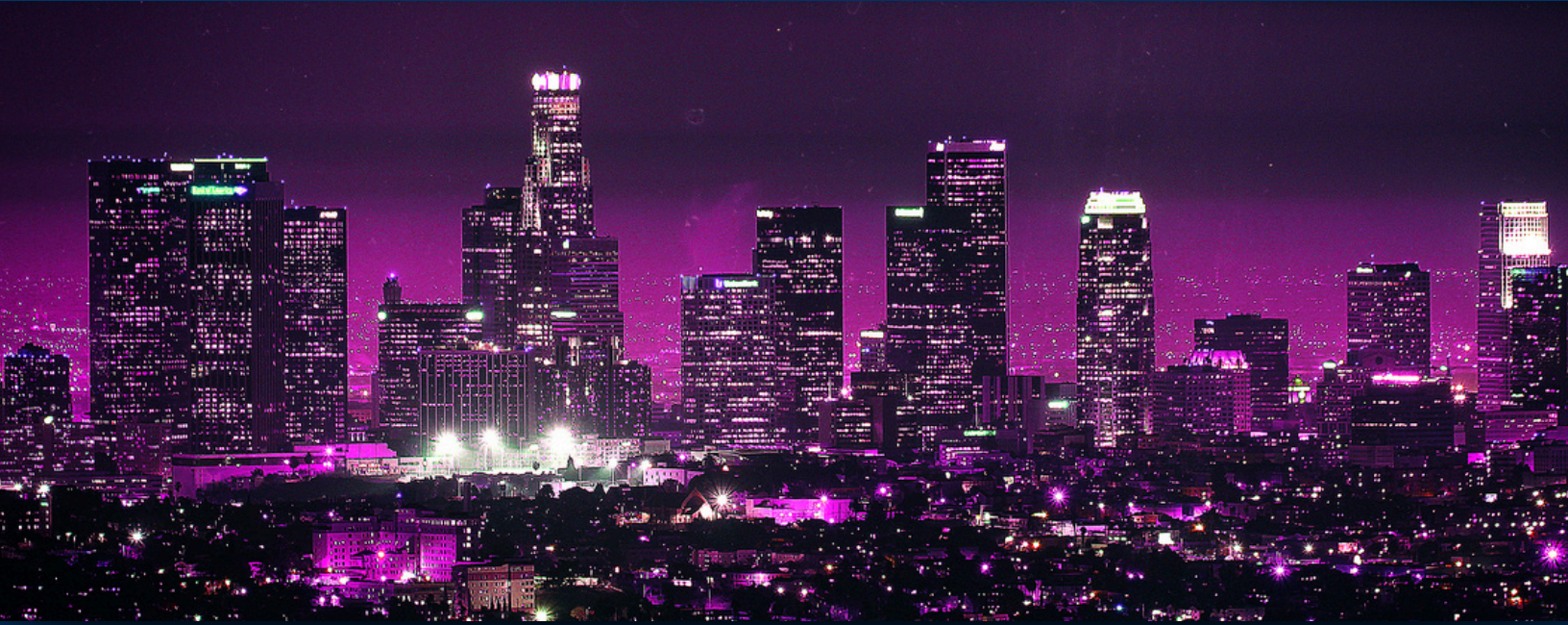




Valbridge
PROPERTY ADVISORS



QUARTERLY MARKET UPDATE

LOS ANGELES - INLAND EMPIRE 3Q24

In Q3 2024, the Los Angeles and Inland Empire commercial real estate markets continued to navigate a complex environment marked by shifting demand and economic adjustments. Industrial vacancy rates saw a rise due to reduced occupancy and new developments, while office sectors faced high vacancies driven by tenant downsizing and hybrid work models. Retail and multifamily sectors remained relatively stable, with slight fluctuations in vacancy rates and rental growth. In the hospitality industry, luxury and upscale segments sustained higher occupancy rates despite varied performance metrics.

In the following pages, we outline the major market trends in the Los Angeles and Inland Empire market sectors, along with key indicators. In today's quickly changing environment, we remain ready to assist you with your commercial real estate valuation needs at any time.

VALBRIDGE PROPERTY ADVISORS | LOS ANGELES-INLAND EMPIRE

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INDUSTRIAL SECTOR HIGHLIGHTS

LOS ANGELES TRENDS

- Industrial vacancy rates in Los Angeles rose to 5.5% in Q3 2024, driven by reduced occupancy; nationally, industrial vacancies are also up, due to supply growth.
- Asking rents dropped 17% from 2023 peaks, with landlords offering concessions; rents may rise in 2025 as demand stabilizes.
- Cap rates increased to the mid-5% range, influenced by higher costs and softer market fundamentals.

