

Industrial Market Outlook

Orange County Q4 2024

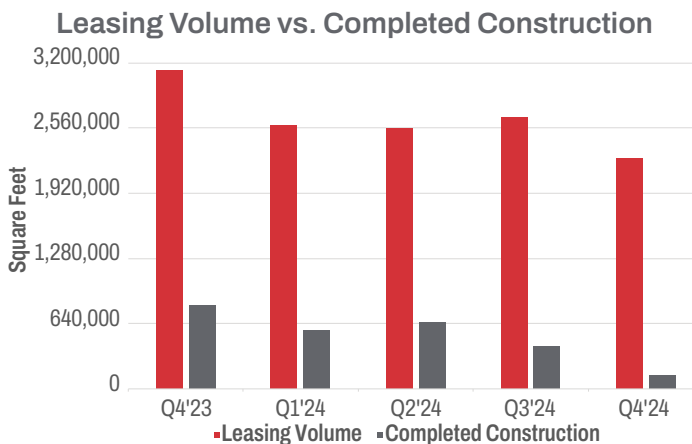
MARKET STATISTICS*

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	55,614,273	308,244	8.2%	5.2%	596,072	3,377,281	283,613	476,773	\$1.57	\$509
North	99,470,701	512,189	7.8%	4.5%	748,214	3,238,332	116,684	1,287,175	\$1.56	\$351
South	25,353,632	664,231	7.8%	3.4%	533,727	1,698,236	334,432	622,351	\$1.72	\$299
West	42,139,352	390,268	7.9%	4.3%	390,248	1,794,618	140,527	627,224	\$1.56	\$257
Orange County	222,577,958	1,874,932	7.9%	4.5%	2,268,261	10,108,467	875,256	3,013,523	\$1.58	\$368

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

LEASING TRENDS

Leasing volume fell 15.1% in Q4 compared to Q3 2024, while year-to-date volume was down 9.5% year over year. This quarter added just 130,218 square feet to the market, bringing year-to-date additions to nearly 1.8 million square feet—29.6% less than last year—emphasizing a decline in completed construction throughout 2024.



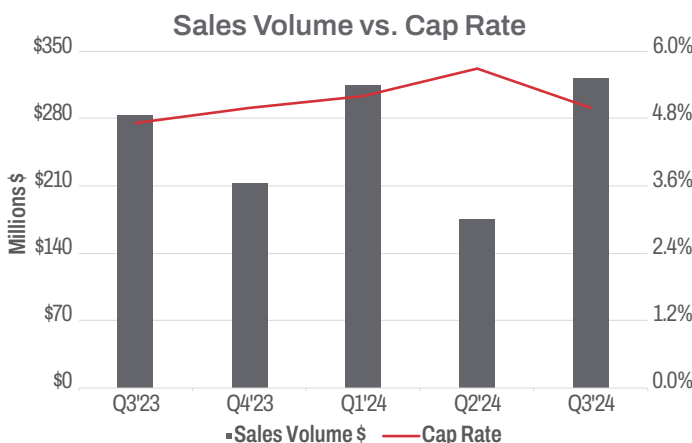
Select Lease Transactions

Address	City	Submarket	Square Feet
50 Icon	Foothill Ranch	South	307,781*
15967 Alton Pky	Irvine	Airport	136,998
12101 Western Ave	Garden Grove	West	125,773
2815 Warner Ave	Irvine	Airport	120,000
295 E Orangethorpe Ave	Anaheim	North	96,000

*Renewal

SALES TRENDS

In Q4 2024, sales volume surged 83.2% from the previous quarter, while year-to-date total sales rose 22.7% compared to last year, driven by strong demand and ongoing pricing adjustments between sellers and buyers. The average cap rate decreased by 70 basis points from the prior quarter but increased by 30 basis points year-over-year, settling at 5.0%.



Select Sales Transactions

Address	City	Submarket	Square Feet
25892-25902 Towne Centre Dr	Foothill Ranch	South	309,035
16542 Millikan Ave	Irvine	Airport	59,230
17392 Daimler St	Irvine	Airport	44,800
1672 Reynolds Ave	Irvine	Airport	34,869
1441 N Red Gum St	Anaheim	North	26,620