Lee & Associates
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

▶ Class B & C Buildings

INSIGHT

October | 2025

The LA County sublease market remains oversupplied, with 161 active listings compared to 72 completed comps, highlighting ongoing challenges in absorption. South Bay leads with 34% of total sublease inventory, followed by LA Central at 25%, together accounting for nearly 60% of available space countywide. Sublease vacancy climbed from 5.4% in Q4 2024 to 7.4% in Q4 2025, underscoring growing availability despite only modest changes in pricing. Countywide asking rents declined slightly from $1.20 to $1.19 NNN, with LA Central seeing the steepest adjustment, falling from $1.92 to $1.06 psf and Mid-Counties being a close second going from $1.35 to $1.07 psf, as Landlords respond to softer demand. San Gabriel Valley holds the smallest market share at 20% of total inventory which may explain the rise in average asking rents from $1.08 to $1.30 PSF. Given rising vacancy and flat absorption, landlords should adopt more flexible lease terms and competitive pricing strategies, particularly in high-supply submarkets like South Bay and LA Central, to attract and retain tenants.

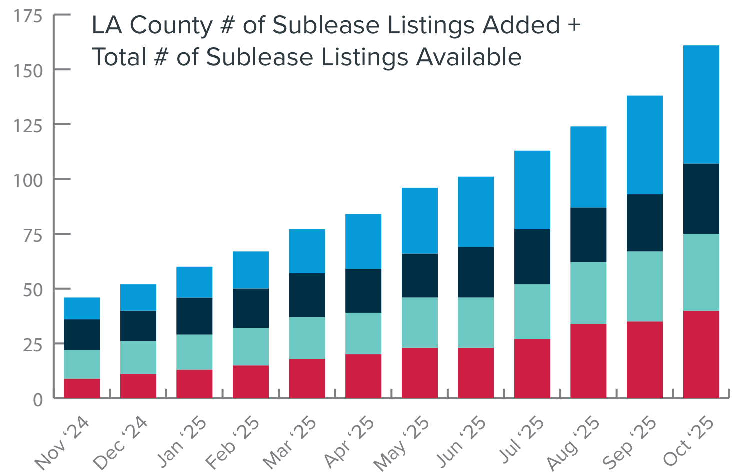
Sublease Report

Sublease Vacancy (NNN)

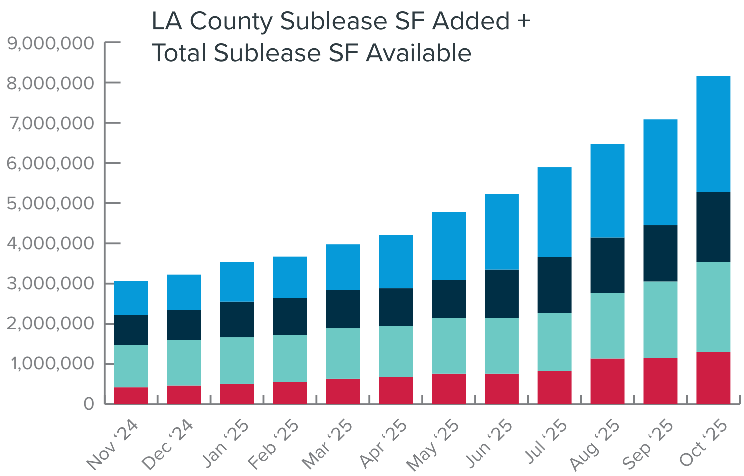
Q4 2025 (QTD)	7.4%
Q4 2024	5.4%

Sublease Asking Rate (NNN)

Q4 2025 (QTD)	$1.19
Q4 2024	$1.20



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Nov '24	9	13	14	10	46
Dec '24	2	2	0	2	6
Jan '25	2	1	3	2	8
Feb '25	2	1	1	3	7
Mar '25	3	2	2	3	10
Apr '25	2	0	0	5	7
May '25	3	4	0	5	12
Jun '25	0	0	3	2	5
Jul '25	4	2	2	4	12
Aug '25	7	3	0	1	11
Sept '25	1	4	1	8	14
Oct '25	5	3	6	9	23
Total	40	35	32	54	161



