

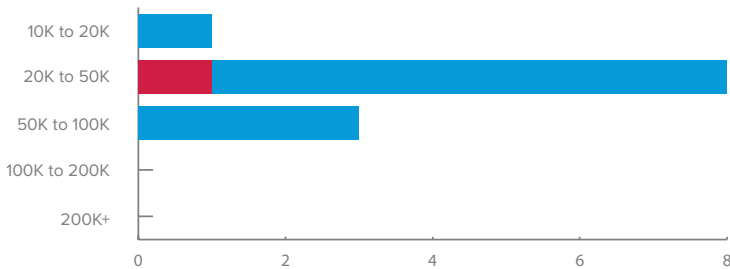
July | 2025

INSIGHT

The Class A Industrial market showed limited activity, with only one new listing and one recorded sale across all submarkets. LA Central is the only submarket to add one new listing, yet it recorded no sales, showing a supply to demand imbalance. In contrast, Mid-Counties recorded the only sale of the four submarkets but had no new listings added, showing inventory is also slowing down. San Gabriel Valley and South Bay showed no new listings or comps, indicating flat activity. Given the near-total absence of sale activity across most submarkets, Sellers should adjust pricing expectations to align with current demand levels.

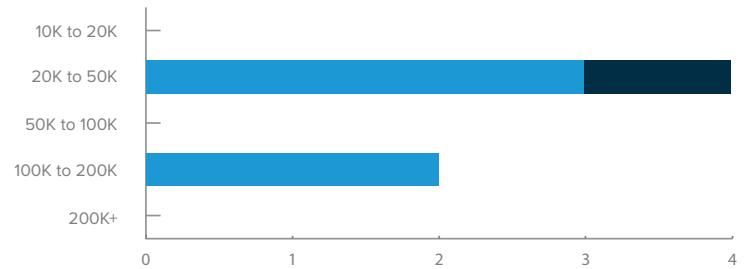
Sale Supply Demand Report

LA Central Sale Supply Demand (July 2025)



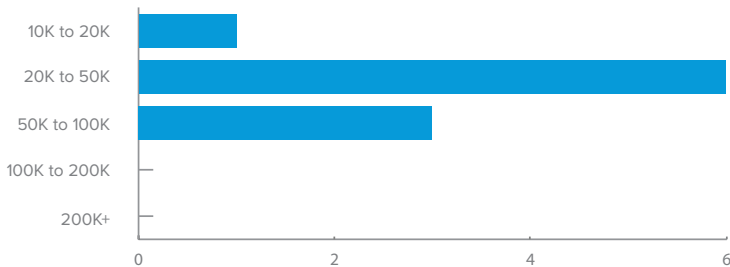
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	1	0
20K to 50K	1	7	0
50K to 100K	0	3	0
100K to 200K	0	0	0
200K+	0	0	0

Mid-Counties Sale Supply Demand (July 2025)



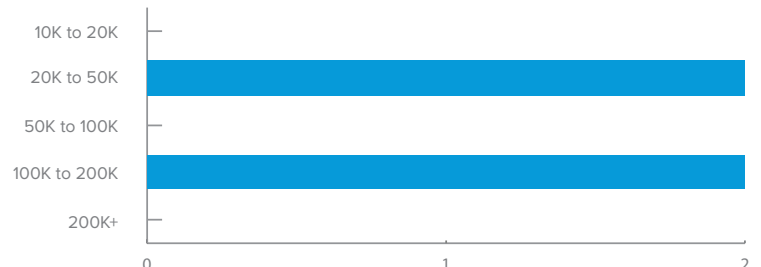
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	3	1
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	0	0

San Gabriel Valley Sale Supply Demand (July 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	1	0
20K to 50K	0	6	0
50K to 100K	0	3	0
100K to 200K	0	0	0
200K+	0	0	0

South Bay Sale Supply Demand (July 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	2	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
	1	30	1

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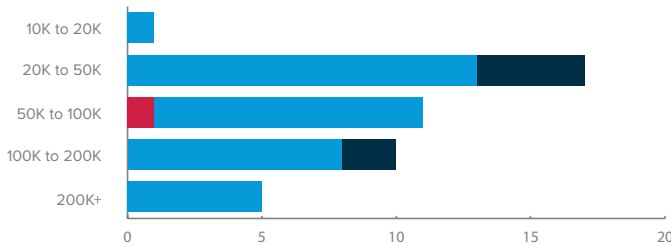
INSIGHT

July | 2025

The Class A Lease market showed increased activity with 9 listings added and 16 properties leased. LA Central and Mid-Counties both demonstrated strong demand, each posting a 0:2 supply-to-demand ratio, while sublease activity in these markets remained flat. In contrast San Gabriel Valley emerged as the most oversupplied submarket, with a striking 5:0 supply to demand ratio, contributing 56% of new listings but recording no leases. Despite no Sublease activity, South Bay demonstrated solid demand in the direct lease market with a 0:4 supply to demand ratio, signaling strong tenant interest against limited supply. While direct leasing remains active, sublease activity is limited, with only one comp in all four submarkets, suggesting sublandlords may need to sharpen pricing and offer greater flexibility to compete.

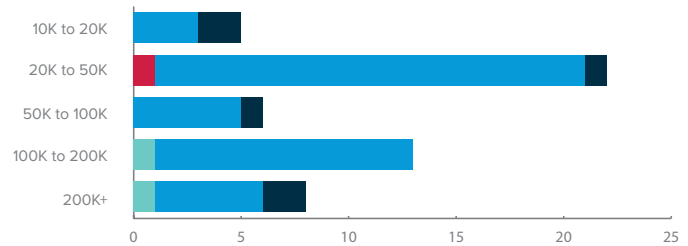
Lease Supply Demand Report

LA Central Lease Supply Demand (July 2025)



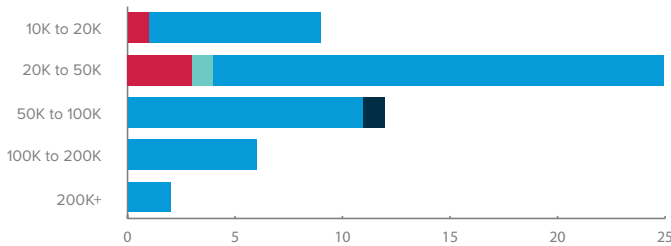
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	1	0
20K to 50K	0	0	13	4
50K to 100K	1	0	10	0
100K to 200K	0	0	8	2
200K+	0	0	5	0

Mid-Counties Lease Supply Demand (July 2025)



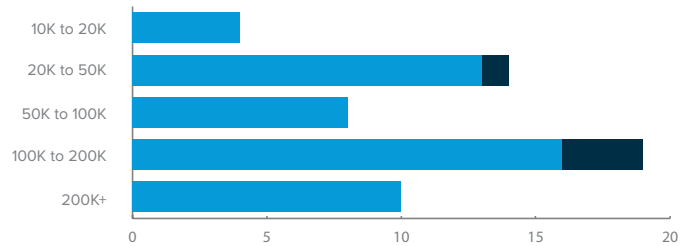
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	3	2
20K to 50K	1	0	20	1
50K to 100K	0	0	5	1
100K to 200K	0	1	12	0
200K+	0	1	5	2

San Gabriel Valley Lease Supply Demand (July 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	8	0
20K to 50K	3	1	21	0
50K to 100K	0	0	11	1
100K to 200K	0	0	6	0
200K+	0	0	2	0

South Bay Lease Supply Demand (July 2025)



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	13	1
50K to 100K	0	0	8	0
100K to 200K	0	0	16	3
200K+	0	0	10	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	6	3	181	17

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