

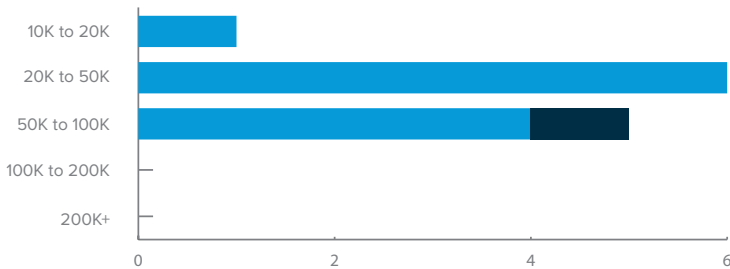
INSIGHT

September | 2025

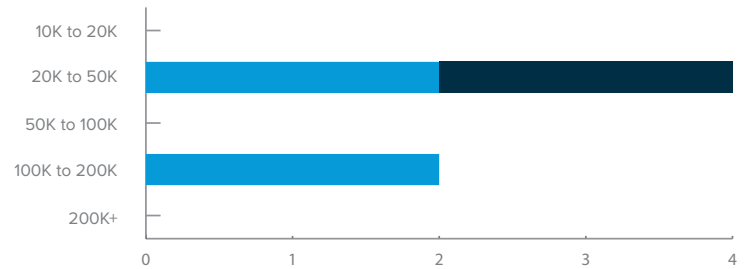
The Class A Industrial market showed limited activity with two listings added and three recorded sales across all submarkets. LA Central and Mid-Countries were the only markets to see transactions, posting one and two sales respectively, with no new availabilities added. LA Central continues to account for nearly 40% of available inventory, underscoring slow market movement. San Gabriel Valley added two new listings but saw no sales, while South Bay experienced neither listings nor transactions, suggesting muted activity on both sides of the market. Buyer interest is present in LA Central and Mid-Countries, but overall demand across the region remains subdued, signaling that Sellers may need to revisit pricing and deal terms to remain competitive.

Sale Supply Demand Report

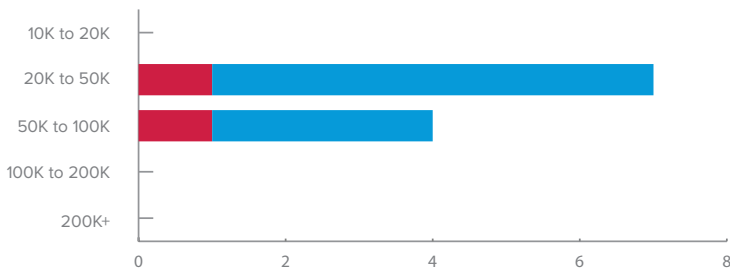
LA Central Sale Supply Demand (September 2025)



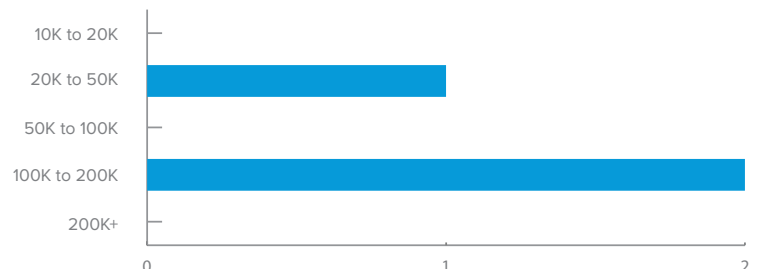
Mid-Countries Sale Supply Demand (September 2025)



San Gabriel Valley Sale Supply Demand (September 2025)



South Bay Sale Supply Demand (September 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	1	6	0
50K to 100K	1	3	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
	2	27	3

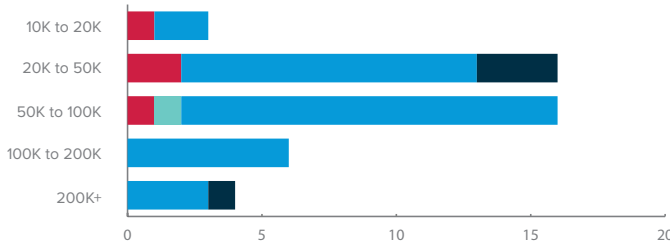
INSIGHT

September | 2025

The lease market remains relatively balanced overall, with 13 availables compared to 15 comps. In the direct leasing segment, Mid-Counties and San Gabriel Valley were the most active, each recording twice as many leases as new listings, underscoring healthy tenant demand. LA Central was the slowest, with a 4:3 supply-to-demand ratio, contributing 40% of newly added availables but capturing only 23% of total comps. Sublease activity was limited, with movement occurring only in LA Central and Mid-Counties, both showing a 1:1 supply to demand ratio. San Gabriel Valley saw just one new sublease listing, while South Bay recorded no sublease activity, highlighting the overall sluggishness of the Class A sublease market. Overall, the Class A leasing market showed the most momentum in Mid-Counties and San Gabriel Valley, while the sublease market remained more limited, suggesting that Landlords in slower markets may need to adopt more competitive strategies to attract tenants.

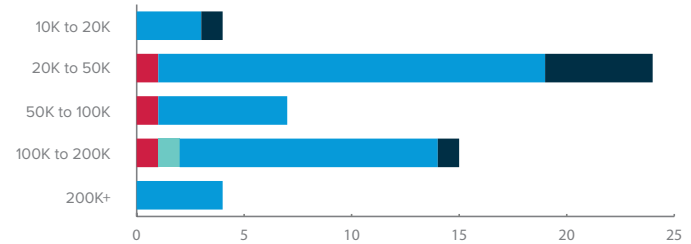
Lease Supply Demand Report

LA Central Lease Supply Demand (September 2025)



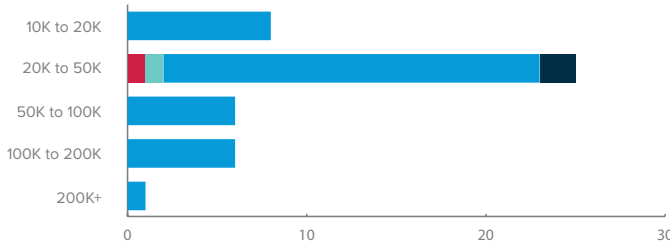
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	2	0
20K to 50K	2	0	11	3
50K to 100K	1	1	14	0
100K to 200K	0	0	6	0
200K+	0	0	3	1

Mid-Counties Lease Supply Demand (September 2025)



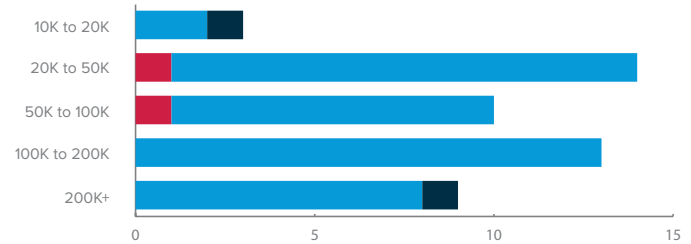
SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	3	1
20K to 50K	1	0	18	5
50K to 100K	1	0	6	0
100K to 200K	1	1	12	1
200K+	0	0	4	0

San Gabriel Valley Lease Supply Demand (September 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 (September 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	2	1
20K to 50K	1	0	13	0
50K to 100K	1	0	9	0
100K to 200K	0	0	13	0
200K+	0	0	8	1

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	10	3	166	15

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