LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

Class B & C Buildings

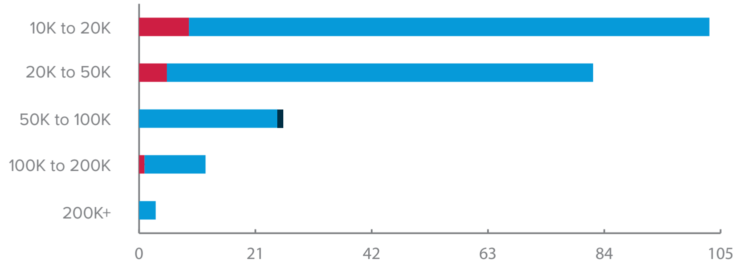
INSIGHT

August | 2026

The sales market remained heavily supply-heavy, with 34 total availables and only 5 completed transactions , indicating inventory significantly outpaced buyer activity. LA Central accounted for the largest share of new supply at 44%, posting 15 availables against just one sale, reflecting very limited buyer absorption. San Gabriel Valley also showed weak demand, with 9 availables and no completed sales, while Mid-Counties posted 6 listings against 2 sales for a 3:0 supply-to-demand ratio. South Bay was the strongest-performing submarket, recording 2 sales against 4 availables and a 2:0 supply-to-demand ratio, although supply still exceeded buyer activity. Overall, transaction activity remained limited across all submarkets, with buyers appearing highly selective. For sellers, the substantial gap between available inventory and completed sales suggests that competitive pricing and flexible deal terms will be important to generate buyer interest in the current market.

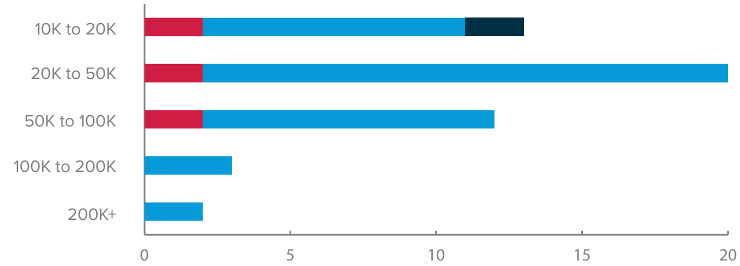
Sale Supply Demand Report

LA Central Sale Supply Demand (August 2026)



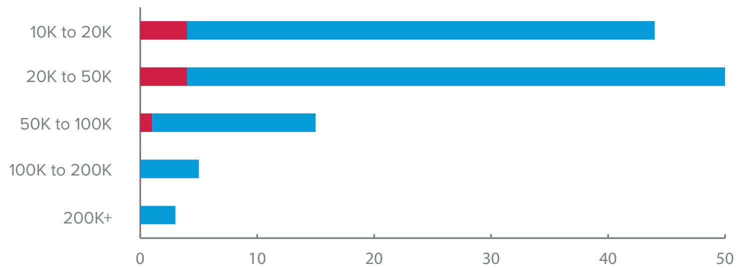
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	9	94	0
20K to 50K	5	77	0
50K to 100K	0	25	1
100K to 200K	1	11	0
200K+	0	3	0

Mid-Counties Sale Supply Demand (August 2026)



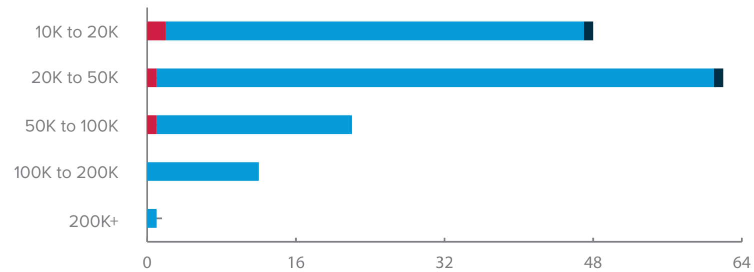
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	2	9	2
20K to 50K	2	18	0
50K to 100K	2	10	0
100K to 200K	0	3	0
200K+	0	2	0

San Gabriel Valley Sale Supply Demand (August 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	4	40	0
20K to 50K	4	46	0
50K to 100K	1	14	0
100K to 200K	0	5	0
200K+	0	3	0

