

MIDQUARTER SNAPSHOT

Office Q4 2020 San Gabriel Valley



MARKET ACTIVITY

KEY TAKE AWAYS

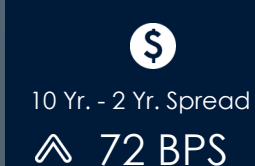
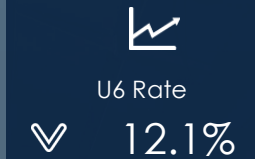
ECONOMIC OUTLOOK

MARKET

- **Vacancy Rate:** Increased by 70 BPS in Q4 to 11.9%.
- **Net Absorption:** Signs of improvement thus far in Q4.
- **Gross Absorption:** Has increased already over the totals of Q3.
- **Sales:** The only sale in Q4 is a two building portfolio located in El Monte.
- **Asking Rents:** The average asking rent PSF declined by \$0.03 in Q3 to \$2.39.

ECONOMIC OUTLOOK

- **GDP:** Q3 finished at a historic growth rate of 33.1%.
- **Employment:** The unemployment rate continues to decline, but the employment situation is bleak for millions of Americans as thousands of business are permanently closing due to governmental mandated closures.
- **Economic Relief:** Is looking unlikely that another round of relief will pass in 2020. Congress will likely pass some sort of stimulus after the new administration & congress are sworn in January 2021.
- **Stability:** The completion of the Presidential election will likely add economic stability to the commercial real estate market.



EXPERIENCE IN A CHANGING MARKET

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