LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial
MARKET REPORT
Class A Buildings

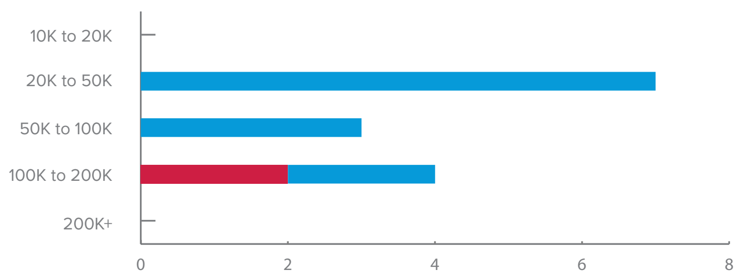
INSIGHT

August | 2026

The Class A sales market showed extremely limited activity this period, with 2 total availables and no completed transactions, reflecting a complete lack of buyer activity. LA Central was the only submarket to add new supply, posting 2 new listings with no completed sales, accounting for 100% of inventory added during the period. Mid-Counties, San Gabriel Valley, and South Bay reported no new availables or completed transactions, highlighting a broader lack of market movement across those submarkets. With no completed sales countywide, there was no measurable absorption, suggesting buyers remained highly selective and hesitant to transact. For sellers, the combination of new inventory and no transaction activity reinforces the importance of competitive pricing, strategic positioning, and flexibility on deal terms to attract a limited pool of active buyers.

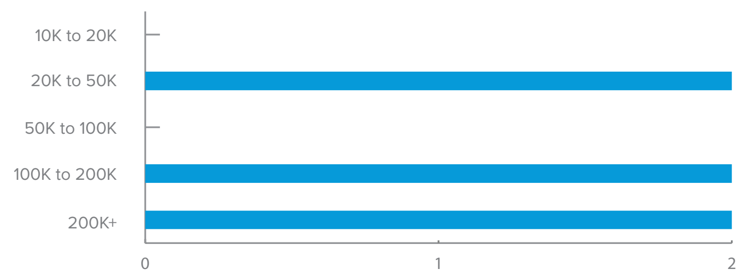
Sale Supply Demand Report

LA Central Sale Supply Demand (August 2026)



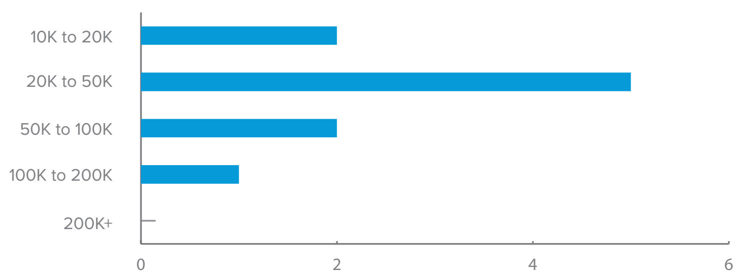
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	7	0
50K to 100K	0	3	0
100K to 200K	2	2	0
200K+	0	0	0

Mid-Counties Sale Supply Demand (August 2026)



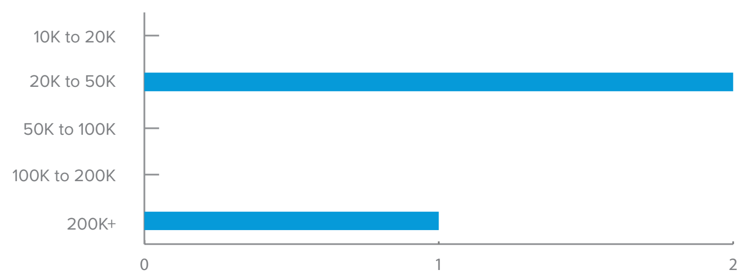
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	2	0
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	2	0

San Gabriel Valley Sale Supply Demand (August 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	2	0
20K to 50K	0	5	0
50K to 100K	0	2	0
100K to 200K	0	1	0
200K+	0	0	0

South Bay Sale Supply Demand (August 2026)



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

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	2	31	0

Lee & Associates Los Angeles, Inc. | Corp. ID #02174865
1201 N Main St, Los Angeles, CA 90012 | 323-922-3832

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee-Associates.com/DowntownLA

LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

▶ Class A Buildings

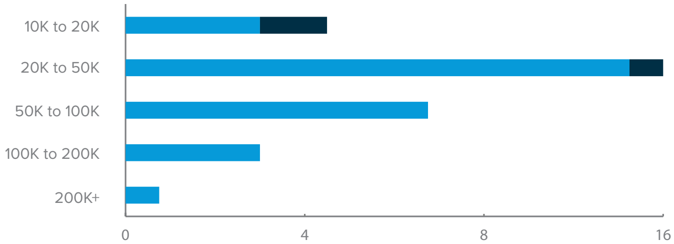
INSIGHT

August | 2026

The lease market reflected supply-leaning conditions, with 18 total availables and 10 completed leases, reflecting slower tenant absorption. In the direct leasing market, San Gabriel Valley was the weakest-performing submarket, posting 7 direct availables against just 1 completed lease, accounting for 58% of new direct inventory, while Mid-Counties added 2 listings with no completed transactions, highlighting limited tenant activity in both areas. South Bay emerged as the strongest direct leasing market, recording 6 completed leases against 3 new listings, while LA Central recorded 3 leases with no new direct availables, reflecting stronger tenant demand in both submarkets. Sublease activity was particularly weak, with 6 new listings and no completed transactions countywide, led by San Gabriel Valley with 3 availables and Mid-Counties with 2, while South Bay added one and LA Central recorded no sublease activity. Overall, while direct leasing showed pockets of stronger tenant demand in South Bay and LA Central, the lack of sublease transactions and elevated supply in San Gabriel Valley and Mid-Counties indicate landlords may need to adjust pricing and deal terms to improve leasing activity.

