LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial
# MARKET REPORT
▶ Class A Buildings

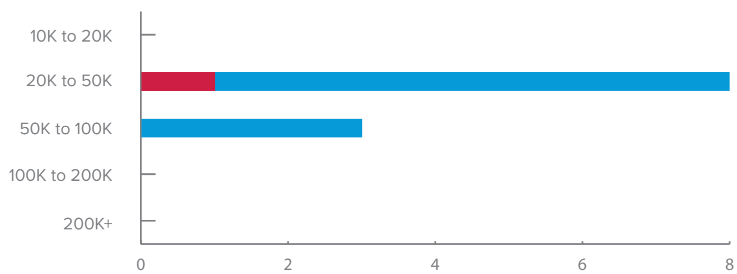
## INSIGHT

July | 2026

The Class A sales market showed extremely limited activity this period, with 3 total availables and only 1 completed transaction, resulting in a 3.0 supply-to-demand ratio, indicating inventory exceeded buyer activity. Mid-Counties recorded the county's only completed sale with no new availables added, reflecting isolated buyer demand despite a lack of new inventory. LA Central, San Gabriel Valley, and South Bay each added one new listing but recorded no completed transactions, highlighting limited buyer engagement across those submarkets. The concentration of activity in a single transaction suggests buyers remain highly selective, with little evidence of broad-based market demand. For sellers, the combination of low transaction volume and limited buyer participation reinforces the importance of competitive pricing, strategic positioning, and flexibility on deal terms to attract a small pool of active buyers.

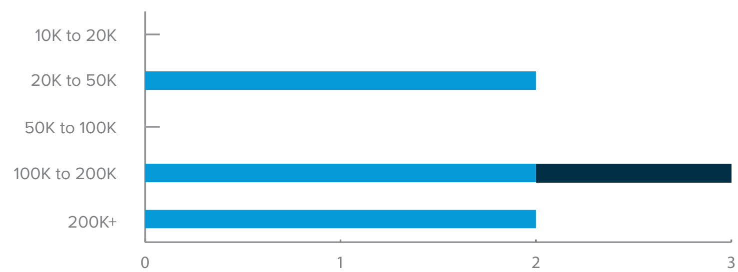
## Sale Supply Demand Report

### **LA Central** Sale Supply Demand (July 2026)



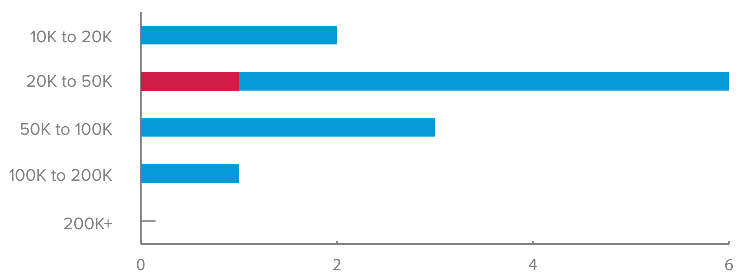

| SF Range | Availables Added Sales | Total Availables Sales | Total Comps This Month - Sold |
|---|---|---|---|
| 10K to 20K | 0 | 0 | 0 |
| 20K to 50K | 1 | 7 | 0 |
| 50K to 100K | 0 | 3 | 0 |
| 100K to 200K | 0 | 0 | 0 |
| 200K+ | 0 | 0 | 0 |

### **Mid-Counties** Sale Supply Demand (July 2026)



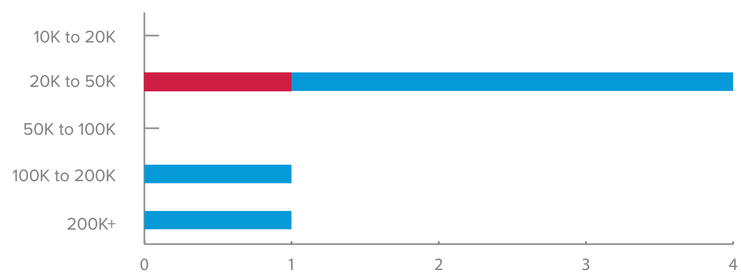

| SF Range | Availables Added Sales | Total Availables Sales | Total Comps This Month - Sold |
|---|---|---|---|
| 10K to 20K | 0 | 0 | 0 |
| 20K to 50K | 0 | 2 | 0 |
| 50K to 100K | 0 | 0 | 0 |
| 100K to 200K | 0 | 2 | 1 |
| 200K+ | 0 | 2 | 0 |

### **San Gabriel Valley** Sale Supply Demand (July 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 | 1 |
| 200K+ | 0 | 2 | 0 |

### **South Bay** Sale Supply Demand (July 2026)




| SF Range | Availables Added Sales | Total Availables Sales | Total Comps This Month - Sold |
|---|---|---|---|
| 10K to 20K | 0 | 0 | 0 |
| 20K to 50K | 1 | 3 | 0 |
| 50K to 100K | 0 | 0 | 0 |
| 100K to 200K | 0 | 1 | 0 |
| 200K+ | 0 | 1 | 0 |

| Grand Totals: | Availables Added - Sales | Total Availables - Sales | Total Comps This Month - Sold |
|---|---|---|---|
| | 3 | 32 | 1 |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# Los Angeles County Industrial MARKET REPORT

