Industrial Market Outlook
Los Angeles County | Q2 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	244,358,661	486,381	7.2%	6.1%	2,684,970	5,685,574	830,983	1,385,599	$1.26	$328
Mid-Cities	103,258,648	390,768	9.8%	6.9%	1,647,961	3,282,266	1,121,656	1,308,881	$1.26	$308
South Bay	223,142,535	791,097	8.2%	7.0%	4,411,244	8,490,826	1,009,046	2,926,807	$1.46	$320
North	154,033,971	974,346	8.6%	7.1%	2,053,208	3,622,321	743,070	1,859,702	$1.44	$256
San Gabriel Valley	178,378,407	373,533	6.3%	5.3%	2,180,799	3,818,362	1,118,944	1,388,497	$1.48	$211
Los Angeles County	**903,172,222**	**3,016,125**	**7.8%**	**6.4%**	**12,978,182**	**24,899,349**	**4,823,699**	**8,869,486**	**$1.37**	**$282**

**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.*

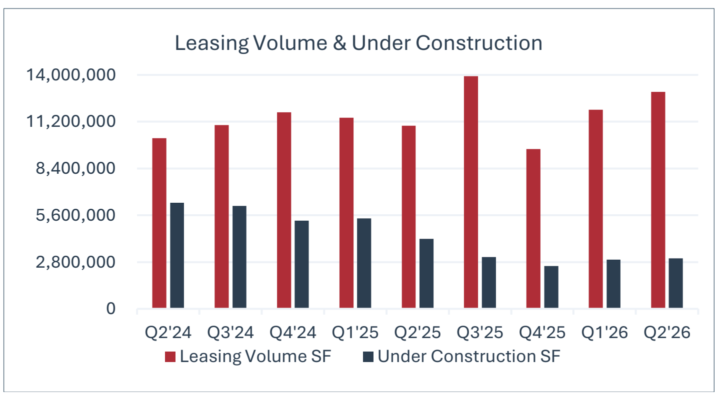
SELECT LEASE AND SALE TRANSACTIONS

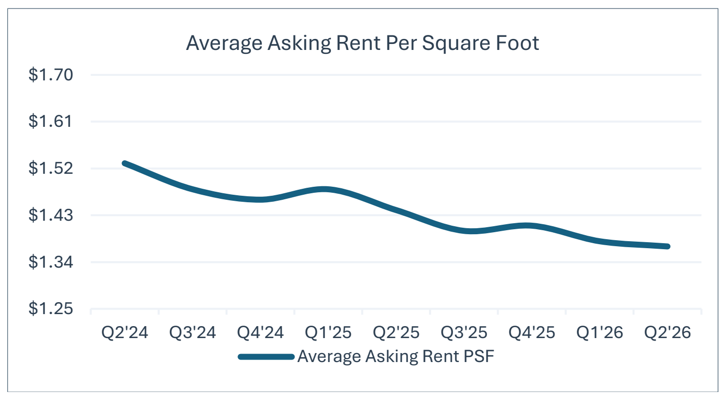
Leases: Address	City	Submarket	Sq Ft
1650 E Glenn Curtiss St	Carson	South Bay	338,932
2000 E Carson St	Carson	South Bay	293,800
5801 2nd St	Vernon	Central	185,089
16501 Trojan Way	La Mirada	Mid-Cities	180,969
1355 Sepulveda Blvd	Torrance	South Bay	174,211

Sales: Address	City	Submarket	Sq Ft
1301-1345 E Lexington Ave	Pomona	SGV	183,690
18669 San Jose Ave	City of Industry	SGV	160,000
14455-14525 E Clark Ave	City of Industry	SGV	154,944
4401 S Downey Rd	Vernon	Central	150,000
40355 Delta Ln	Palmdale	North	129,074

LEASING TRENDS

Leasing accelerated, rising 8.9% QoQ and 18.5% YoY in Q1'26. Rent continued its slide, falling 0.7% QoQ and 4.9% YoY, even as construction ticked up 2.7% QoQ, though supply remains 28.1% below Q1'25 levels. Rent softening points to lingering oversupply, though showing clearer signs of stabilization.





SALES TRENDS

Sales volume rose 19.2% QoQ but remained 15.5% below Q1'25 levels, while average pricing fell 9.5% QoQ and 17.5% YoY. Rising volume alongside falling pricing suggests buyers are capitalizing on lower valuations heading into H2 2026.