

July | 2025

INSIGHT

Sublease activity in LA County remains, with 163 active listings compared to just 79 comps, highlighting a growing gap between supply and demand. South Bay leads the market with 60 listings, followed by Mid-Counties and LA Central, together accounting for over 70% of sublease inventory. Sublease vacancy rose sharply from 3.8% in Q3 2024 to 8.2% in Q3 2025, while asking rents have steadily declined from \$1.37 to \$1.22 NNN countywide, reflecting increased competition and softening demand, with LA Central showing the steepest drop from \$2.18 to \$1.42 NNN. San Gabriel Valley was the only submarket where sublease comps outpaced new listings, despite making up just 18% of total inventory which may explain the rise in average asking rents from \$1.11 to \$1.36 NNN. Landlords should anticipate longer lease up timelines and greater price sensitivity, especially in South Bay and LA Central, and consider strategic repositioning or flexible terms to maintain competitiveness.

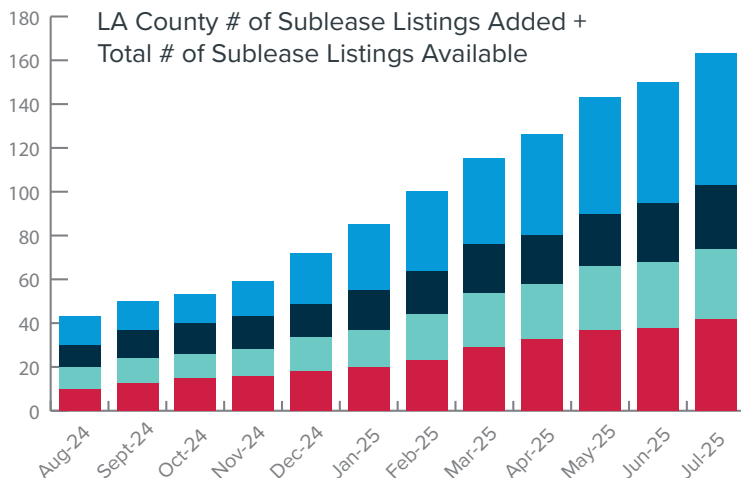
Sublease Report

Sublease Vacancy (NNN)

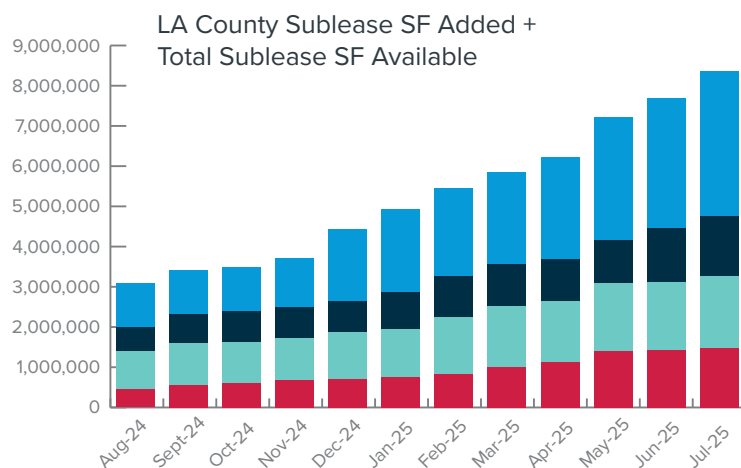
Q2 2025 (QTD)	8.2%
Q2 2024	3.8%

Sublease Asking Rate (NNN)

Q2 2025 (QTD)	\$1.22
Q2 2024	\$1.37



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Aug-24	10	10	10	13	43
Sept-24	3	1	3	0	7
Oct-24	2	0	1	0	3
Nov-24	1	1	1	3	6
Dec-24	2	4	0	7	13
Jan-25	2	1	3	7	13
Feb-25	3	4	2	6	15
Mar-25	6	4	2	3	15
Apr-25	4	0	0	7	11
May-25	4	4	2	7	17
Jun-25	1	1	3	2	7
Jul-25	4	2	2	5	13
Total	42	32	29	60	163