INLAND EMPIRE TRENDS

- Industrial vacancy rates rose to 7.9% in Q3 2024, likely due to a combination of new developments coming online and tenant move outs from older properties.
- Market asking rents declined 12%, averaging \$13.80/SF, pressured by discounted sublease space (currently making up 20% of availability).
- Cap rates for logistics properties over \$10M increased to the mid-5% range, with recent transactions around 5.4%

OFFICE SECTOR HIGHLIGHTS

LOS ANGELES TRENDS

- The Los Angeles office market persists with a high vacancy rate of 16.1%, and is unlikely to improve soon.
- Market asking rents are steady at about \$42.00 per square foot, with landlords opting for tenant concessions over significant rent reductions.
- The average cap rate in recent sales is 6.3%, reflecting cautious investment activity amid market uncertainties.

INLAND EMPIRE TRENDS

- The vacancy rate has fallen to 5.5% as of the fourth quarter of 2024, down from the 1Q24 rate of 6.0%.
- The average asking rent for office space is \$28.00 per square foot on a full-service basis.
- Cap rates for traditional office buildings over \$5 million have risen to the 7%-9% range due to higher borrowing costs.

RETAIL SECTOR HIGHLIGHTS

LOS ANGELES TRENDS

- The overall vacancy rate in the Greater Los Angeles retail market stands at 5.6%, with demand among all sector subtypes soft.
- The average asking rent for retail space is \$36.27 per square foot, reflecting a minor shift of -0.4% over the past year.
- Cap rates for retail properties are around 5.5%.

INLAND EMPIRE TRENDS

- The retail market vacancy rate stands at 5.9% as the fourth quarter begins, marking an increase of 60 basis points since the end of 2023.
- The average market asking rent is \$27.00 per square foot, with a year-over-year growth rate of 3.5%.
- Cap rates for retail properties in the Inland Empire have risen to an average of 6.0% over the past year.

MULTIFAMILY HOUSING SECTOR HIGHLIGHTS

LOS ANGELES TRENDS

- The multi-family vacancy rate in Los Angeles stands at 5.1%, stable since the beginning of 2024.
- The average market rent is \$2,294 per unit, with a minimal year-over-year growth of 0.5%.
- Recent transactions indicate cap rates are around 5.1%, with specific property sales showing in-place cap rates ranging from 5.25% to 5.5%.

INLAND EMPIRE TRENDS

- The overall vacancy rate stands at 6.0% and is headed downward as demand increases and affordability improves for IE renters.
- The average market rent is \$2,066 per unit with a year-over-year growth of 1.2%.
- Cap rates for multi-family properties in the Inland Empire range from 4.3% to 6%, with an average of 5.7%.

HOSPITALITY SECTOR HIGHLIGHTS

LOS ANGELES TRENDS

- The 12-month occupancy rate is 71.4%, with higher occupancy in luxury and upscale segments.
- The 12-month ADR is \$194.54, with luxury and upper upscale properties averaging significantly higher at \$281.73.
- Recent hospitality transactions show an average cap rate of 5.8% year to date.

INLAND EMPIRE TRENDS

- The current occupancy rate is 57.2%, and the 12-month occupancy rate is 62.4%; although down slightly, it is not far from the historical average of 63%.
- The ADR over the past 12 months is \$154.25, down -0.2% over the last quarter.
- The average cap rate for hospitality properties year to date is 6.6%; sales and investment activity remains cool.

LOS ANGELES INDUSTRIAL TRENDS

OVERVIEW

LOS ANGELES INDUSTRIAL

12 Mo Deliveries in SF: **6.6M** | 12 Mo Net Absorption in SF: **(11.4M)** | Vacancy Rate: **5.5%** | Market Asking Rent Growth: **-3.7%**

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	653,422,955	6.0%	\$17.97	8.6%	(701,553)	386,264	6,592,207
Specialized Industrial	250,174,104	4.0%	\$17.54	5.2%	(601,350)	40,900	164,148
Flex	58,771,590	6.6%	\$25.39	9.6%	30,100	89,635	0
Market	962,368,639	5.5%	\$18.31	7.8%	(1,272,863)	516,799	6,756,355

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.7% (YOY)	3.7%	5.2%	5.5%	2010 Q1	1.7%	2022 Q1
Net Absorption SF	(11.4M)	1,428,020	439,491	14,844,373	2021 Q4	(15,281,796)	2023 Q4
Deliveries SF	6.6M	5,543,396	4,218,602	14,299,873	2002 Q1	763,860	2011 Q1
Market Asking Rent Growth	-3.7%	4.5%	2.4%	12.3%	2022 Q2	-4.1%	2009 Q4
Sales Volume	\$3.8B	\$3.8B	N/A	\$9.5B	2023 Q1	\$968.9M	2009 Q3

INLAND EMPIRE INDUSTRIAL TRENDS

OVERVIEW

INLAND EMPIRE INDUSTRIAL

12 Mo Deliveries in SF: **36.6M** | 12 Mo Net Absorption in SF: **10.4M** | Vacancy Rate: **7.9%** | Market Asking Rent Growth: **0%**

