

# APRIL 2024

## LOS ANGELES COUNTY INDUSTRIAL SUBLEASE REPORT

### SUBLEASE VACANCY

**Q2 2024 (QTD)**

**7.1%**

Q2 2023

2.3%

### SUBLEASE ASKING RATE (NNN)

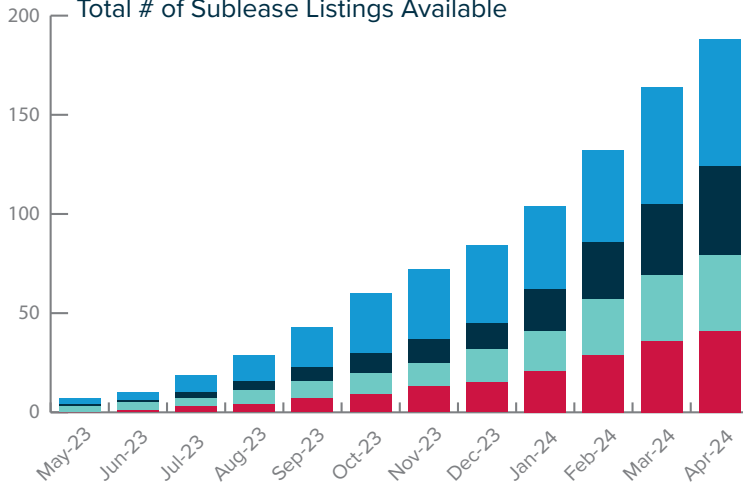
**Q2 2024 (QTD)**

**\$1.32**

Q2 2023

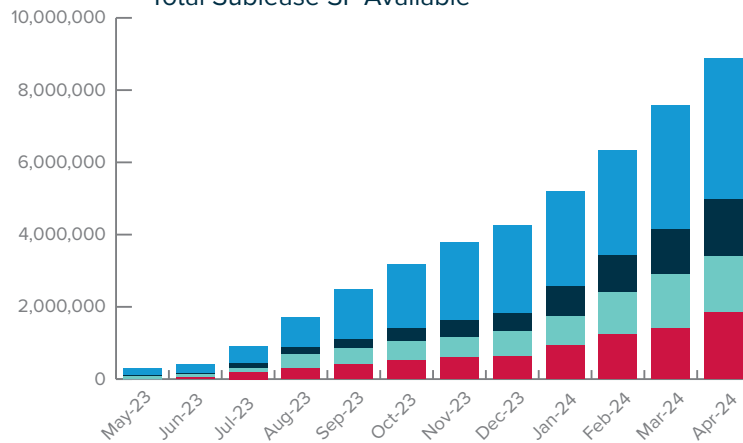
\$1.39

LA County # of Sublease Listings Added +  
Total # of Sublease Listings Available



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
May-23	0	3	1	3	7
June-23	1	1	0	1	3
July-23	2	0	2	5	9
Aug-23	1	3	2	4	10
Sept-23	3	2	2	7	14
Oct-23	2	2	3	10	17
Nov-23	4	1	2	5	12
Dec-23	2	5	1	4	12
Jan-24	6	3	8	3	20
Feb-24	8	8	8	4	28
Mar-24	7	5	7	13	32
Apr-24	5	5	9	5	24
<b>Total</b>	<b>41</b>	<b>38</b>	<b>45</b>	<b>64</b>	<b>188</b>

LA County Sublease SF Added +  
Total Sublease SF Available



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
May-23	0	85,777	18,591	205,495	309,863
June-23	37,950	16,584	0	58,000	112,534
July-23	155,927	0	137,141	182,244	475,312
Aug-23	94,769	297,229	35,220	403,230	830,448
Sept-23	113,597	49,820	67,000	535,931	766,348
Oct-23	103,290	82,090	105,468	408,497	699,345
Nov-23	82,689	27,088	115,944	377,177	602,898
Dec-23	42,482	125,753	19,920	281,436	469,591
Jan-24	290,046	133,646	342,643	160,782	927,117
Feb-24	318,129	337,737	202,236	279,279	1,137,381
Mar-24	172,058	332,021	204,630	540,725	1,249,434
Apr-24	430,276	74,096	327,017	458,796	1,290,185
<b>Total:</b>	<b>1,841,213</b>	<b>1,561,841</b>	<b>1,575,810</b>	<b>3,891,592</b>	<b>8,870,456</b>

#### INSIGHT

The data indicates that substantial square footage and number of buildings offered for sublease continues to hang over the market, contributing to the decline in lease rates. Until this trend reverses, downward pressure on rents is expected to persist.

