

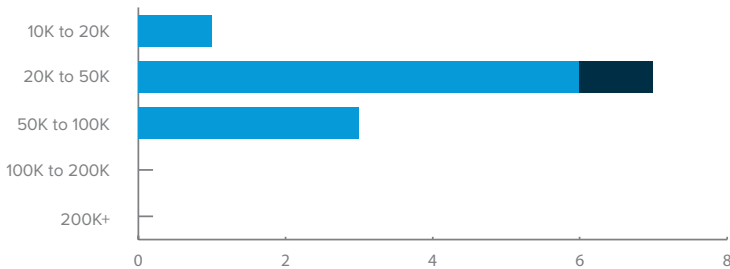
August | 2025

INSIGHT

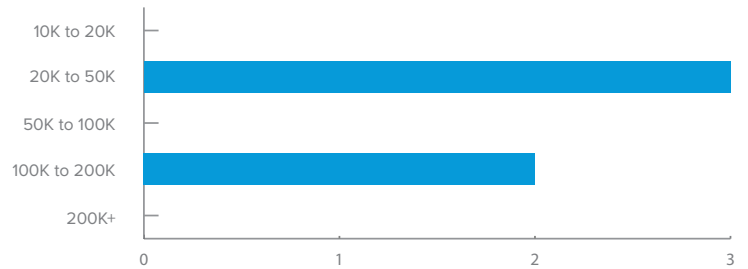
The Class A Industrial market showed limited activity with zero new listings and two recorded sales across all submarkets. LA Central and San Gabriel Valley each posted one sale and no new availabilities, yet together they represent 70% of active listings highlighting that demand remains sluggish. Mid-Counties and South Bay showed no transactional or listing activity, pointing to either temporary stagnation or a lull in both supply and demand. While Buyer interest is evident in LA Central and San Gabriel Valley, overall demand across the region remains muted, prompting Sellers to reconsider pricing strategies in order to stay competitive.

Sale Supply Demand Report

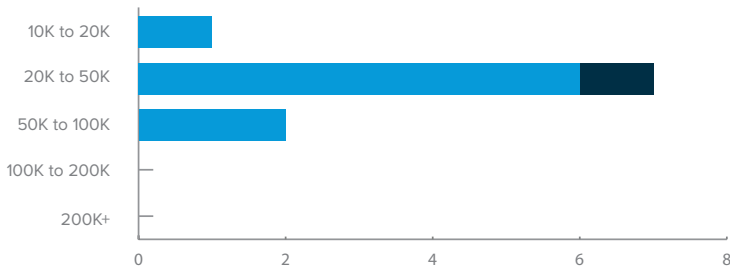
LA Central Sale Supply Demand (August 2025)



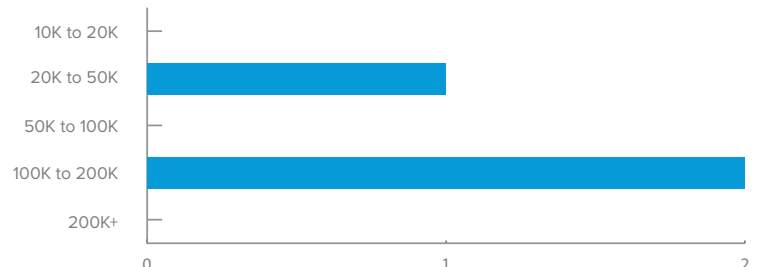
Mid-Counties Sale Supply Demand (August 2025)



San Gabriel Valley Sale Supply Demand (August 2025)



South Bay Sale Supply Demand (August 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	1	0
20K to 50K	0	6	1
50K to 100K	0	2	0
100K to 200K	0	0	0
200K+	0	0	0

SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	1	0
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	0	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	0	27	2

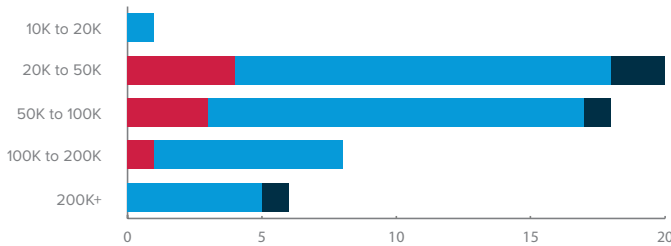
INSIGHT

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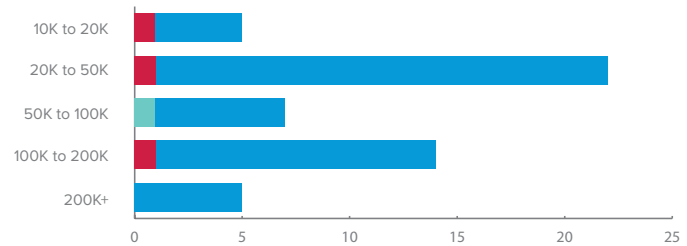
The Class A Lease market currently leans toward oversupply, with 18 listings added and only 13 properties leased. LA Central is the most oversupplied submarket, with 2x as many listings as properties leased, accounting for 44% of all newly added availables but only 31% of comps. In contrast, South Bay showed the healthiest conditions with a 0:5 supply to demand ratio, supported by steady direct leasing activity, however, its sublease market lagged, with two new listings added and only one sublease completed. Mid-Counties was the weakest performer overall, adding four new listings across direct and sublease space while recording zero leases, signaling muted tenant demand. Landlords in LA Central and Mid-Counties should prepare for heightened competition and consider pricing adjustments or repositioning to maintain leasing velocity.

Lease Supply Demand Report

LA Central Lease Supply Demand (August 2025)



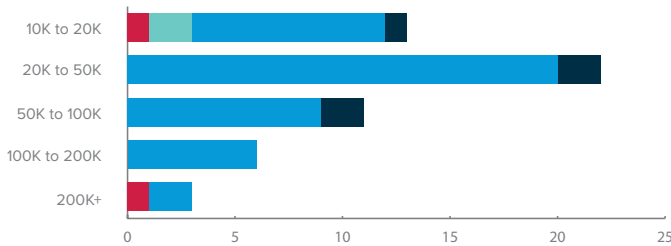
Mid-Counties Lease Supply Demand (August 2025)



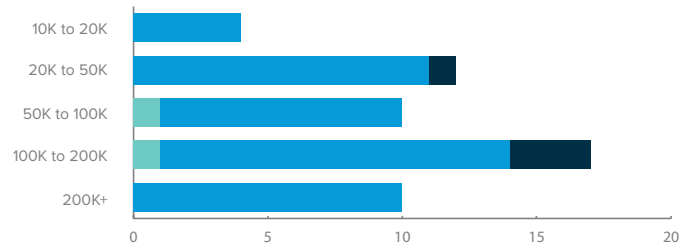
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	1	0
20K to 50K	4	0	14	2
50K to 100K	3	0	14	1
100K to 200K	1	0	7	0
200K+	0	0	5	1

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	4	0
20K to 50K	1	0	21	0
50K to 100K	0	1	6	0
100K to 200K	1	0	13	0
200K+	0	0	5	0

San Gabriel Valley Lease Supply Demand (August 2025)



South Bay Lease Supply Demand (August 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	2	9	1
20K to 50K	0	0	20	2
50K to 100K	0	0	9	2
100K to 200K	0	0	6	0
200K+	1	0	2	0

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	4	0
20K to 50K	0	0	11	1
50K to 100K	0	1	9	0
100K to 200K	0	1	13	3
200K+	0	0	10	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	13	5	183	13

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