

Industrial Market Outlook

Los Angeles County Q4 2025

MARKET STATISTICS*

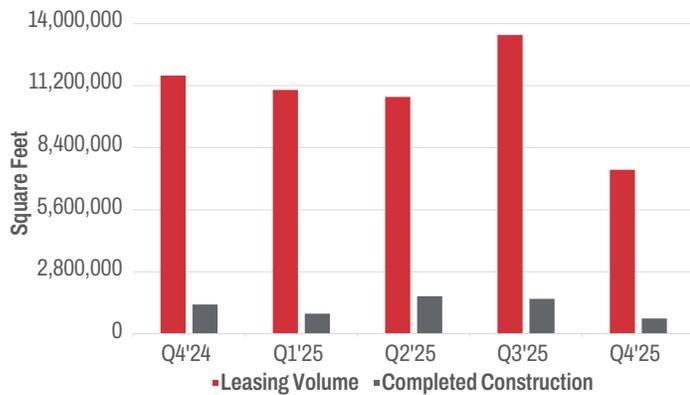
Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	243,573,137	486,333	7.7%	6.3%	2,621,550	11,483,653	728,944	4,719,176	\$1.31	\$327
Mid-Cities	103,365,657	28,320	9.3%	7.3%	698,121	6,034,585	184,645	2,385,379	\$1.35	\$216
South Bay	223,990,906	356,462	8.9%	6.4%	1,821,484	9,259,295	814,404	4,792,367	\$1.53	\$549
North	153,687,680	540,450	7.7%	6.3%	1,309,778	6,022,520	418,145	2,228,869	\$1.44	\$240
San Gabriel Valley	178,214,000	529,985	6.6%	5.1%	954,390	9,787,915	845,177	3,227,390	\$1.27	\$247
Los Angeles County	902,831,380	1,941,550	7.9%	6.2%	7,405,323	42,587,968	2,991,315	17,353,181	\$1.41	\$347

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

LEASING TRENDS

Leasing volume saw a sharp 45.1% decline in Q4 compared to the previous quarter, bringing year-to-date (YTD) volume to 0.6% below 2024 levels. The market saw 688,695 square feet of new deliveries this quarter. This brings the YTD total to approximately 4.9 million square feet—an 8.7% decrease from the prior year—further highlighting a sustained slowdown in construction completions.

Leasing Volume vs. Completed Construction



Select Lease Transactions

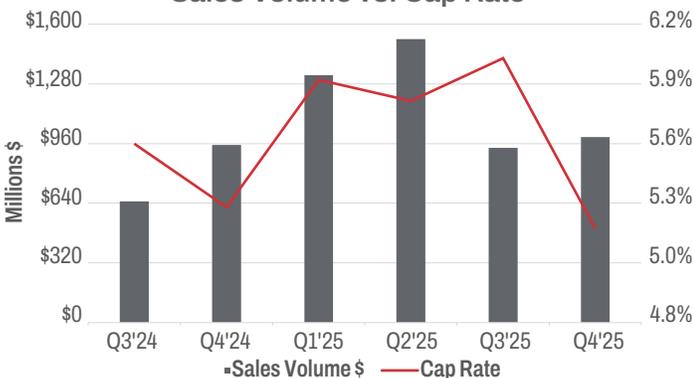
Address	City	Submarket	Square Feet
6100 Garfield Ave	Commerce	Central	615,000
415-501 W Walnut St	Compton	South Bay	219,575
21750 S Arnold Center Dr	Carson	South Bay	194,898
25045 Avenue Tibbitts	Valencia	North	142,392*
2601 Sequoia Dr	South Gate	Central	132,642

*Renewal

SALES TRENDS

Sales volume rose 6.1% in Q4, contributing to a significant 23.9% YTD increase over last year. This growth reflects a narrowing gap in pricing expectations between buyers and sellers. The average cap rate compressed to 5.2%, a 80-basis-point drop from Q3 and a 40-basis-point decrease compared to Q4 2024.

Sales Volume vs. Cap Rate



Select Sales Transactions

Address	City	Submarket	Square Feet
18305 & 18501 San Jose Ave	City Of Industry	San Gabriel Valley	449,244
14450 & 14380-14400 Industry Cir	La Mirada	San Gabriel Valley	303,754
5102 Industry Ave	Pico Rivera	Central	173,100
1925 E Dominguez St	Carson	South Bay	150,000
5705 W 98th St	Los Angeles	South Bay	143,060