

Industrial Market Outlook

Los Angeles County | Q3 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	240,296,265	356,750	7.4%	6.1%	2,484,859	8,800,420	2,709,779	4,052,396	\$1.27	\$229
Mid-Cities	103,081,022	446,464	9.2%	7.2%	1,377,373	5,295,378	846,802	3,772,795	\$1.24	\$264
South Bay	222,721,605	810,977	8.6%	6.8%	3,379,451	12,661,630	582,273	2,428,986	\$1.45	\$245
North	151,839,640	1,250,975	8.6%	6.8%	1,341,508	4,953,360	582,273	2,428,986	\$1.44	\$245
San Gabriel Valley	175,690,327	415,184	6.5%	5.7%	1,764,283	5,994,799	1,569,550	3,026,776	\$1.55	\$270
Los Angeles County	893,628,859	3,280,350	7.9%	6.4%	10,347,474	37,705,587	6,290,677	15,709,939	\$1.38	\$240

*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.

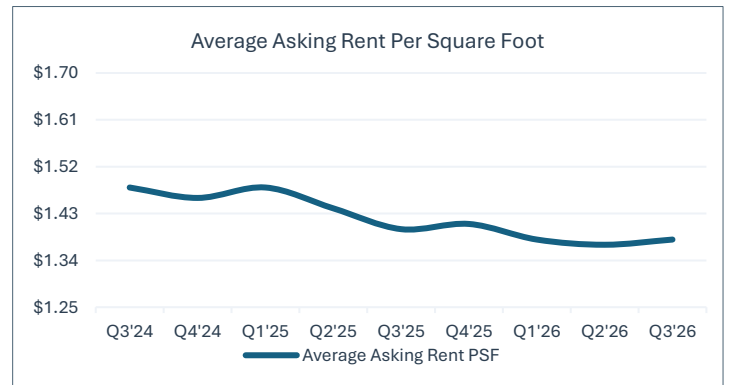
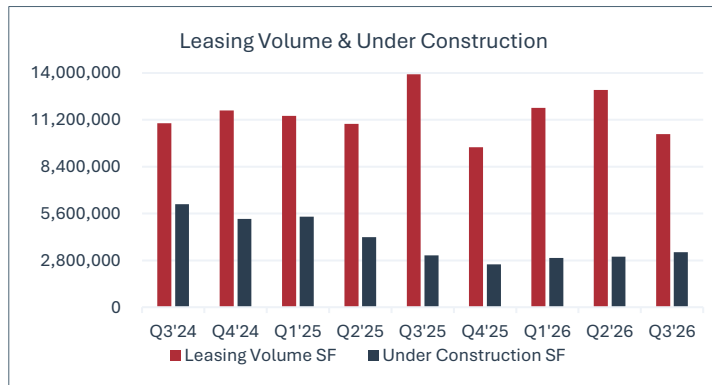
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
300 Westmont Dr	San Pedro	South Bay	338,899
19465 Walnut Dr N	City of Industry	SGV	220,000
20974 Santa Fe Ave	Long Beach	South Bay	211,446
3030 Atlantic Blvd	Vernon	Central	200,683
19501 Prairie Ave (sublease)	Torrance	South Bay	177,103

Sales: Address	City	Submarket	Sq Ft
9400-9500 SF Springs Rd.	SF Springs	Mid-Cities	183,690
15614-20 Shoemaker Ave	SF Springs	Mid-Cities	352,466
3963 Workman Mill Rd	City of Industry	SGV	346,381
3931 Workman Mill Rd	City of Industry	SGV	304,708
3735 Workman Mill Rd	City of Industry	SGV	260,528

LEASING TRENDS

Leasing decelerated, declining 31.5% QoQ and 26.1% YoY in Q3'26. Rents were flat QoQ but fell 2.1% YoY, while units under construction increased 9.8% QoQ and remained 3.7% above Q3'25 levels. Flat quarterly rents suggest some stabilization, although weaker leasing activity and declining annual rents point to continued market softness.



SALES TRENDS

Sales volume rose 29.5% QoQ and remained 99.1% above Q3'25 levels, while average pricing fell 14.3% QoQ and 11.7% YoY. Rising transaction volume alongside lower per-unit pricing suggests buyers are finding opportunities at more accessible price points heading into Q4 2026.

