# R&D MARKET EPORT

SECOND QUARTER 2004

Compared to last quarter:

**VACANCY** 



ABSORPTION



**LEASE RATES** 



**CONSTRUCTION** 



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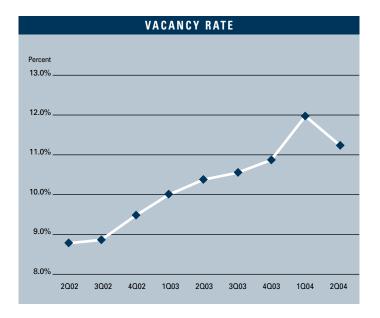


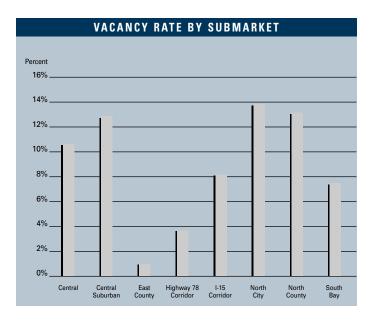
- Unemployment in the second quarter of 2004 in San Diego County is 4.1%, which is the same as it was during the first quarter of 2004 as well as what we saw a year ago.
- According to Los Angeles County Economic Development Corporation it is estimated that San Diego County added 11,000 new non-farm jobs in 2003, and they are forecasting 21,700 new jobs in 2004. They are also forecasting a 2.6% increase in total personal income for 2004, the second highest level in greater Southern California.
- Currently there is 993,527 square feet of Research & Development construction underway, this figure is 81.53% higher than last year's second quarter number of 547,301 square feet.
- Planned Research & Development construction in San Diego County is up 110% when compared to last year. Currently, there is 2,545,457 square feet of Research & Development space on the slate as being planned, compared to last year's figure of 1,206,470 square feet.
- The Research & Development vacancy rate is 11.25%, which is lower than it was during the first quarter of 2004 when it was 12.01% and is a little higher than last year's figure of 10.40%.
- Rental rates are expected to remain somewhat flat with the possibility of growth during the second half of 2004 as the economy improves.
- The Research & Development absorption checked in at a positive 74,292 square feet of net absorption during the second quarter of 2004, giving the San Diego Research & Development Market a total of 258,207 square feet of negative absorption for 2004.

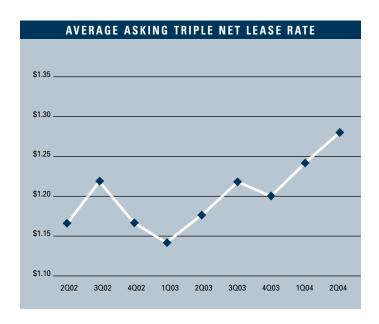
#### **R&D MARKET STATISTICS**

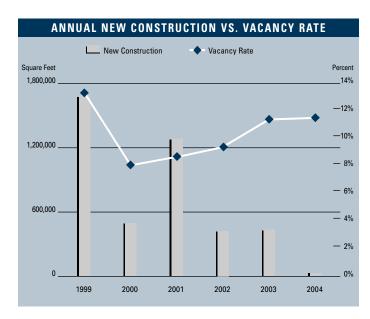
	202004	102004	202003	% CHANGE VS. 2003
Under Construction	993,527	927,533	547,301	81.53%
Planned Construction	2,545,457	2,428,444	1,206,470	110.98%
Vacancy	11.25%	12.01%	10.40%	8.17%
Availability	16.83%	15.27%	14.48%	16.23%
Pricing	\$1.28	\$1.24	\$1.18	8.47%
Net Absorption	74,292	-332,499	74,904	-0.82%

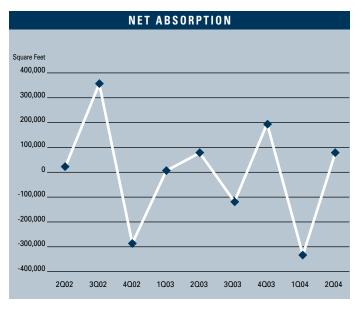
#### R & D MARKET E P O R T

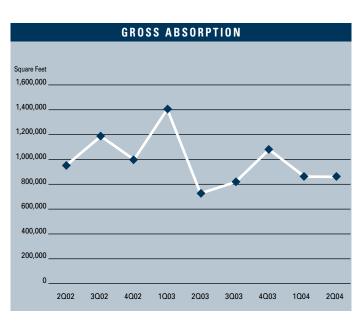












#### 0 0 4 SECOND

#### DIEGO

Research and Development (R&D) buildings can be one story, one story with a mezzanine, and two story built-out structures with a high ratio of window wall to floor area with lower ceilings. They generally have over 30% built-out office space or laboratory use, with the remaining space being utilized as light manufacturing or warehousing. In addition, the parking ratio must be at least 3 spaces or greater per 1,000 square feet.

