



Office Market Report

April 2022

Placer County CA

Search Analytics

INVENTORY SF

15.6M -0.4%

Prior Period 15.7M

UNDER CONSTRUCTION SF

32.1K +312.0%

Prior Period 7.8K

12 MO NET ABSORPTION SF

(41.9K) +93.9%

Prior Period (690K)

VACANCY RATE

10.8% +0%

Prior Period 10.8%

MARKET RENT/SF

\$25.05 +2.8%

Prior Period \$24.36

MARKET SALE PRICE/SF

\$238 +2.3%

Prior Period \$233

MARKET CAP RATE

7.1% +0%

Prior Period 7.1%

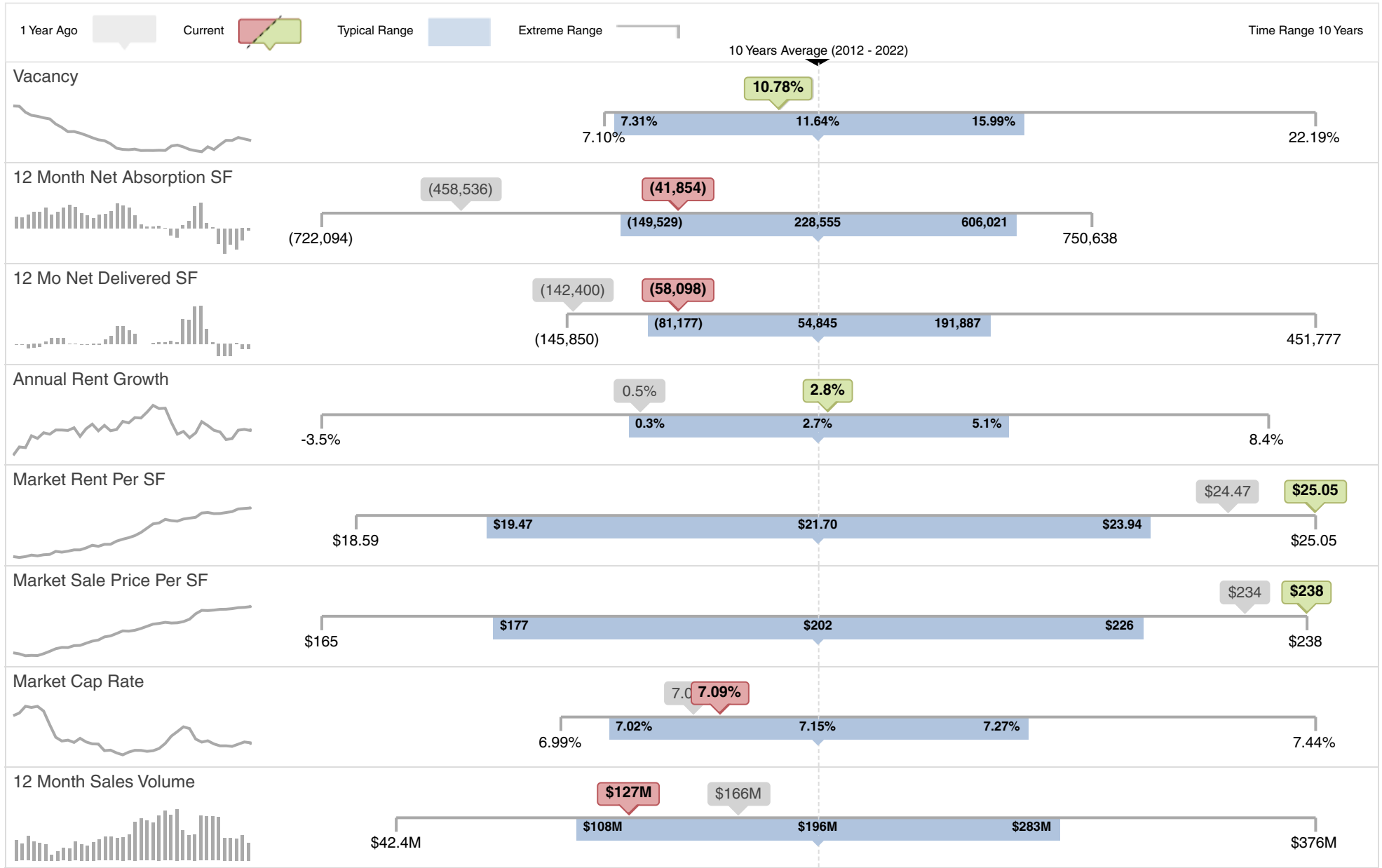
Key Metrics

Availability		Inventory	
Vacant SF	1.7M ↓	Existing Buildings	1,088 ↓
Sublet SF	451K ↑	Under Construction Avg SF	5.3K
Availability Rate	14.9% ↓	12 Mo Demolished SF	65.8K ↓
Available SF	2.3M ↓	12 Mo Occupancy % at Delivery	0% ↕
Available Asking Rent/SF	\$24.23 ↑	12 Mo Construction Starts SF	32.1K ↑
Occupancy Rate	89.2% ↑	12 Mo Delivered SF	7.7K ↓
Percent Leased Rate	91.2% ↑	12 Mo Avg Delivered SF	4.4K ↕

Sales Past Year		Demand	
Asking Price Per SF	\$249 ↑	12 Mo Net Absorp % of Inventory	-0.3% ↑
Sale to Asking Price Differential	-5.7% ↓	12 Mo Leased SF	730K ↑
Sales Volume	\$128M ↓	Months on Market	12.9 ↑
Properties Sold	148 ↑	Months to Lease	3.8 ↓
Months to Sale	20.1 ↑	Months Vacant	4.6 ↓
For Sale Listings	59 ↓	24 Mo Lease Renewal Rate	55.6%
Total For Sale SF	570K ↓	Population Growth 5 Yrs	6.1%

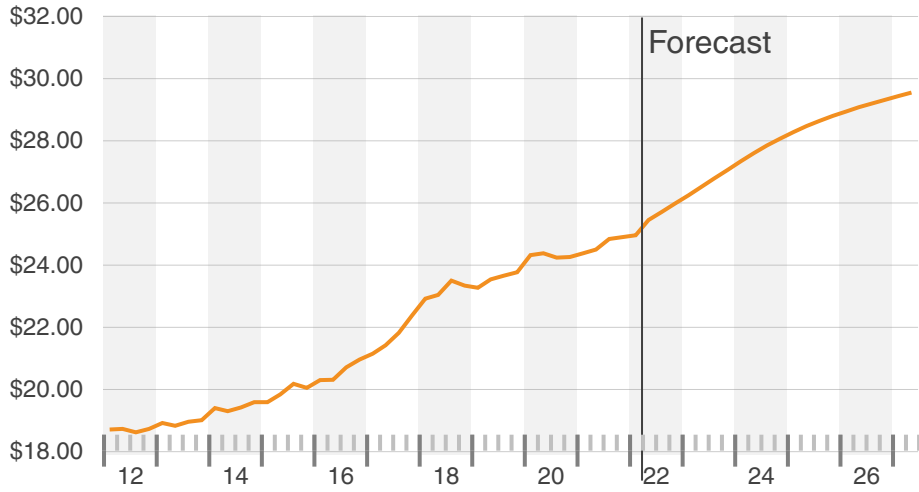
Search Analytics

Key Performance Indicators

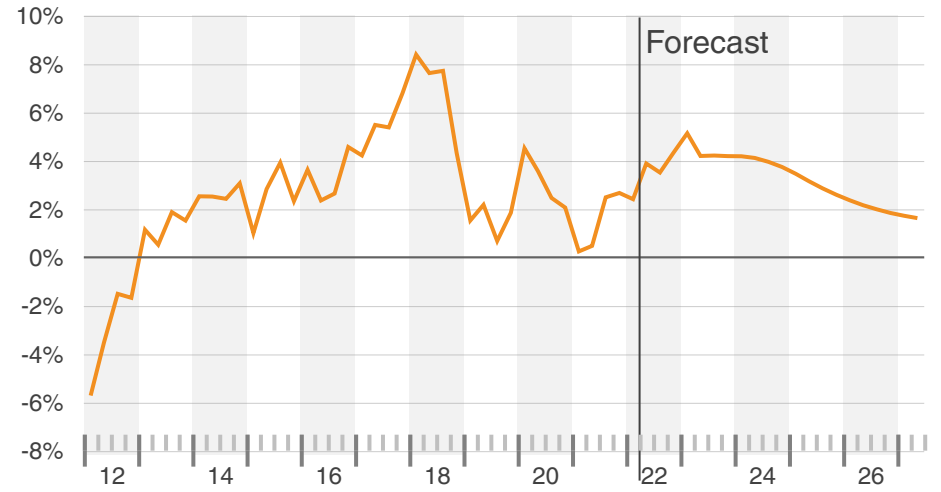


Search Analytics

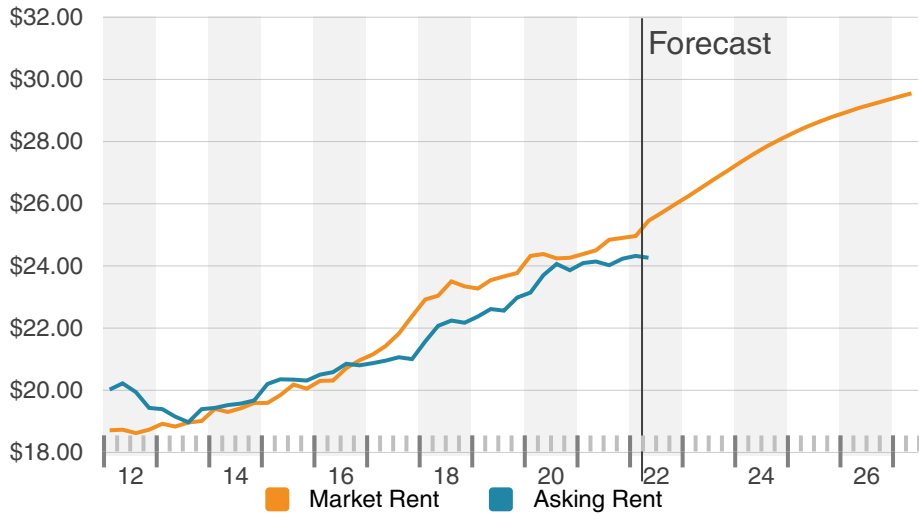
Market Rent Per SF



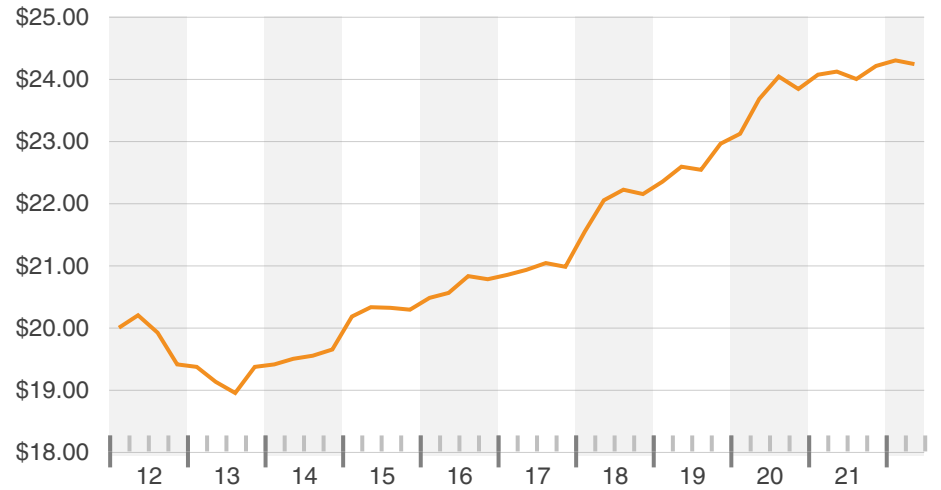
Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF

