Los Angeles County Industrial
MARKET REPORT
Class A Buildings

INSIGHT
October | 2025

The LA County sublease market continues to show an oversupply, with 38 active listings compared to only 23 comps, reflecting slower absorption and selective tenant demand. South Bay dominates market inventory, accounting for 42% of total sublease inventory, followed by San Gabriel Valley at 21%, while LA Central and Mid-Counties each represent 18%. Sublease vacancy has improved slightly, tightening from 5.1% in Q4 2024 to 3.8% in Q4 2025, yet the overall leasing pace remains muted. Asking rents have edged down modestly, declining from $1.17 psf in Q4 2024 to $1.15 psf in Q4 2025, with LA Central showing the steepest drop from $2.65 to $0.73 psf, suggesting pricing adjustments. For landlords, the continued imbalance between listings and leases highlights the need for strategic rent positioning and flexible lease structures, particularly in high-supply markets like South Bay to remain competitive as tenants continue to hold negotiating power.

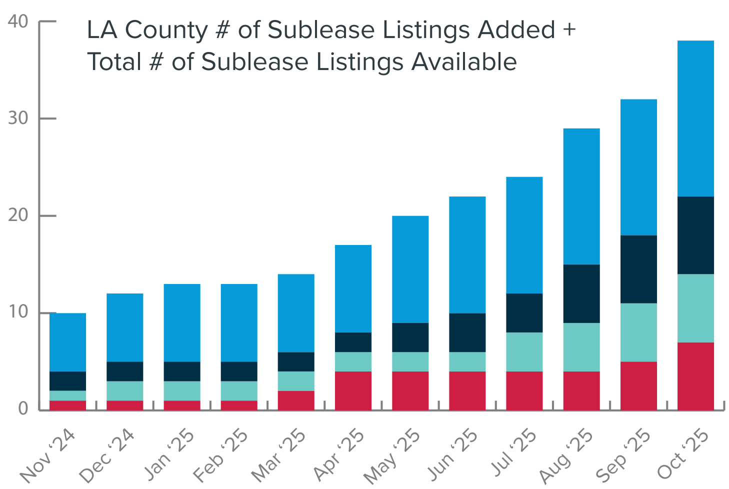
Sublease Report

Sublease Vacancy (NNN)

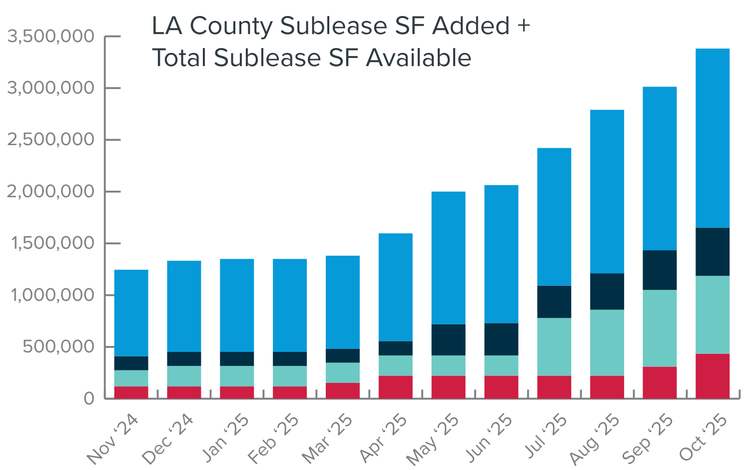
Q4 2025 (QTD)	3.8%
Q4 2024	5.1%

Sublease Asking Rate (NNN)

Q4 2025 (QTD)	$1.15
Q4 2024	$1.17



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Nov '24	1	1	2	6	10
Dec '24	0	1	0	1	2
Jan '25	0	0	0	1	1
Feb '25	0	0	0	0	0
Mar '25	1	0	0	0	1
Apr '25	2	0	0	1	3
May '25	0	0	1	2	3
Jun '25	0	0	1	1	2
Jul '25	0	2	0	0	2
Aug '25	0	1	2	2	5
Sept '25	1	1	1	0	3
Oct '25	2	1	1	2	6
Total	**7**	**7**	**8**	**16**	**38**



