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## **Report to Economic Development Sub-Committee**

**TO:** Economic Development Subcommittee  
**FROM:** Mike Lee, Economic Development Director  
**AGENDA DATE:** March 14, 2017  
**TITLE:** MARKET UPDATES

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### **RECOMMENDED ACTION**

Staff recommends that the Economic Development Subcommittee members receive and file the attached information about Moreno Valley's Retail, Office, and Industrial markets. Staff will provide a verbal presentation at the Subcommittee meeting.

### **ATTACHMENTS**

EXHIBIT A: Market Report for Moreno Valley's RETAIL activity  
EXHIBIT B: Market Report for Moreno Valley's OFFICE activity  
EXHIBIT C: Market Reports for Moreno Valley's INDUSTRIAL activity

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Prepared By: Michele Patterson  
Economic Development Manager

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Department Head Approval: Mike Lee  
Economic Development Director

# Moreno Valley | Market Rpt Q1 2017 | RETAIL

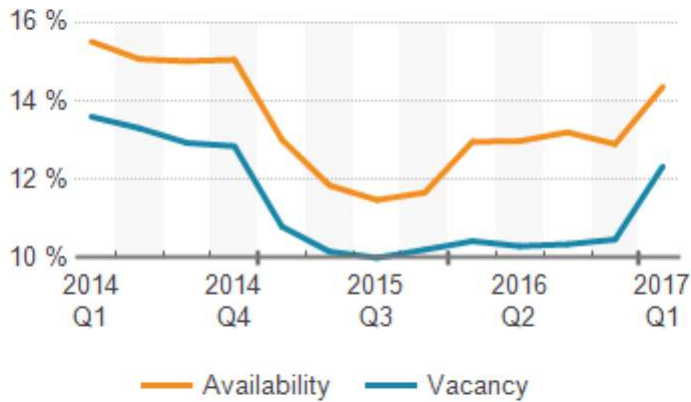
Availability	Survey	5-Year Avg
NNN Rent Per SF	\$14.19	\$16.23
Vacancy Rate	12.3%	12.3%
Vacant SF	999,462	984,419
Availability Rate	14.4%	14.8%
Available SF	1,170,833	1,191,355
Sublet SF	45,600	99,894
Months on Market	35.5	28.9

Inventory	Survey	5-Year Avg
Existing Buildings	502	495
Existing SF	8,102,950	8,019,387
12 Mo. Const. Starts	78,670	39,238
Under Construction	52,747	24,258
12 Mo. Deliveries	66,875	25,954

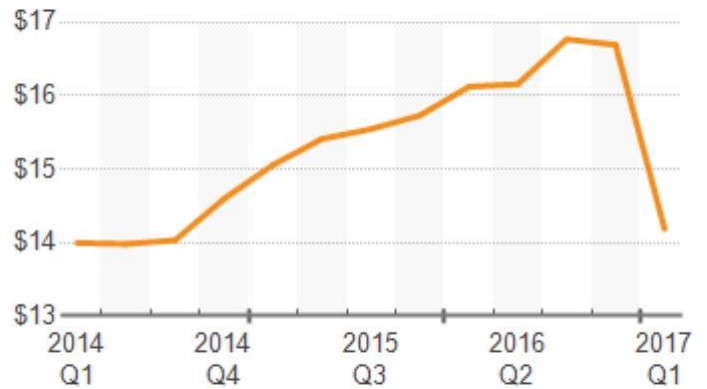
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-115,837	94,078
12 Mo. Leasing SF	219,952	307,279

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$263	\$181
Asking Price Per SF	\$164	\$179
Sales Volume (Mil.)	\$29	\$51
Cap Rate	5.8%	6.3%

