

INSIGHT

September | 2025

Sublease activity in LA County remains slow, with 154 listings recorded against just 72 comps, reinforcing an oversupplied environment. South Bay carries the largest share of inventory at 35%, followed by LA Central at 26%, together accounting for more than 60% of the market. Sublease vacancy has surged from 3.6% in Q3 2024 to 5.7% in Q3 2025, while asking rents have declined, falling from \$1.42 to \$1.22 psf over the past year, with LA Central experiencing one of the steepest drops from \$1.95 to \$1.43 psf. South Bay not only holds the most space but also underperformed, with 8 new listings added and only 1 sublease completed. In contrast, San Gabriel Valley holds the smallest market share at 18% of total inventory which may explain the rise in average asking rents from \$1.24 to \$1.36 PSF. For Landlords, current conditions call for aggressive pricing and flexible concessions in oversupplied submarkets, while selectively leveraging stronger demand in tighter areas.

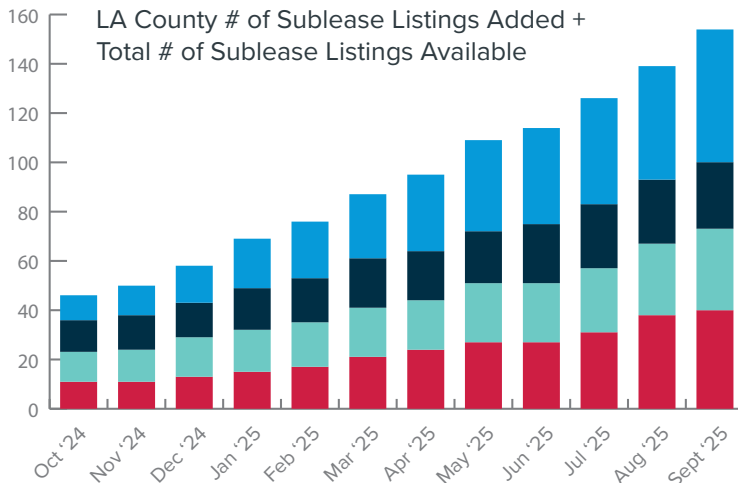
Sublease Report

Sublease Vacancy (NNN)

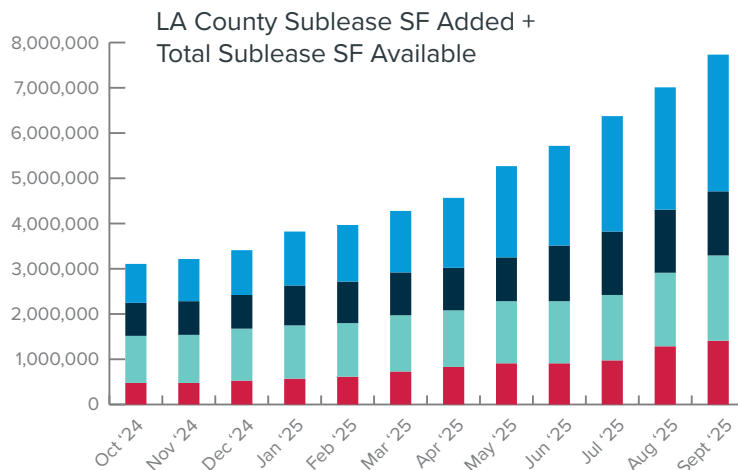
Q3 2025 (QTD)	5.7%
Q3 2024	3.6%

Sublease Asking Rate (NNN)

Q3 2025 (QTD)	\$1.22
Q3 2024	\$1.42



Period	LA Central	Mid-Countries	SGV	South Bay	LA County
Oct '24	11	12	13	10	46
Nov '24	0	1	1	2	4
Dec '24	2	3	0	3	8
Jan '25	2	1	3	5	11
Feb '25	2	1	1	3	7
Mar '25	4	2	2	3	11
Apr '25	3	0	0	5	8
May '25	3	4	1	6	14
Jun '25	0	0	3	2	5
Jul '25	4	2	2	4	12
Aug '25	7	3	0	3	13
Sept '25	2	4	1	8	15
Total	40	33	27	54	154