South Bay Sale Supply Demand (August 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	2	45	1
20K to 50K	1	60	1
50K to 100K	1	21	0
100K to 200K	0	12	0
200K+	0	1	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	34	499	5

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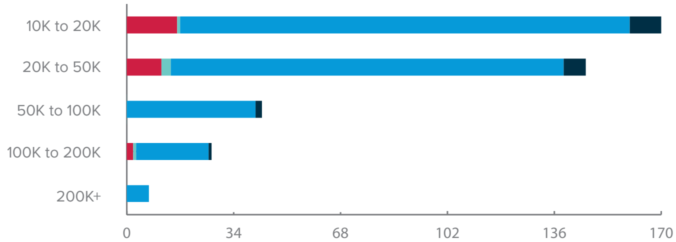
The lease market reflected moderately supply-leaning conditions, with 89 total availables and 55 completed leases, indicating inventory continued to outpace tenant demand. In the direct leasing market, Mid-Counties was the weakest-performing submarket, posting 15 direct availables against 8 leases, while South Bay also trended supply-heavy with 21 listings against 14 leases, highlighting slower tenant absorption in both areas. San Gabriel Valley showed the strongest direct leasing performance, recording 11 availables and 9 completed leases, while LA Central remained relatively active with 29 listings against 19 leases. Sublease activity showed a different trend, with LA Central adding 5 sublease listings against just 1 completed transaction, while South Bay recorded 4 listings against 1 completed deal. Mid-Counties emerged as the strongest sublease market, maintaining a 1:1 supply-to-demand ratio with 2 listings and 2 completed deals, while San Gabriel Valley posted 2 listings against 1 transaction. Overall, while direct leasing continued to support market activity, uneven sublease absorption and elevated inventory in select submarkets suggest landlords should remain competitive on pricing and flexible on lease terms to sustain tenant demand.

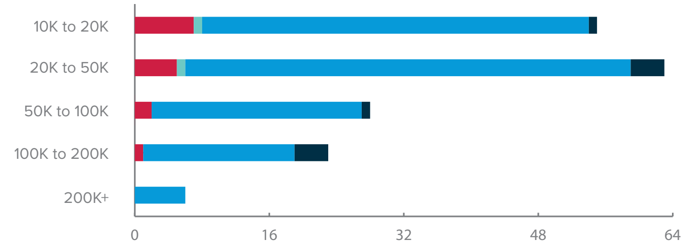
Lease Supply Demand Report

LA Central Lease Supply Demand (August 2026)



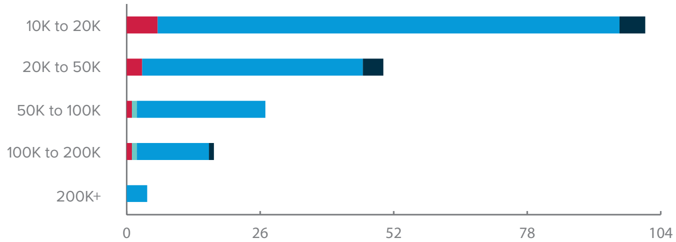
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	16	1	143	10
20K to 50K	11	3	125	7
50K to 100K	0	0	41	2
100K to 200K	2	1	23	1
200K+	0	0	7	0

Mid-Counties Lease Supply Demand (August 2026)



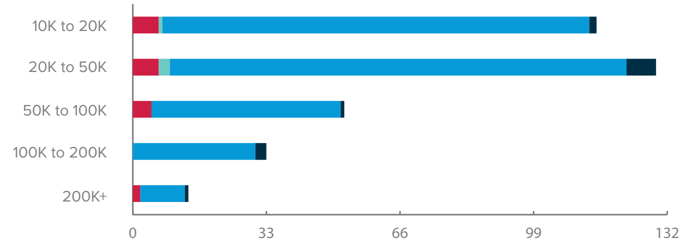
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	7	1	46	1
20K to 50K	5	1	53	4
50K to 100K	2	0	25	1
100K to 200K	1	0	18	4
200K+	0	0	6	0

San Gabriel Valley Lease Supply Demand (August 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	6	0	90	5
20K to 50K	3	0	43	4
50K to 100K	1	1	25	0
100K to 200K	1	1	14	1
200K+	0	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	7	1	115	2
20K to 50K	7	3	123	8
50K to 100K	5	0	51	1
100K to 200K	0	0	33	3
200K+	2	0	12	1

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	76	13	997	55

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