KEY INDICATORS

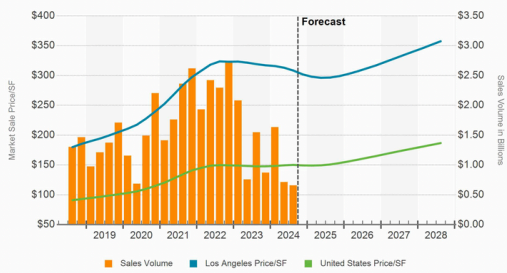
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	657,082,194	8.6%	\$13.47	12.7%	(1,257,457)	5,060,086	17,012,466
Specialized Industrial	104,962,362	3.7%	\$15.19	5.6%	223,915	0	194,074
Flex	16,378,640	4.6%	\$18.07	5.7%	44,943	0	77,696
Market	778,423,196	7.9%	\$13.79	11.6%	(988,599)	5,060,086	17,284,236

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	3.1% (YOY)	6.0%	6.9%	12.2%	2009 Q3	1.3%	2022 Q2
Net Absorption SF	10.4M	17,521,883	13,968,001	31,720,009	2021 Q3	(2,355,614)	2024 Q1
Deliveries SF	36.6M	19,698,914	15,508,262	34,514,113	2008 Q4	1,344,228	2011 Q3
Market Asking Rent Growth	0%	4.7%	4.4%	13.8%	2022 Q2	-7.9%	2009 Q4
Sales Volume	\$2.9B	\$2.5B	N/A	\$10B	2023 Q1	\$466M	2001 Q2

SALES

LOS ANGELES INDUSTRIAL

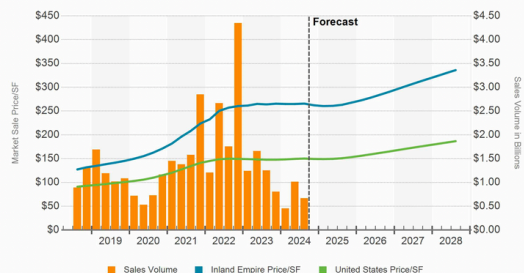
SALES VOLUME & MARKET SALE PRICE PER SF



SALES

INLAND EMPIRE INDUSTRIAL

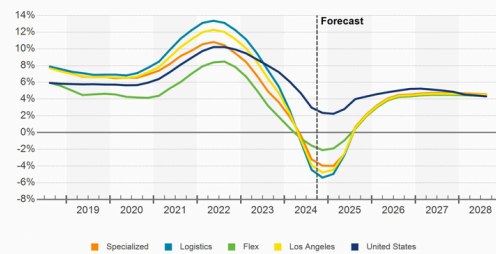
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LOS ANGELES INDUSTRIAL

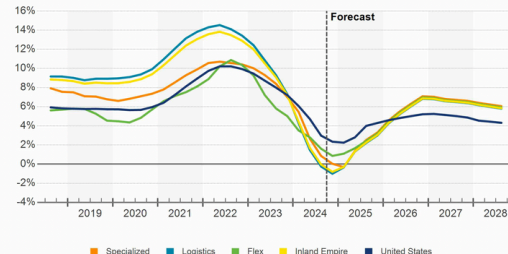
MARKET ASKING RENT GROWTH (YOY)



RENT

INLAND EMPIRE INDUSTRIAL

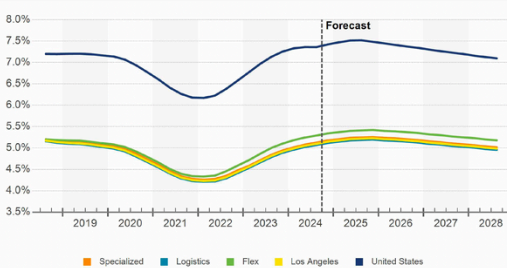
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LOS ANGELES INDUSTRIAL

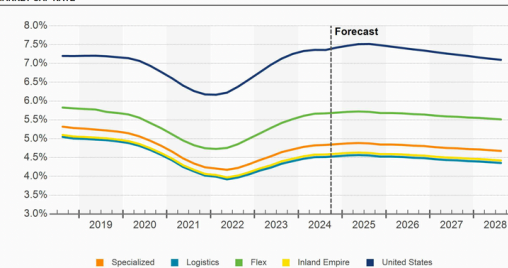
MARKET CAP RATE



CAP RATES

INLAND EMPIRE INDUSTRIAL

MARKET CAP RATE



LOS ANGELES OFFICE TRENDS

INLAND EMPIRE OFFICE TRENDS

OVERVIEW

LOS ANGELES OFFICE

12 Mo Deliveries in SF: **1.4M**
 12 Mo Net Absorption in SF: **(4.8M)**
 Vacancy Rate: **16.1%**
 Market Asking Rent Growth: **0.7%**

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	159,423,789	24.9%	\$47.17	27.7%	(606,944)	184,228	2,772,324
3 Star	182,008,752	13.1%	\$40.15	16.1%	291,960	20,914	61,214
1 & 2 Star	103,003,777	7.7%	\$35.09	9.0%	182,215	0	0
Market	444,436,318	16.1%	\$41.53	18.7%	(222,789)	205,142	2,834,048

