

Industrial Market Outlook

Los Angeles County Q3 2024

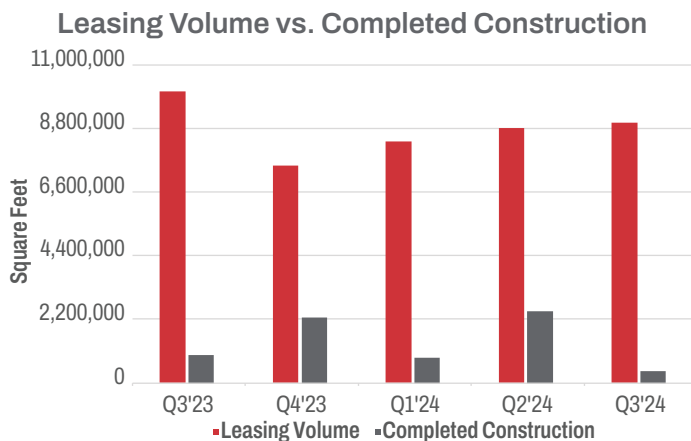
MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	243,910,561	648,147	8.8%	6.4%	2,634,979	7,010,776	327,048	1,156,248	\$1.28	\$242
Mid-Cities	103,334,481	720,787	8.6%	5.6%	828,206	3,899,328	831,000	2,280,268	\$1.54	\$289
South Bay	223,490,859	1,678,967	7.4%	4.7%	1,489,022	5,183,034	329,029	1,769,187	\$1.65	\$273
North	151,051,333	1,849,924	6.3%	4.0%	1,203,717	3,668,743	482,281	2,217,499	\$1.48	\$270
San Gabriel Valley	178,939,391	462,637	7.3%	6.2%	2,854,198	6,426,017	460,580	2,106,383	\$1.44	\$256
Los Angeles County	899,929,798	5,107,817	7.5%	5.3%	9,051,790	17,431,983	5,016,249	5,016,249	\$1.52	\$324

* RBA includes industrial buildings of all sizes. Rents reflect buildings of 10,000 square feet or greater.

LEASING TRENDS

While leasing volume showed a 2.3% increase in Q3 compared to Q2 2024, it remains 10.7% lower than the volume recorded in the same quarter last year. With the addition of only 427,000 square feet to the market this quarter, the once robust pace of completed construction has begun to trend lower.



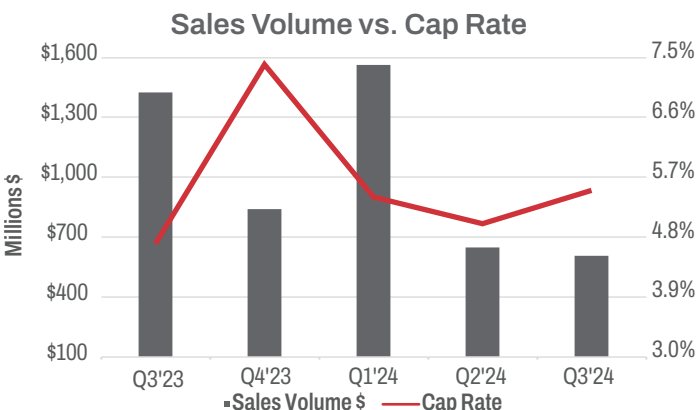
Select Lease Transactions

Address	City	Submarket	Square Feet
18175 E Rowland St	City Of Industry	San Gabriel Valley	350,000
18215 E Rowland St	City Of Industry	San Gabriel Valley	350,000
250 W Manville St	Compton	South Bay	206,483
20435 E Business Pky*	Walnut	San Gabriel Valley	200,000
2230 E Carson S*	Carson	South Bay	198,292

*Sublease

SALES TRENDS

In the third quarter of 2024, sales volume increased by 13.1% from the previous quarter but plummeted by 57.4% compared to the same quarter last year due to rising borrowing costs and pricing adjustments between sellers and buyers. The average cap rate also rose by 50 basis points from the prior quarter and 80 basis points from the third quarter of 2023, averaging 5.5%.



Select Sales Transactions

Address	City	Submarket	Square Feet
Colonnade Business Park (7 Properties Sold)	Santa Fe Springs	Mid-Cities	239,532
16000-16032 Carmenita Rd (Portfolio Sale)	Cerritos	Mid-Cities	234,261
9401 De Soto Ave	Chatsworth	North	150,831
16930 Valley View Ave	La Mirada	Mid-Cities	125,000
21335-21339 Nordhoff St	Chatsworth	North	70,172