

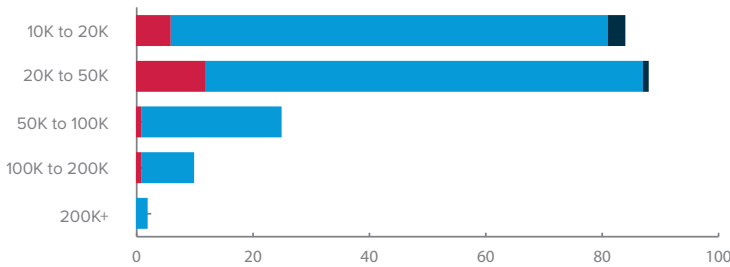
INSIGHT

October | 2025

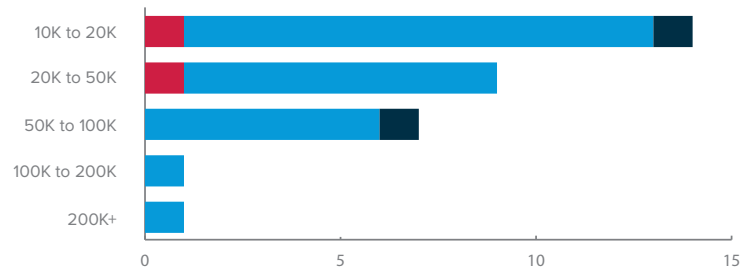
The current market reflects varied activity, with 39 listings added and 16 recorded sales across all submarkets. San Gabriel Valley was the strongest market with 5 listings added and 7 properties sold, showing strong Buyer interest. Mid-Counties showed more balance with a 1:1 supply to demand ratio, indicating stability in this submarket. LA Central and South Bay underperformed this period, with LA Central emerging as the most oversupplied submarket. The area added 20 new listings but closed only 4 sales, accounting for nearly half of total inventory and emphasizing ongoing demand weakness. South Bay similarly showed soft activity, adding 12 listings with just 3 sales, reflecting slow Buyer movement amid rising availability. Overall, buyer activity remains strongest in San Gabriel Valley, while LA Central and South Bay face rising availabilities, signaling that sellers in those markets may need to adjust pricing or deal terms to encourage absorption.

Sale Supply Demand Report

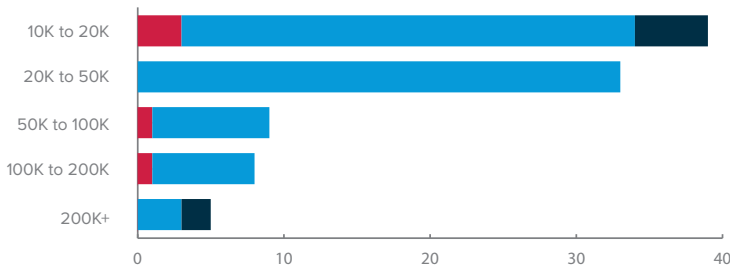
LA Central Sale Supply Demand (October 2025)



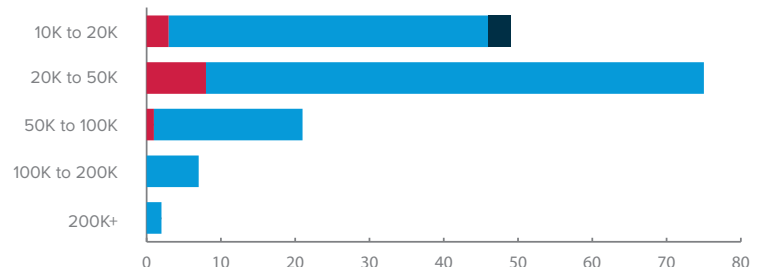
Mid-Counties Sale Supply Demand (October 2025)



San Gabriel Valley Sale Supply Demand (October 2025)



South Bay Sale Supply Demand (October 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	31	5
20K to 50K	0	33	0
50K to 100K	1	8	0
100K to 200K	1	7	0
200K+	0	3	2

SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	43	3
20K to 50K	8	67	0
50K to 100K	1	20	0
100K to 200K	0	7	0
200K+	0	2	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	39	434	16