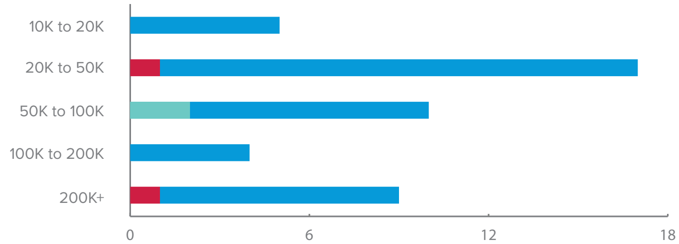
Lease Supply Demand Report

LA Central Lease Supply Demand (August 2026)



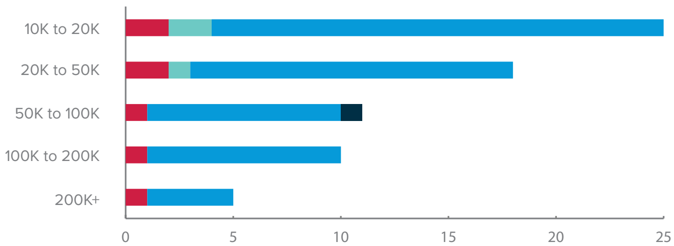
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	4	2
20K to 50K	0	0	15	1
50K to 100K	0	0	9	0
100K to 200K	0	0	4	0
200K+	0	0	1	0

Mid-Counties Lease Supply Demand (August 2026)



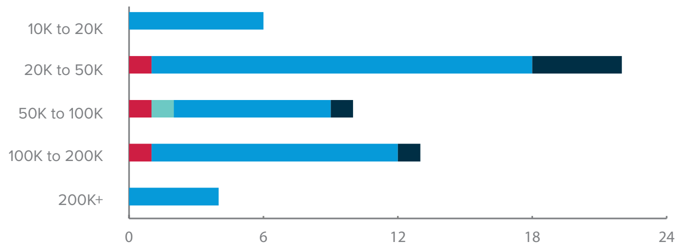
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	5	0
20K to 50K	1	0	16	0
50K to 100K	0	2	8	0
100K to 200K	0	0	4	0
200K+	1	0	8	0

San Gabriel Valley Lease Supply Demand (August 2026)



SF Rang`e	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	2	2	21	0
20K to 50K	2	1	15	0
50K to 100K	1	0	9	1
100K to 200K	1	0	9	0
200K+	1	0	4	0

South Bay Lease Supply Demand (August 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	6	0
20K to 50K	1	0	17	4
50K to 100K	1	1	7	1
100K to 200K	1	0	11	1
200K+	0	0	4	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	12	6	177	10

JEFF RINKOV
CEO & Senior Vice President | LIC ID 0128887
213-400-7941
jrinkov@lee-associates.com

JACK R. CLINE, JR.
President | LIC ID 00854279
213-590-3512
jcline@lee-associates.com

DOUG CLINE
Senior Vice President | LIC ID 01142005
213-324-2957
dcline@lee-associates.com

EVAN JURGENSEN
Senior Vice President | LIC ID 01967347
323-922-3733
ejurgensen@lee-associates.com

MILES SOLOMON
Senior Vice President & Land Specialist | LIC ID 02099423
949-532-8609
msolomon@lee-associates.com

TONY NAPLES
Senior Vice President | LIC ID 01811344
818-395-4373
tnaples@lee-associates.com

MATTHEW EDDY
Senior Vice President | LIC ID 01844956
213-268-8922
meddy@lee-associates.com

CONNOR ULF
Senior Vice President | LIC ID 01956845
818-468-1752
culf@lee-associates.com

SEHYUNG KIM
Senior Vice President | LIC ID 01327276
213-290-3599
skim@lee-associates.com

EUNICE KWON
Senior Vice President | LIC ID 02024804
213-700-6266
ekwon@lee-associates.com

EVERETT PHILLIPS
Senior Vice President | LIC ID 01992837
626-755-4199
ephillips@lee-associates.com

SAM RINKOV
Senior Vice President | LIC ID 02132512
323-922-5479
srinkov@lee-associates.com

MATTISON BEHR
Senior Associate | LIC ID 02091054
818-434-9116
mbehr@lee-associates.com

BRYANT GAVELLO
LIC ID 02230186
650-996-0477
bgavello@lee-associates.com

MARK HAYNES
LIC ID 02235531
415-948-3546
mhaynes@lee-associates.com

RETT HOSTO
LIC ID 02439994
323-922-3744
rhosto@lee-associates.com

RONNIE KIM
LIC ID 02091847
213-347-9697
rkim@lee-associates.com

MAX NUEVO
LIC ID 02215232
626-345-8634
mnuevo@lee-associates.com

ARSHIA PARVAZ
LIC ID 02237118
818-651-3736
aparvaz@lee-associates.com

ETHAN RINKOV
LIC ID 02253349
818-325-5175
erinkov@lee-associates.com

Lee & Associates Los Angeles, Inc. | Corp. ID #02174865
1201 N Main St, Los Angeles, CA 90012 | 323-922-3832

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.