LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial

MARKET REPORT

▶ Class B & C Buildings

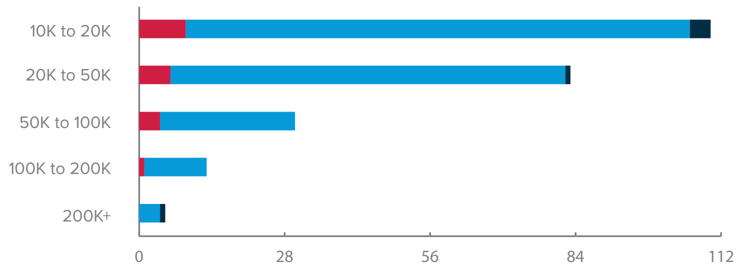
INSIGHT

July | 2026

The sales market reflected heavily supply-leaning conditions, with 52 total availables and just 12 completed transactions, resulting in an overall 4:3 supply-to-demand ratio and indicating that inventory continued to outpace buyer activity. LA Central was the most active submarket, posting 20 availables against 6 sales and accounting for 50% of all comps. Mid-Counties also remained supply-heavy with 7 availables and 2 sales, while South Bay showed similar conditions at 14 availables and 4 sales, reflecting limited but steady buyer engagement. San Gabriel Valley was the weakest-performing submarket, adding 11 availables with no completed sales, highlighting a complete lack of absorption in that area. Overall, buyer demand remained selective and uneven across the county. For sellers, the elevated supply-to-demand ratios suggest that competitive pricing and flexible deal terms will be critical to generating interest in a slow-moving market.

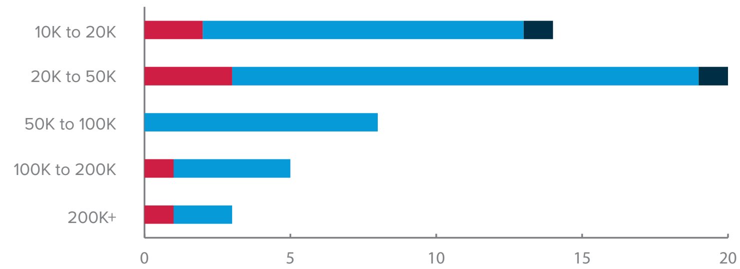
Sale Supply Demand Report

LA Central Sale Supply Demand (June 2026)



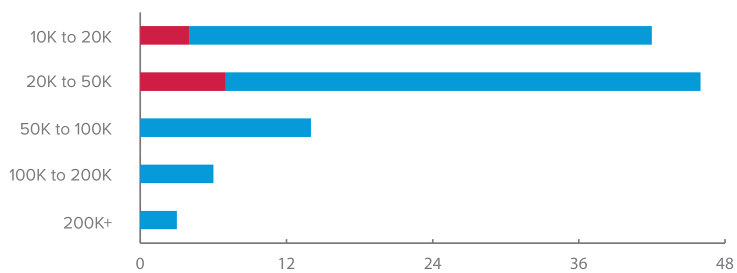
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	9	97	4
20K to 50K	6	76	1
50K to 100K	4	26	0
100K to 200K	1	12	0
200K+	0	4	1

Mid-Counties Sale Supply Demand (June 2026)



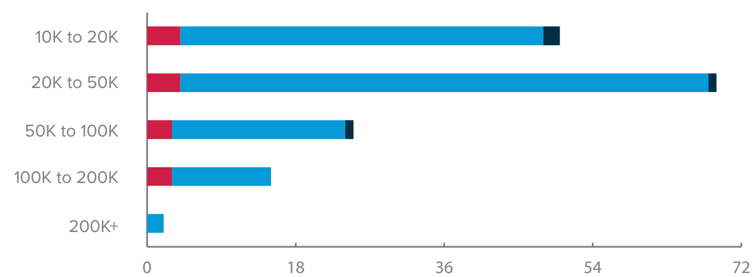
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	2	11	1
20K to 50K	3	16	1
50K to 100K	0	8	0
100K to 200K	1	4	0
200K+	1	2	0

San Gabriel Valley Sale Supply Demand (June 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	4	38	0
20K to 50K	7	39	0
50K to 100K	0	14	0
100K to 200K	0	6	0
200K+	0	3	0