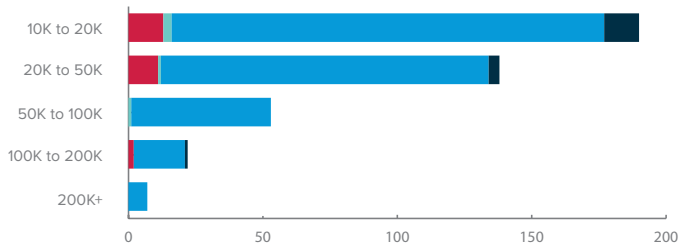
INSIGHT

October | 2025

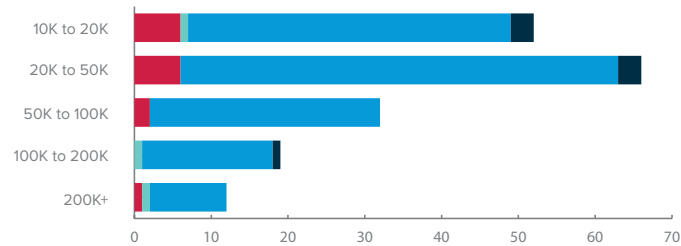
The Class B & C lease market continues to show a supply imbalance, with 96 availables compared to 50 comps, reflecting slower performance across most submarkets. LA Central, which represents 32% of total inventory, experienced subdued activity with 26 listings added and only 16 leased, while its sublease segment saw 2x as many listings added as completed deals. In South Bay, the direct leasing market was more active with 20 listings added and 13 leased, though its Sublease market remained significantly unbalanced, with 9 listings and just one completed transaction. Mid-Counties recorded 15 listings and only 6 leases, and its sublease sector was slow with a 3:0 supply to demand ratio. San Gabriel Valley showed stronger leasing activity, with a near 1:1 ratio in the direct market, though sublease activity lagged with 9 new listings and no completed deals. Overall, while the direct leasing market continues to show tenant engagement, sublease activity remains sluggish, and all submarkets added more availables than were (sub)leased, signaling that market conditions remain firmly tenant favorable.

Lease Supply Demand Report

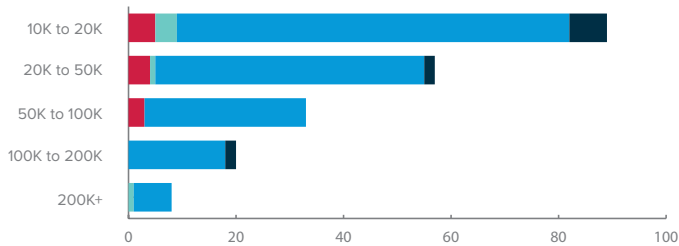
LA Central Lease Supply Demand (October 2025)



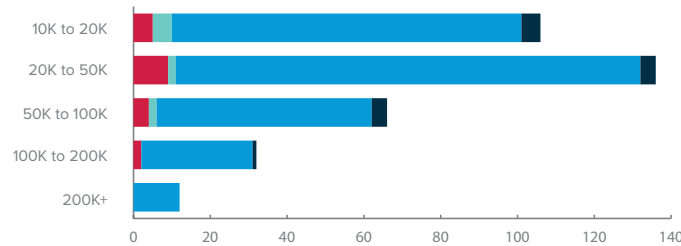
Mid-Counties Lease Supply Demand (October 2025)



San Gabriel Valley Lease Supply Demand (October 2025)



South Bay Lease Supply Demand (October 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	5	4	73	7
20K to 50K	4	1	50	2
50K to 100K	3	0	30	0
100K to 200K	0	0	18	2
200K+	0	1	7	0

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	5	5	91	5
20K to 50K	9	2	121	4
50K to 100K	4	2	56	4
100K to 200K	2	0	29	1
200K+	0	0	12	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	73	23	1004	50

JEFF RINKOV
CEO & Senior Vice President | LIC ID 028887
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 01942005
213-324-2957
dccline@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 0188344
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 02130337
213-663-7999
kchen@lee-associates.com

DAVID COX
Associate | LIC ID 02106657
760-571-4827
dc Cox@lee-associates.com

MATTISON BEHR
Associate | LIC ID 0209054
818-434-9116
mbehr@lee-associates.com

SAM RINKOV
Associate | LIC ID 02132912
323-922-5479
srinkov@lee-associates.com

MELANIE GUILLEN
Associate | LIC ID 0212895
323-922-3746
mg Guillen@lee-associates.com

AMANDA ULF
Associate | LIC ID 0215582
818-468-1762
aulf@lee-associates.com

MARK HAYNES
Associate | LIC ID 0223531
415-948-3546
mhaynes@lee-associates.com

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

ETHAN RINKOV
Associate | LIC ID 02153349
818.325.5175
erinkov@lee-associates.com

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.
© Copyright 2024 Lee & Associates all rights reserved.