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.1% (YOY)	10.8%	17.7%	16.1%	2024 Q3	6.6%	2007 Q3
Net Absorption SF	(4.8M)	576,770	(2,753,314)	13,141,288	2000 Q1	(9,888,627)	2021 Q1
Deliveries SF	1.4M	2,478,095	725,145	5,105,254	2002 Q3	627,093	1997 Q1
Market Asking Rent Growth	0.7%	2.9%	0.4%	14.7%	2007 Q3	-11.3%	2009 Q3
Sales Volume	\$2.8B	\$5B	N/A	\$11.4B	2017 Q3	\$763.7M	2009 Q4

OVERVIEW

INLAND EMPIRE OFFICE

12 Mo Deliveries in SF: **135K**
 12 Mo Net Absorption in SF: **311K**
 Vacancy Rate: **5.5%**
 Market Asking Rent Growth: **2.5%**

KEY INDICATORS

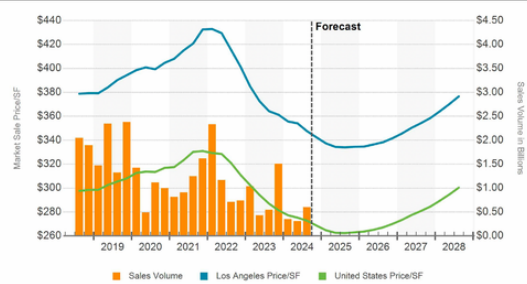
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	7,207,624	7.0%	\$32.88	9.7%	(27,997)	0	83,830
3 Star	39,682,401	5.9%	\$28.23	8.3%	(47,529)	0	75,518
1 & 2 Star	30,736,080	4.6%	\$25.70	5.8%	207,932	0	0
Market	77,626,105	5.8%	\$27.66	7.4%	132,406	0	159,348

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.2% (YOY)	9.1%	6.1%	15.8%	2009 Q3	5.5%	2024 Q3
Net Absorption SF	311K	882,819	100,407	3,002,883	2006 Q3	(187,588)	2024 Q1
Deliveries SF	135K	1,071,055	279,979	4,711,363	2008 Q3	121,972	2017 Q2
Market Asking Rent Growth	2.5%	2.9%	1.9%	10.8%	2001 Q2	-12.1%	2009 Q4
Sales Volume	\$397M	\$414.1M	N/A	\$768.2M	2022 Q4	\$103.4M	2009 Q4

SALES

LOS ANGELES OFFICE

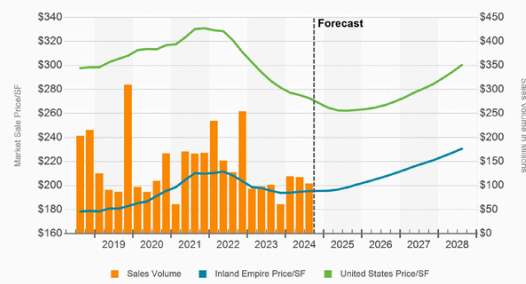
SALES VOLUME & MARKET SALE PRICE PER SF



SALES

INLAND EMPIRE OFFICE

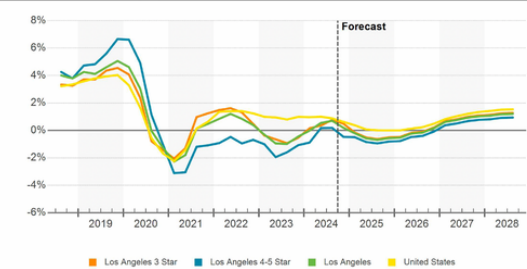
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LOS ANGELES OFFICE

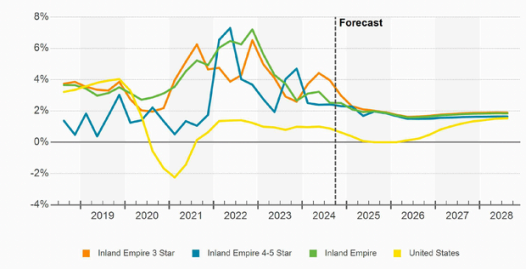
MARKET ASKING RENT GROWTH (YOY)



RENT

INLAND EMPIRE OFFICE

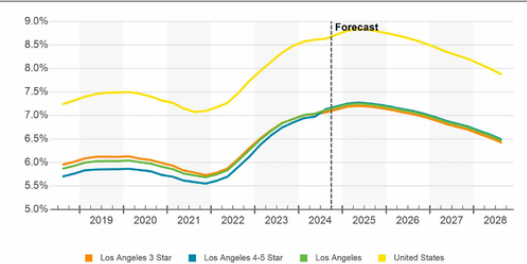
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LOS ANGELES OFFICE

