

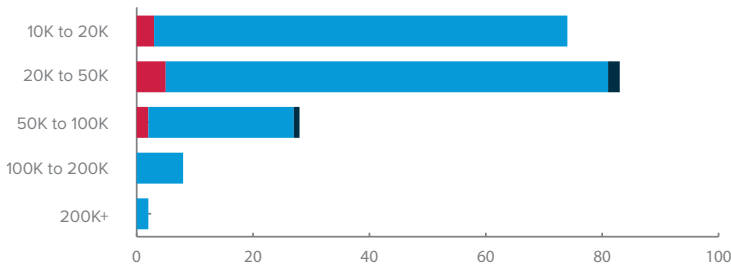
INSIGHT

November | 2025

The Class B & C Industrial market showed moderate activity this period, with 16 new availables and 11 completed comps. LA Central emerged as the most oversupplied submarket, adding 10 listings but recording only 3 sales signaling softening demand despite representing 63% of all new inventory. Mid-Counties saw minimal movement, posting just one new listing and no completed comps, indicating a lack of both new supply and buyer activity. San Gabriel Valley showed steadier conditions with 4 new availables and 3 comps, suggesting balanced but modest demand. South Bay stood out as the strongest performer, with 5 sold properties against just 1 available added, indicating heightened buyer interest. Overall, market performance remains uneven, with oversupply in LA Central weighing on countywide conditions while South Bay demonstrates more resilient demand. Sellers in slower submarkets may need to adjust pricing expectations and offer more flexible deal terms to remain competitive as buyers remain selective.

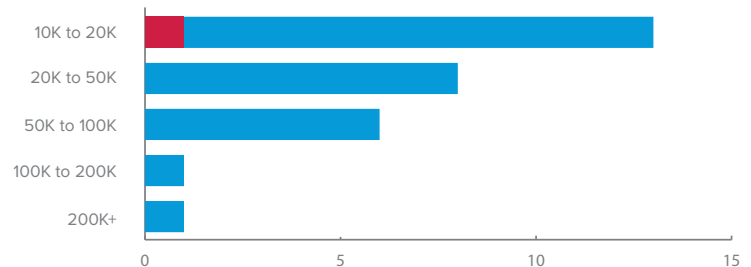
Sale Supply Demand Report

LA Central Sale Supply Demand (November 2025)



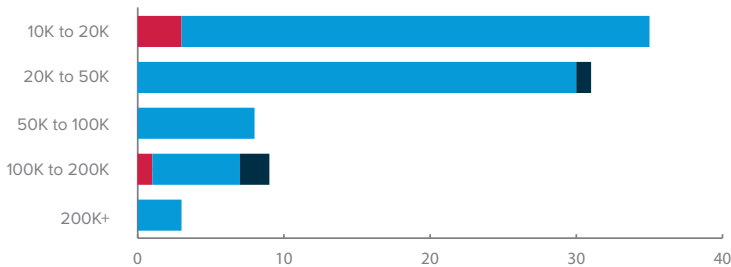
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	71	0
20K to 50K	5	76	2
50K to 100K	2	25	1
100K to 200K	0	8	0
200K+	0	2	0

Mid-Counties Sale Supply Demand (November 2025)



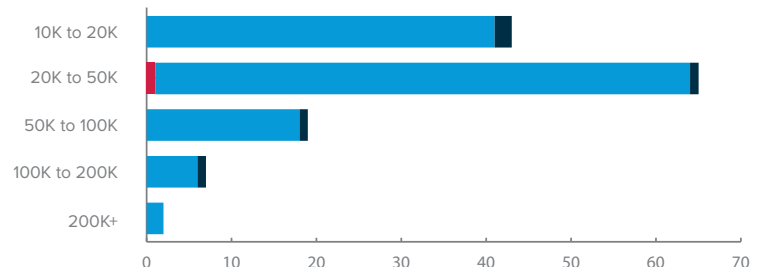
SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	1	12	0
20K to 50K	0	8	0
50K to 100K	0	6	0
100K to 200K	0	1	0
200K+	0	1	0

San Gabriel Valley Sale Supply Demand (November 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	3	32	0
20K to 50K	0	30	1
50K to 100K	0	8	0
100K to 200K	1	6	2
200K+	0	3	0

