



Integrity & Knowledge



NORTHERN CALIFORNIA REAL ESTATE
2009 MARKET SUMMARY

First Quarter • Sacramento
SACRAMENTO OFFICE
1601 Response Road, Suite 160 • Sacramento, CA 95815
Tel: 916.920.4400 • Fax: 916.920.0854
www.ccarey.com



2009 MARKET SUMMARY

SACRAMENTO • FIRST QUARTER

OFFICE

Area	# of Buildings	Total SF	Vacant SF	% Vacant	Vacancy Change From 4th QTR 2008	Net Absorption 1st QTR 2009	Under Construction SF	Average Monthly Asking Lease Rate (Full Service)
Downtown - Class "A"	22	6,810,788	507,190	7.45%	-1.38%	94,082	433,508	\$2.75
Downtown	132	5,101,654	1,007,905	19.76%	-0.27%	13,528	0	\$1.80
Downtown Total	154	11,912,442	1,515,095	12.72%	-0.90%	107,610	433,508	
South Natomas	45	2,892,994	422,173	14.59%	0.08%	(2,235)	400,000	\$2.10
Point West	39	2,155,845	543,340	25.20%	-0.84%	(15,629)	0	\$1.95
Tribute Road/Woodlake Business Park	31	877,180	264,673	30.17%	7.69%	(67,426)	0	\$1.30
Campus Commons	57	1,631,766	288,431	17.68%	0.52%	(8,485)	34,000	\$2.00
50 Corridor West	60	2,811,414	424,390	15.10%	0.55%	(40,243)	0	\$1.75
50 Corridor East	272	11,422,628	1,872,877	16.40%	1.37%	(36,551)	35,855	\$1.75
Northgate/North Natomas	135	4,011,472	909,228	22.67%	2.49%	21,522	122,500	\$1.85
Howe Corridor	77	1,492,571	366,363	24.55%	0.96%	4,100	0	\$1.60
Watt Corridor	58	1,510,622	352,677	23.35%	-1.63%	24,693	0	\$1.40
Roseville	238	6,770,925	1,499,039	22.14%	2.24%	(151,935)	110,350	\$2.10
Rocklin	87	2,138,809	1,008,847	47.17%	0.74%	(18,335)	0	\$1.85
West Sacramento	56	2,500,577	491,659	19.66%	0.65%	(16,343)	508,516	\$1.45
Folsom	93	2,925,578	595,868	20.37%	-3.48%	101,815	60,000	\$1.95
El Dorado Hills	115	2,094,703	526,289	25.12%	-2.06%	48,348	0	\$1.90
Midtown/East Sacramento	95	2,782,618	431,930	15.52%	-0.69%	19,301	0	\$1.85
North Sacramento	26	1,150,816	152,652	13.26%	-0.34%	3,875	0	\$1.40
Orangevale/Citrus Heights	58	1,263,091	248,911	19.71%	1.18%	(14,849)	0	\$1.40
South Sacramento	57	1,493,039	257,813	17.27%	0.61%	(3,926)	0	\$1.60
Elk Grove	55	1,109,797	366,351	33.01%	0.65%	25,231	75,300	\$2.10
Carmichael/Fair Oaks	38	467,621	85,444	18.27%	-0.03%	132	0	\$1.40
METROPOLITAN TOTAL:	1,846	65,416,508	12,624,050	19.30%	0.42%	(19,330)	1,780,029	

* The 400,000 square feet under construction in West Sacramento is a build-to-suit for the California State Teachers' Retirement System

NOTE: This survey measures office buildings larger than 5,000 square feet and excludes owner-occupied space, government-owned buildings and medical buildings.

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2009 MARKET SUMMARY

SACRAMENTO • FIRST QUARTER

INDUSTRIAL

Area	# of Buildings	Total SF	Vacant SF	% Vacant	Net Absorption 1st Qtr 2009	Under Construction SF
Downtown	470	11,955,815	1,323,559	11.07%	(277,996)	0
Natomas	341	14,636,145	2,333,883	15.95%	(43,312)	0
West Sacramento	433	17,539,160	1,302,883	7.43%	(233,580)	401,638
South Sacramento	187	2,745,051	218,040	7.94%	(28,841)	0
Power Inn/Florin	818	27,550,443	4,146,550	15.05%	(225,983)	22,172
50 Corridor West	225	5,421,954	819,880	15.12%	(68,720)	0
50 Corridor East	525	9,908,674	1,187,365	11.98%	90,452	10,461
Carmichael/Citrus Heights	59	895,285	76,482	8.54%	(7,500)	0
McClellan/Highway 80	496	15,906,878	2,428,939	15.27%	(138,018)	39,696
Roseville	175	8,288,461	675,359	8.15%	(94,348)	95,470
Rocklin	234	6,678,956	1,007,989	15.09%	(24,780)	0
Loomis/Auburn/Newcastle	114	1,850,896	532,531	28.77%	10,210	21,500
Lincoln	46	3,754,703	1,336,264	35.59%	256,500	
Folsom	13	792,853	25,564	3.22%	(543)	0
El Dorado Hills	99	2,131,386	300,986	14.12%	24,700	0
Woodland	183	13,804,616	2,292,842	16.61%	(205,842)	0
Davis	14	391,641	40,635	10.38%	330	
Elk Grove/Laguna	180	5,103,878	825,066	16.17%	(98,669)	0
METROPOLITAN TOTAL:	4,612	149,356,795	20,874,817	13.98%	(1,065,940)	590,937

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EMERYVILLE OFFICE Tel: 510.923.6200 Fax: 510.923.6260		SAN FRANCISCO OFFICE Tel: 415.445.8888 Fax: 415.445.8889
HAYWARD OFFICE Tel: 510.300.0200 Fax: 510.300.0201	PLEASANTON OFFICE Tel: 925.467.0900 Fax: 925.467.0911	SAN MATEO OFFICE Tel: 650.341.5800 Fax: 650.341.7024
OAKLAND OFFICE Tel: 510.268.4700 Fax: 510.268.4723	ROSEVILLE OFFICE Tel: 916.367.7000 Fax: 916.367.6362	SANTA CLARA OFFICE Tel: 408.727.9600 Fax: 408.988.6340
PALO ALTO OFFICE Tel: 650.322.2600 Fax: 650.321.0719	SACRAMENTO OFFICE Tel: 916.920.4400 Fax: 916.920.0854	WALNUT CREEK OFFICE Tel: 925.974.0100 Fax: 925.974.0123

For a detailed report, contact: John Frisch • 916.569.2309 • jef@ccarey.com