



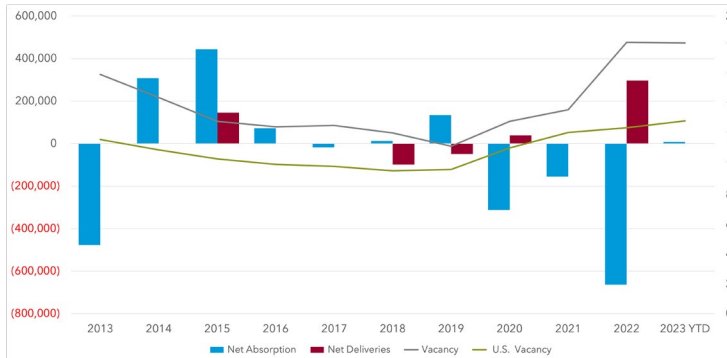
### OFFICE MARKET OVERVIEW

COLLEEN CAREY, *Founding Principal*

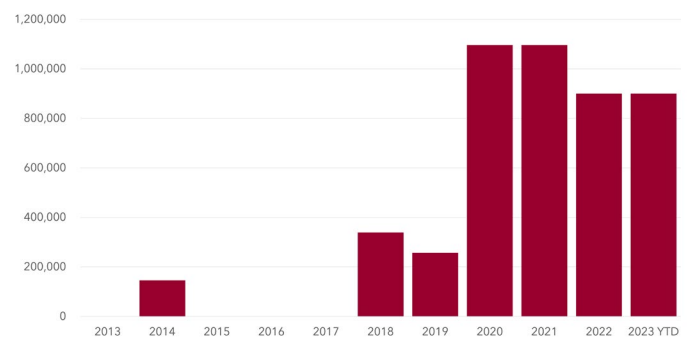
After three straight years of increasing negative absorption, the Tri City Market of Pasadena, Glendale and Burbank turned a corner in the 1st Quarter of 2023 posting a small positive gain in net absorption at 7,726 SF. We'll take it! The average asking rate has basically remained unchanged since 2021 at approximately \$43-\$44/SF while the vacancy rate has moved from 14% to 18.2% since Q1 2022. There were two large lease transactions but no significant sale transactions and almost no new construction so the inventory of SF available is holding steady at around \$20M.

| MARKET INDICATORS          | Q1 2023    | Q4 2022    | Q3 2022    | Q2 2022    | Q1 2022    |
|----------------------------|------------|------------|------------|------------|------------|
| ▲ 12 Mo. Net Absorption SF | 7,726      | (345,661)  | (183,024)  | (73,940)   | (60,721)   |
| ◀ ▶ Vacancy Rate           | 18.2%      | 18.2%      | 16.5%      | 15.6%      | 14.0%      |
| ▼ Avg FSG Asking Rate PSF  | \$43.76    | \$43.93    | \$43.69    | \$43.10    | \$43.10    |
| ◀ ▶ SF Under Construction  | 900,000    | 900,000    | 800,000    | 800,000    | 1,096,476  |
| ◀ ▶ Inventory SF           | 20,290,539 | 20,290,539 | 20,290,539 | 20,290,539 | 19,994,063 |

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



#### UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|-----------------------------|------|------------|----------------|----------------|
|-----------------------------|------|------------|----------------|----------------|

NONE TO REPORT

| TOP LEASE TRANSACTIONS BY SF          | SIZE      | LANDLORD                   | TENANT                | TENANT INDUSTRY                       |
|---------------------------------------|-----------|----------------------------|-----------------------|---------------------------------------|
| 611 N Brand Boulevard<br>Glendale, CA | 82,000 SF | Omni Group                 | County of Los Angeles | Government Services                   |
| 888 E Walnut Street<br>Pasadena, CA   | 47,408 SF | ACCO Engineered Systems    | BYD                   | Public Electric Vehicle Manufacturing |
| 2901 W Alameda Avenue<br>Burbank, CA  | 10,747 SF | Pendulum Property Partners | Undisclosed           | Undisclosed                           |