Central   Pullidings			INVEN	TORY			VA	CANCY &	ABSORPT	ION	
Downtown		Of	Rentable	Feet	Feet	Feet	Rate	Availability	Asking	Net Absorption 202004	Net Absorptior 2004
East City 1 30,000 0 0 0 0 59,099 10,74% 67,899 \$0.05 (40,1) Central Total 16 559,092 0 0 0 59,099 10,74% 67,899 \$0.05 (40,1) Central Suburban  AirportSports Arene 14 274,813 0 0 0 5,000 853,744 15,29% 702,628 11.9 46,3 18,8516 Gorge 6 105,054 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.4% 2,565 \$0.90 (45,654 0 0 0 2,595 24.0% 2,56	·				•				'		
Central Total   16   560,092   0   0   59,099   10,74%   67,899   \$0,75   [40,14   Central Suburban	'n	15	520,092	0	0	59,099	11.36%	67,899	\$0.75	(40,144)	(35,944)
Aliport/Sports Arene		1	30,000	0	0	0	0.00%	0	\$0.00	0	0
Airpont/Sports Arena	otal	16	550,092	0	0	59,099	10.74%	67,899	\$0.75	(40,144)	(35,944)
Kearny Mesa 138 4,160,742 0 53,000 637,744 15,29% 702,628 51.19 46.5 680 62 105,664 0 0 2.565 24.4% 2.565 53,00 (2.5 680 62 10,005,644 0 0 0 754 0.16% 754 \$1.15 6.1 6.1 6.1 6.1 6.1 6.1 6.1 6.1 6.1 6.1	Suburban										
Mission Corge 6   106,064   0   0   2,565   2,445   2,565   8,199   (2,57   6,10   6,10   6,10   754   1,15   6,11	ports Arena	14	274,813	0	0	5,000	1.82%	5,000	\$1.00	1,500	3,400
Rose Caryon/Morena   27   478,306   0   0   754   0.16%   754   \$1.15   6.1					1				· ·	46,324	(84,568)
Central Suburban Total   185   5,019.915   0   \$3,000   644,063   12.83%   710,947   \$1.19   \$1.3									The state of the s	(2,565)	2,001
El Cajon   38	yon/Morena	27	479,306	0	0	754	0.16%	754	\$1.15	6,134	49,003
El Cajon 38 1,005,741 0 0 0 8,067 0,80% 39,095 50,85 24,0	uburban Total	185	5,019,915	0	53,000	644,063	12.83%	710,947	\$1.19	51,393	(30,164)
La MesaSpring Valley 3 44,876 0 0 0 4,000 1.72% 4,000 \$0.00  East County Total 56 1,283,666 0 0 0 12,067 0.94% 43,095 \$0.85 24,0  Highway 78 Corridor  Oceanside 6 206,667 501,890 870,310 10,488 5.08% 10,488 \$0.70  Sam Marcos 15 42,381 0 130,035 14,095 3.34% 45,345 \$0.00 12,0  Sam Marcos 15 423,811 0 130,035 14,095 3.34% 45,345 \$0.00 12,0  Sam Marcos 15 423,811 0 0 10,003,45 65,247 3.56% 207,179 \$0.84 21,8  Highway 78 Corridor Total 65 1,834,816 501,690 1,000,345 65,247 3.56% 207,179 \$0.84 21,8  L15 Corridor  Escondido 8 134,434 0 0 0 6,765 5.03% 18,542 \$0.80 12,0  Poway 35 1,441,240 0 65,000 110,076 7,84% 37,719 \$1.06 126,60  Poway 35 1,441,240 0 65,000 110,076 7,84% 37,719 \$1.06 126,60  Scripps Ranch 15 648,488 0 102,000 115,562 17,82% 115,562 \$0.99  L15 Corridor Total 130 6,607,973 103,272 242,000 550,784 8,34% 1,299,288 \$1.08 16,7  North City  La Jolla 32 2,297,366 0 0 0 123,736 5.39% 298,176 \$0.00 \$1.73,179,184 0 0 0 36,000 115,562 17,82% 115,562 \$0.99  L15 Corridor Total 130 3,052,886 352,754 194,888 517,095 16,94% 670,058 \$1.36 21,11,11,11,11,11,11,11,11,11,11,11,11,1	unty										
SanteeLakeside 15 233,039 0 0 4,000 1.72% 4,000 \$0.00   East County Total 56 1,283,656 0 0 0 12,067 0.94% 43,095 \$0.85 24,0   Highway 78 Corridor  Oceanside 6 206,657 501,690 870,310 10,488 5.08% 10,488 \$0.70 \$12,067 0.94% 45,345 \$0.00 12,0 0 40,664 3.37% 151,346 \$0.07 9.7 9.7 9.7 9.7 9.7 9.7 9.7 9.7 9.7 9.			1 1	0	0	8,067		39,095	\$0.85	24,017	35,020
East County Total 56 1,283,656 0 0 0 12,067 0,94% 43,095 \$0.85 24,0  Highway 78 Corridor  Oceanside 6 206,657 501,899 870,310 10,488 5.08% 10,488 \$0.70 12,054 44 1,205,798 0 0 10,003,45 65,247 3.56% 207,179 \$0.84 21,8  Highway 78 Corridor Total 65 1,834,816 501,690 1,000,345 65,247 3.56% 207,179 \$0.84 21,8  L-15 Corridor  Escondido 8 134,434 0 0 0 6,6765 5.03% 18,542 \$0.80 12,000 12,000 110,076 76,44% 337,191 \$1.06 (22,96)  Bancho Bernardo 72 4,333,841 103,272 75,000 318,381 72,88 827,993 \$1.10 \$15,662 \$1.78,88 \$1.14,1240 \$0.87,75 \$1.00 \$115,562 \$1.78,2% \$115,562 \$0.99 \$1.55,600 \$1.00,000 \$115,562 \$1.78,2% \$115,562 \$0.99 \$1.55,000 \$1.00,0									The state of the s	0	0
Highway 78 Corridor	akeside	15	233,039	0	0	4,000	1.72%	4,000	\$0.00	0	7,000