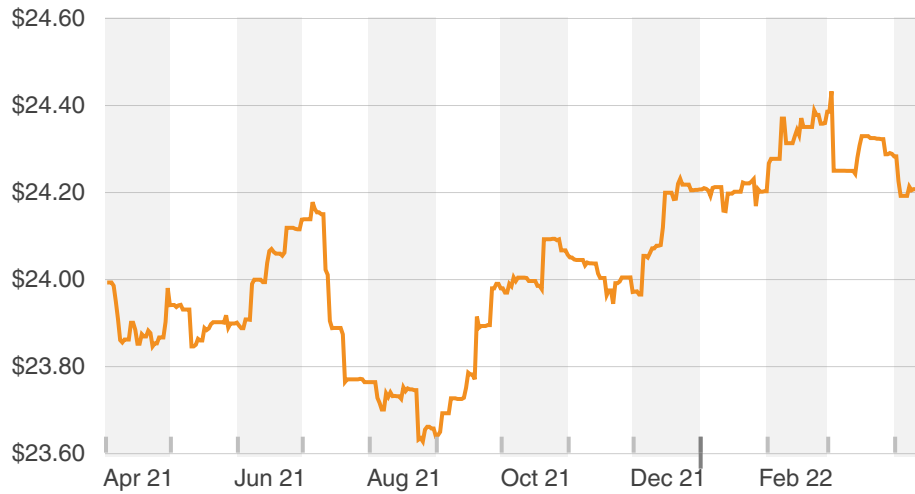


Asking Rent Per SF

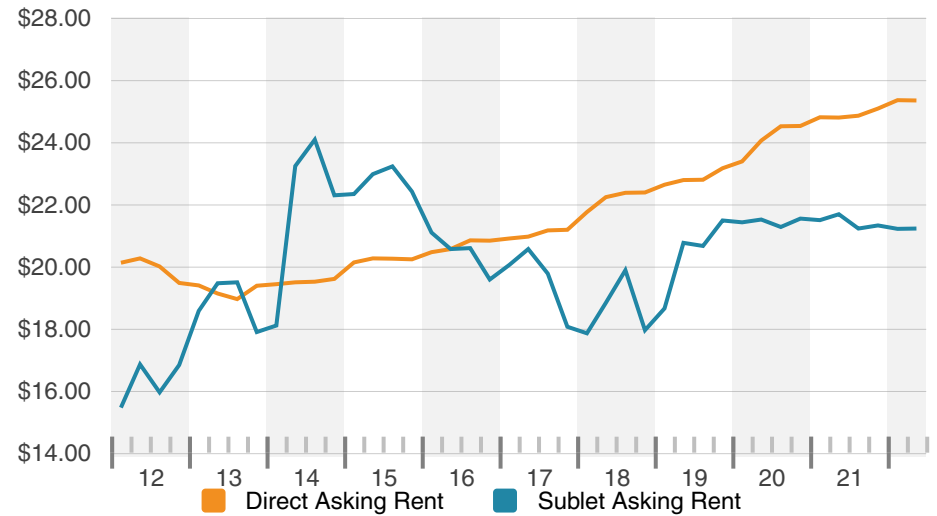


Search Analytics

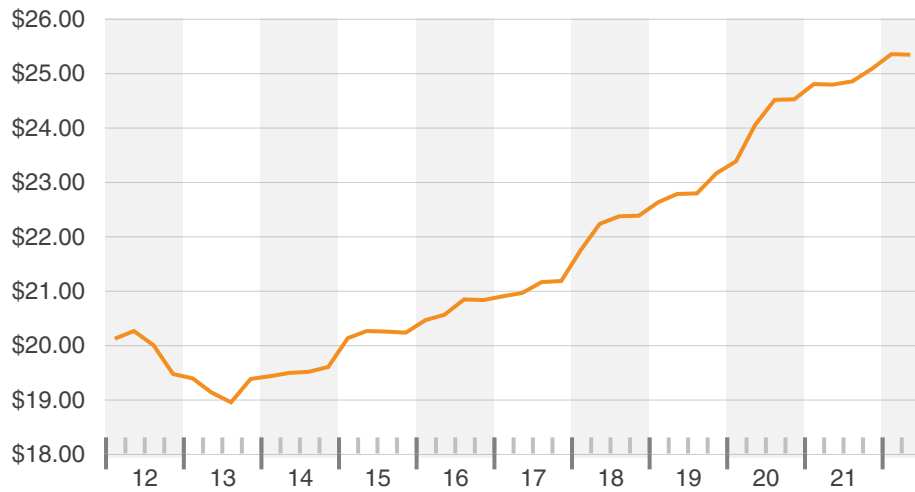
Daily Asking Rent Per SF



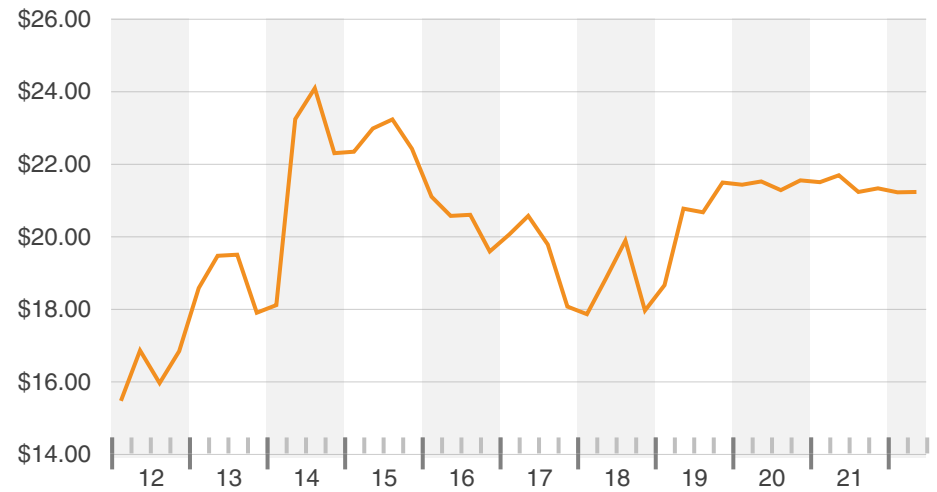
Direct & Sublet Rent Per SF



Direct Rent Per SF



Sublet Rent Per SF

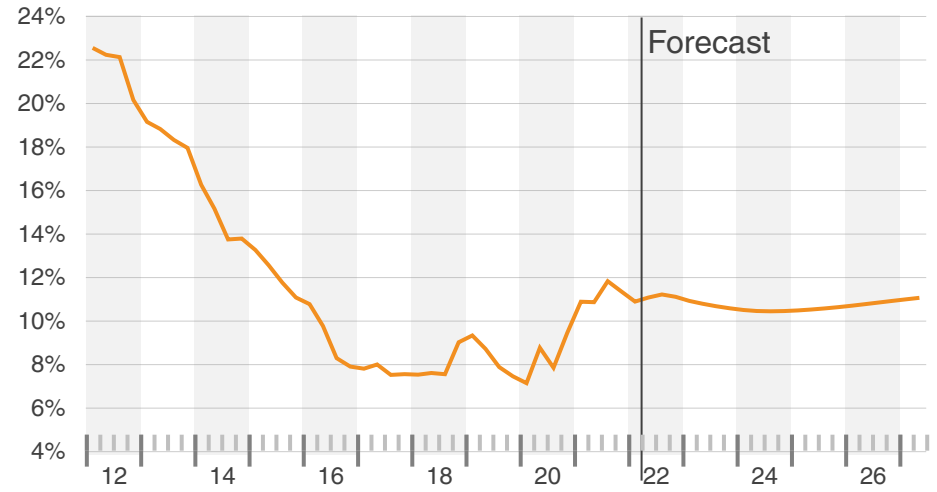


Search Analytics

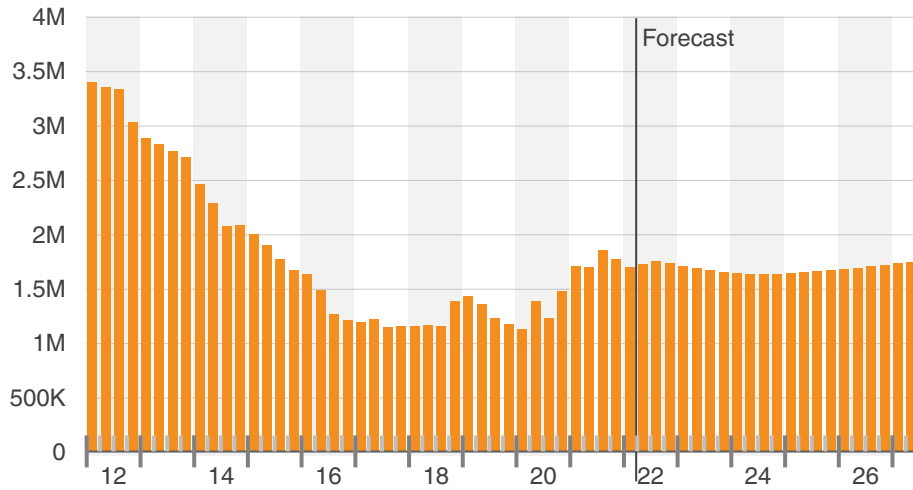
Daily Vacancy Rate



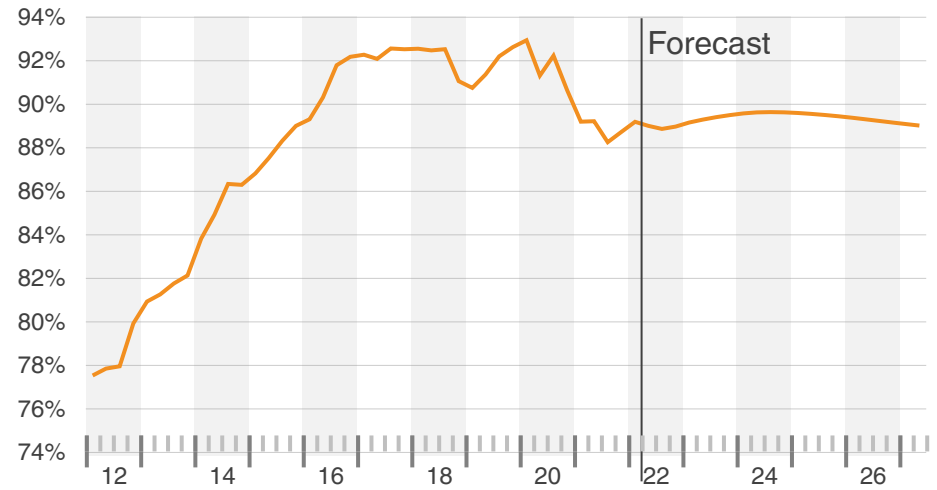
Vacancy Rate



Vacant SF

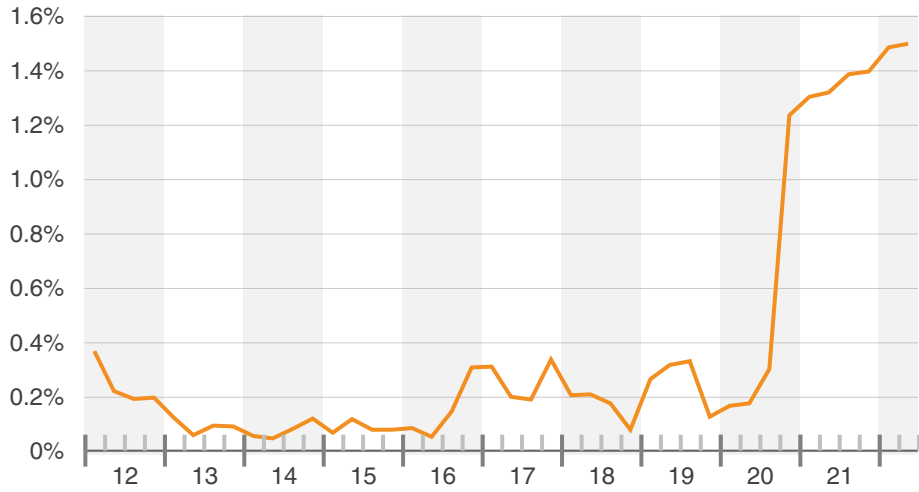


Occupancy Rate



Search Analytics

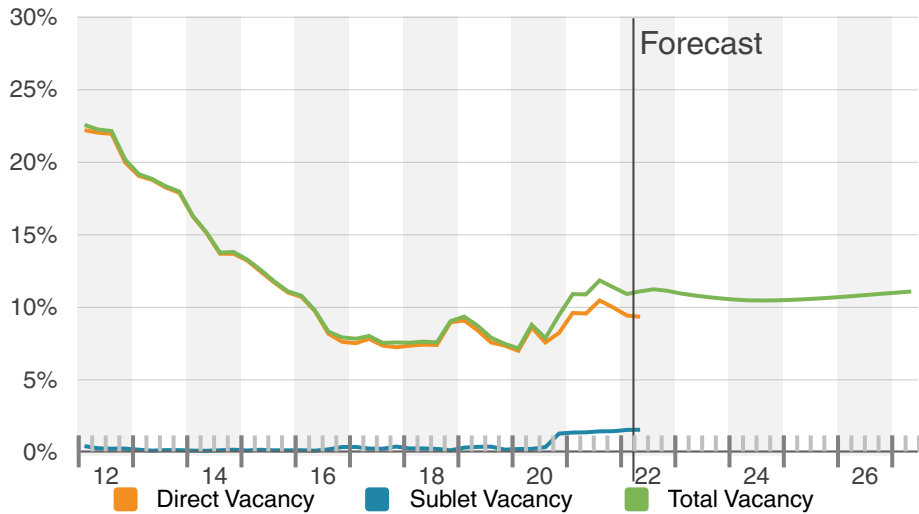
Sublet Vacancy Rate



Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

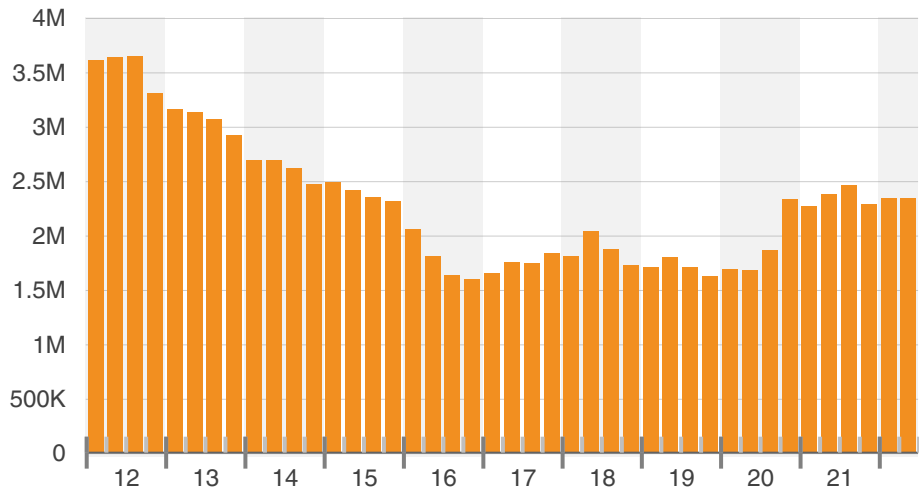


Availability Rate

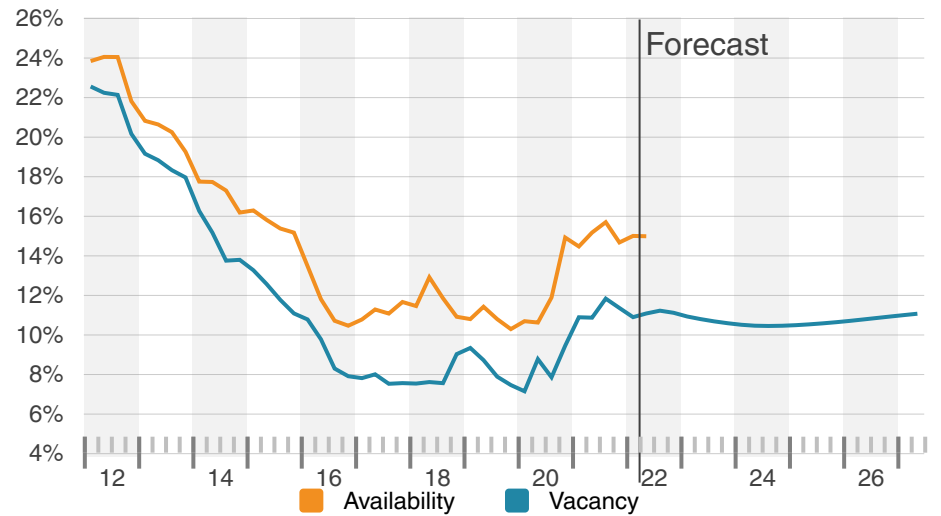


Search Analytics

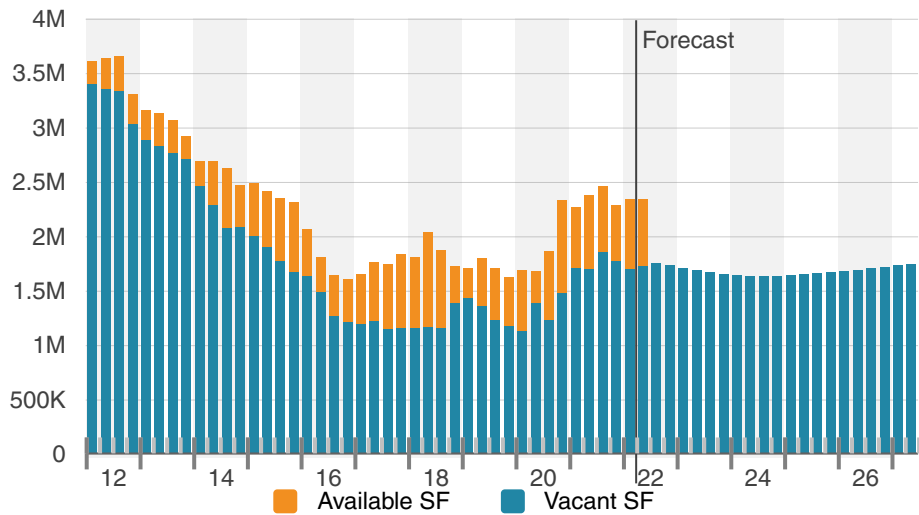
Available SF



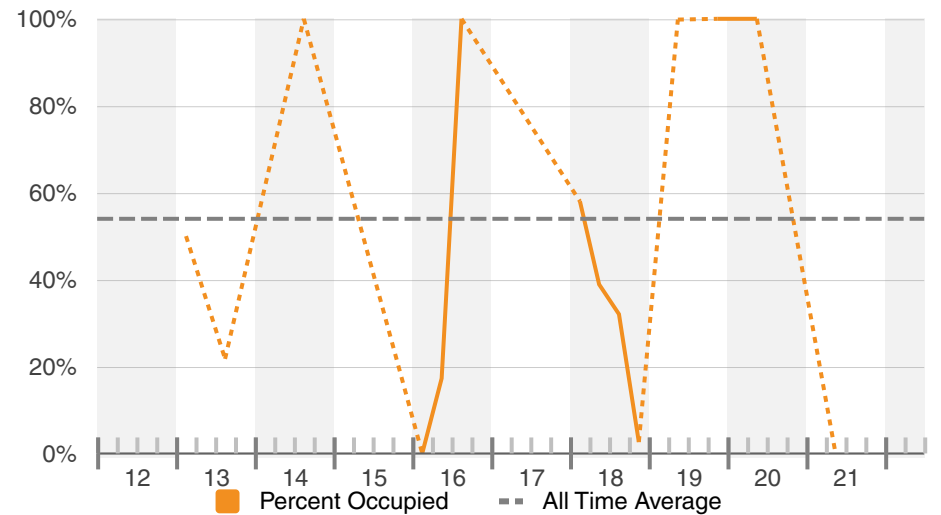
Availability & Vacancy Rate



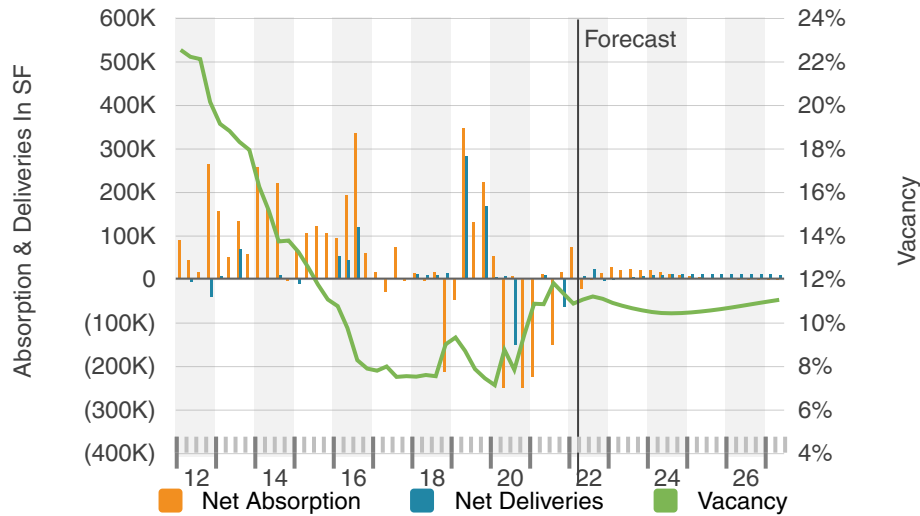
Available & Vacant SF



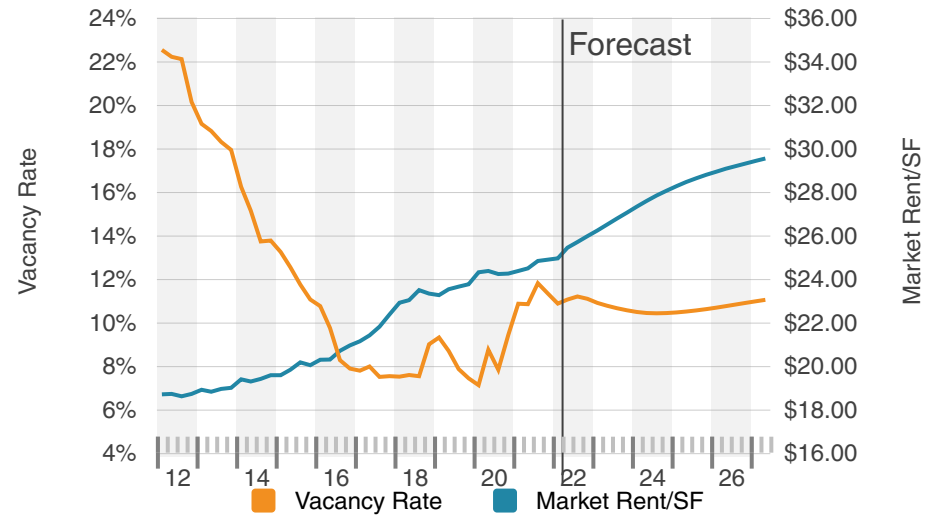
Occupancy At Delivery



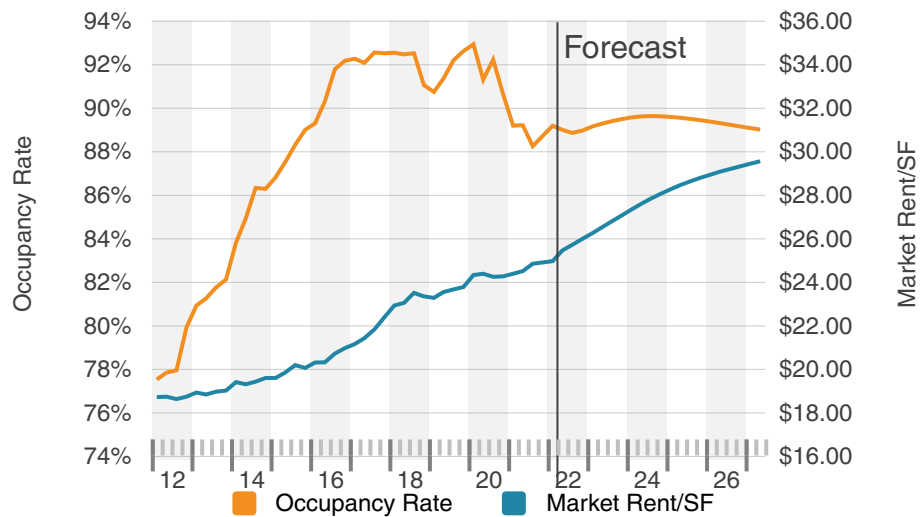
Net Absorption, Net Deliveries & Vacancy



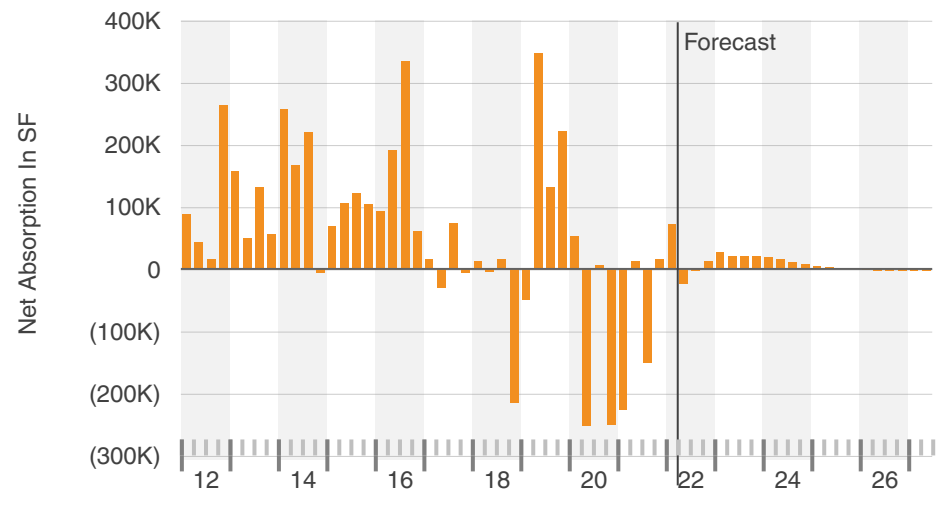
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