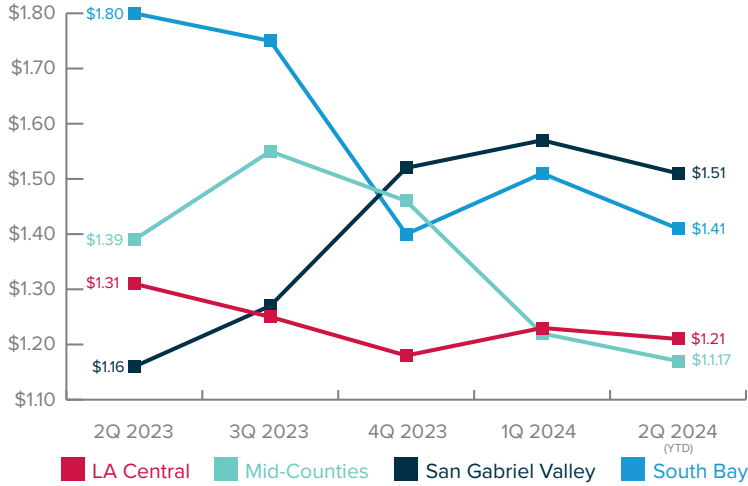
#### REFLECTION

However, for the first time in April, there was a reduction in the amount of available sublease listings and the total square footage of sublease space. This could be a positive sign, suggesting that the excess space accumulated during the COVID-19 pandemic is being absorbed or converted into direct leases. Despite this, vacancy rates are still rising, and asking rates for sublease spaces continue to decline. This trend highlights that sublease holders are increasingly motivated to meet the market and release their obligations for unused, unnecessary warehouse space.

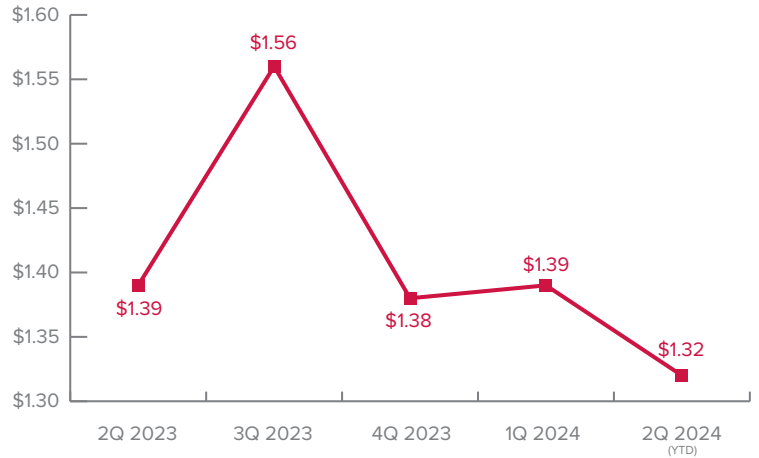
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LOS ANGELES COUNTY INDUSTRIAL  
SUBLEASE REPORT

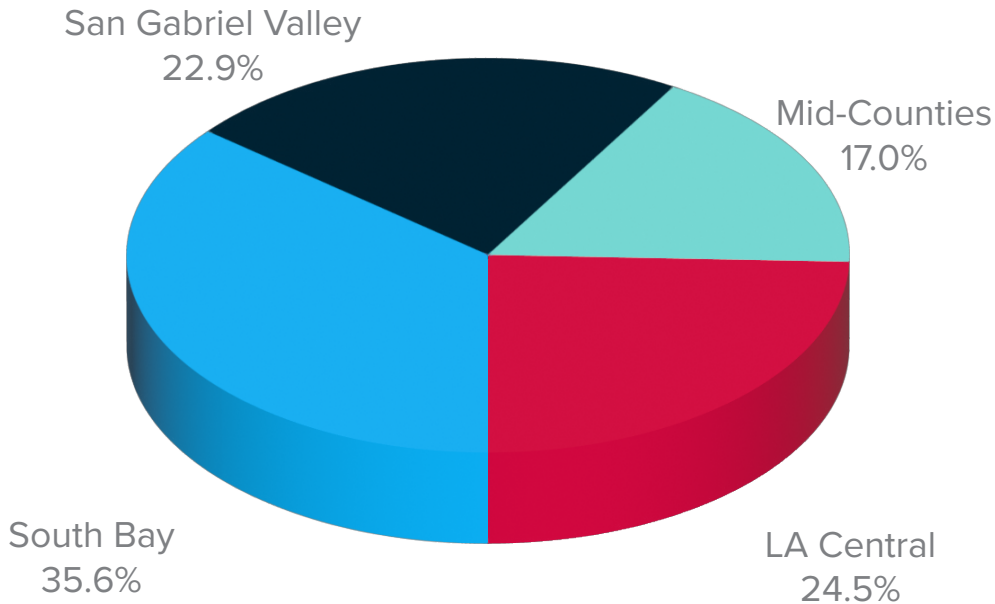
Submarket Sublease  
Asking Rate (NNN)



LA County Sublease  
Asking Rate (NNN)



% Sublease Availability



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