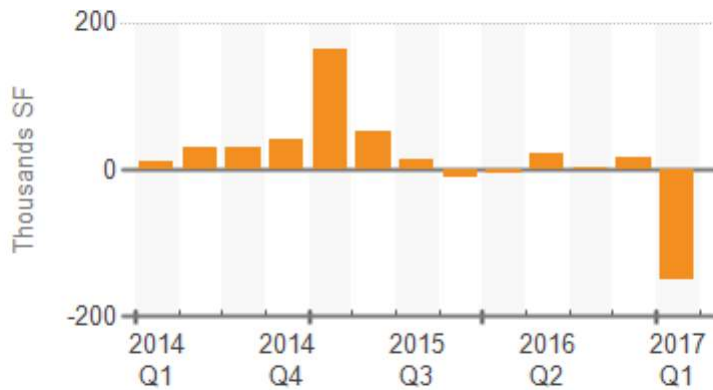
### Availability & Vacancy Rate



### NNN Asking Rent Per SF



### Net Absorption



# Moreno Valley | Market Rpt Q1 2017 | OFFICE

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$15.79	\$15.48
Vacancy Rate	6.6%	4.5%
Vacant SF	85,449	56,169
Availability Rate	7.0%	6.0%
Available SF	91,328	75,293
Sublet SF	0	316
Months on Market	9.2	21.0

Inventory	Survey	5-Year Avg
Existing Buildings	91	89
Existing SF	1,295,501	1,254,922
12 Mo. Const. Starts	0	30,809
Under Construction	0	15,405
12 Mo. Deliveries	1,416	43,133

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-41,046	4,915
12 Mo. Leasing SF	24,851	24,310

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$223	\$223
Asking Price Per SF	\$202	\$207
Sales Volume (Mil.)	\$30	\$7.9
Cap Rate	7.7%	7.0%

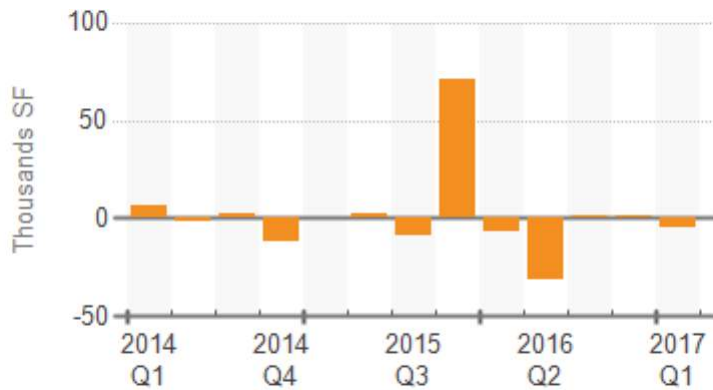
### Availability & Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption



# Moreno Valley | Market Rpt Q1 2017 | INDUSTRIAL

Availability	Survey	5-Year Avg
Rent Per SF	\$3.64	\$4.11
Vacancy Rate	3.1%	8.1%
Vacant SF	648,748	1,289,919
Availability Rate	12.4%	14.1%
Available SF	2,758,974	2,463,480
Sublet SF	205,322	274,679
Months on Market	3.2	16.8

Inventory	Survey	5-Year Avg
Existing Buildings	83	76
Existing SF	20,789,298	15,954,651
12 Mo. Const. Starts	1,510,313	1,718,445
Under Construction	1,510,313	1,575,365
12 Mo. Deliveries	1,568,231	1,930,514

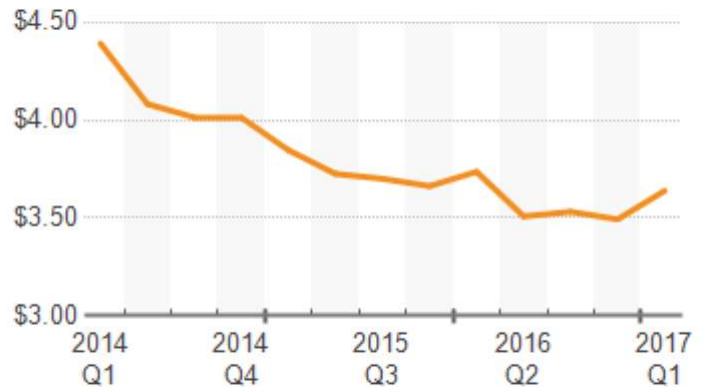
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	2,021,905	1,888,301
12 Mo. Leasing SF	3,013,622	2,665,612

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$69	\$75
Asking Price Per SF	\$97	\$97
Sales Volume (Mil.)	\$99	\$82
Cap Rate	-	5.5%

### Availability & Vacancy Rate



### Asking Rent Per SF



### Net Absorption