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Aug-24	469,679	950,451	581,955	1,077,309	3,079,394
Sept-24	102,485	75,000	158,138	-	335,623
Oct-24	47,441	-	26,980	-	74,421
Nov-24	64,339	18,560	20,000	131,370	234,269
Dec-24	48,500	99,537	-	574,977	723,014
Jan-25	46,301	25,000	139,880	264,011	475,192
Feb-25	57,320	254,955	87,430	123,698	523,403
Mar-25	168,600	110,271	22,320	109,714	410,905
Apr-25	126,503	-	-	244,121	370,624
May-25	281,400	158,512	35,495	512,508	987,915
Jun-25	10,000	22,218	260,677	186,432	479,327
Jul-25	60,992	72,075	176,608	358,923	668,598
Total	1,483,560	1,786,579	1,509,483	3,583,063	8,362,685

Total Number of Sublease Listings Added + Total Number of Sublease Listings Available:

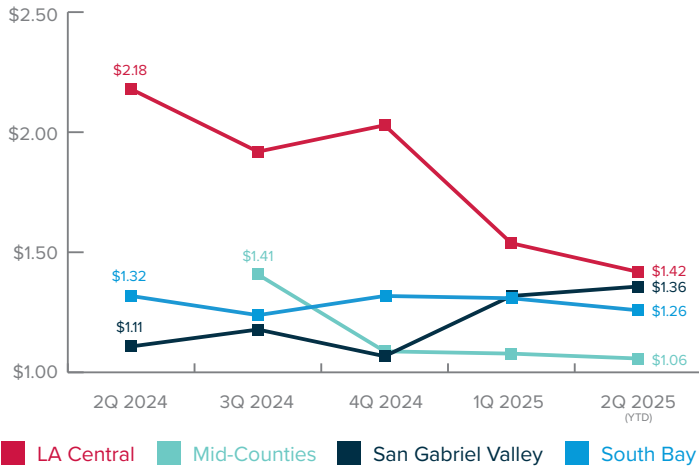
163

Total Comps

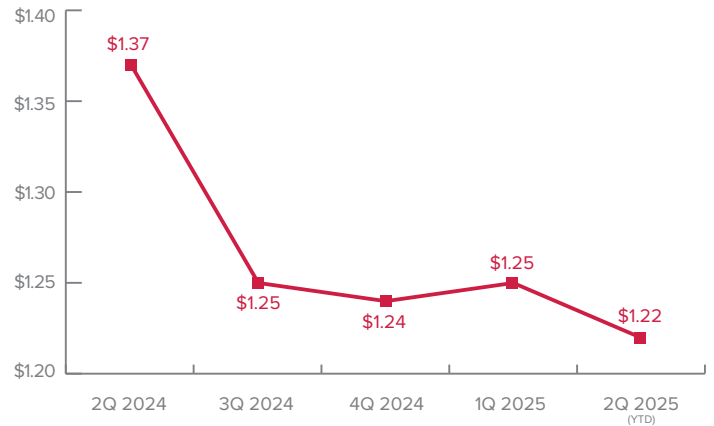
79

Sublease Report

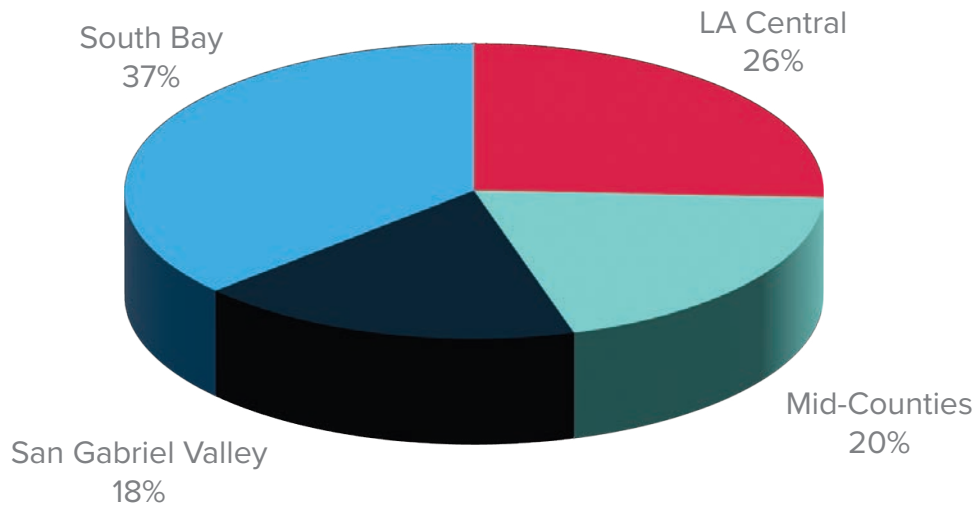
Submarket Sublease
Asking Rate (NNN)



LA County Sublease
Asking Rate (NNN)



% Sublease Availability



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