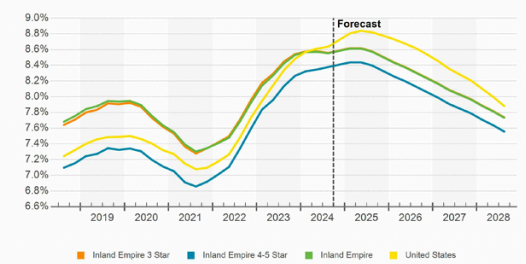
MARKET CAP RATE



CAP RATES

INLAND EMPIRE OFFICE

MARKET CAP RATE



LOS ANGELES RETAIL TRENDS

INLAND EMPIRE RETAIL TRENDS

OVERVIEW

LOS ANGELES RETAIL

12 Mo Deliveries in SF: **438K**
 12 Mo Net Absorption in SF: **(1.9M)**
 Vacancy Rate: **5.6%**
 Market Asking Rent Growth: **-0.4%**

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	41,347,260	11.5%	\$44.19	9.0%	38,001	0	400,000
Power Center	22,788,005	5.5%	\$35.49	6.1%	(259,238)	0	0
Neighborhood Center	102,868,606	6.4%	\$35.02	7.4%	(56,108)	0	460,966
Strip Center	36,139,370	6.1%	\$32.90	5.8%	(80,764)	12,070	141,140
General Retail	248,540,667	4.5%	\$35.97	5.1%	(518,458)	4,900	405,702
Other	2,511,371	5.4%	\$41.77	7.3%	(36,804)	0	0
Market	454,195,279	5.6%	\$36.27	6.1%	(892,371)	16,970	1,407,808

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.4% (YOY)	4.6%	5.6%	5.6%	2024 Q3	2.9%	2007 Q3
Net Absorption SF	(1.9M)	683,162	(551,162)	6,898,153	2007 Q3	(6,089,409)	2009 Q3
Deliveries SF	438K	2,142,559	486,784	6,668,296	2008 Q3	654,572	2003 Q1
Market Asking Rent Growth	-0.4%	1.6%	0.9%	5.0%	2007 Q2	-4.9%	2009 Q4
Sales Volume	\$2.6B	\$3.7B	N/A	\$7.1B	2022 Q3	\$995.5M	2010 Q1

OVERVIEW

INLAND EMPIRE RETAIL

12 Mo Deliveries in SF: **544K**
 12 Mo Net Absorption in SF: **(430K)**
 Vacancy Rate: **5.9%**
 Market Asking Rent Growth: **3.5%**

KEY INDICATORS

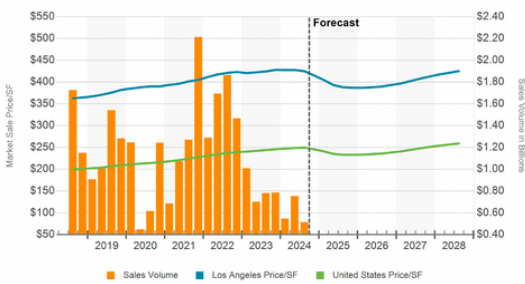
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	13,655,734	9.8%	\$34.84	9.5%	(3,427)	0	0
Power Center	19,983,624	4.8%	\$32.36	5.8%	23,167	0	2,674
Neighborhood Center	79,257,132	7.8%	\$27.29	8.8%	(93,574)	16,772	446,074
Strip Center	15,395,018	5.2%	\$23.71	6.2%	(65,426)	4,000	20,510
General Retail	71,378,591	3.2%	\$24.11	3.8%	53,814	40,235	455,545
Other	2,805,485	8.6%	\$25.97	8.6%	18,227	0	0
Market	202,475,584	5.9%	\$26.88	6.6%	(87,419)	61,007	924,803

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0% (YOY)	7.3%	5.9%	9.5%	2011 Q2	4.9%	2007 Q3
Net Absorption SF	(430K)	1,553,538	69,809	8,214,419	2007 Q1	(1,864,780)	2009 Q4
Deliveries SF	544K	2,019,803	631,858	7,311,058	2007 Q1	380,427	2011 Q1
Market Asking Rent Growth	3.5%	1.0%	1.9%	6.2%	2007 Q1	-9.8%	2009 Q4
Sales Volume	\$1.1B	\$1.2B	N/A	\$2.6B	2022 Q3	\$398.2M	2010 Q1

SALES

LOS ANGELES RETAIL

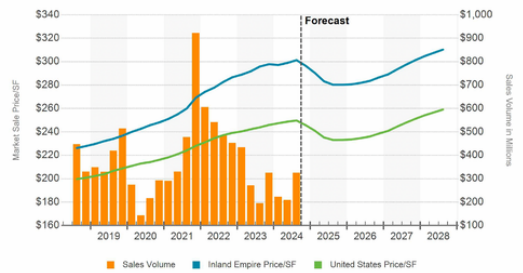
SALES VOLUME & MARKET SALE PRICE PER SF



SALES

INLAND EMPIRE RETAIL

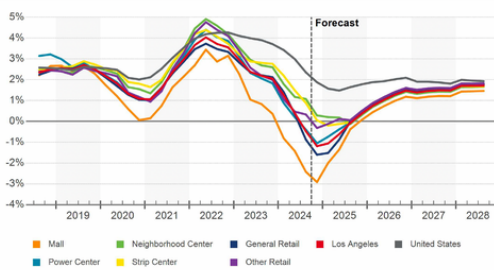
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LOS ANGELES RETAIL

