



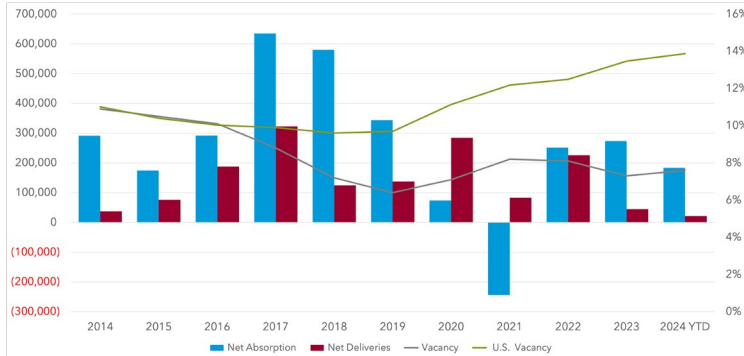
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, Associate

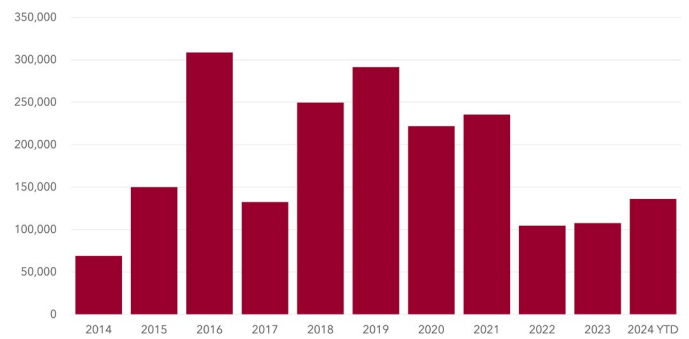
Fresno is the largest office market in the Central Valley and is among the tightest in the western U.S. with 7.6% vacancy falling from 10.9% 10 years ago. Net absorption was positive in 2022 and 2023 and totals 183,083 SF year to date. User sales remain a major market driver with tenants leveraging lower purchase prices. The largest leases come from medical users, notably the Community Regional Medical Center in downtown Fresno. Despite market challenges, deal sizes in 2023 only decreased by 10% compared to the 2017-2019 average, better than the 30%-40% reductions seen in other markets.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▼ 12 Mo. Net Absorption SF	183,000	221,454	273,346	90,766	41,886
▼ Vacancy Rate	7.6%	7.7%	7.3%	7.8%	8.1%
▲ Avg NNN Asking Rate PSF	\$22.47	\$22.43	\$22.38	\$22.38	\$22.22
▲ SF Under Construction	136,111	101,000	108,000	88,800	94,100
▲ Inventory SF	29,111,613	29,100,000	29,100,000	29,100,000	29,100,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1320 E. Shaw Avenue Fresno, CA	54,679 SF	\$3,632,662 \$66.00 PSF	Fresno Starpoint LLC Mill Avenue Properties LLC	Class B
1318 E. Shaw Avenue Fresno, CA	32,172 SF	\$2,390,132 \$74.00 PSF	Fresno Starpoint LLC Mill Avenue Properties LLC	Class B
1322 E. Shaw Avenue Fresno, CA	32,100 SF	\$2,443,966 \$76.00 PSF	Fresno Starpoint LLC Mill Avenue Properties LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7170 N. Financial Drive Fresno, CA	15,428 SF	Ellis Enterprises	Bright Day ADHC	Health Care and Social Assistance
3240 N. Millbrook Avenue Fresno, CA	13,518 SF	John S. Foggy	Undisclosed	Undisclosed
7815 N. Palm Avenue Fresno, CA	6,995 SF	Tutelian & Company	Undisclosed	Undisclosed

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