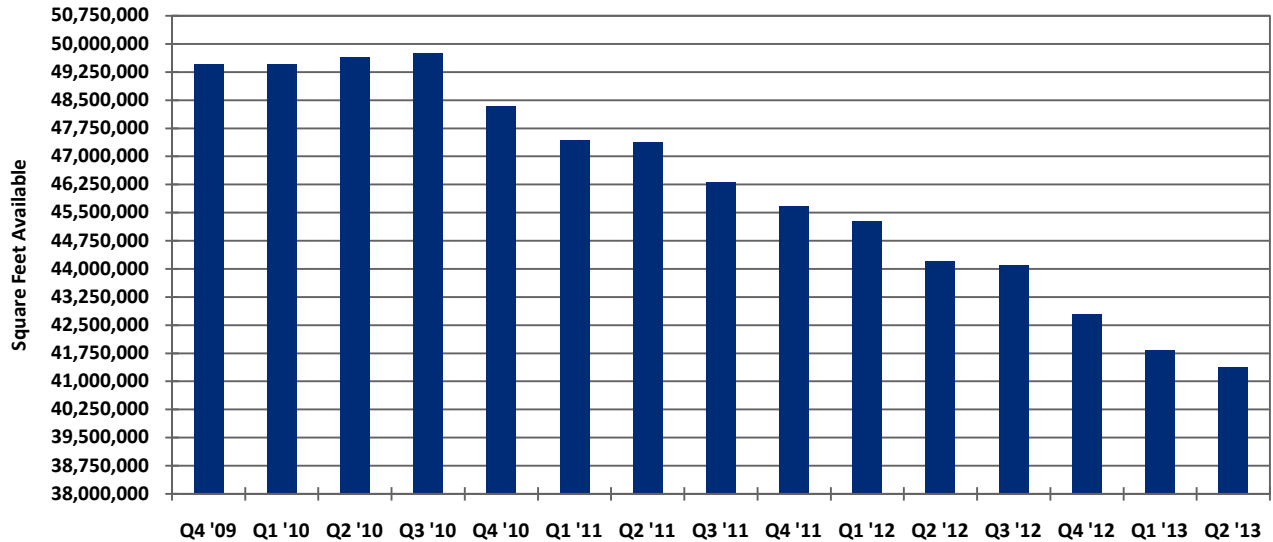
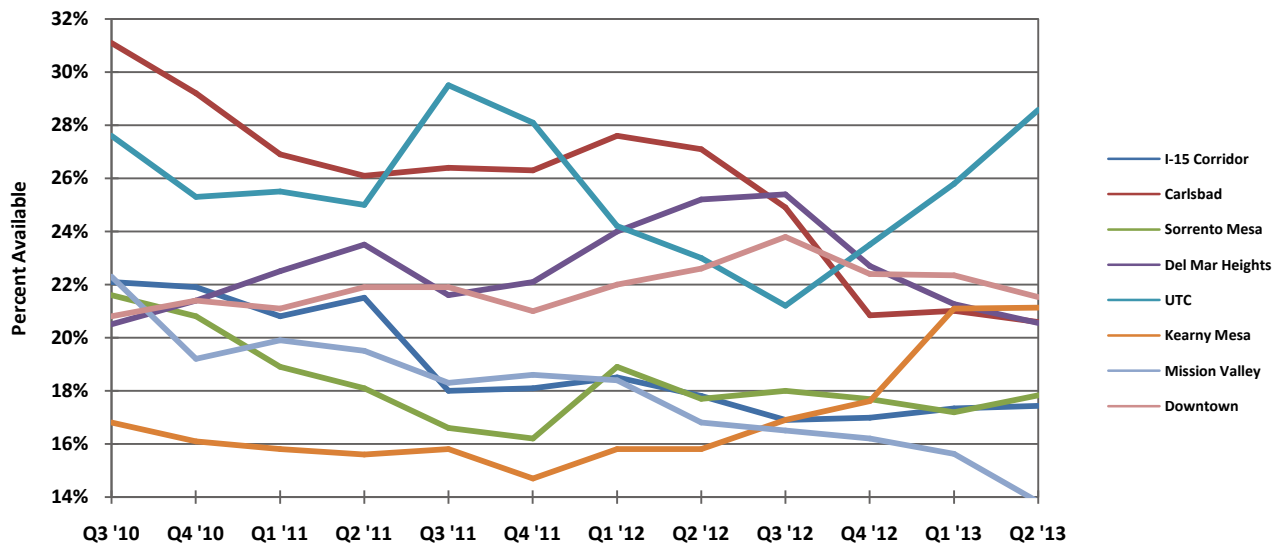