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Nov '24	118,714	153,724	137,447	835,499	1,245,384
Dec '24	-	42,500	-	43,774	86,274
Jan '25	-	-	-	18,175	18,175
Feb '25	-	-	-	-	-
Mar '25	31,954	-	-	-	31,954
Apr '25	71,266	-	-	145,103	216,369
May '25	-	-	164,284	239,372	403,656
Jun '25	-	-	11,000	49,234	60,234
Jul '25	-	359,663	-	-	359,663
Aug '25	-	82,238	39,146	249,435	370,819
Sept '25	86,319	102,367	32,582	-	221,268
Oct '25	126,468	11,760	79,691	153,154	371,073
Total	**434,721**	**752,252**	**464,150**	**1,733,746**	**3,384,869**

Total Number of Sublease Listings Added + Total Number of Sublease Listings Available:	38

Total Comps	23

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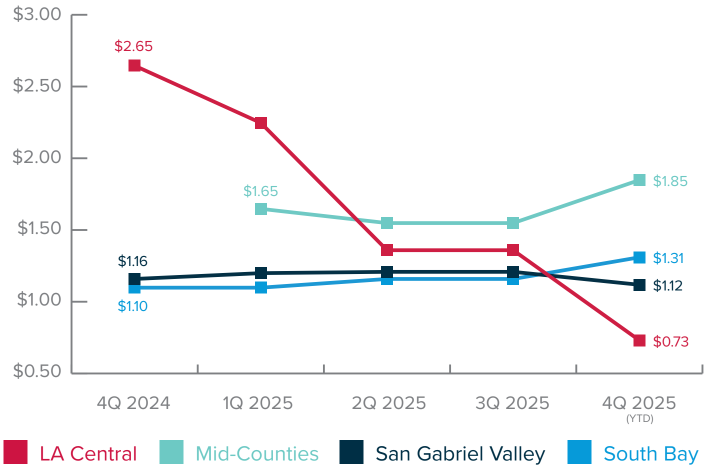
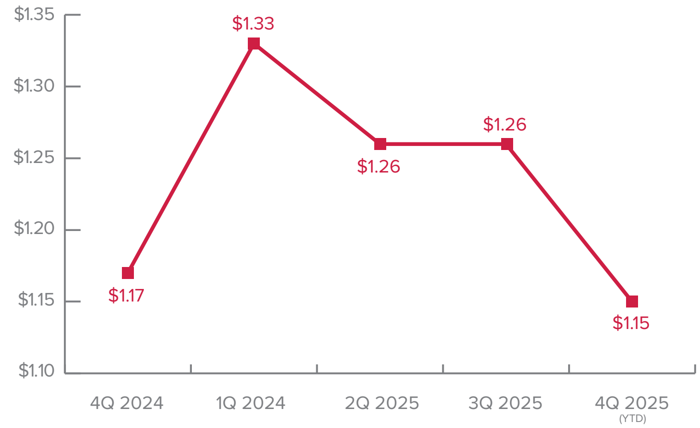
Sublease Report

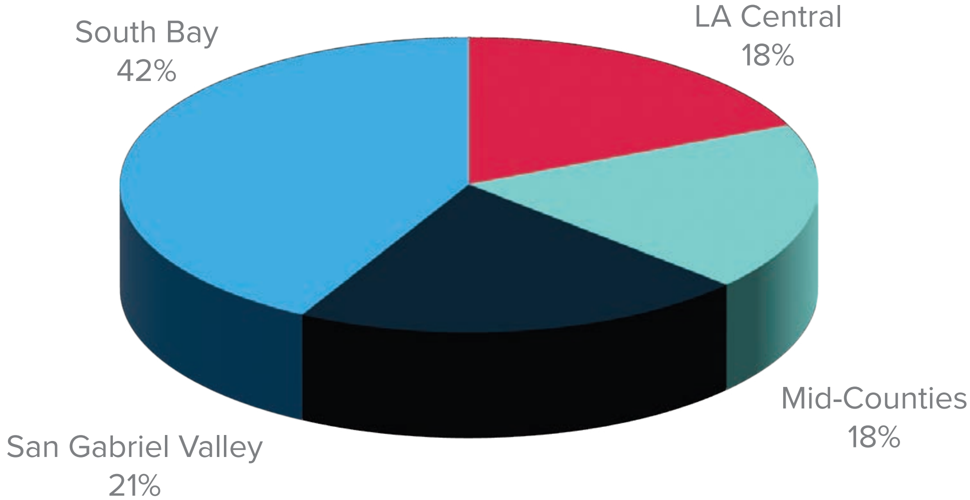
Submarket Sublease Asking Rate (NNN)



LA County Sublease Asking Rate (NNN)



% Sublease Availability



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