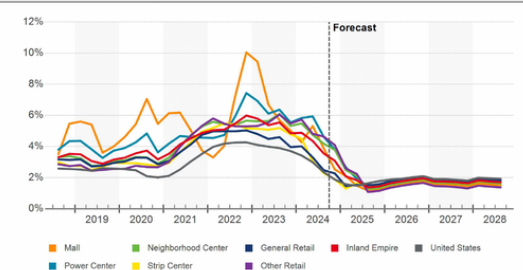
MARKET ASKING RENT GROWTH (YOY)



RENT

INLAND EMPIRE RETAIL

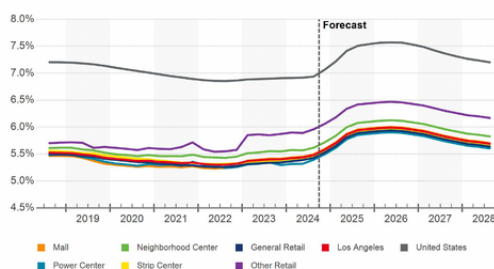
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LOS ANGELES RETAIL

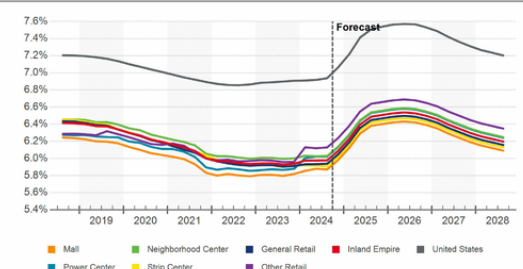
MARKET CAP RATE



CAP RATES

INLAND EMPIRE RETAIL

MARKET CAP RATE



RETAIL TRENDS

LOS ANGELES MULTIFAMILY TRENDS

INLAND EMPIRE MULTIFAMILY TRENDS

OVERVIEW

LOS ANGELES MULTIFAMILY

12 Mo Delivered Units: **8,139** 12 Mo Absorption Units: **7,661** Vacancy Rate: **5.1%** 12 Mo Asking Rent Growth: **0.5%**

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	159,352	8.5%	\$3,317	\$3,254	2,170	1,724	18,805
3 Star	225,843	4.9%	\$2,410	\$2,398	522	358	3,864
1 & 2 Star	657,620	4.3%	\$1,777	\$1,770	480	29	61
Market	1,041,815	5.1%	\$2,294	\$2,280	3,182	2,111	22,530

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0% (YOY)	4.6%	4.7%	6.0%	2020 Q3	3.3%	2000 Q3
Absorption Units	7,661	5,000	7,842	30,766	2021 Q4	(4,855)	2002 Q1
Delivered Units	8,139	6,530	7,412	12,958	2020 Q3	922	2011 Q4
Demolished Units	78	394	640	1,582	2010 Q3	49	2002 Q2
Asking Rent Growth	0.5%	2.5%	2.5%	8.1%	2001 Q1	-7.0%	2009 Q4
Effective Rent Growth	0.7%	2.4%	2.5%	8.1%	2001 Q1	-7.0%	2009 Q4
Sales Volume	\$4.9B	\$6.5B	N/A	\$14.5B	2022 Q2	\$1.7B	2010 Q1

OVERVIEW

INLAND EMPIRE MULTIFAMILY

12 Mo Delivered Units: **3,979** 12 Mo Absorption Units: **4,064** Vacancy Rate: **6.0%** 12 Mo Asking Rent Growth: **1.2%**

KEY INDICATORS

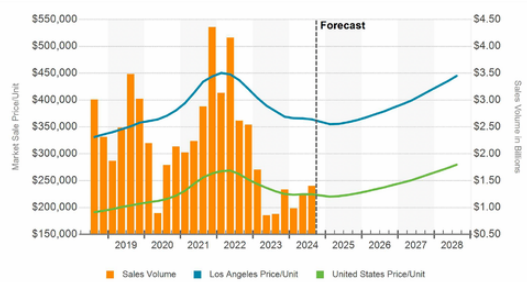
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	40,211	9.9%	\$2,627	\$2,602	1,108	1,262	5,124
3 Star	76,696	5.1%	\$2,089	\$2,077	172	0	761
1 & 2 Star	60,359	4.0%	\$1,438	\$1,432	132	0	0
Market	177,266	6.0%	\$2,066	\$2,052	1,412	1,262	5,885