Period	LA Central	Mid-Countries	SGV	South Bay	LA County
Oct '24	481,596	1,039,330	725,601	863,262	3,109,789
Nov '24	-	18,560	20,000	65,295	103,855
Dec '24	48,500	89,537	-	57,477	195,514
Jan '25	46,301	25,000	139,880	206,361	417,542
Feb '25	38,938	10,060	34,630	58,535	142,163
Mar '25	115,018	63,504	22,320	109,714	310,556
Apr '25	105,383	-	-	183,321	288,704
May '25	77,400	128,512	19,920	476,604	702,436
Jun '25	-	-	260,677	186,432	447,109
Jul '25	60,992	72,075	176,608	346,713	656,388
Aug '25	313,140	176,828	-	144,699	634,667
Sept '25	121,000	264,633	12,500	326,273	724,406
Total	1,408,268	1,888,039	1,412,136	3,024,686	7,733,129

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

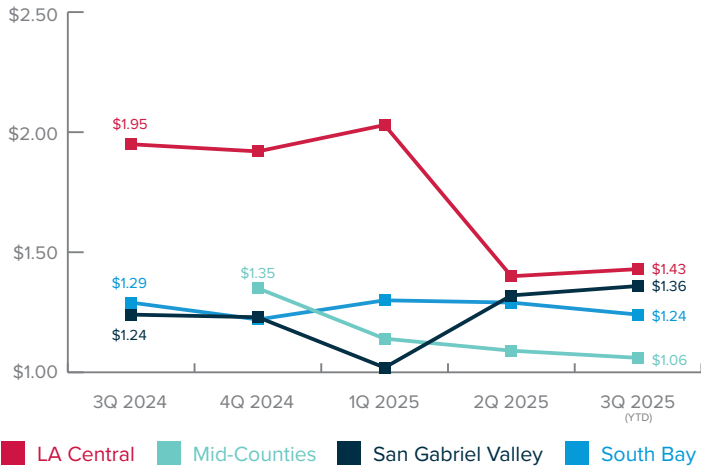
163

Total Comps

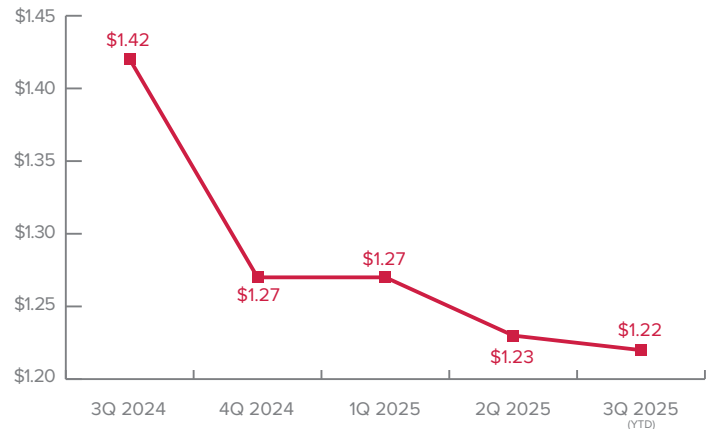
76

Sublease Report

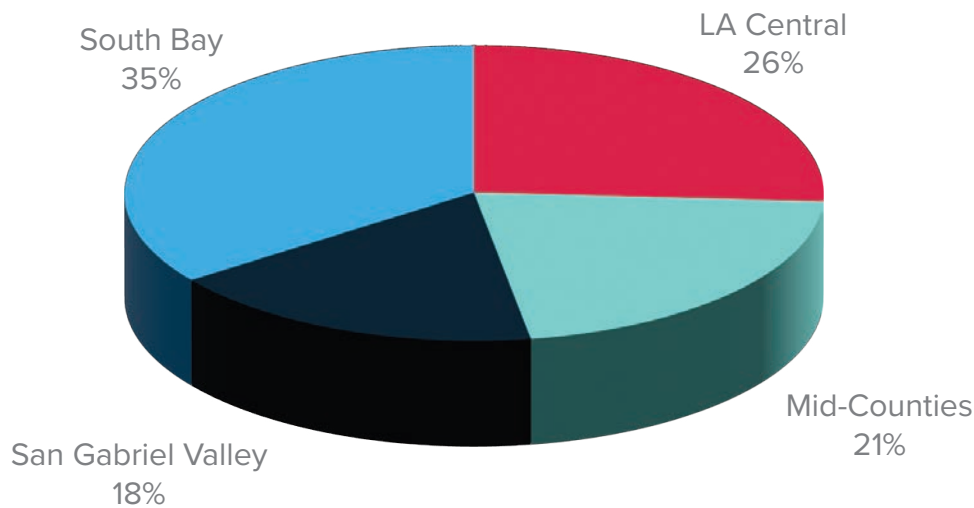
Submarket Sublease
Asking Rate (NNN)



LA County Sublease
Asking Rate (NNN)



% Sublease Availability



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