SAN DIEGO MARKET UPDATE
2ND QUARTER 2013

**Total Available Space Countywide
(Office, Flex, and Industrial)**

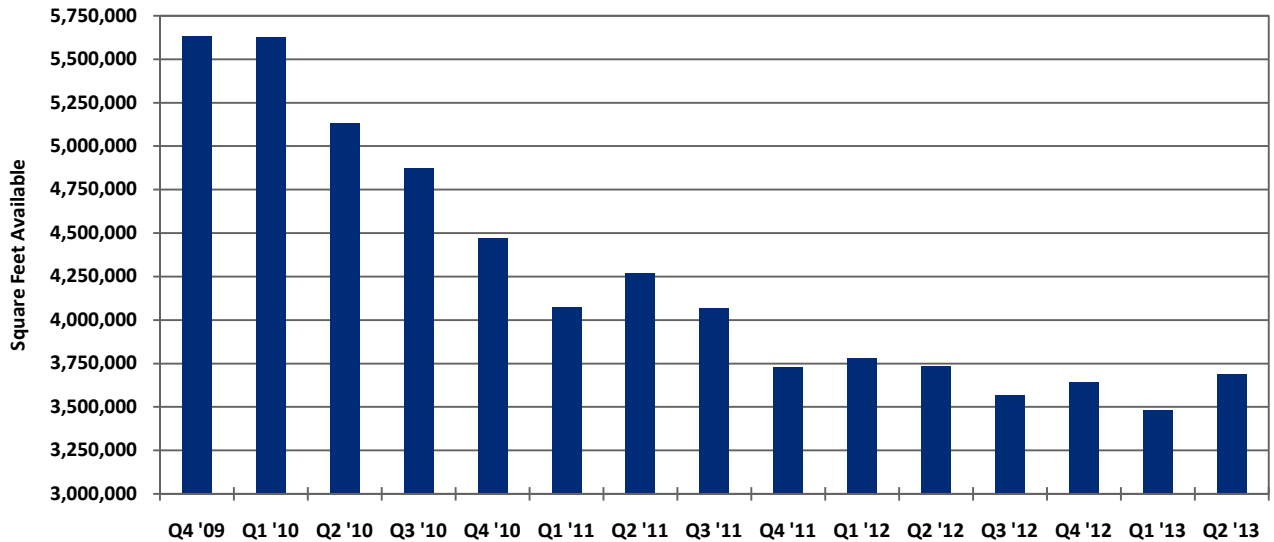


**Total Availability Rate by Submarket
(Office)**

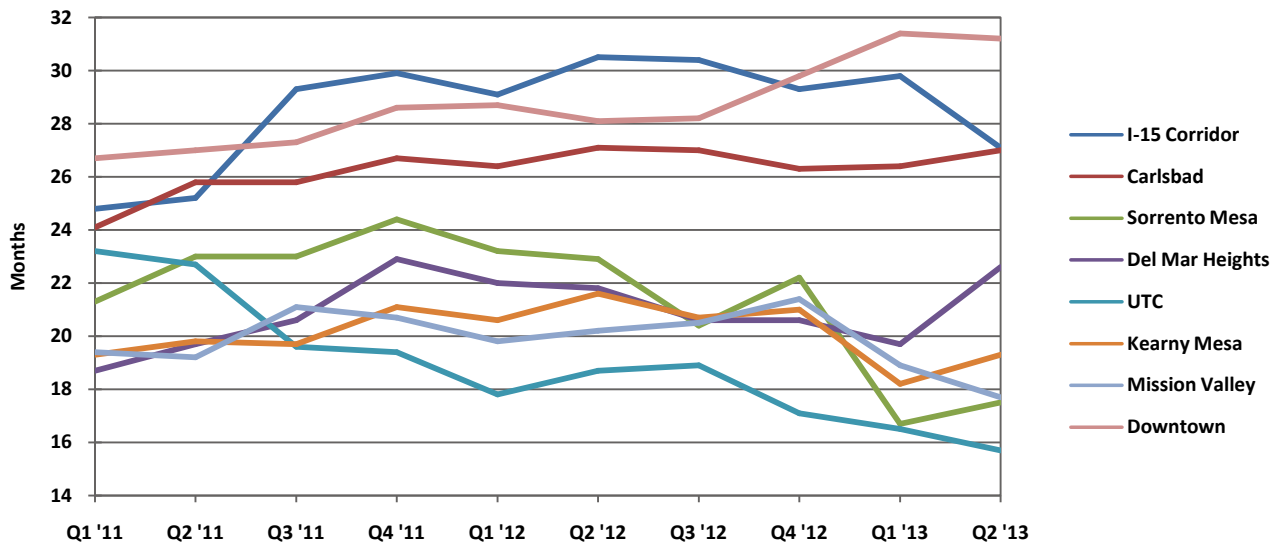


SAN DIEGO MARKET UPDATE
2ND QUARTER 2013

**Total Available Sublease Space Countywide
(Office, Flex, and Industrial)**



**Average Time on Market by Submarket
(Office)**



SAN DIEGO MARKET UPDATE
2ND QUARTER 2013

Submarket	Direct Available	Sublet Available	Total Available	Leased	Existing RBA
I-15 Corridor	1,865,558 16.57%	97,674 0.87%	1,963,232 17.43%	9,746,929 86.56%	11,260,913
Carlsbad	1,220,221 19.47%	69,985 1.12%	1,290,206 20.59%	5,170,441 82.50%	6,266,854
Sorrento Mesa	984,579 14.34%	239,797 3.49%	1,224,376 17.83%	6,212,265 90.48%	6,866,119
Del Mar Heights	644,105 17.41%	116,287 3.14%	760,392 20.56%	3,198,672 86.48%	3,698,926
UTC	1,412,529 20.05%	601,496 8.54%	2,014,025 28.58%	6,444,958 91.47%	7,046,051
Kearny Mesa	1,436,186 17.77%	271,617 3.36%	1,707,803 21.14%	6,893,954 85.32%	8,079,932
Mission Valley	780,649 12.25%	99,778 1.57%	880,427 13.82%	5,747,815 90.22%	6,370,990
Downtown	2,498,865 19.41%	273,146 2.12%	2,772,011 21.53%	11,032,506 85.70%	12,872,942

Total Direct and Sublet Space Availability Rates by Submarket (Office)