Oceanside San Marcos         6         206,657 242,261 3an Marcos         501,690 15         870,310 422,261 0         10,488 130,035 0         5.08% 40,664 3.37%         10,488 45,245 3.34%         50.70 45,245 3.34%         10,488 45,245 3.000         50.70 9.7           Vista/Fallbrook         44         1,205,798 0         0         0         40,664 40,664 3.37%         3.34% 151,346 3.37%         151,346 50.87         9.7           Highway 78 Corridor Total         65         1,834,816 1,834,816 1,242 4,333,841 102,272 75,000 110,076 72 4,333,841 102,272 75,000 110,076 7,64% 337,191 351.06 226,67 36,600 110,076 7,64% 337,191 351.06 226,67 37,993 351.10 45,27 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 351.10 47,993 4	nty Total	56	1,283,656	0	0	12,067	0.94%	43,095	\$0.85	24,017	42,020
San Marcos 15 422,361 0 130,035 14,095 3,34% 45,245 \$0.00 12,0 12,0 12,0 14,060 13,37% 151,346 \$0.07 9,7 14,0 14,0 14,0 14,0 15,0 14,0 15,0 15,3 14,0 15,3 14,0 15,3 14,0 15,3 15,3 15,3 15,3 15,3 15,3 15,3 15,3	y 78 Corridor								_		
Vista(Fallbrook         44         1,205,798         0         0         40,664         3.37%         151,346         \$0.87         9,7           Highway 78 Corridor Total         65         1,834,816         501,690         1,000,345         65,247         3.56%         207,179         \$0.84         21,8           I-I5 Corridor         Escondido         8         134,434         0         0         6,765         5.03%         18,542         \$0.80         1,2           Poway         35         1,441,240         0         65,000         110,076         7,64%         337,191         \$1.06         129,618           Bancho Bernardo         72         4,383,841         103,272         75,000         310,381         2.726%         827,933         \$1.10         45,28           Scripps Ranch         15         648,488         0         102,000         115,562         17,82%         115,562         \$0.99         45,2           I-15 Corridor Total         130         6,607,973         103,272         242,000         550,784         8,34%         1,299,288         \$1.08         16,7           North City         La Jolla         32         2,297,366         0         0         123,736	e	6	206,657	501,690	870,310	10,488	5.08%	10,488	\$0.70	44	(3,606)
Highway 78 Corridor Total										12,045	17,442
	brook	44	1,205,798	0	0	40,664	3.37%	151,346	\$0.87	9,795	(31,912)
Escondido	78 Corridor Total	65	1,834,816	501,690	1,000,345	65,247	3.56%	207,179	\$0.84	21,884	(18,076)
Poway         35         1,441,240         0         65,000         110,076         7,64%         337,191         \$1.06         (29,6)           Rancho Bernardo         72         4,383,841         103,272         75,000         318,381         7,28%         827,993         \$1.10         45,2           Scripps Ranch         15         648,458         0         102,000         115,562         17,82%         115,562         \$0.99           I-15 Corridor Total         130         6,607,973         103,272         242,000         550,784         8,34%         1,299,288         \$1.08         16,7           North City           La Jolla         32         2,297,366         0         0         123,736         5,39%         298,176         \$2.05         (7,31           Miramar         104         3,052,886         352,754         194,888         517,995         16,94%         670,058         \$1.36         21,1           Sorrento Mesa         118         5,391,202         0         724,000         657,895         12,20%         90,592         \$1.28         173,1         500         172,000         675,895         12,20%         90,592         \$1.28         173,1         51.90	ridor										
Rancho Bernardo 72 4,383,841 103,272 75,000 318,381 7.26% 827,993 \$1.10 45,2	0	8	134,434	0	0	6,765	5.03%	18,542	\$0.80	1,235	(6,370)