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Nov '24	419,155	1,057,890	745,601	841,926	3,064,572
Dec '24	48,500	72,272	-	34,237	155,009
Jan '25	46,301	25,000	139,880	108,725	319,906
Feb '25	38,938	10,060	34,630	45,575	129,203
Mar '25	84,558	90,390	22,320	109,714	306,982
Apr '25	45,383	-	-	183,321	228,704
May '25	77,400	128,512	-	374,364	580,276
Jun '25	-	-	260,677	186,432	447,109
Jul '25	60,992	72,075	176,608	346,713	656,388
Aug '25	315,112	176,828	-	79,189	571,129
Sept '25	21,000	264,633	12,500	326,273	624,406
Oct '25	140,763	340,909	340,586	252,303	1,074,561
Total	1,298,102	2,238,569	1,732,802	2,888,772	8,158,245

Total Number of Sublease Listings Added + Total Number of Sublease Listings Available:	161

Total Comps	72

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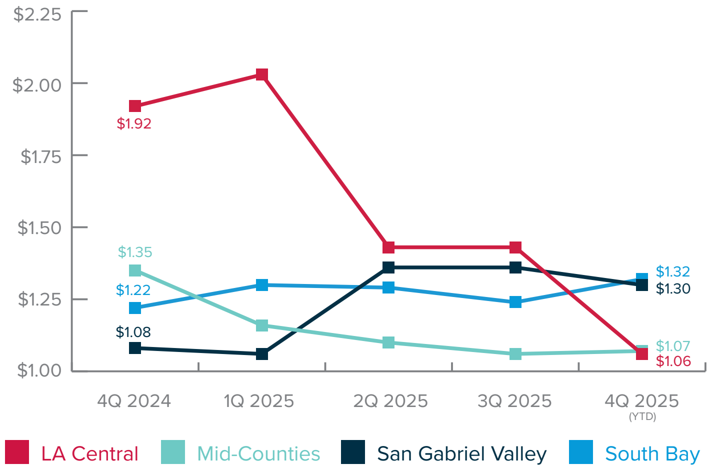
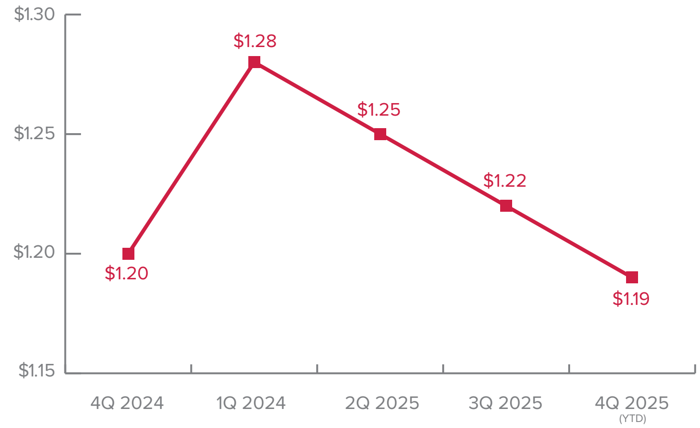
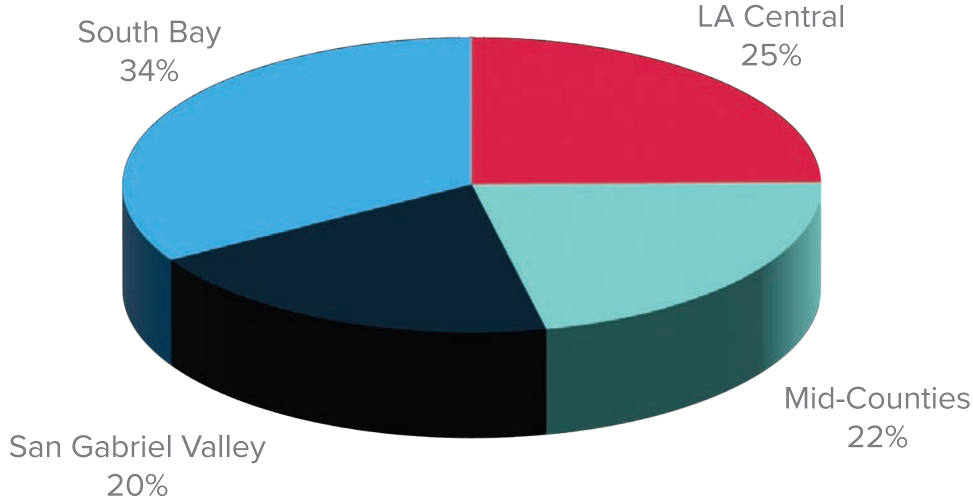




% Sublease Availability



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