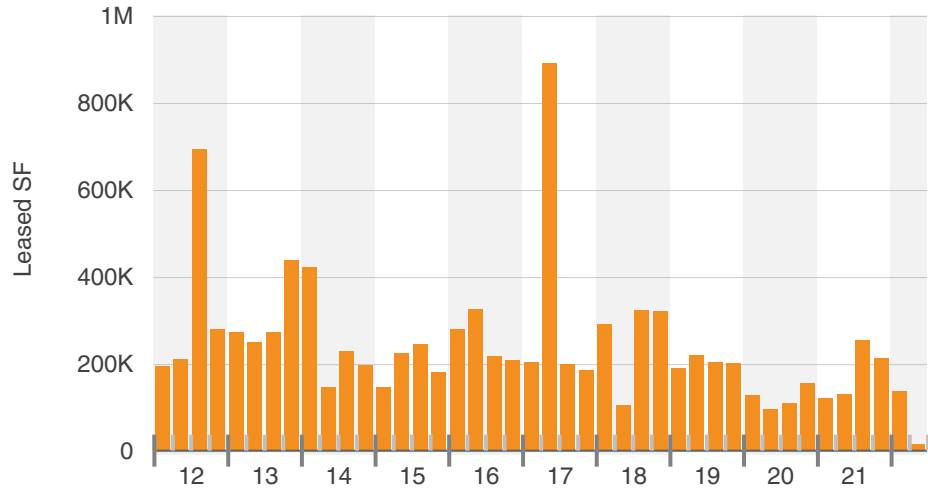


Net Absorption

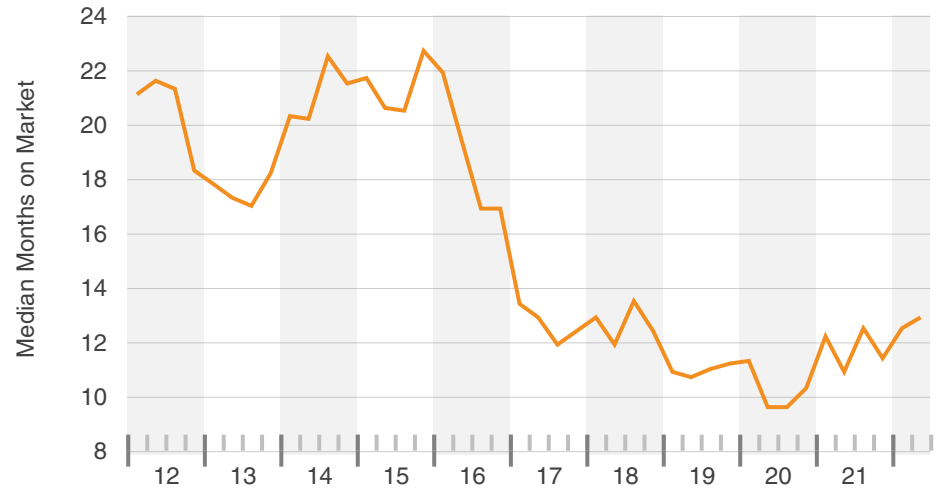


Search Analytics

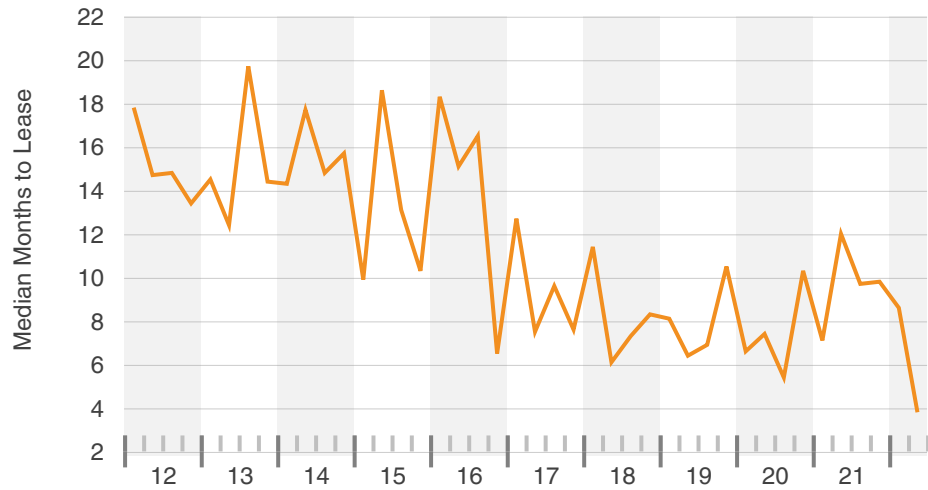
Leasing Activity



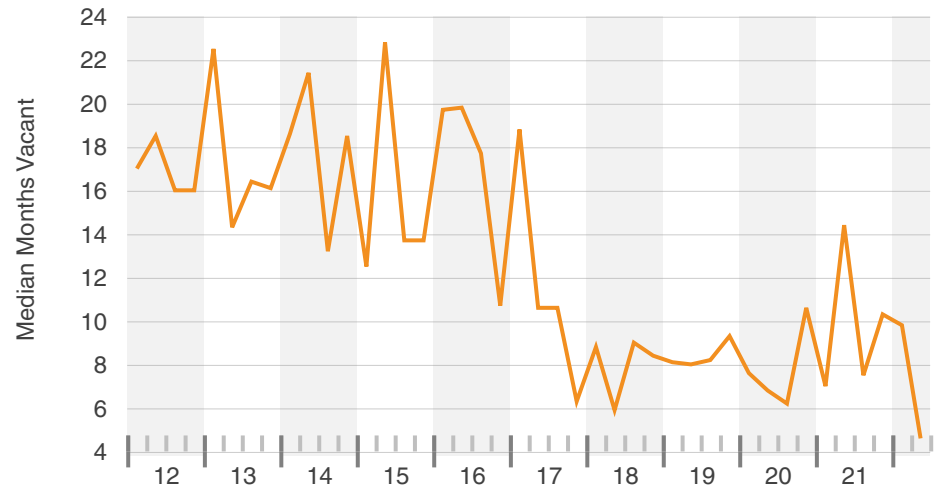
Months On Market



Months To Lease

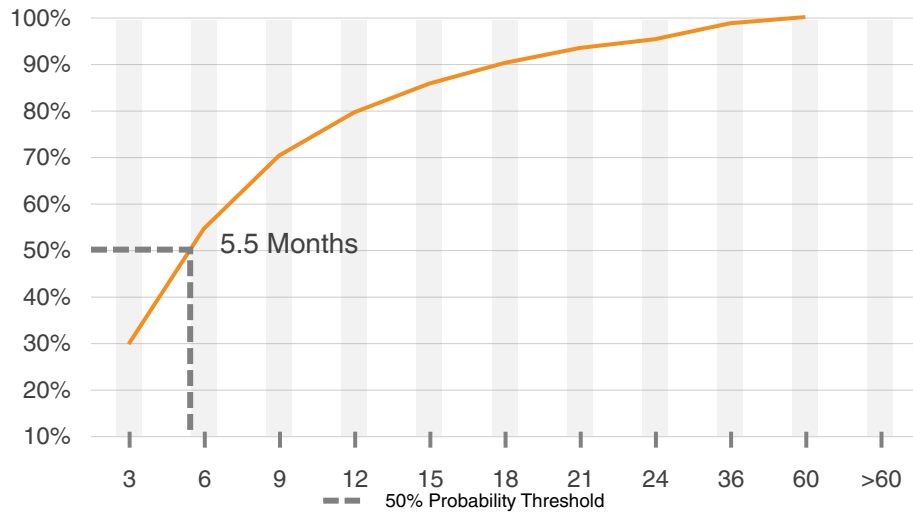


Months Vacant

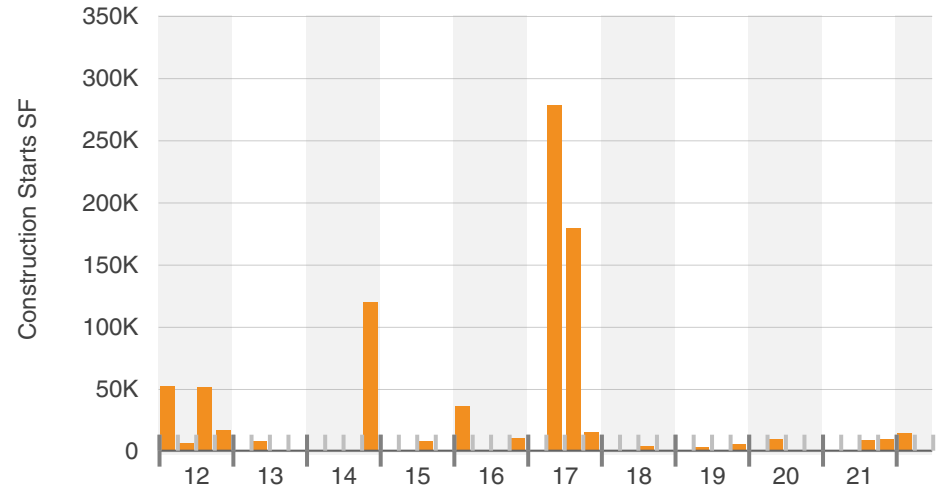


Search Analytics

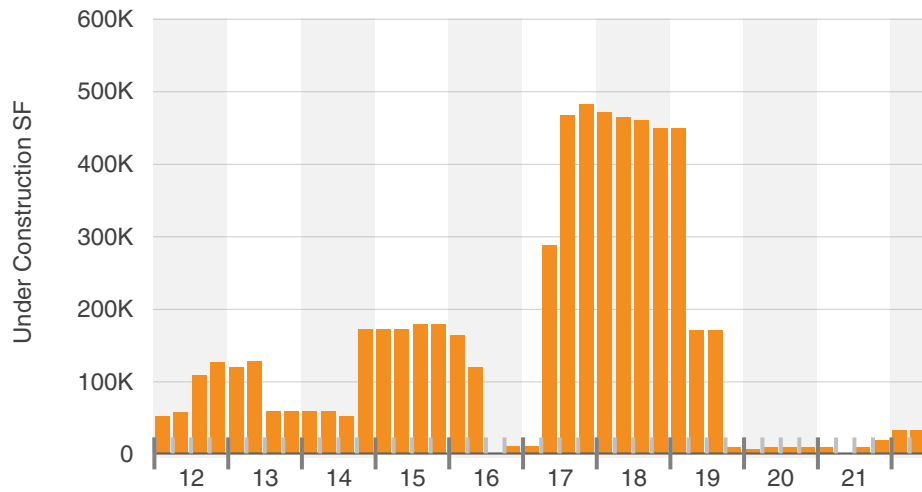
Probability Of Leasing In Months



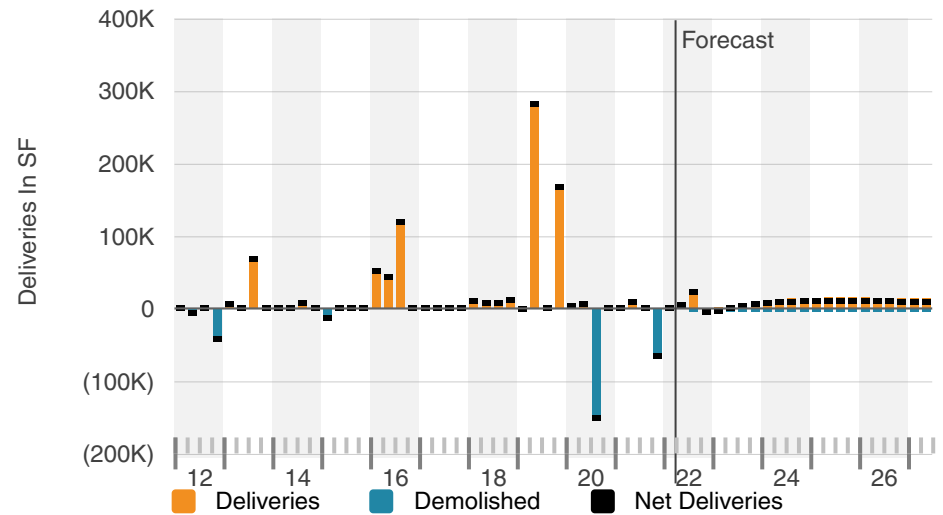
Construction Starts



Under Construction

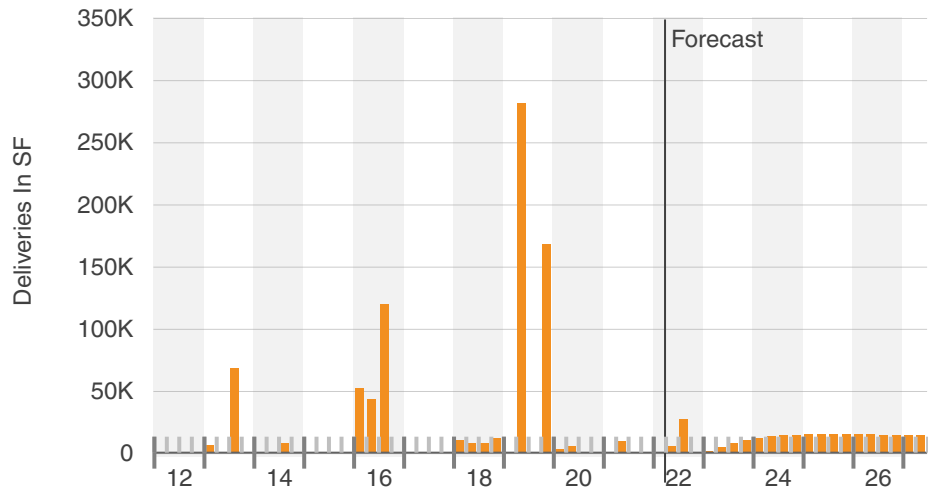


Deliveries & Demolitions

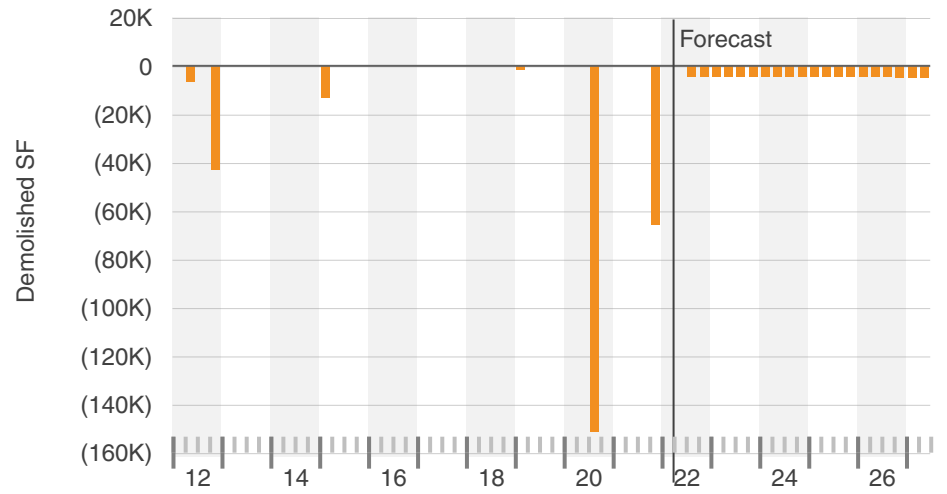


