



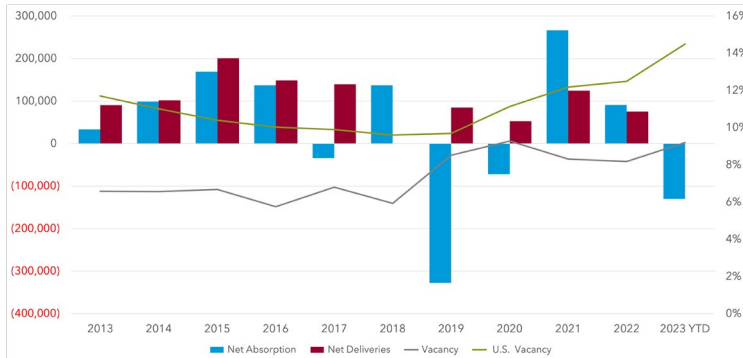
### OFFICE MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

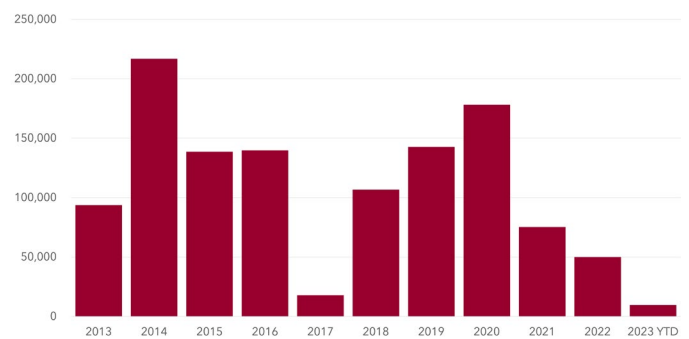
Bakersfield is a mid-sized office metro that had 61 office sales close over the past 12 months—the fewest office deals the metro has seen over the past five years, as investors took a step back from their typical level of activity. Annual sales volume has averaged \$101 million over the past five years, and the 12-month high for deal volume over that period reached \$162 million. However, the recorded volume over the past year totaled just \$48.4 million, which is the lowest figure over that five-year stretch. The market price, which is derived from the price movement of all office buildings in the market, now sits at \$163 PSF. That price has stumbled on a year-over-year basis, and the price offers a significant discount compared with the average level across the nation.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	(247,000)	(681,241)	(108,993)	(16,413)	44,170
▼ Vacancy Rate	9.20%	14.06%	5.99%	6.34%	6.55%
▲ Avg NNN Asking Rate PSF	\$24.36	\$23.64	\$23.64	\$23.64	\$23.64
▼ SF Under Construction	9,611	50,000	50,000	-	-
▲ Inventory SF	16,037,568	15,966,788	15,966,788	15,966,788	15,966,788

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
601 High Street Bakersfield, CA	9,931 SF	\$2,000,000 \$201.00 PSF	601 High Street Investments LLC Mike Mariani	Class C
8501 Brimhall Road, #200 Bakersfield, CA	8,828 SF	\$1,646,000 \$186.00 PSF	Rick Montyoya Daniel Taheri MD	Class B
8501 Brimhall Road, #1900 Bakersfield, CA	6,096 SF	\$1,646,000 \$270.00 PSF	Movement Properties LLC 8311 Brimhall Rd LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3551 Pegasus Drive Bakersfield, CA	27,000 SF	G3 Concepts LLC	PGE	Telecom
5060 California Ave - Stockdale Twr Bakersfield, CA	6,587 SF	Cardinal Equities	Undisclosed	Undisclosed
5060 California Ave - Stockdale Twr Bakersfield, CA	4,995 SF	Cardinal Equities	Undisclosed	Undisclosed