South Bay Sale Supply Demand (June 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	4	44	2
20K to 50K	4	64	1
50K to 100K	3	21	1
100K to 200K	3	12	0
200K+	0	2	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	52	499	12

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Los Angeles County Industrial MARKET REPORT

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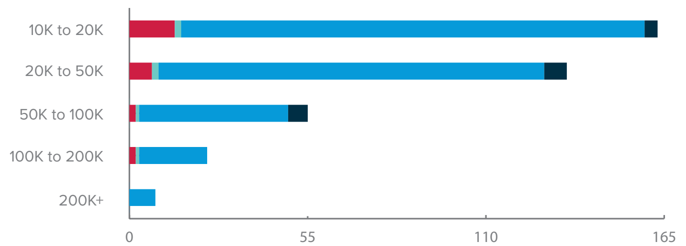
INSIGHT

July | 2026

The lease market reflected moderately supply-leaning conditions, with 89 total availables and 51 completed leases, indicating inventory continued to outpace tenant demand. In the direct leasing market, Mid-Counties was the weakest-performing submarket, posting 9 direct availables against just 2 completed leases, while South Bay also trended supply-heavy with 22 listings against 11 leases, highlighting slower tenant absorption in both areas. San Gabriel Valley showed the strongest direct leasing performance, recording 16 availables and 13 completed leases, while LA Central remained relatively active with 25 listings against 17 leases. Sublease activity showed a different trend, with LA Central adding 6 sublease listings without a single completed transaction, while South Bay recorded 4 listings against just 1 completed deal. Mid-Counties emerged as the strongest sublease market, recording 5 completed deals against 3 new listings and accounting for 63% of all sublease comps. 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.

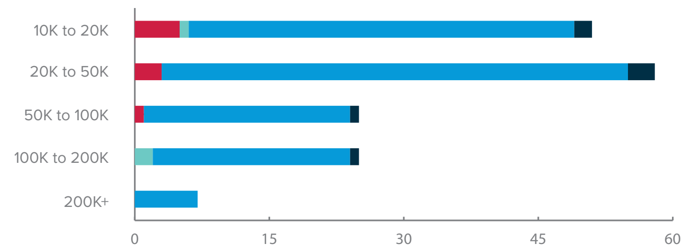
Lease Supply Demand Report

LA Central Lease Supply Demand (June 2026)



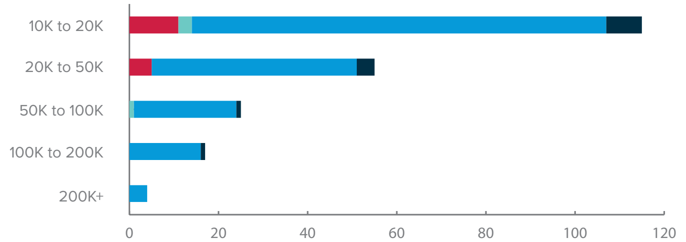
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	14	2	143	4
20K to 50K	7	2	119	7
50K to 100K	2	1	46	6
100K to 200K	2	1	21	0
200K+	0	0	8	0

Mid-Counties Lease Supply Demand (June 2026)



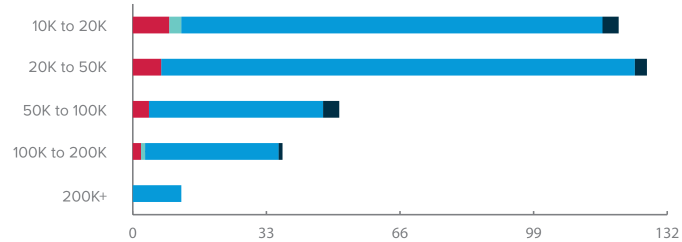
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	5	1	43	2
20K to 50K	3	0	52	3
50K to 100K	1	0	23	1
100K to 200K	0	2	22	1
200K+	0	0	7	0

San Gabriel Valley Lease Supply Demand (June 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	11	3	93	8
20K to 50K	5	0	46	4
50K to 100K	0	1	23	1
100K to 200K	0	0	16	1
200K+	0	0	4	0

South Bay Lease Supply Demand (June 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	9	3	104	4
20K to 50K	7	0	117	3
50K to 100K	4	0	43	4
100K to 200K	2	1	33	1
200K+	0	0	12	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	72	**17**	**975**	**51**

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