

Industrial Market Outlook

Los Angeles County | Q1 2026



MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
Central	244,495,779	556,076	8.0%	6.1%	2,814,703	2,814,703	650,210	650,210	\$1.26	\$214
Mid-Cities	103,409,123	223,243	10.0%	6.9%	1,403,167	1,403,167	174,995	174,995	\$1.29	\$283
South Bay	223,587,196	629,445	8.7%	7.2%	3,279,048	3,279,048	1,957,283	1,957,283	\$1.48	\$355
North	154,265,731	769,914	8.0%	6.9%	1,595,422	1,595,422	869,660	869,660	\$1.43	\$281
San Gabriel Valley	178,612,824	374,044	6.9%	5.9%	1,542,283	1,542,283	378,628	378,628	\$1.34	\$394
Los Angeles County	904,370,653	2,552,722	8.2%	6.6%	10,634,623	10,634,623	4,030,776	4,030,776	\$1.38	\$316

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 10,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

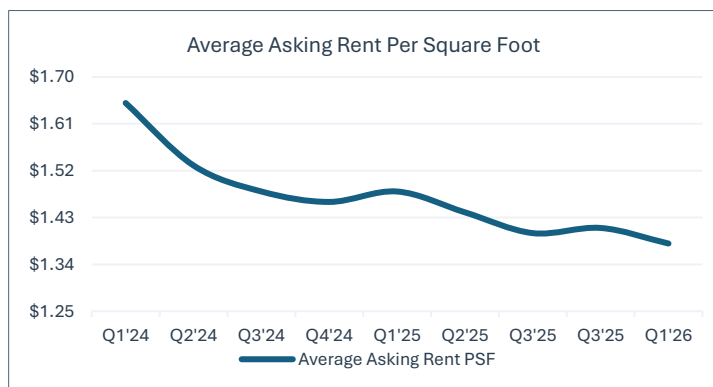
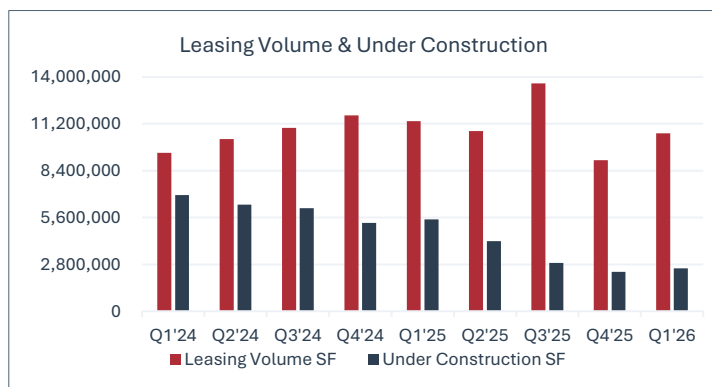
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
2401 E Wardlow Rd	Long Beach	South Bay	504,810
1452 W Knox St	R. Dominguez	South Bay	442,550
2101 W Flotilla St	Montebello	SGV	326,517
19681 Pacific Gateway Dr	Torrance	South Bay	251,606
2031 E Mariposa Ave	El Segundo	South Bay	205,443

Sales: Address	City	Submarket	Sq Ft
1430 S McKinley Ave	Compton	Mid-Cities	514,397
1701 S Central Ave	Compton	Mid-Cities	494,440
8201-8221 Woodley Ave	Van Nuys	North	503,370
588 Crenshaw Blvd	Torrance	South Bay	265,418
1855 W 139 th St	Gardena	South Bay	230,891

LEASING TRENDS

Leasing rebounded 18% QoQ in Q1'26, though remained 6% below Q1'25 levels. Rent continued its slide, falling 3-cents QoQ and 7% YoY as construction recedes. Persistent rent softening points to a market still working through oversupply, with leasing demand offering signs of stabilization.



SALES TRENDS

Sales volume edged up 6% QoQ in Q1'26, while average sale pricing surged up 50% from Q4'25. Steady volume alongside a sharp pricing jump suggests a flight to quality, with higher-value assets driving sales activity heading into 2026.