Search Analytics

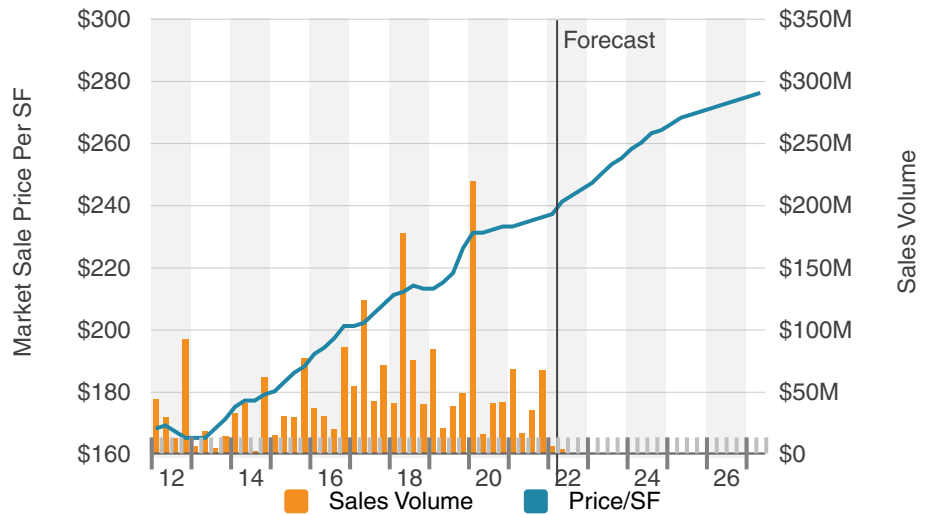
Deliveries



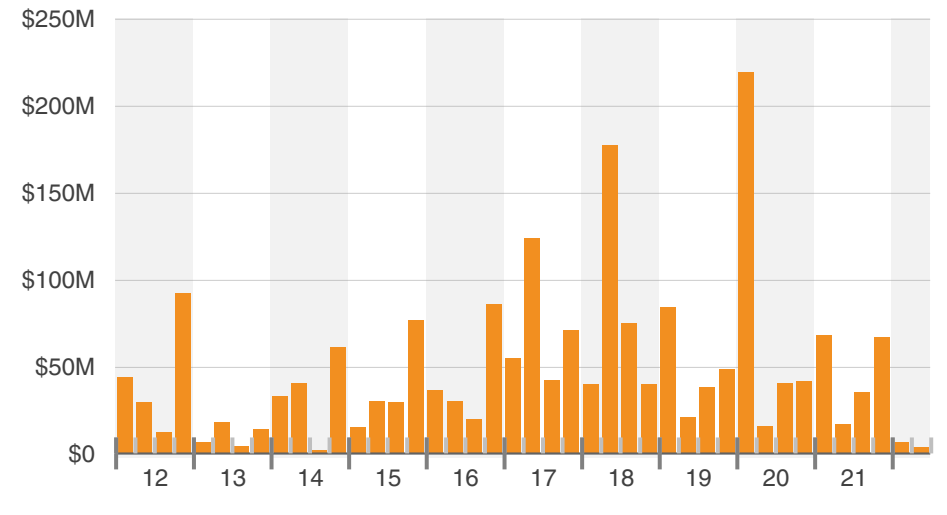
Demolitions



Sales Volume & Market Sale Price Per SF

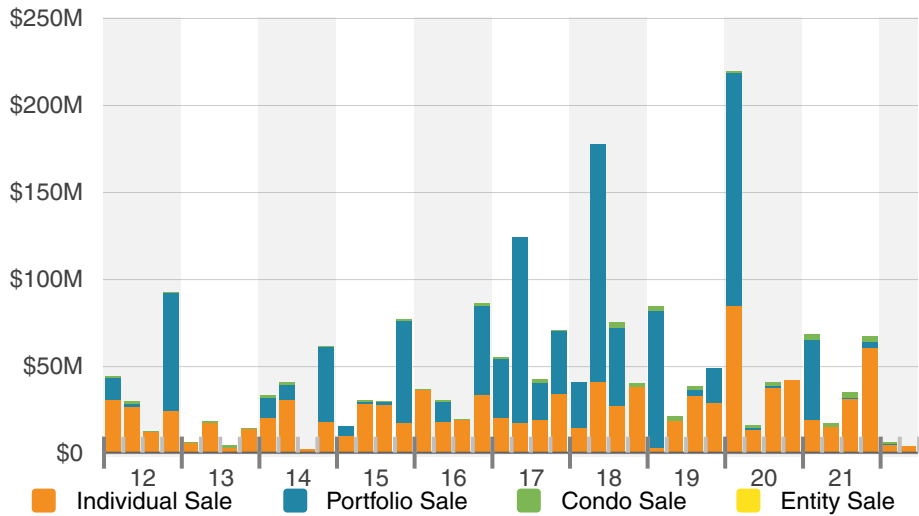


Sales Volume

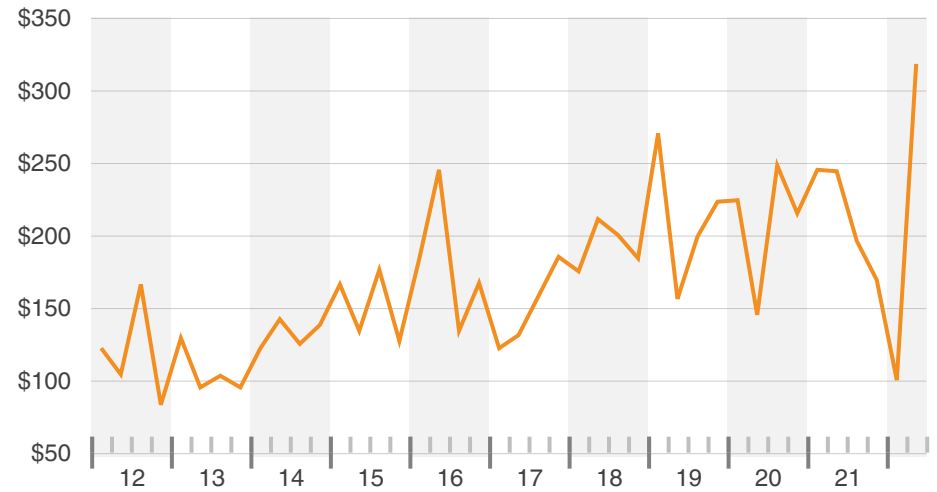


Search Analytics

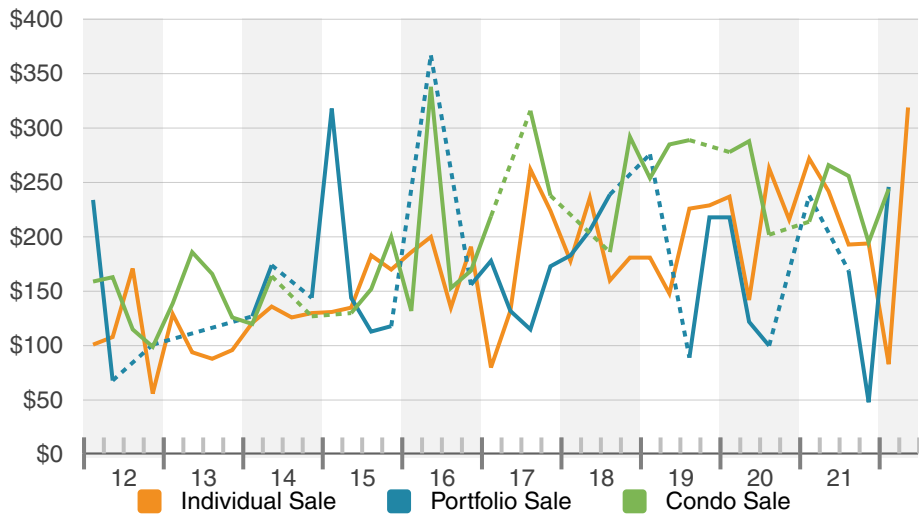
Sales Volume By Transaction Type



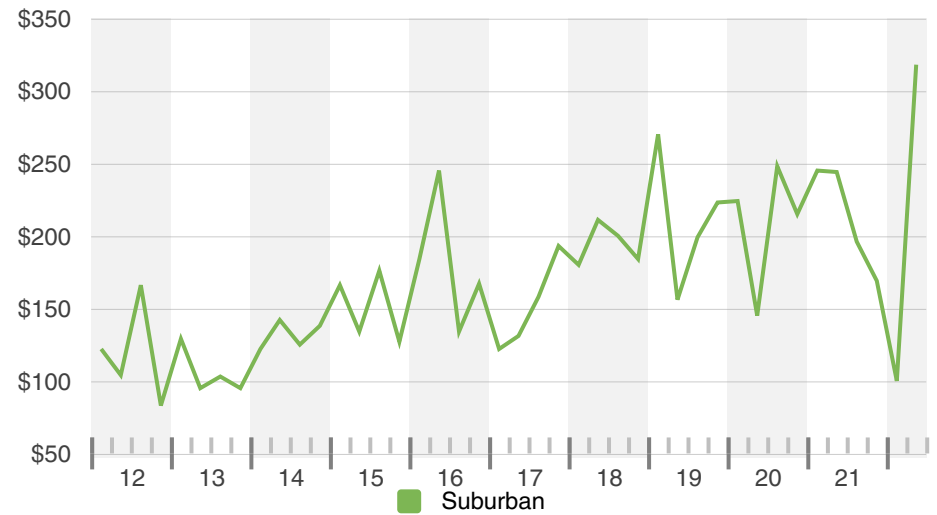
Sale Price Per SF



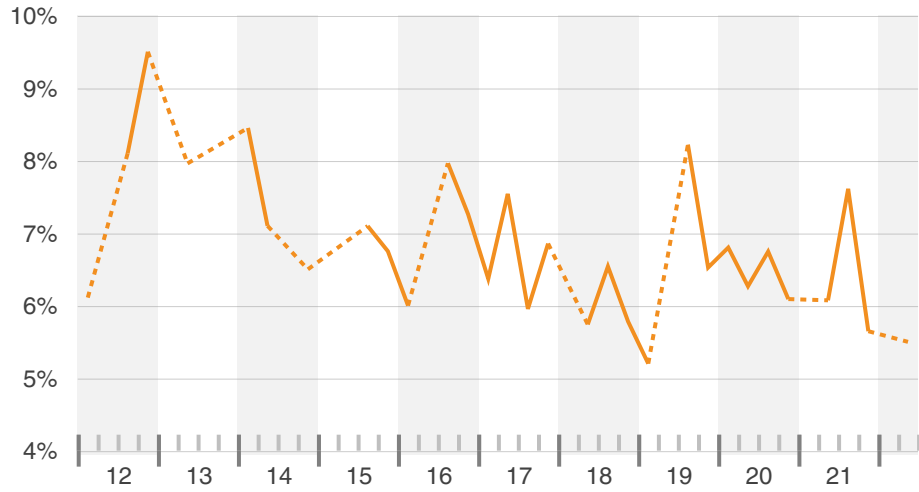
Sale Price Per SF By Transaction Type



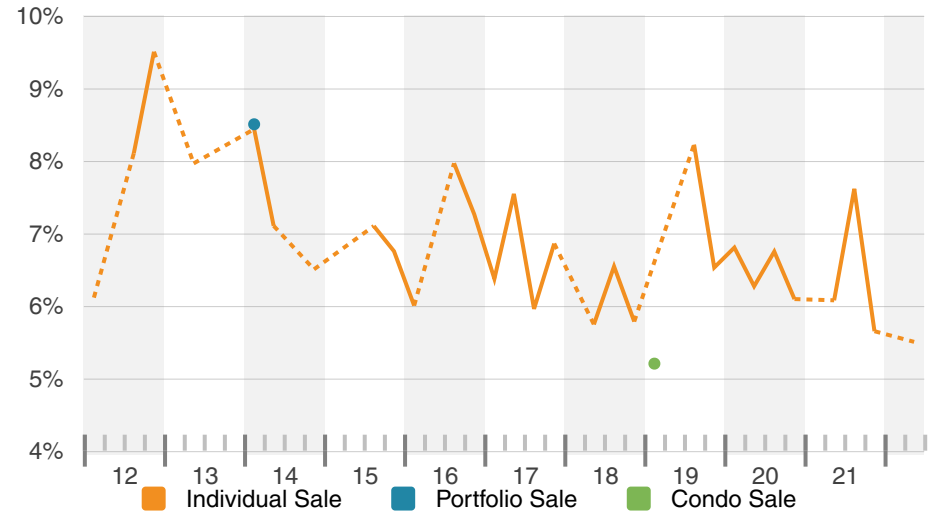
Sale Price Per SF By Location Type



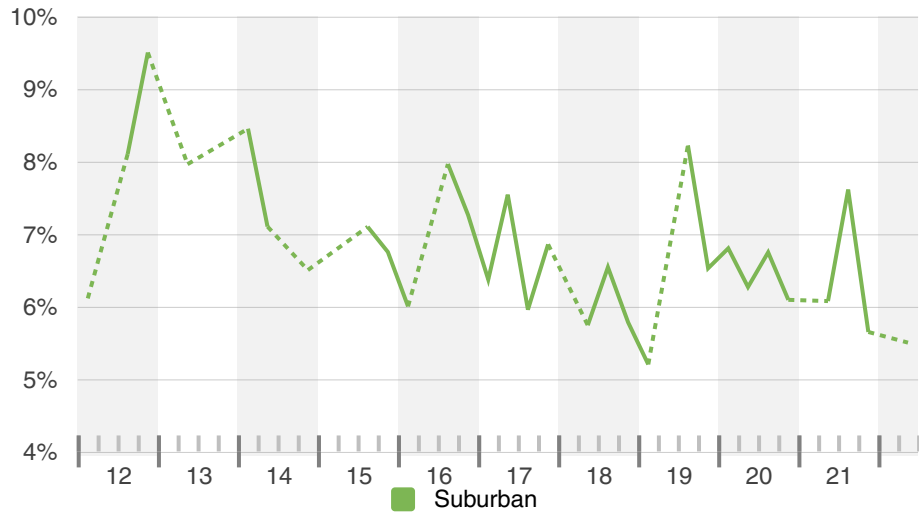
Cap Rate