Scripps Ranch         15         648,458         0         102,000         115,562         17.82%         115,562         \$0.99           I-15 Corridor Total         130         6,607,973         103,272         242,000         550,784         8.34%         1,299,288         \$1.08         16,7           North City           La Jolla         32         2,297,366         0         0         123,736         5.39%         298,176         \$2.05         (7,3)           Miramar         104         3,052,886         352,754         194,888         517,095         16.94%         670,058         \$1.36         21,1           Sorrento Mesa         118         5,391,202         0         724,000         657,695         12.20%         930,592         \$1.28         173,1           Sorrento Valley         63         1,715,184         0         0         386,040         22,51%         511,570         \$1.80         (148,31)           UTC Center         8         562,975         0         126,000         132,721         23.57%         132,721         \$1.09           North City Total         325         13,019,613         352,754         1,044,888         1,817,287         13.96%				•	1				The state of the s	(29,668)	(30,330)
1-15 Corridor Total   130										45,217	(123,505)
North City  La Jolla  32  2,297,366  0  0  123,736  5,39%  298,176  \$2.05  (7,3)  Miramar  104  3,052,886  352,754  194,888  517,095  16,94%  670,058  \$1.36  21,1  Sorrento Mesa  118  5,391,202  0  724,000  657,695  12,20%  930,592  \$1.28  173,1  Sorrento Valley  63  1,715,184  0  0  386,040  22,51%  511,570  \$1.80  (148,38)  UTC Center  8  562,975  0  126,000  132,721  23,57%  132,721  \$1.09  North City Total  325  13,019,613  352,754  1,044,888  1,817,287  13,96%  2,543,117  \$1.49  38,6  North County  Carlsbad  North Beach Cities  6  100,050  0  125,000  604,907  13,58%  682,105  \$1.01  (33,58)  North County Total  116  4,555,968  0  125,000  605,315  13,29%  686,754  \$1.01  (31,18)  South Bay  Chula Vista  17  615,679  35,811  80,224  0  0,00%  0  1,510  0,00%  0  \$0.00  Notional City  14  288,888  0  0  0  1,510  0,56%  1,510  \$1.00  5,5  City Mesa  5  296,054  0  0  41,000  16,68%  41,000  \$0.78  11,04	anch	15	648,458	0	102,000	115,562	17.82%	115,562	\$0.99	3	3
La Jolla 32 2,297,366 0 0 123,736 5.39% 298,176 \$2.05 (7,3) Miramar 104 3,052,886 352,754 194,888 517,095 16,94% 670,058 \$1.36 21,1 Sorrento Mesa 118 5,391,202 0 724,000 657,695 12.20% 930,592 \$1.28 173,1 Sorrento Valley 63 1,715,184 0 0 386,040 22.51% 511,570 \$1.80 (148,38) UTC Center 8 562,975 0 126,000 132,721 23.57% 132,721 \$1.09	dor Total	130	6,607,973	103,272	242,000	550,784	8.34%	1,299,288	\$1.08	16,787	(160,202)
Miramar         104         3,052,886         352,754         194,888         517,095         16,94%         670,058         \$1.36         21,1           Sorrento Mesa         118         5,391,202         0         724,000         657,695         12,20%         930,592         \$1.28         173,1           Sorrento Valley         63         1,715,184         0         0         386,040         22,51%         511,570         \$1.80         (148,38)           UTC Center         8         562,975         0         126,000         132,721         23,57%         132,721         \$1.09           North City Total         325         13,019,613         352,754         1,044,888         1,817,287         13,96%         2,543,117         \$1.49         38,6           North County           Carlsbad         110         4,455,918         0         0         604,907         13,58%         682,105         \$1.01         (33,55           North Beach Cities         6         100,050         0         125,000         605,315         13,29%         686,754         \$1.01         (31,18           South Bay           Chula Vista         17         615,679         35,811 <t< td=""><td>ity</td><td></td><td></td><td></td><td>•</td><td></td><td>•</td><td></td><td></td><td>•</td><td></td></t<>	ity				•		•			•	