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.2% (YOY)	5.5%	5.6%	8.0%	2009 Q1	2.0%	2021 Q2
Absorption Units	4,064	1,596	2,775	6,821	2021 Q1	(2,532)	2003 Q1
Delivered Units	3,979	1,993	2,469	4,091	2007 Q3	80	2011 Q4
Demolished Units	0	55	55	296	2013 Q4	0	2004 Q2
Asking Rent Growth	1.2%	3.8%	3.9%	14.1%	2021 Q4	-4.5%	2009 Q2
Effective Rent Growth	1.1%	3.8%	3.9%	14.4%	2021 Q3	-4.9%	2009 Q2
Sales Volume	\$553M	\$1.2B	N/A	\$3.8B	2022 Q2	\$66.1M	2009 Q3

SALES

LOS ANGELES MULTIFAMILY

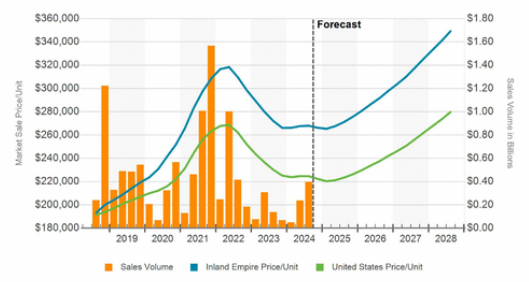
SALES VOLUME & MARKET SALE PRICE PER UNIT



SALES

INLAND EMPIRE MULTIFAMILY

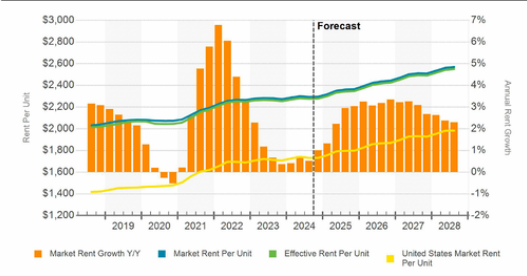
SALES VOLUME & MARKET SALE PRICE PER UNIT



RENT

LOS ANGELES MULTIFAMILY

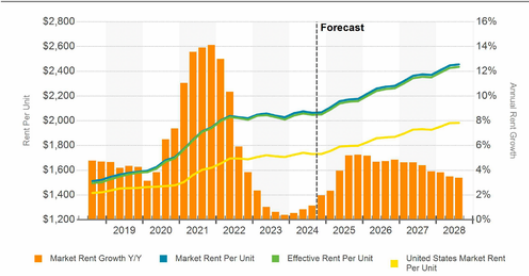
MARKET RENT PER UNIT & RENT GROWTH



RENT

INLAND EMPIRE MULTIFAMILY

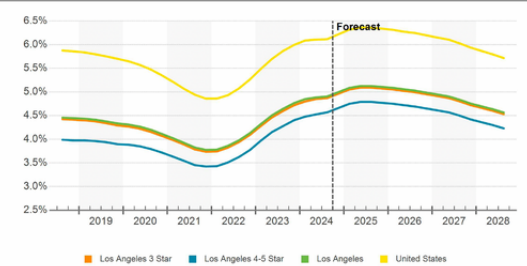
MARKET RENT PER UNIT & RENT GROWTH



CAP RATES

LOS ANGELES MULTIFAMILY

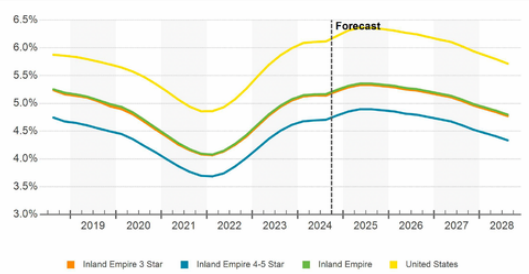
MARKET CAP RATE



CAP RATES

INLAND EMPIRE MULTIFAMILY

MARKET CAP RATE



LOS ANGELES HOSPITALITY TRENDS

INLAND EMPIRE HOSPITALITY TRENDS

OVERVIEW

LOS ANGELES HOSPITALITY

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
71.4%	\$194.54	\$138.80	42.2M	30.1M

KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	43,476	73.5%	\$281.73	\$206.98	0	470
Upscale & Upper Midscale	36,647	74.8%	\$169.91	\$127.13	955	909
Midscale & Economy	36,302	65.4%	\$109.59	\$71.70	25	862
Total	116,425	71.4%	\$184.54	\$138.80	980	2,241

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	78.5%	78.5%	72.2%	71.4%	68.0%	74.1%
Occupancy Change	0%	1.0%	-0.7%	-0.6%	-1.8%	1.5%
ADR	\$198.62	\$199.61	\$195.57	\$194.54	\$178.16	\$218.73
ADR Change	-6.2%	-2.9%	-2.6%	-1.9%	2.3%	3.9%
RevPAR	\$152.01	\$152.59	\$141.12	\$138.80	\$117.49	\$162.04
RevPAR Change	-6.2%	-1.9%	-3.3%	-2.4%	0.5%	5.4%