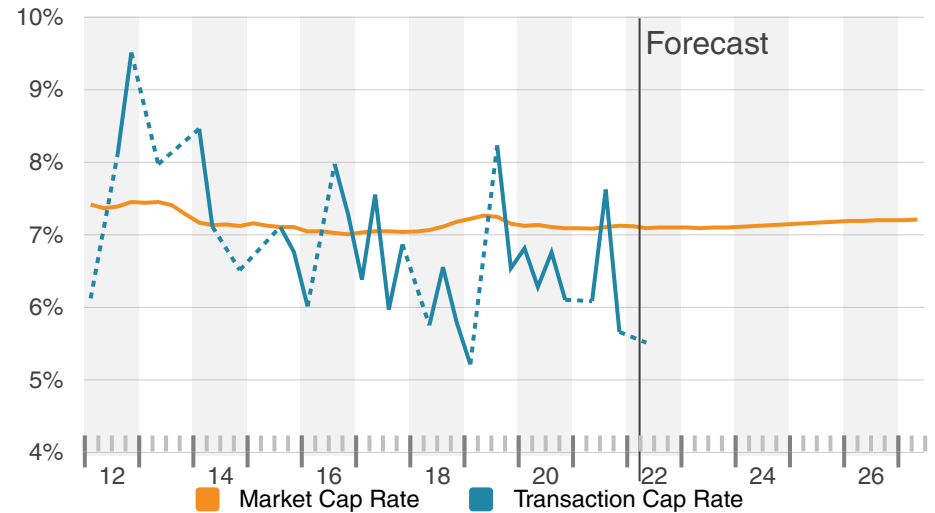
Cap Rate By Transaction Type



Cap Rate By Location Type

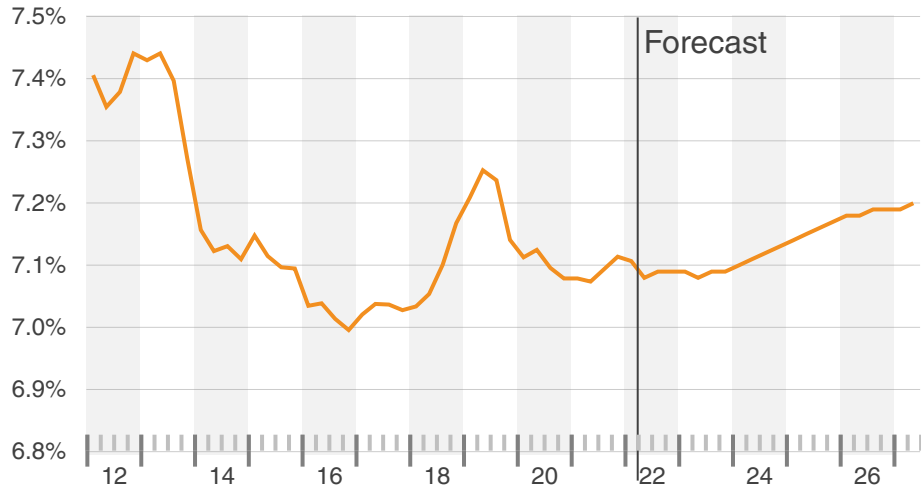


Market Cap Rate & Transaction Cap Rate

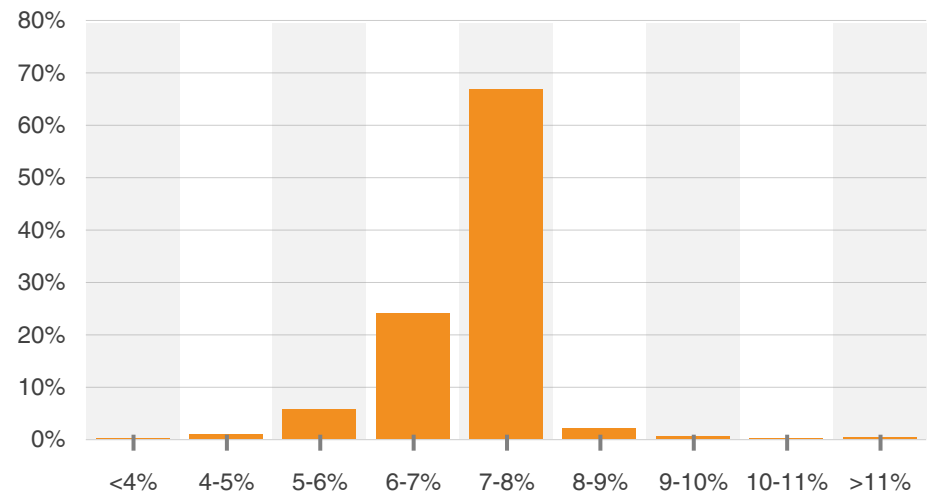


Search Analytics

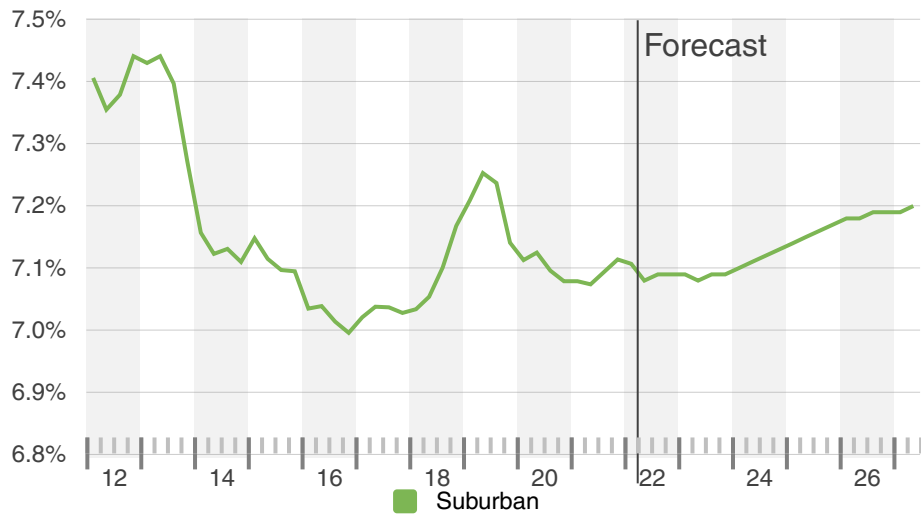
Market Cap Rate



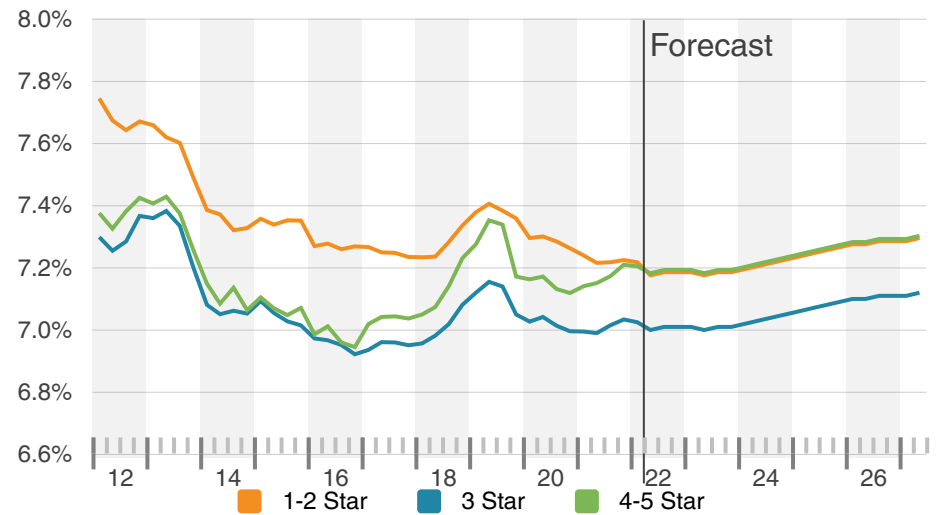
Market Cap Rate Distribution



Market Cap Rate By Location Type

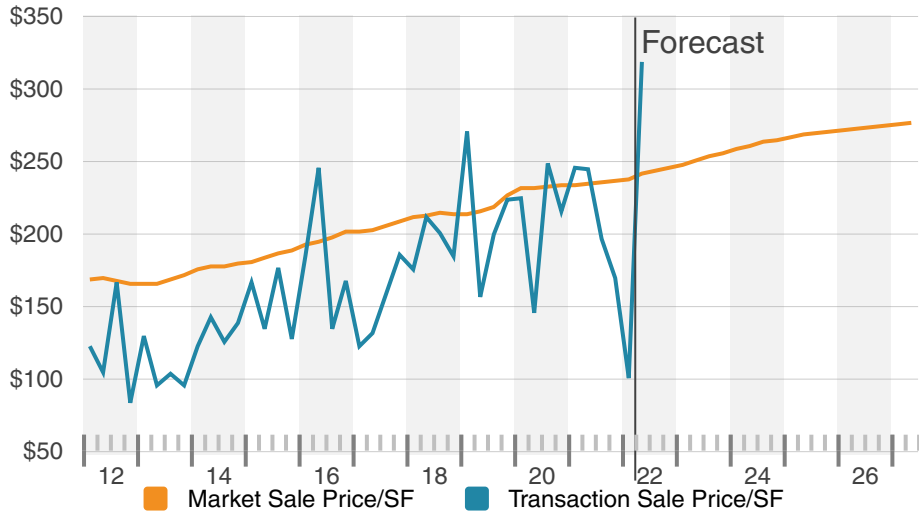


Market Cap Rate By Star Rating

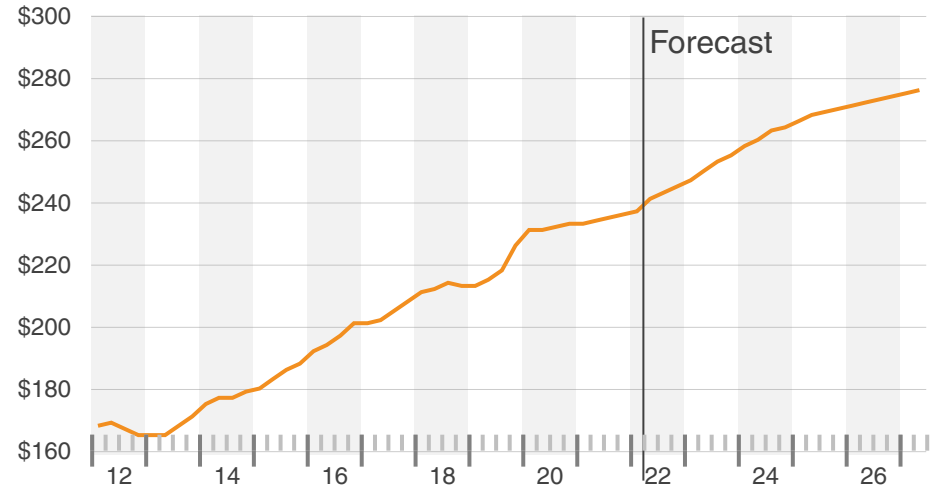


Search Analytics

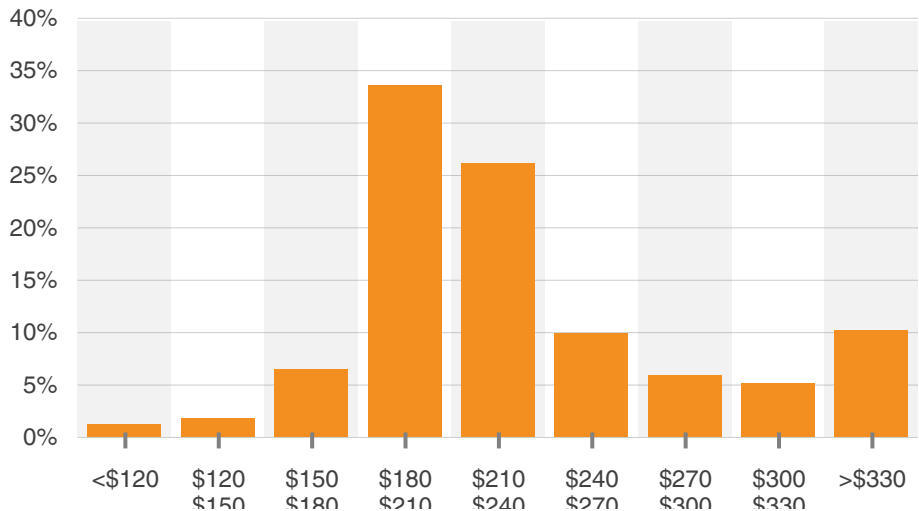
Market Sale Price & Transaction Sale Price Per SF



