



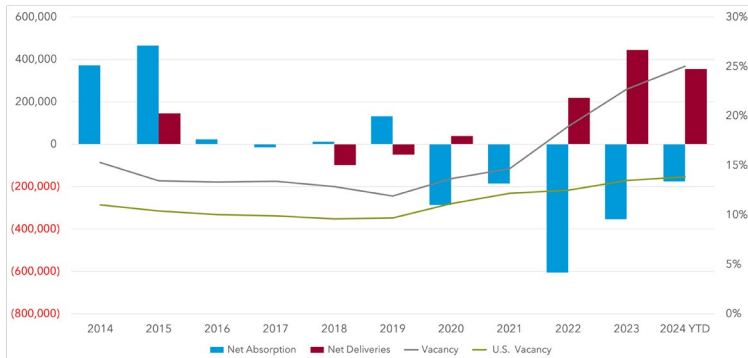
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

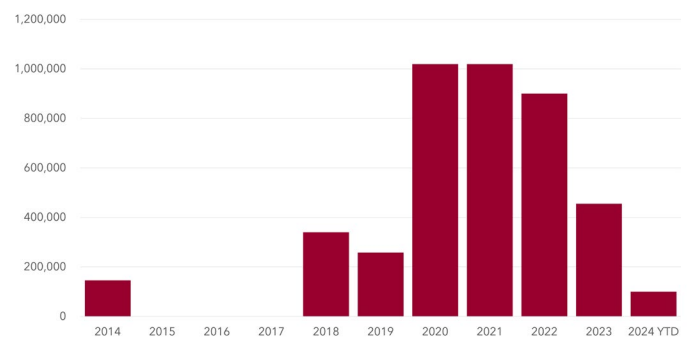
San Gabriel Valley has a mature suburban office market with stable leasing activity. Tracking office buildings 5,000 SF and larger, Q1 2024 leasing activity has increased to its YOY level of 127 closed deals. This is a 14% increase in activity from last quarter. Asking rental rates have completely flatlined for 5 quarters with landlords not lowering rates much and still experiencing a downward trajectory of vacancy at 6.9%. Overall this submarket had a positive net absorption of 34,707 SF. With increased interest rates and inflation, sales activity was the lowest it has been in 10 years with only \$8,755,000 of volume from four closed sales.

| MARKET INDICATORS | Q1 2024 | Q4 2023 | Q3 2023 | Q2 2023 | Q1 2023 |
|----------------------------|------------|------------|------------|------------|------------|
| ▲ 12 Mo. Net Absorption SF | (180,119) | (628,620) | (90,756) | 344,482 | 30,704 |
| ▲ Vacancy Rate | 25.1% | 22.6% | 19% | 18.5% | 18.1% |
| ▼ Avg FSG Asking Rate PSF | \$44.04 | \$44.76 | \$44.88 | \$44.88 | \$44.40 |
| ▼ SF Under Construction | 100,000 | 455,000 | 455,000 | 455,000 | 900,000 |
| ▲ Inventory SF | 19,344,184 | 18,813,401 | 18,813,401 | 18,813,401 | 18,368,401 |

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 |
|--|-----------|-------------------------|-------------|------------------|
| 800 N. Brand Boulevard Glendale, CA | 26,682 SF | Beacon Capital Partners | Undisclosed | Undisclosed |
| 225 S. Lake Avenue Pasadena, CA | 16,257 SF | Heitman | Wedbush | Security Brokers |
| 200 S. Los Robles Avenue Pasadena, CA | 11,886 SF | John Iloulian | Undisclosed | Undisclosed |

