



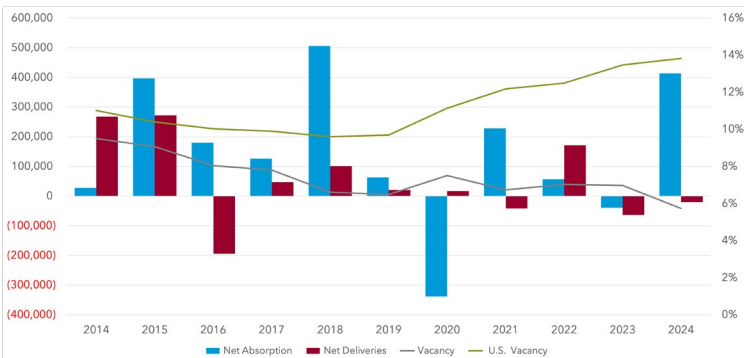
### OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

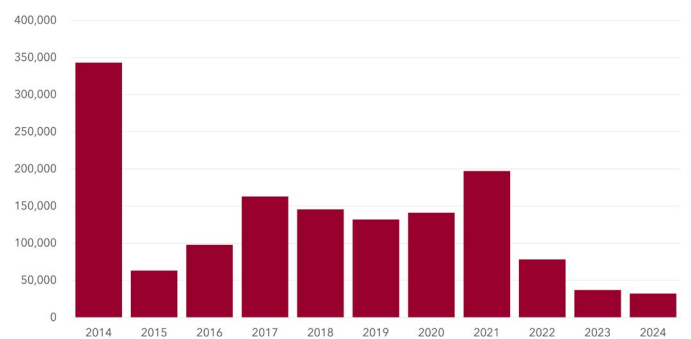
Occupancies in the San Gabriel Valley Office Submarket have remained steady compared to many other L.A. submarkets recently with relatively low vacancy rate at 6.3%. The end of 4Q 2024 saw 105,554 SF positive net absorption. Rental rates held steady at \$2.32 PSF, offering some of the most affordable rents in the L.A. metro area. This submarket caters to owner/users and medical users which is a contributing factor to the 62% increase in sales volume from the previous quarter. Overall, office sales averaged \$260/PF with many recent completions being either medical offices or owner/user buildings. This mature submarket is expected to remain consistent and steady throughout the year.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▲ 12 Mo. Net Absorption SF	105,554	(2,355)	72,290	32,552	(23,621)
▼ Vacancy Rate	6.3%	6.6%	6.6%	6.8%	7.0%
▼ Avg NNN Asking Rent PSF	\$27.84	\$28.11	\$27.83	\$26.98	\$27.06
▲ Sale Price PSF	\$222	\$221	\$88	\$208	\$294
▼ Cap Rate	5.86%	6.23%	7.06%	0.00%	5.49%
▼ Under Construction	32,172	42,464	42,464	42,464	36,919
▲ Inventory	34,875,666	34,865,374	34,865,374	34,865,374	34,895,870

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1980 Saturn Street Monterey Park, CA	410,439 SF	\$33,500,000 \$81.62 PSF	StratCap LLC MUFGBank Ltd.	Class B
1977 Saturn Street Monterey Park, CA	205,628 SF	\$39,000,000 \$189.66 PSF	HMC Capital EQ Office	Class B
3201 Temple Avenue Pomona, CA	44,187 SF	\$9,300,000 \$210.47 PSF	Institute of Knowledge, Inc. David A. Zaslow	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
900 Corporate Center Drive Monterey Park, CA	48,119 SF	Omninet	County of LA	Public Administration
13101 S. Crossroads Parkway City of Industry, CA	32,064 SF	Majestic Realty Co.	Undisclosed	Undisclosed
3201 Temple Avenue Pomona, CA	21,232 SF	David A Zaslow	Undisclosed	Undisclosed

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