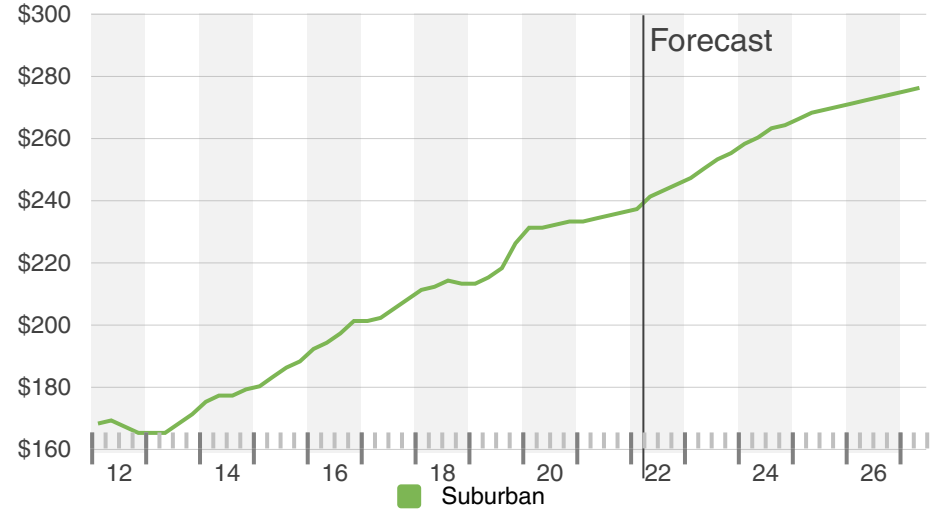
Market Sale Price Per SF



Market Sale Price Per SF Distribution

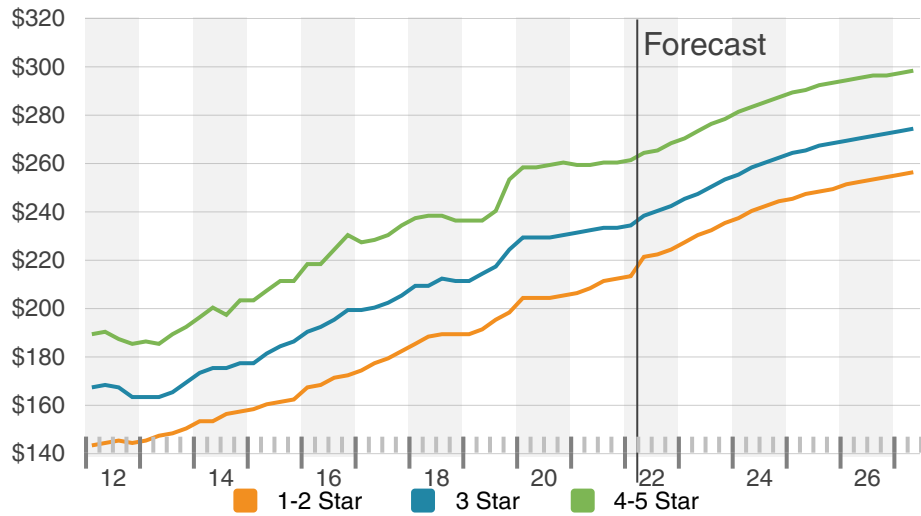


Market Sale Price Per SF By Location Type

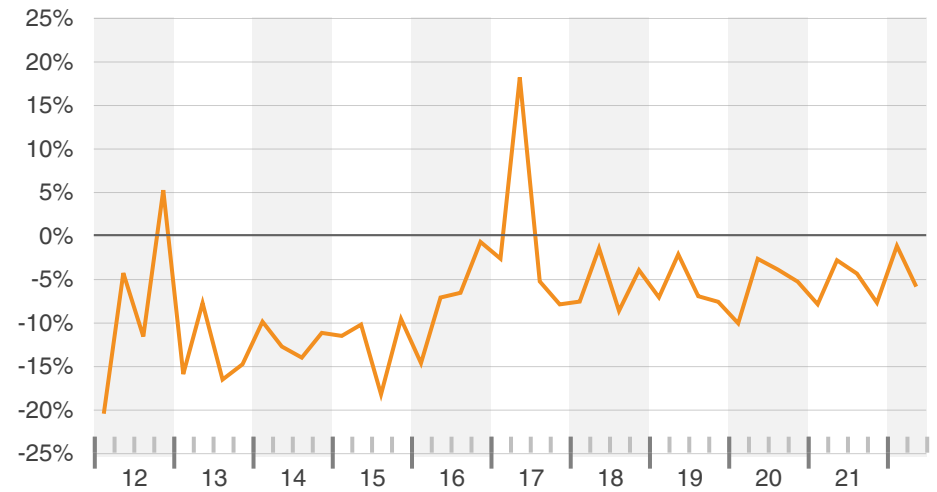


Search Analytics

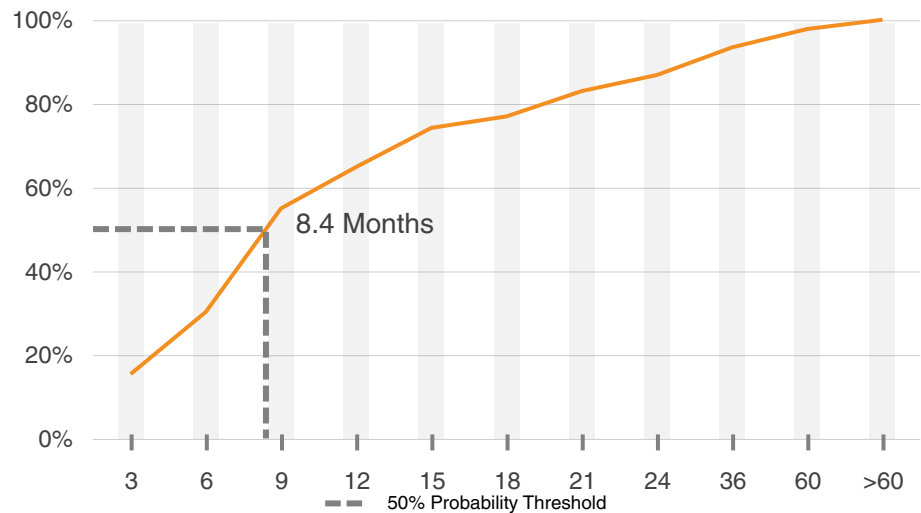
Market Sale Price Per SF By Star Rating



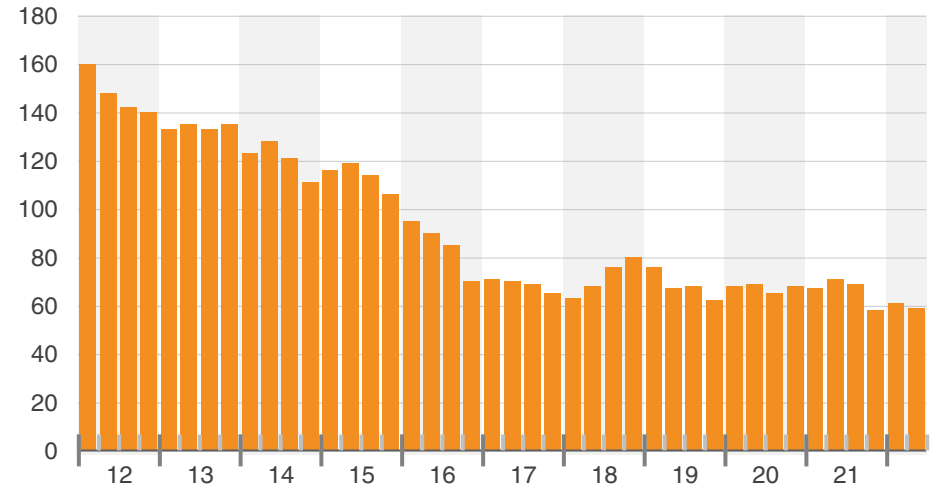
Sale To Asking Price Differential



Probability Of Selling In Months

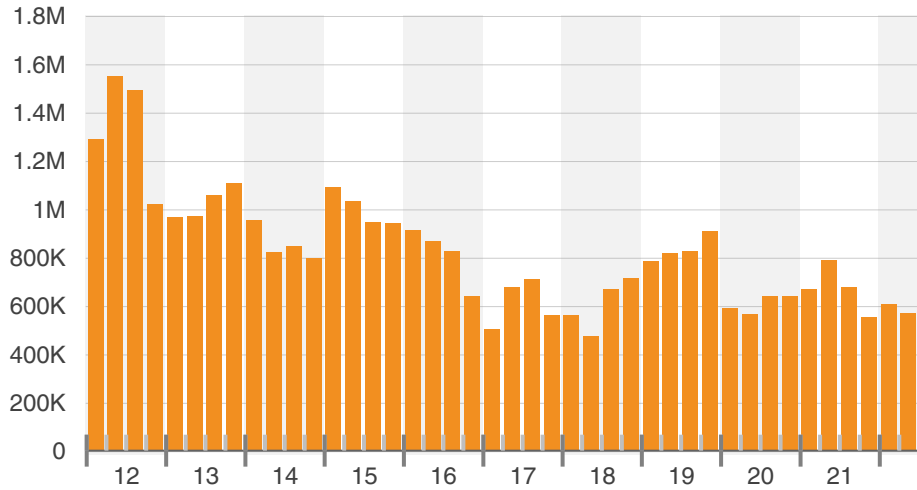


For Sale Total Listings



Search Analytics

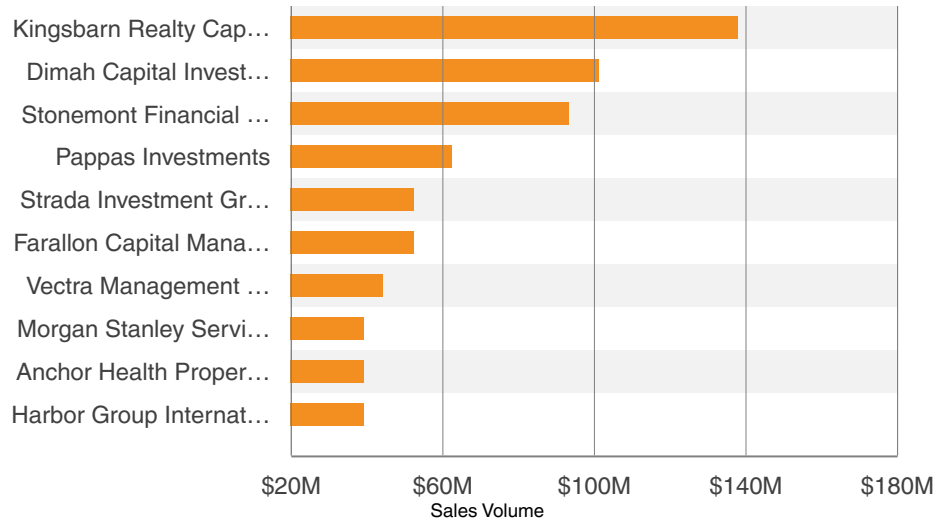
For Sale Total SF



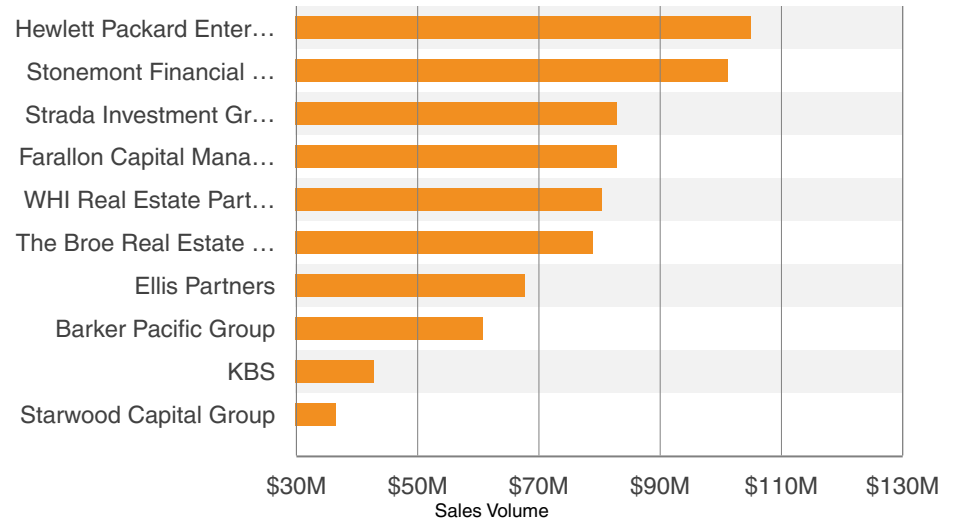
For Sale Asking Price Per SF



Top Buyers

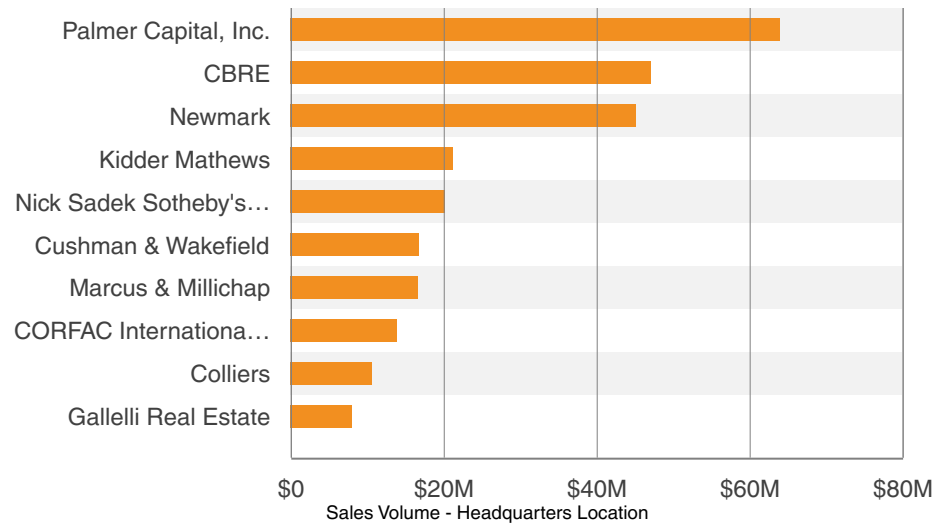


Top Sellers

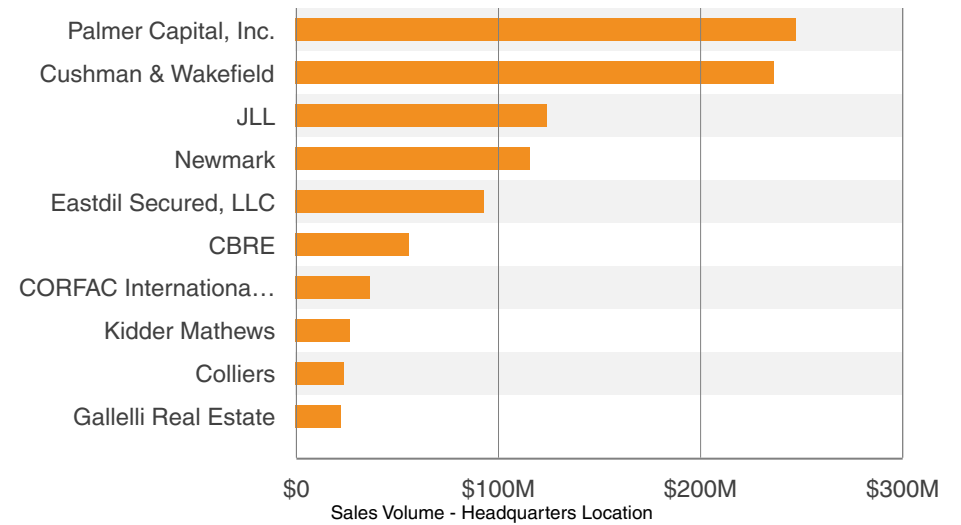


Search Analytics

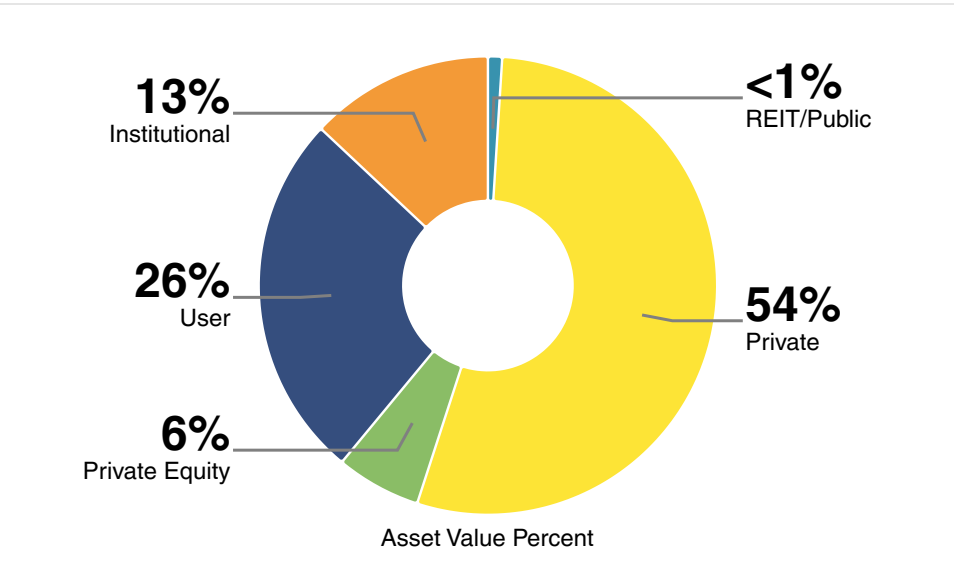
