptick in vacancy and rates as well. This submarket is proving that suburban Class B and C is outperforming the metro Class A properties, who are dealing with a "flight for quality" in this competitive tenant's market. Sales volume declined due to rising interest rates, but asset value is holding firm with an increase in PSF at \$305.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▲ 12 Mo. Net Absorption SF	(11,628)	(36,560)	(53,615)	4,361	(29,130)
▲ Vacancy Rate	4.3%	4.1%	3.7%	3.0%	3.2%
▲ Avg FSG Asking Rate PSF	\$26.27	\$26.05	\$26.37	\$26.14	\$25.71
◀ ▶ SF Under Construction	-	-	-	-	-
▼ Inventory SF	8,786,322	8,796,322	8,796,322	8,796,322	8,812,322

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9500 Artesia Boulevard Bellflower, CA	10,450 SF	\$3,947,000 \$377.70 PSF	John Nielsen Sattar Mir	Class C
5436 Jillson Street Commerce, CA	3,081 SF	\$655,095 \$212.62 PSF	Eyal Cohen Wilfred Reinsch Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3680 E Imperial Highway Lynwood, CA	8,383 SF	Jade Enterprises	Undisclosed	Undisclosed
12440 Firestone Boulevard Norwalk, CA	4,375 SF	Sunny Hills Mgmt Company	Undisclosed	Undisclosed
2621 Zoe Avenue Huntington Park, CA	4,000 SF	Abraham E. Soroudi	Surgery Center	Medical

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