



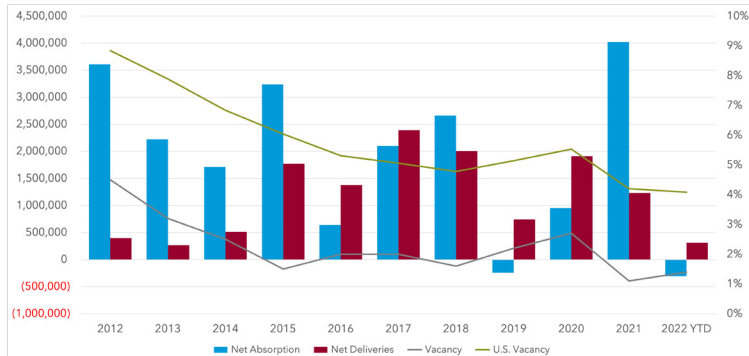
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of Technology & Market Research*

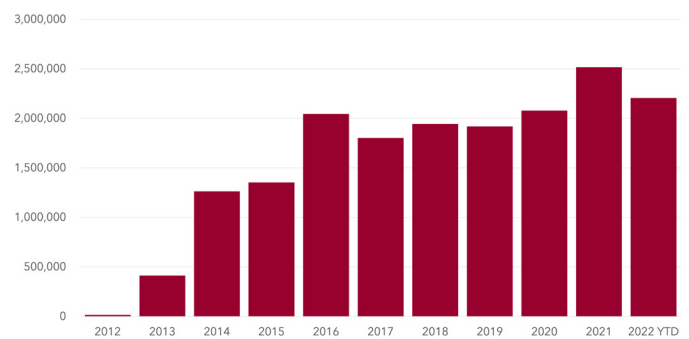
With an overall market availability rate of 3% and a vacancy rate of 0.9%, the region will likely see an uptick in pre-leasing activity since compared to other markets within Southern California, San Gabriel Valley has a higher vacancy and availability rate. Well-located buildings with high clearance and dock-high loading will attract expanding e-commerce tenants who are willing to pay top dollar for strategic locations. Over 2.2 million square feet of industrial space is under construction and over 2.6 million square feet is expected to be built within the next 2-3 years.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	(356,032)	1,347,963	505,928	762,187	1,405,094
▲ Vacancy Rate	0.9%	0.6%	0.8%	1.0%	1.0%
▲ Avg NNN Asking Rate PSF	\$14.28	\$12.72	\$12.72	\$11.04	\$11.04
▼ SF Under Construction	2,207,003	2,516,343	1,500,226	1,318,064	2,076,209
▲ Inventory SF	170,988,970	170,679,630	170,402,801	170,258,802	169,500,657

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3255 Pomona Boulevard Pomona, CA	150,000 SF	\$35,580,000 \$237.17 PSF	Duke Realty Hargan Investments	Class C
4501 Arden El Monte, CA	114,785 SF	\$12,000,000 \$106.72 PSF	HCC Industries JU Fat	Class B
13055 E Temple Avenue El Monte, CA	75,356 SF	\$19,000,000 \$253.33 PSF	Carvan Group CEG Construction	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
20301 E Walnut Industry, CA	350,000 SF	Swanson Dennis	DNA Motoring	Car Parts
14528-14550 Bonelli Industry, CA	200,000 SF	Blackstone Group	Centric Parts	Car Parts
336 Enterprise Place Pomona, CA	172,800 SF	Pomona II	Structural Composites	Composites

