

Industrial Market Outlook

Orange County Q2 2025

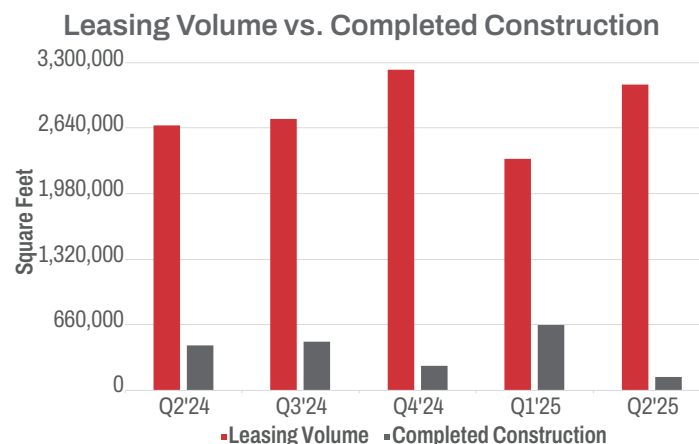
MARKET STATISTICS*

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)
Airport	56,248,765	152,004	8.4%	7.1%	790,524	1,128,268	88,688	270,724	\$1.45	\$403
North	99,482,463	889,607	8.0%	5.0%	1,493,427	2,888,670	465,055	1,323,132	\$1.57	\$288
South	25,346,621	812,668	10.5%	4.5%	249,316	450,916	360,711	368,892	\$1.70	\$374
West	42,539,659	406,915	7.2%	5.1%	548,477	942,857	88,048	165,516	\$1.55	\$273
Orange County	223,617,508	2,261,194	8.2%	5.5%	3,081,744	5,410,711	1,002,502	2,128,264	\$1.55	\$328

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

LEASING TRENDS

Leasing volume rose 32.3% in Q2 compared to the same period in 2024, while year-to-date volume was down slightly by 0.8% year over year. This quarter saw 136,218 square feet of new space added to the market, down 79.1% from the previous quarter and 69.9% below last year, bringing total completed construction over the past five quarters to approximately 2 million square feet.



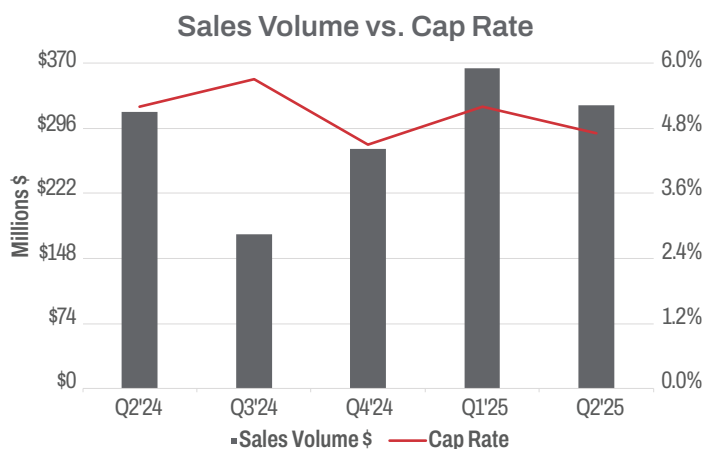
Select Lease Transactions

Address	City	Submarket	Square Feet
1683 Sunflower Ave*	Costa Mesa	Airport	197,000
1930-1938 Malvern St**	Fullerton	North	147,950
1683 Sunflower Ave*	Costa Mesa	Airport	113,000
353 N Euclid Way	Anaheim	North	110,784
1153 N Ocean Cir	Anaheim	North	106,904

*Renewal **Sublease

SALES TRENDS

In Q2 2025, sales volume declined 11.5% from the previous quarter, while year-to-date total sales rose 30.2% compared to the same period last year, driven by strong demand and ongoing price realignment between sellers and buyers. The average cap rate fell by 50 basis points both quarter over quarter and year over year, reaching 4.7%.



Select Sales Transactions

Address	City	Submarket	Square Feet
2929 E Imperial Hwy	Brea	North	130,925
1041 S Placentia Ave	Fullerton	North	111,536
20 Icon	Foothill Ranch	South	102,299
12472 Industry St	Garden Grove	West	48,697
18 Mason	Irvine	Airport	33,500