

JUNE 2024

LOS ANGELES COUNTY INDUSTRIAL

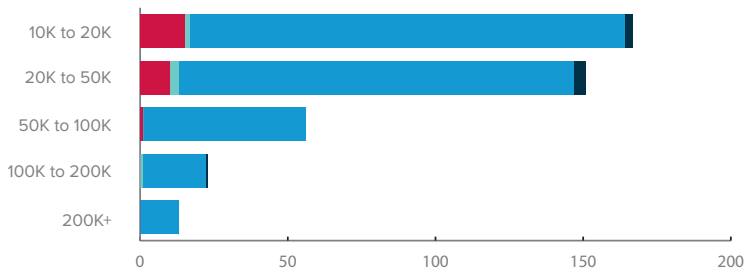
LEASE SUPPLY DEMAND REPORT - CLASS B & C BLDGS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LOS ANGELES - DOWNTOWN

REFLECTION

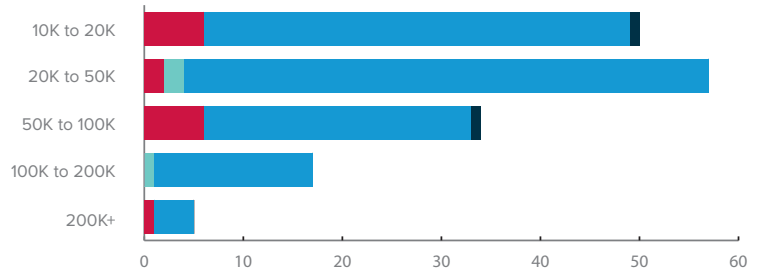
As we have separated this our supply and demand reports for class A versus the older, potentially economically obsolete class B and C properties, there is a significant difference for the class B and C buildings. Reflected below, there appears to be significant downward pressure on rents as the supply in each size range and each submarket increases while the demand appears to be limited - an interesting dichotomy of two worlds.

LA Central Lease Supply Demand (June 2024)



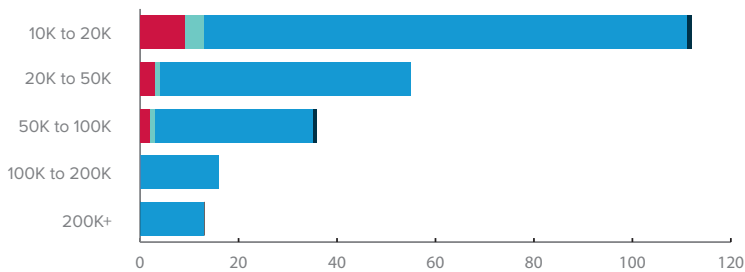
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	15	2	147	3
20K to 50K	10	3	134	4
50K to 100K	1	0	55	0
100K to 200K	0	1	21	1
200K+	0	0	13	0

Mid-Counties Lease Supply Demand (June 2024)



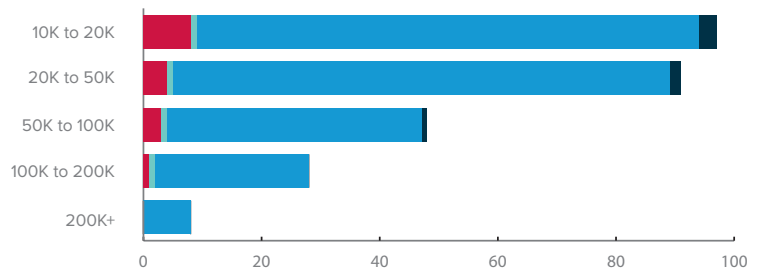
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	6	0	43	1
20K to 50K	2	2	53	0
50K to 100K	6	0	27	1
100K to 200K	0	1	16	0
200K+	1	0	4	0

San Gabriel Valley Lease Supply Demand (June 2024)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	9	4	98	1
20K to 50K	3	1	51	0
50K to 100K	2	1	32	1
100K to 200K	0	0	16	0
200K+	0	0	13	0

South Bay Lease Supply Demand (June 2024)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	8	1	85	3
20K to 50K	4	1	84	2
50K to 100K	3	1	43	1
100K to 200K	1	1	26	0
200K+	0	0	8	0

Grand Total:	Total Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	71	19	969	18

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