Top Buyer Brokers



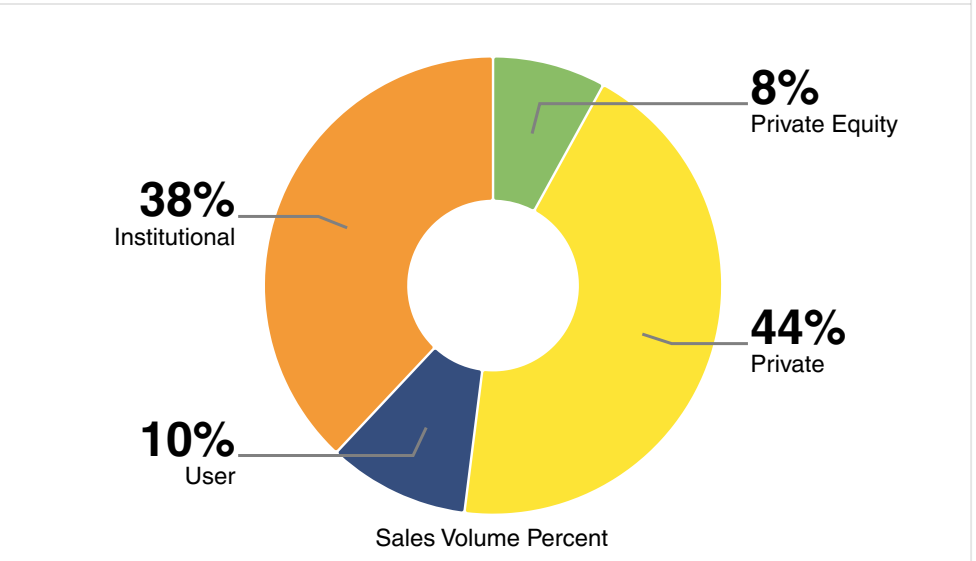
Top Seller Brokers



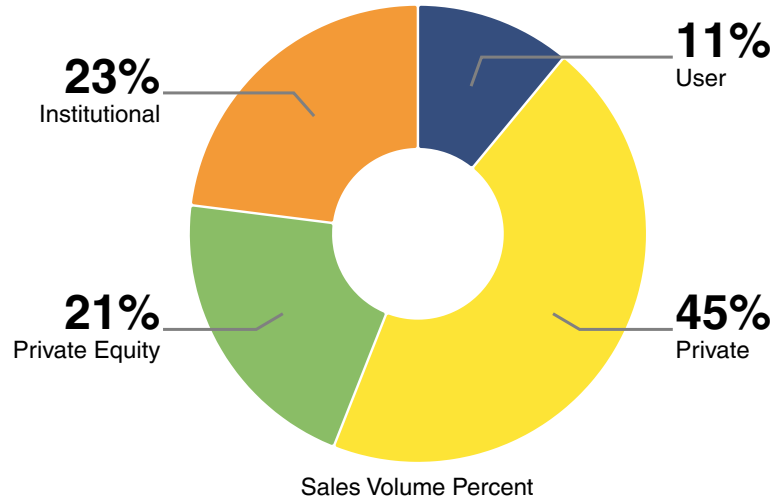
Asset Value By Owner Type



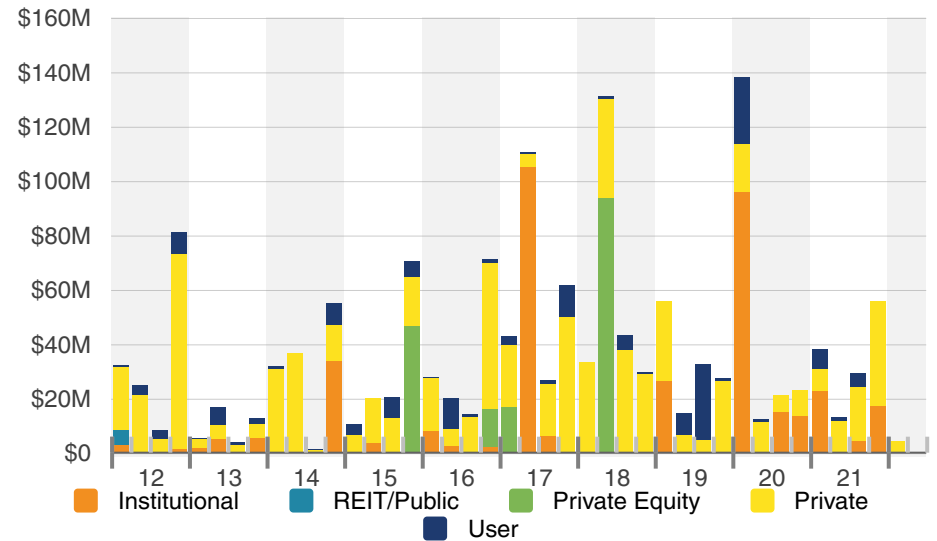
Sales By Buyer Type



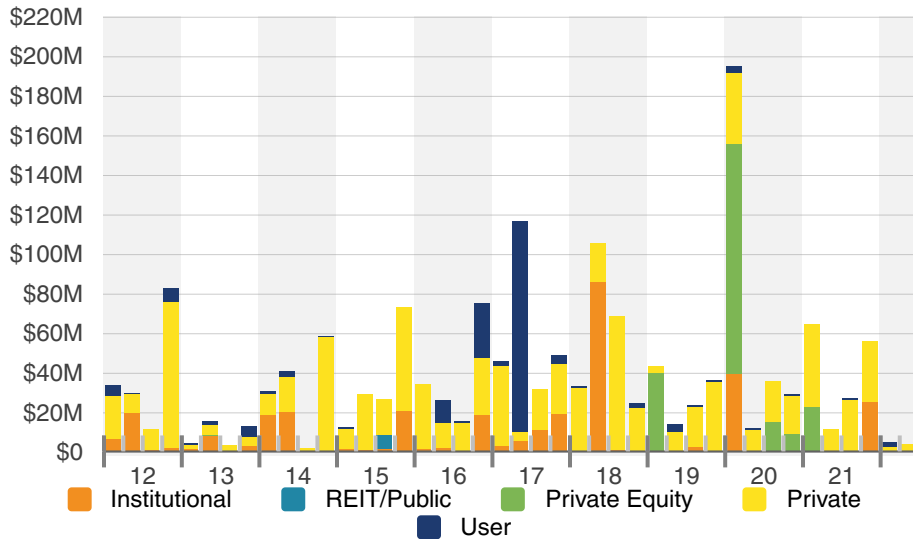
Sales By Seller Type



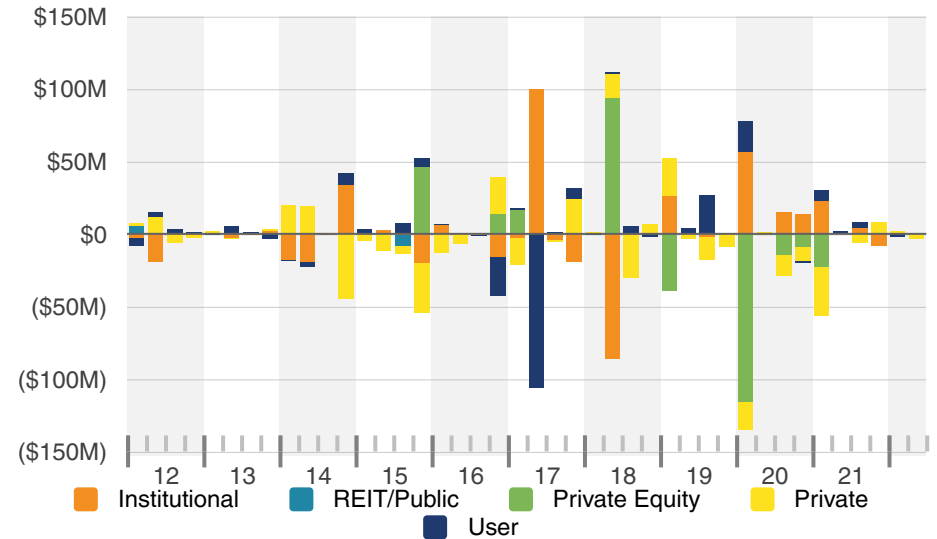
Sales Volume By Buyer Type



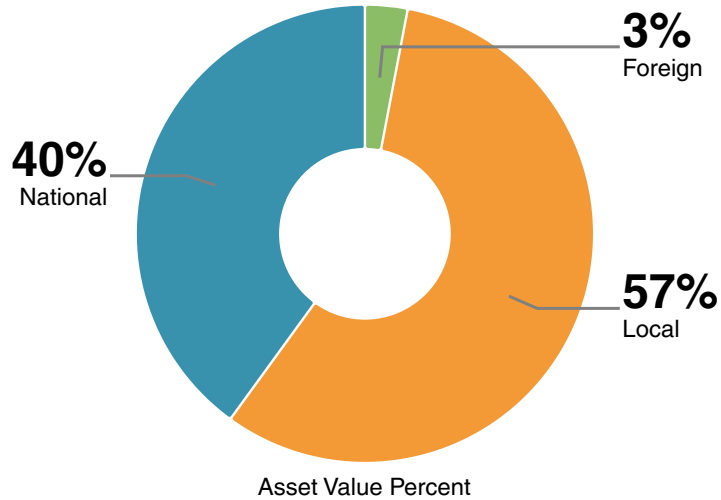
Sales Volume By Seller Type



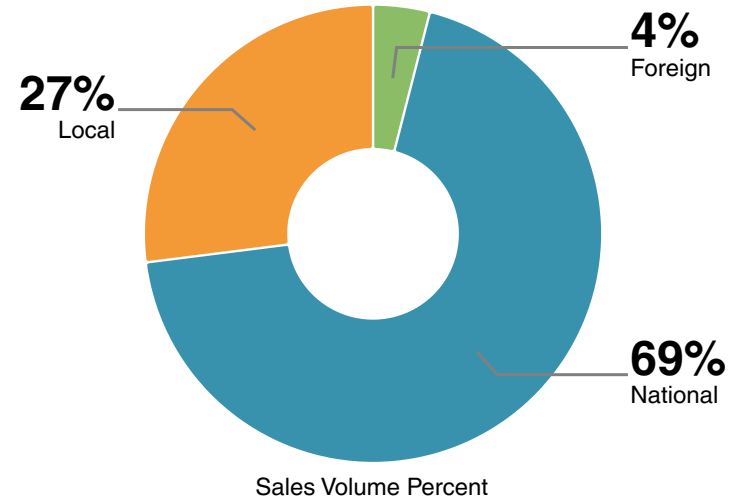
Net Buying & Selling By Owner Type



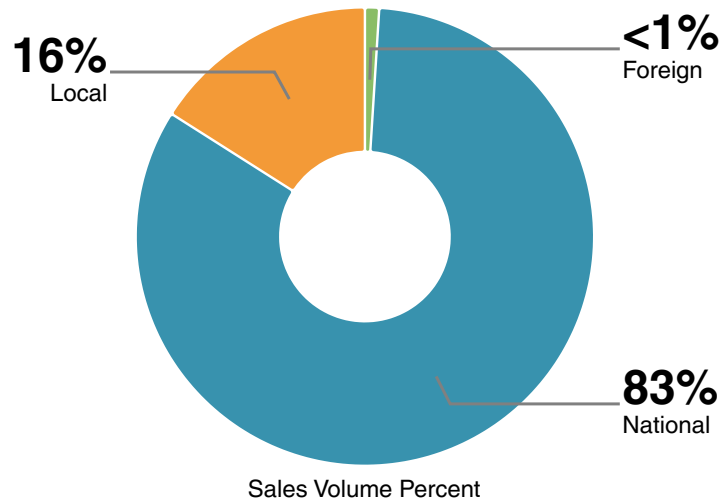
Asset Value By Owner Origin



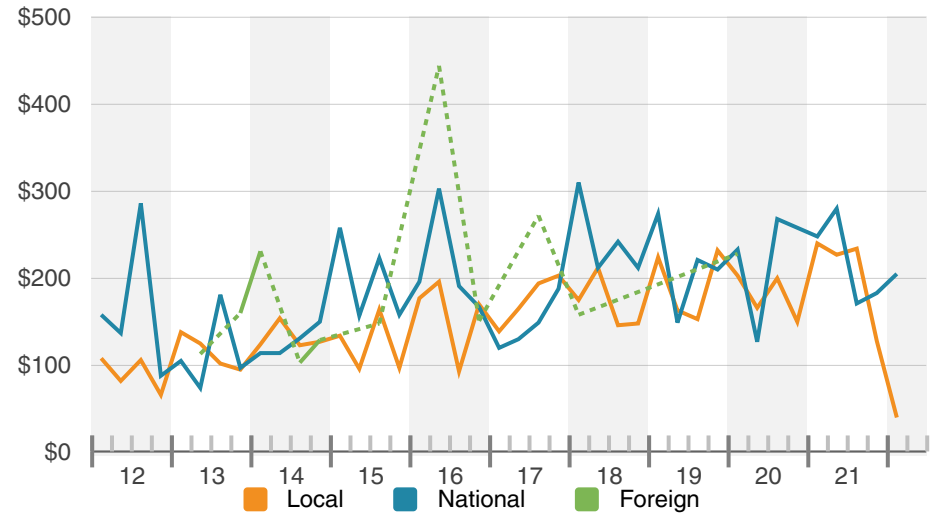
Sales Volume By Buyer Origin



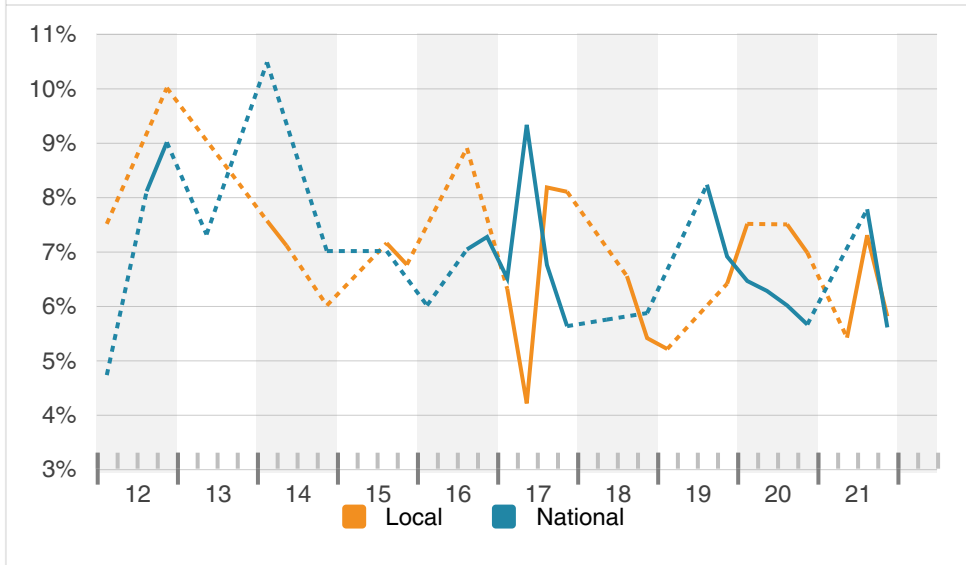
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 1,132 Properties / 430 Spaces
- County: Placer County, CA
- Property Type: Office