LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

Class A Buildings

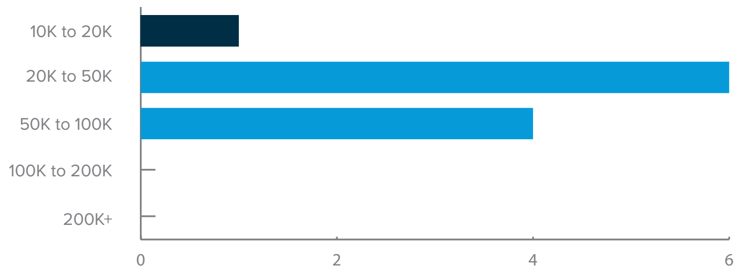
INSIGHT

October | 2025

The Class A Industrial market showed minimal activity, with one new listing and two recorded sales across all submarkets. LA Central recorded a single sale but no new availabilities, reflecting limited demand, though it continues to hold the largest share of inventory at 37%, underscoring sluggish market movement. Mid-Counties and South Bay experienced no listings or transactions, signaling minimal activity and continued stagnation. San Gabriel Valley was the only submarket to show balanced movement, posting one available and one comp, signaling steady but restrained activity. Overall, buyer interest remains modest in LA Central and San Gabriel Valley, while regional demand continues to soften, suggesting that sellers may need to adjust pricing and deal terms to stimulate offers.

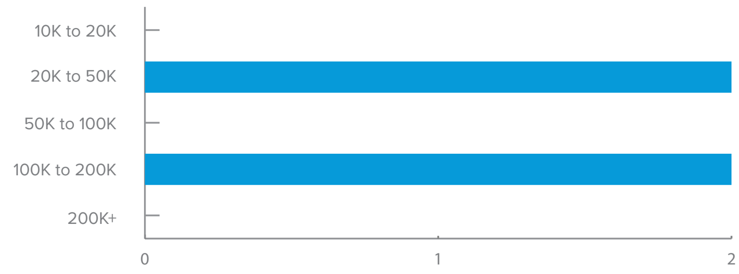
Sale Supply Demand Report

LA Central Sale Supply Demand (October 2025)



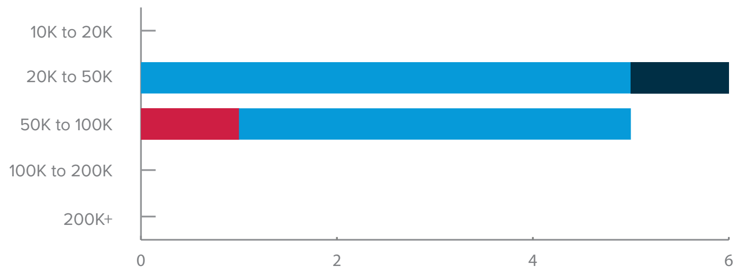
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	1
20K to 50K	0	6	0
50K to 100K	0	4	0
100K to 200K	0	0	0
200K+	0	0	0

Mid-Counties Sale Supply Demand (October 2025)



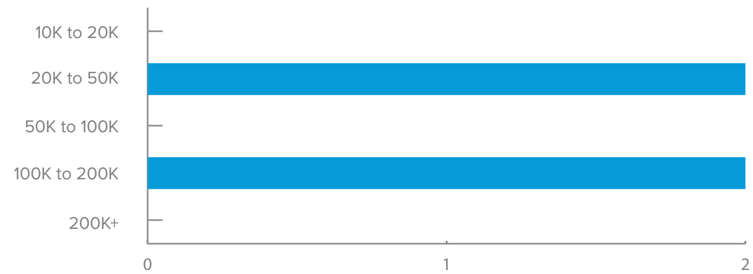
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	2	0
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	0	0

San Gabriel Valley Sale Supply Demand (October 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	5	1
50K to 100K	1	4	0
100K to 200K	0	0	0
200K+	0	0	0

South Bay Sale Supply Demand (October 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	27	2

Lee & Associates Los Angeles, Inc. | Corp. ID #02174865
1201 N Main St, Los Angeles, CA 90012 | 323-922-3832

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Los Angeles County Industrial MARKET REPORT

▶ Class A Buildings

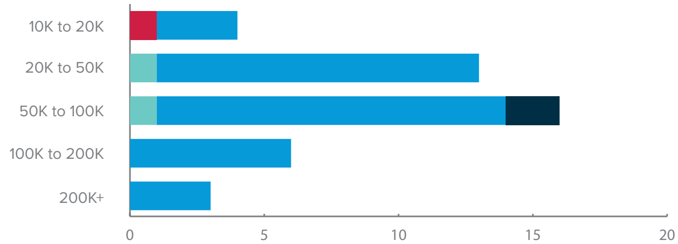
INSIGHT

October | 2025

The Class A lease market posted mixed results across submarkets, with 14 availables compared to 6 comps, highlighting uneven tenant demand. The direct leasing segment showed varied performance; LA Central reflected improved tenant activity with a 2:1 supply to demand ratio, while Mid-counties held a balanced 1:1 supply to demand ratio. San Gabriel Valley was the weakest performer, adding four new listings but recording only one lease, and South Bay also faced soft conditions with 2x as many listings as completed deals. Sublease activity was limited overall, with San Gabriel Valley being the only market to record a completed transaction, while LA Central, Mid-Counties, and South Bay each posted new availabilities but no leases. Overall, while direct leasing has shown selective interest, persistent oversupply across several submarkets continues to favor tenants, encouraging landlords to adopt more competitive pricing and flexible deal structures to secure occupancy.

