

The Orange County's Metropolitan Area is the third largest in CA and is situated approximately 60 miles between the two most populous counties, Los Angeles and San Diego respectively. As of the Third Quarter 2011, the Orange County commercial market conditions and trends are moving in the right direction. Normalization and recovery remain largely dependent on future job growth. Orange County recently ranked as "the nation's 14th best commercial real estate market" according to Pricewaterhouse-Coopers International. (Emerging Trends in Real Estate 2012). Another benchmark, 69.7% of Orange County hotel rooms were filled vs. 65.8% the year earlier and room rates were up 5%.

Demographics

### Population

Orange County: 2010 3,010,232 M  
**▲1%**  
 2009 3,026,786 M

Source: NPA

### Unemployment Rate

Orange County	8.5%	▼
California	11.4%	▼
United States	9.3%	▼

Source: CA Employment Development Department

### Avg. Household Income

Orange County:	\$79,318
California:	\$80,819
United States:	\$68,914

Source: U.S. Department of Labor

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### Metro Area Vital Signs



Total Inventory SF	150,205,078	↑
Vacancy Rate	14.4%	↓
Avg Rental Rate-\$/SF/Mo	\$1.90 FSG	↓
Q Net Absorption-SF	594,204	↓
Under Construction	440,938	
Cap Rate –	6.25%	↓

Inventory	207,034	↑
Vacancy Rate	4.1%	↓
Average Monthly Rent	\$1499	↑
Annual Absorption	2841 Units	↑
Completions--Units	115	↔
Capitalization Rate	5.25 %	↓



Total Inventory SF	134,575,949	↑
Vacancy Rate	5.6%	↓
Avg. Rental Rate\$/SF/Mo	\$1.85 NNN	↓
Q Net Absorption SF	-55,703	↓
Under Construction-SF	360,755	↔
Cap Rate –	5.5%	↓

Total Inventory- SF	309,022,461M	↑
Vacancy Rate	5.9%	↓
Avg Rental Rate-\$/SF/Mo	\$0.70 NNN	↑
Q Absorption Rate SF	78,151 / 5.5%	↓
Cap Rate – Average	7.00%	↓
Under Construction	26,000 SF	



Office

Multi-Family

Retail

Industrial