Sorrento Mesa         118         5,391,202         0         724,000         657,695         12.20%         930,592         \$1.28         173,1           Sorrento Valley         63         1,715,184         0         0         386,040         22.51%         511,570         \$1.80         (148,38)           UTC Center         8         562,975         0         126,000         132,721         23.57%         132,721         \$1.09           North City Total         325         13,019,613         352,754         1,044,888         1,817,287         13.96%         2,543,117         \$1.49         38,6           North County           Carlsbad         110         4,455,918         0         0         604,907         13.58%         682,105         \$1.01         (33,51           North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,18           South Bay           Chula Vista         17         615,679         35,811         8		32	2,297,366	0	0	123,736	5.39%	298,176	\$2.05	(7,300)	(7,300)
Sorrento Valley         63         1,715,184         0         0         386,040         22.51%         511,570         \$1.80         (148,33)           UTC Center         8         562,975         0         126,000         132,721         23.57%         132,721         \$1.09           North City Total         325         13,019,613         352,754         1,044,888         1,817,287         13.96%         2,543,117         \$1.49         38,6           North County           Carlsbad         110         4,455,918         0         0         604,907         13.58%         682,105         \$1.01         (33,55           North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,18           South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00         \$0.00		104	3,052,886	352,754	194,888	517,095	16.94%	670,058	\$1.36	21,164	(23,632)
UTC Center         8         562,975         0         126,000         132,721         23.57%         132,721         \$1.09           North City Total         325         13,019,613         352,754         1,044,888         1,817,287         13.96%         2,543,117         \$1.49         38,6           North County         North County           Carlsbad         110         4,455,918         0         0         604,907         13.58%         682,105         \$1.01         (33,56)           North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,18           South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00         \$0.00         National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5         0         0         63,157         21.33%         170,862         \$0.52									The state of the s	173,156	303,751
North City Total 325 13,019,613 352,754 1,044,888 1,817,287 13.96% 2,543,117 \$1.49 38,6  North County  Carlsbad 110 4,455,918 0 0 604,907 13.58% 682,105 \$1.01 (33,51 North Beach Cities 6 100,050 0 125,000 408 0.41% 4,649 \$0.00 2,4  North County Total 116 4,555,968 0 125,000 605,315 13.29% 686,754 \$1.01 (31,18 South Bay  Chula Vista 17 615,679 35,811 80,224 0 0.00% 0 \$0.00 National City 14 268,868 0 0 1,510 0.56% 1,510 \$1.00 5,5 Otay Mesa 5 296,054 0 0 63,157 21.33% 170,862 \$0.52 (11,64 San Ysidro 6 245,875 0 0 41,000 16.68% 41,000 \$0.78 (1,00)	, , , , , , , , , , , , , , , , , , ,									(148,352)	(199,174)
North County           Carlsbad         110         4,455,918         0         0         604,907         13.58%         682,105         \$1.01         (33,58)           North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,19)           South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00         National City         14         268,868         0         0         1,510         \$1.00         5,5         0tay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,60)           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00)					·				·	0	0
Carlsbad         110         4,455,918         0         0         604,907         13.58%         682,105         \$1.01         (33,55)           North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,18           South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00         \$0.00         National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5         0         0         63,157         21,33%         170,862         \$0.52         (11,64)         30.78         (1,00)         1,500         \$0.78         (1,00)         1,00         \$0.78         (1,00)         1,00         \$0.78         (1,00)         1,00         \$0.78         (1,00)         1,00         \$0.78         (1,00)         1,00         \$0.78         (1,00)         1,00         1,00         \$0.78         (1,00)         1,00	y Total	325	13,019,613	352,754	1,044,888	1,817,287	13.96%	2,543,117	\$1.49	38,668	73,645