South Bay Sale Supply Demand (November 2025)



SF	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	41	2
20K to 50K	1	63	1
50K to 100K	0	18	1
100K to 200K	0	6	1
200K+	0	2	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	16	419	11

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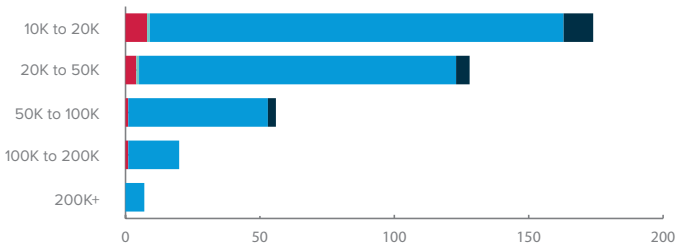
INSIGHT

November | 2025

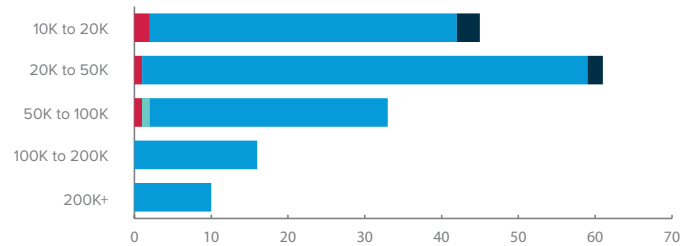
The Class B & C lease market showed moderate activity this period, with 52 availables and 43 completed comps across the county. LA Central was the most balanced submarket, representing 44% of all leasing activity, with its direct market posting 19 comps against 14 new availables, though its sublease segment remained slow with two listings added and none completed. Mid-Countries also demonstrated balanced activity with an overall 1:1 supply to demand ratio in both its direct leasing and sublease markets and was the only area to record a completed sublease transaction. San Gabriel Valley's direct leasing market showed solid tenant engagement with 9 leases against 10 new listings, but its sublease sector underperformed, adding 4 listings with no completed deals. South Bay was the weakest performer, accounting for 33% of total inventory yet adding 1.7x more space than it leased, signaling softer tenant activity. Overall, while pockets of demand remain steady in LA Central and Mid-Countries, elevated supply in weaker submarkets continues to favor tenants, prompting landlords to remain competitive with pricing, concessions, and deal structures to capture available demand.

Lease Supply Demand Report

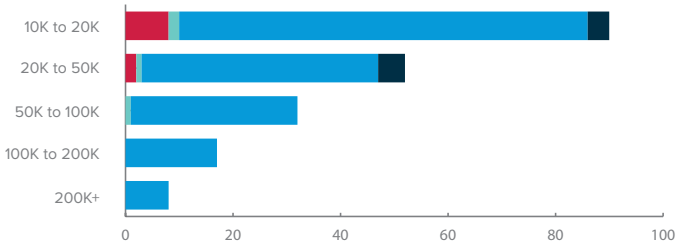
LA Central Lease Supply Demand (November 2025)



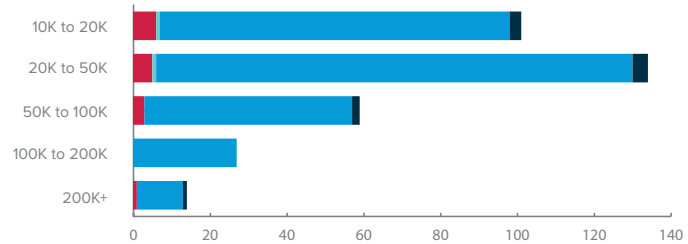
Mid-Countries Lease Supply Demand (November 2025)



San Gabriel Valley Lease Supply Demand (November 2025)



South Bay Lease Supply Demand (November 2025)



SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	8	2	76	4
20K to 50K	2	1	44	5
50K to 100K	0	1	31	0
100K to 200K	0	0	17	0
200K+	0	0	8	0

SF	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	6	1	91	3
20K to 50K	5	1	124	4
50K to 100K	3	0	54	2
100K to 200K	0	0	27	0
200K+	1	0	12	1

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	43	9	989	43

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