Class A Buildings

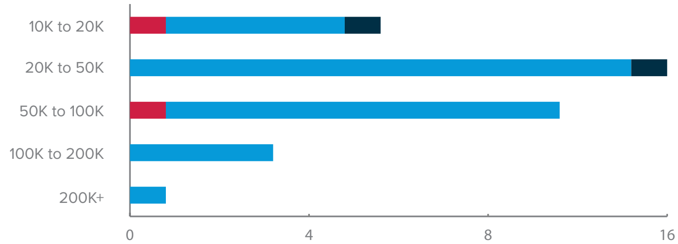
## INSIGHT

July | 2026

The lease market reflected supply-leaning conditions, with 21 total availables and 8 completed leases, indicating inventory continued to outpace tenant demand. Direct leasing activity accounted for the majority of transactions, though South Bay was the weakest-performing direct market, posting 7 direct availables against just 1 completed lease, while Mid-Counties also trended supply-heavy with 3 listings against 1 lease. LA Central remained the most balanced direct submarket, recording 2 availables and 2 completed leases, while San Gabriel Valley posted 2 listings against 1 lease, reflecting modest tenant demand. Sublease activity showed a different pattern, with San Gabriel Valley adding 3 sublease listings with no completed transactions, while South Bay was the only submarket to maintain balanced sublease conditions, recording 3 listings and 3 completed sublease deals, accounting for 100% of all sublease transactions. Overall, while direct leasing remained challenged by elevated supply, strong sublease activity in South Bay provided a bright spot; however, landlords in weaker submarkets should remain competitive on pricing and flexible on lease terms to improve tenant demand.

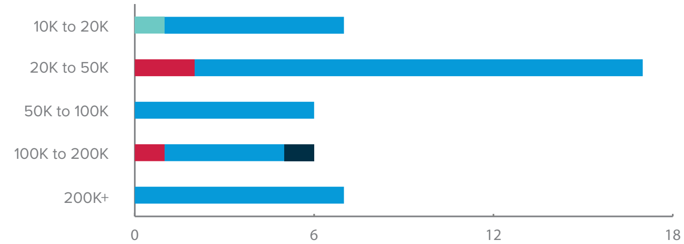
## Lease Supply Demand Report

### **LA Central** Lease Supply Demand (July 2026)



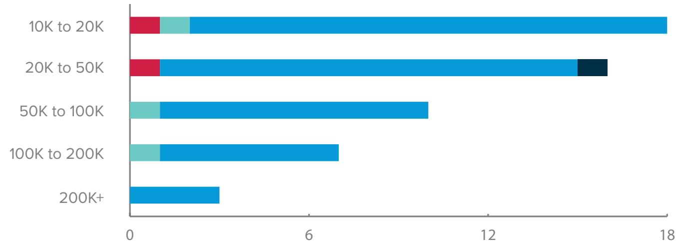

| SF Range | Availables Added Direct | Availables Added Sublease | Total Availables | Total Comps This Month |
|---|---|---|---|---|
| 10K to 20K | 1 | 0 | 5 | 1 |
| 20K to 50K | 0 | 0 | 14 | 1 |
| 50K to 100K | 1 | 0 | 11 | 0 |
| 100K to 200K | 0 | 0 | 4 | 0 |
| 200K+ | 0 | 0 | 1 | 0 |

### **Mid-Counties** Lease Supply Demand (July 2026)



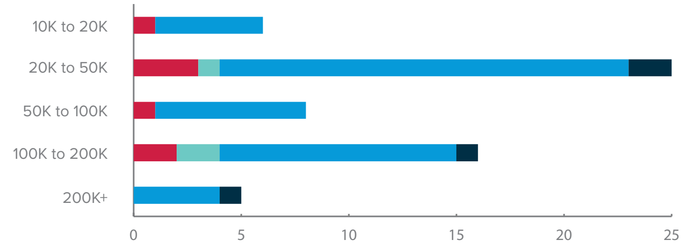

| SF Range | Availables Added Direct | Availables Added Sublease | Total Availables | Total Comps This Month |
|---|---|---|---|---|
| 10K to 20K | 0 | 1 | 6 | 0 |
| 20K to 50K | 2 | 0 | 15 | 0 |
| 50K to 100K | 0 | 0 | 6 | 0 |
| 100K to 200K | 1 | 0 | 4 | 1 |
| 200K+ | 0 | 0 | 7 | 0 |

### **San Gabriel Valley** Lease Supply Demand (July 2026)




| SF Rang`e | Availables Added Direct | Availables Added Sublease | Total Availables | Total Comps This Month |
|---|---|---|---|---|
| 10K to 20K | 1 | 1 | 16 | 0 |
| 20K to 50K | 1 | 0 | 14 | 1 |
| 50K to 100K | 0 | 1 | 9 | 0 |
| 100K to 200K | 0 | 1 | 6 | 0 |
| 200K+ | 0 | 0 | 3 | 0 |

### **South Bay** Lease Supply Demand (July 2026)




| SF Range | Availables Added Direct | Availables Added Sublease | Total Availables | Total Comps This Month |
|---|---|---|---|---|
| 10K to 20K | 1 | 0 | 5 | 0 |
| 20K to 50K | 3 | 1 | 19 | 2 |
| 50K to 100K | 1 | 0 | 7 | 0 |
| 100K to 200K | 2 | 2 | 11 | 1 |
| 200K+ | 0 | 0 | 4 | 1 |

| Grand Totals: | Direct Availables Added | Total Available Added Sublease | Total Availables | Total Comps This Month |
|---|---|---|---|---|
| | **14** | **7** | **167** | **8** |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