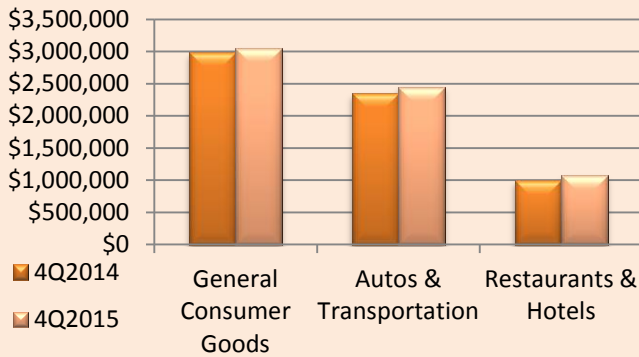


## Housing Market: Home Values

Homes in the Tri-City area are demonstrating their increasing value and home prices are trending upward with current home values in Glendale around \$731,000. Glendale is currently one of the hottest markets, higher than neighbors Pasadena and Burbank.

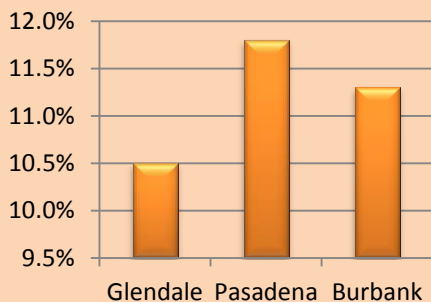
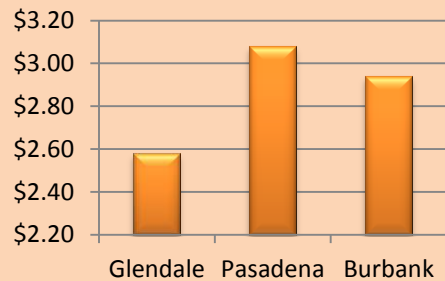


## Glendale Sales Tax

The City of Glendale continues to be a center for growth and opportunity. In comparing the fourth quarter of 2014 to 2015, most major industries have seen an increase in sales. Autos & Transportation is up 8.5%, while Restaurants & Hotels are up 7%. Overall sales tax revenue is up 4.2% in Glendale, demonstrating both the strength and potential of the Glendale market.

## Office Market: Base Rents

With a lower cost of doing business, a close proximity to greater Los Angeles area, nearby freeway access, and cohesive clusters, Glendale supports both new and existing businesses. With an asking rent that is an attractive \$2.58 SF, lower than Pasadena and Burbank, Glendale is a thriving place for businesses.



## Office Market: Vacancy Rates

Glendale is an excellent place to live, work and explore. It helps businesses flourish with its convenient access, outstanding infrastructure and world class amenities that include dining, fitness, and entertainment options. Class A vacant and available spaces are at a new low of 10.5%. With decreasing Class A office vacancies, there is an overall increase in demand and tightening of the market.