OVERVIEW

INLAND EMPIRE HOSPITALITY

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
62.4%	\$154.25	\$96.30	19.5M	12.2M

NET INVENTORY

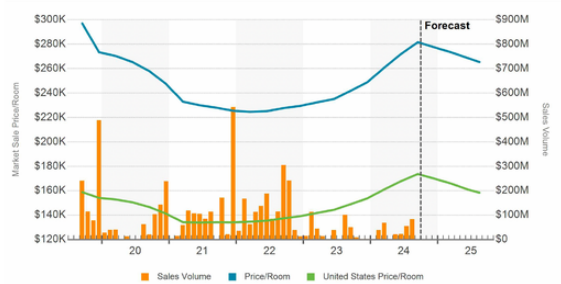
Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	11,805	60.2%	\$277.73	\$167.22	0	570
Upscale & Upper Midscale	20,355	71.6%	\$145.78	\$104.31	637	1,077
Midscale & Economy	22,115	55.4%	\$92.30	\$51.16	126	737
Total	54,275	62.4%	\$154.25	\$96.30	763	2,384

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	57.2%	59.7%	62.9%	62.4%	63.0%	59.0%
Occupancy Change	-0.8%	-3.1%	-4.8%	-4.9%	-3.5%	-1.0%
ADR	\$125.82	\$129.27	\$156.02	\$154.25	\$139.85	\$159.02
ADR Change	-0.2%	-3.0%	-1.9%	-0.9%	4.9%	1.1%
RevPAR	\$72.00	\$77.17	\$98.17	\$96.30	\$88.03	\$93.78
RevPAR Change	-1.0%	-6.0%	-6.6%	-5.7%	3.3%	0.1%

SALES

LOS ANGELES HOSPITALITY

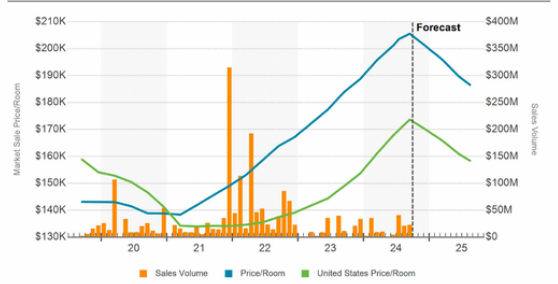
SALES VOLUME & MARKET SALE PRICE PER ROOM



SALES

INLAND EMPIRE HOSPITALITY

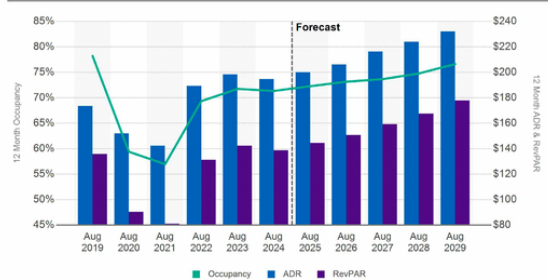
SALES VOLUME & MARKET SALE PRICE PER ROOM



PERFORMANCE

LOS ANGELES HOSPITALITY

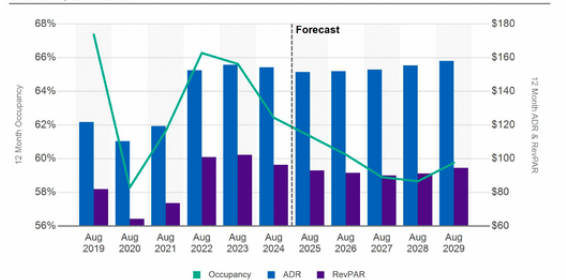
OCCUPANCY, ADR & RevPAR



PERFORMANCE

INLAND EMPIRE HOSPITALITY

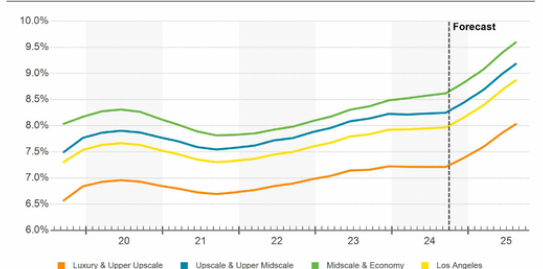
OCCUPANCY, ADR & RevPAR



CAP RATES

LOS ANGELES HOSPITALITY

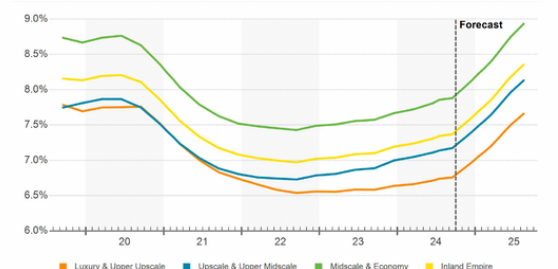
MARKET CAP RATE



CAP RATES

INLAND EMPIRE HOSPITALITY

MARKET CAP RATE





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