North Beach Cities         6         100,050         0         125,000         408         0.41%         4,649         \$0.00         2,4           North County Total         116         4,555,968         0         125,000         605,315         13.29%         686,754         \$1.01         (31,19)           South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00         National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5           Otay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,64)           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00)	ounty		T T		1			<u> </u>		1	
North County Total 116 4,555,968 0 125,000 605,315 13.29% 686,754 \$1.01 (31,15)  South Bay  Chula Vista 17 615,679 35,811 80,224 0 0.00% 0 \$0.00 National City 14 268,868 0 0 1,510 0.56% 1,510 \$1.00 5,500 Otay Mesa 5 296,054 0 0 63,157 21.33% 170,862 \$0.52 (11,64) San Ysidro 6 245,875 0 0 41,000 16.68% 41,000 \$0.78 (1,00)										(33,596)	(137,734)
South Bay           Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00           National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5           Otay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,64           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00	ach Cities	6	100,050	0	125,000	408	0.41%	4,649	\$0.00	2,400	620
Chula Vista         17         615,679         35,811         80,224         0         0.00%         0         \$0.00           National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5           Otay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,64           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00	unty Total	116	4,555,968	0	125,000	605,315	13.29%	686,754	\$1.01	(31,196)	(137,114)
National City         14         268,868         0         0         1,510         0.56%         1,510         \$1.00         5,5           Otay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,64)           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00)	ay										
Otay Mesa         5         296,054         0         0         63,157         21.33%         170,862         \$0.52         (11,64)           San Ysidro         6         245,875         0         0         41,000         16.68%         41,000         \$0.78         (1,00)				35,811	80,224				The state of the s	0	4,000
San Ysidro 6 245,875 0 0 41,000 16.68% 41,000 \$0.78 (1,00	'									5,528	2,265
			1							(11,645)	(11,645)
South Bay Total 42 1,426,476 35,811 80,224 105,667 7.41% 213,372 \$0.64 (7,1)	0	6	245,875	0	0	41,000	16.68%	41,000	\$0.78	(1,000)	13,008
	y Total	42	1,426,476	35,811	80,224	105,667	7.41%	213,372	\$0.64	(7,117)	7,628
San Diego County Total 935 34,298,509 993,527 2,545,457 3,859,529 11.25% 5,771,651 \$1.28 74,2	County Total	935	34 298 509	993 527	2 545 457	3 859 529	11 25%	5 771 651	\$1.28	74,292	(258,207)

This survey consists of buildings greater than 10,000 square feet. Lease rates are on a triple net basis.





# Highway 78 Corridor I-15 Corridor North County North City East County Central Suburban Central To view available properties, please visit: South Bay

#### **CENTRAL**

Downtown East City

#### **CENTRAL SUBURBAN**

Airport/Sports Arena Kearny Mesa Mission Gorge Rose Canyon/Morena

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El Cajon La Mesa/Spring Valley Santee/Lakeside

#### **HIGHWAY 78 CORRIDOR**

Oceanside San Marcos Vista/Fallbrook

#### **I-15 CORRIDOR**

Escondido Poway Rancho Bernardo Scripps Ranch

#### **NORTH CITY**

La Jolla Miramar Sorrento Mesa Sorrento Valley **UTC Center** 

#### **NORTH COUNTY**

Carlsbad North Beach Cities

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