

INSIGHT

December | 2025

The LA County sublease market remained significantly oversupplied, with 165 active sublease listings compared to 61 completed comps, reflecting weak absorption and sustained tenant leverage. South Bay held the largest share of sublease availability at 32%, followed by LA Central at 25%, with Mid-Counties and San Gabriel Valley each accounting for 21% of total inventory. Sublease vacancy increased from 5.5% in Q4 2024 to 7.7% in Q4 2025, signaling that availability continues to build despite limited transaction volume. Countywide sublease asking rents edged down from \$1.22 to \$1.20 psf NNN, with LA Central experiencing the sharpest decline going from \$1.92 to \$1.06 psf NNN, as landlords adjusted pricing to remain competitive, while San Gabriel Valley posted firmer asking rates, increasing from \$1.08 to \$1.26 psf NNN, however given its limited transaction activity pricing may need to readjust to align with actual tenant demand. With vacancy rising, rent growth constrained, and uneven absorption, landlords should prioritize aggressive pricing, and flexible lease terms to capture scarce tenant demand in an increasingly competitive sublease environment.

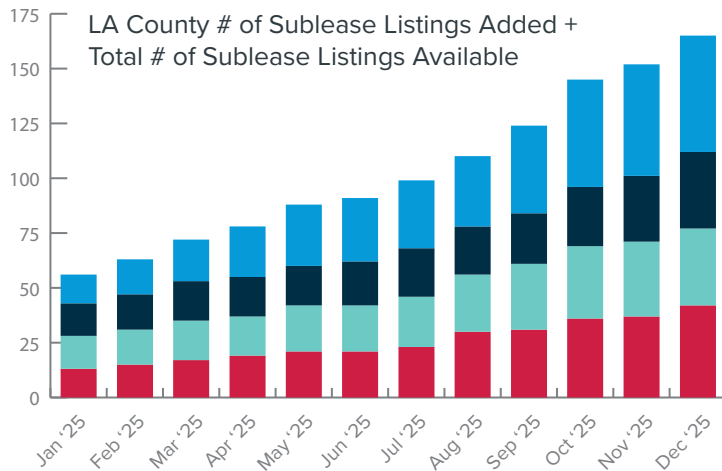
Sublease Report

Sublease Vacancy (NNN)

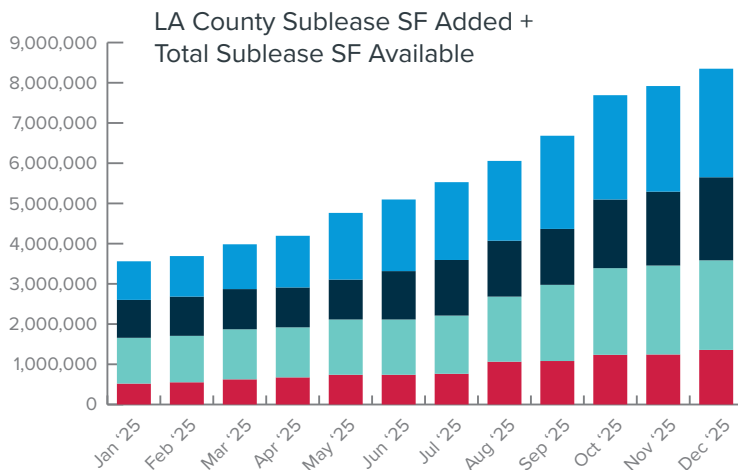
Q4 2025 (QTD)	7.7%
Q4 2024	5.5%

Sublease Asking Rate (NNN)

Q4 2025 (QTD)	\$1.20
Q4 2024	\$1.22



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Jan '25	13	15	15	13	56
Feb '25	2	1	1	3	7
Mar '25	2	2	2	3	9
Apr '25	2	0	0	4	6
May '25	2	3	0	5	10
Jun '25	0	0	2	1	3
Jul '25	2	2	2	2	8
Aug '25	7	3	0	1	11
Sep '25	1	4	1	8	14
Oct '25	5	3	4	9	21
Nov '25	1	1	3	2	7
Dec '25	5	1	5	2	13
Total	42	35	35	53	165



