



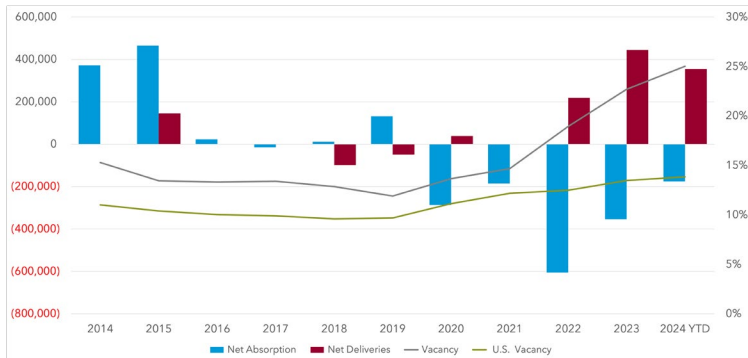
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

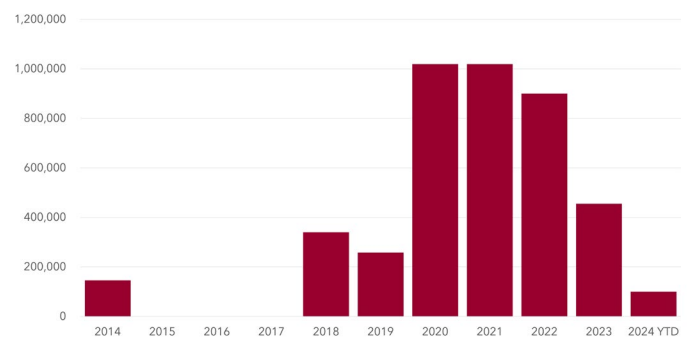
San Gabriel Valley has a mature suburban office market with stable leasing activity. Tracking office buildings 5,000 SF and larger, Q1 2024 leasing activity has increased to its YOY level of 127 closed deals. This is a 14% increase in activity from last quarter. Asking rental rates have completely flatlined 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

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