



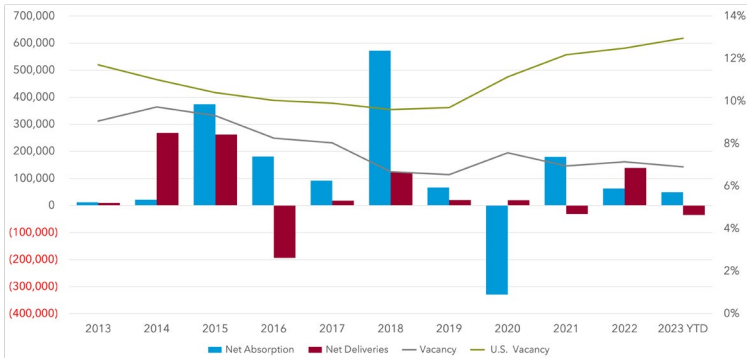
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

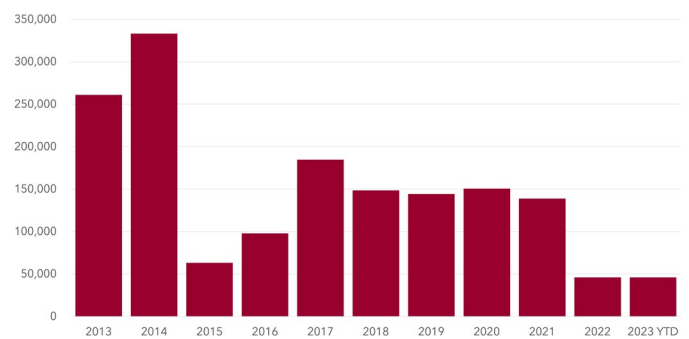
Despite the national increase in office vacancy experienced in this first quarter of 2023 due to employees working from home and businesses giving back unneeded office space, the San Gabriel Valley performed very well. Achieving positive net absorption of 48,770 SF and a slight decrease in vacancy at 6.9%, 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 the ESGV had two large sales by buyers taking advantage of discounted prices.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▲ 12 Mo. Net Absorption SF	48,770	(194,774)	88,107	172,234	(3,250)
▼ Vacancy Rate	6.9%	7.1%	6.5%	6.5%	7.0%
▲ Avg FSG Asking Rate PSF	\$27.01	\$26.67	\$26.62	\$26.56	\$26.53
▼ SF Under Construction	-	30,290	98,410	10,135	-
▼ Inventory SF	34,007,700	34,042,802	34,012,512	33,914,102	33,903,967

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2934 E Garvey Avenue S West Covina, CA	100,724 SF	\$22,200,000 \$220.40 PSF	Options For Learning Quest Capital Partners, Inc.	Class B
1902 Royalty Drive Pomona, CA	32,387 SF	\$7,150,000 \$220.77 PSF	Undisclosed Eddie H. Sieu Family Trust	Class B
160 E Holt Avenue Pomona, CA	22,500 SF	\$2,375,000 \$105.56 PSF	Edward Yawitz Jan Steiner	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2934 E Garvey Avenue S West Covina, CA	34,116 SF	Options for Learning	Undisclosed	Undisclosed
1000 Lakes Drive S West Covina, CA	13,444 SF	Waterford Property Company	Wells Fargo Bank	Finance and Insurance
150 N Santa Anita Avenue Arcadia, CA	12,308 SF	Positive Investments, Inc	Undisclosed	Undisclosed

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