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Jan '25	519,696	1,144,322	935,906	962,424	3,562,348
Feb '25	38,938	10,060	34,630	45,575	129,203
Mar '25	71,959	90,390	22,320	109,714	294,383
Apr '25	45,383	-	-	163,321	208,704
May '25	63,400	128,512	-	375,182	567,094
Jun '25	-	-	213,177	126,432	339,609
Jul '25	27,396	72,075	176,608	154,040	430,119
Aug '25	298,792	176,828	-	49,189	524,809
Sep '25	21,000	264,633	12,500	326,273	624,406
Oct '25	151,622	269,639	309,032	275,933	1,006,226
Nov '25	10,745	52,990	126,808	40,783	231,326
Dec '25	113,766	15,000	235,283	65,581	429,630
Total	1,362,697	2,224,449	2,066,264	2,694,447	8,347,857

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

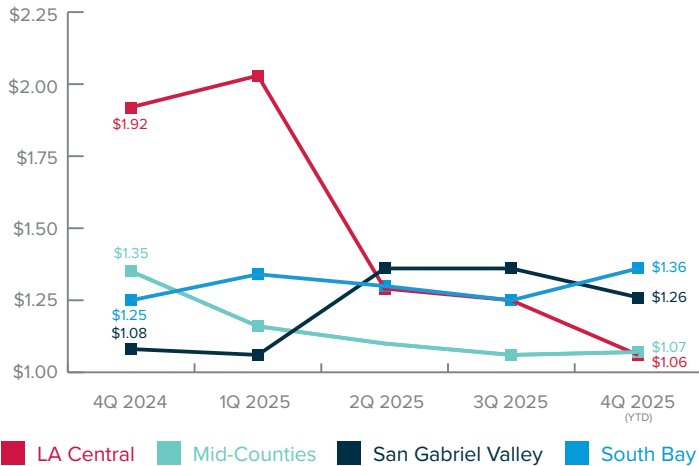
165

Total Comps

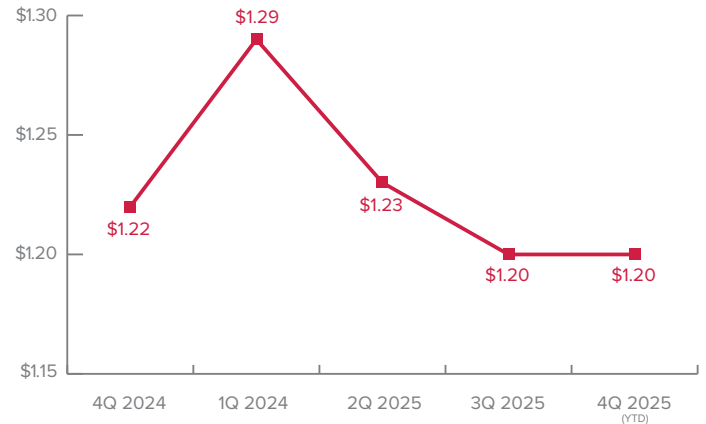
61

Sublease Report

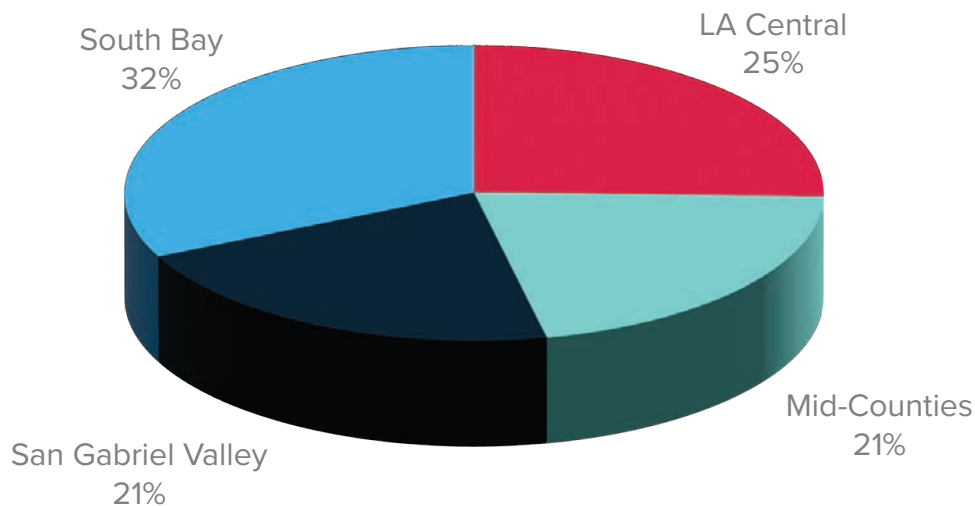
Submarket Sublease
Asking Rate (NNN)



LA County Sublease
Asking Rate (NNN)



% Sublease Availability



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