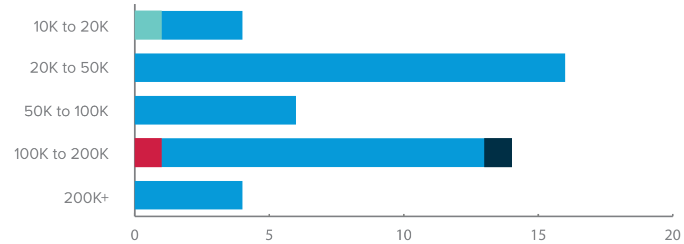
Lease Supply Demand Report

LA Central Lease Supply Demand (October 2025)



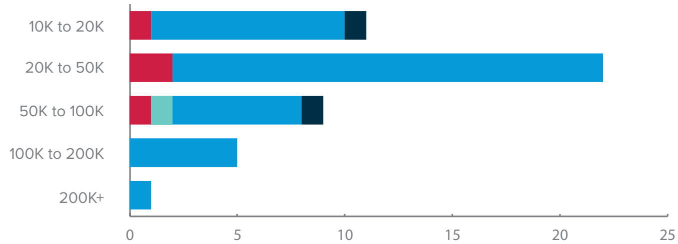
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	3	0
20K to 50K	0	1	12	0
50K to 100K	0	1	13	2
100K to 200K	0	0	6	0
200K+	0	0	3	0

Mid-Counties Lease Supply Demand (October 2025)



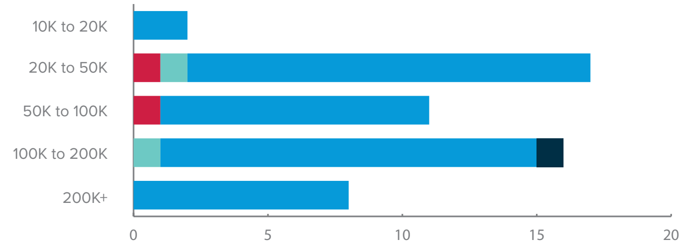
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	1	3	0
20K to 50K	0	0	16	0
50K to 100K	0	0	6	0
100K to 200K	1	0	12	1
200K+	0	0	4	0

San Gabriel Valley Lease Supply Demand (October 2025)



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

South Bay Lease Supply Demand (October 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	2	0
20K to 50K	1	1	15	0
50K to 100K	1	0	10	0
100K to 200K	0	1	14	1
200K+	0	0	8	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	8	6	168	6

JEFF RINKOV
CEO & Senior Vice President | LIC ID 0128887
213-400-7941
jrinkov@lee-associates.com

JACK R. CLINE, JR.
President | LIC ID 00854279
213-590-3512
jcline@lee-associates.com

DOUG CLINE
Senior Vice President | LIC ID 01142005
213-324-2957
dcline@lee-associates.com

EVAN JURGENSEN
Senior Vice President | LIC ID 01967347
323-922-3733
ejurgensen@lee-associates.com

MILES SOLOMON
Senior Vice President & Land Specialist | LIC ID 02099423
949-532-8609
msolomon@lee-associates.com

TONY NAPLES
Senior Vice President | LIC ID 01811344
818-395-4373
tnaples@lee-associates.com

MATTHEW EDDY
Senior Vice President | LIC ID 01844956
213-268-8922
meddy@lee-associates.com

CONNOR ULF
Senior Vice President | LIC ID 01956845
818-468-1752
culf@lee-associates.com

SEHYUNG KIM
Senior Vice President | LIC ID 01327276
213-290-3599
skim@lee-associates.com

EUNICE KWON
Senior Vice President | LIC ID 02024804
213-700-6266
ekwon@lee-associates.com

EVERETT PHILLIPS
Senior Vice President | LIC ID 01992837
626-755-4199
ephillips@lee-associates.com

KEVIN CHEN
Capital Markets | LIC ID 02130137
213-663-7999
kchen@lee-associates.com

DAVID COX
Associate | LIC ID 02130657
760-571-4827
dcox@lee-associates.com

MATTISON BEHR
Associate | LIC ID 02091054
818-434-9116
mbehr@lee-associates.com

SAM RINKOV
Associate | LIC ID 02132512
323-922-5479
srinkov@lee-associates.com

MELANIE GUILLEN
LIC 01322895
323-922-3746
mguillen@lee-associates.com

AMANDA ULF
LIC ID 02135282
818-468-1762
aulf@lee-associates.com

MARK HAYNES
LIC ID 02235531
415-948-3546
mhaynes@lee-associates.com

BRYANT GAVELLO
LIC ID 02230186
650-996-0477
bgavello@lee-associates.com

ETHAN RINKOV
LIC ID 02253349
818.325.5175
erinkov@lee-associates.com

Lee & Associates Los Angeles, Inc. | Corp. ID #02174865
1201 N Main St, Los Angeles, CA 90012 | 323-922-3832

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