LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial

MARKET REPORT

Class A Buildings

INSIGHT

August | 2026

The LA County sublease market remained oversupplied, with 42 active sublease listings compared to 17 completed comps, reflecting continued challenges in absorbing available sublease inventory. San Gabriel Valley held the largest share of sublease availability at 38%, while Mid-Counties and South Bay each accounted for 21% and LA Central represented 19%, showing a notable concentration of inventory in San Gabriel Valley. Sublease vacancy increased from 3.3% in Q3 2025 to 4.6% in Q3 2026, signaling a continued rise in available sublease space. Countywide sublease asking rents increased from $1.08 to $1.33 psf NNN year-over-year, led by increases in Mid-Counties from $0.94 to $1.28 psf NNN, South Bay from $1.16 to $1.36 psf NNN, and LA Central from $1.36 to $1.55 psf NNN, while San Gabriel Valley remained relatively stable at $1.22 psf NNN. Despite stronger asking rents, higher vacancy and limited transaction activity suggest the recent pricing gains may be difficult to sustain unless tenant demand strengthens.

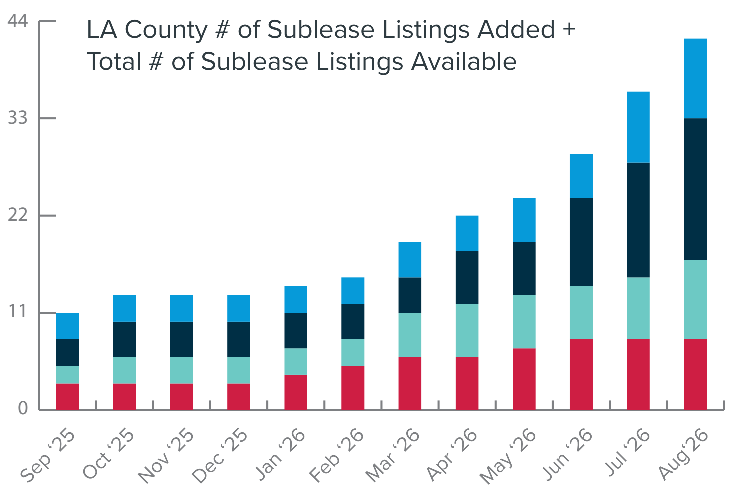
Sublease Report

Sublease Vacancy (NNN)

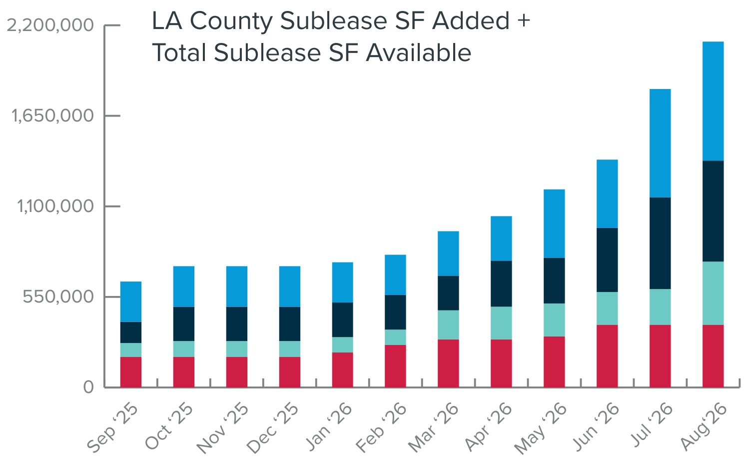
2026 Q3 (QTD)	4.6%
2025 Q3	3.3%

Sublease Asking Rate (NNN)

2026 Q3 (QTD)	$1.33
2025 Q3	$1.08



Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Sep '25	3	2	3	3	11
Oct '25	0	1	1	0	2
Nov '25	0	0	0	0	0
Dec '25	0	0	0	0	0
Jan '26	1	0	0	0	1
Feb '26	1	0	0	0	1
Mar '26	1	2	0	1	4
Apr '26	0	1	2	0	3
May '26	1	0	0	1	2
Jun '26	1	0	4	0	5
Jul '26	0	1	3	3	7
Aug '26	0	2	3	1	6
Total	**8**	**9**	**16**	**9**	**42**

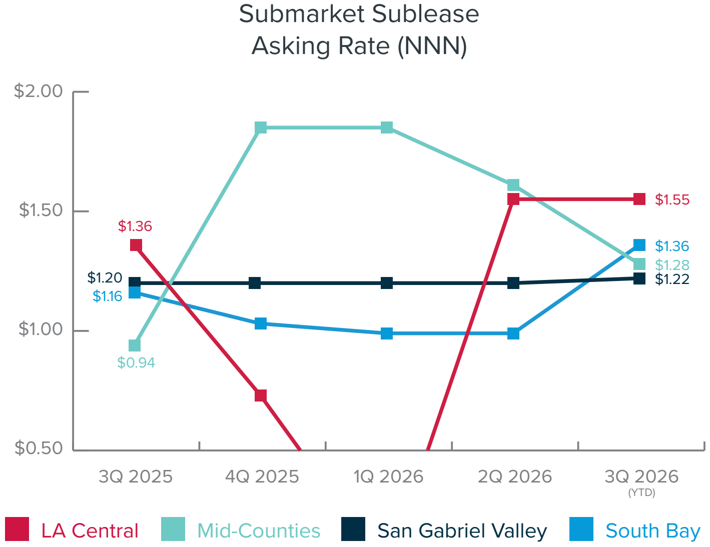


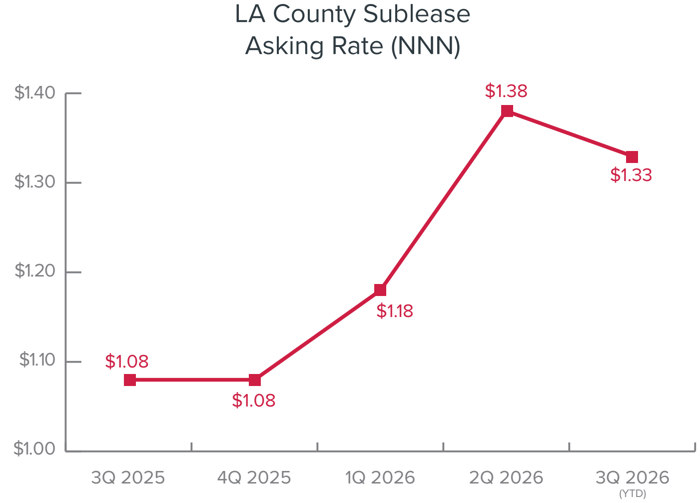
Period	LA Central	Mid-Counties	SGV	South Bay	LA County
Sep '25	186,769	82,500	130,146	244,781	644,196
Oct '25	-	11,760	79,691	-	91,451
Nov '25	-	-	-	-	-
Dec '25	-	-	-	-	-
Jan '26	24,585	-	-	-	24,585
Feb '26	46,446	-	-	-	46,446
Mar '26	33,114	84,039	-	25,554	142,707
Apr '26	-	22,000	69,176	-	91,176
May '26	18,200	-	-	145,103	163,303
Jun '26	71,083	-	108,975	-	180,058
Jul '26	-	16,739	170,539	242,523	429,801
Aug '26	-	167,483	55,282	64,223	286,988
Total	**380,197**	**384,521**	**613,809**	**722,184**	**2,100,711**

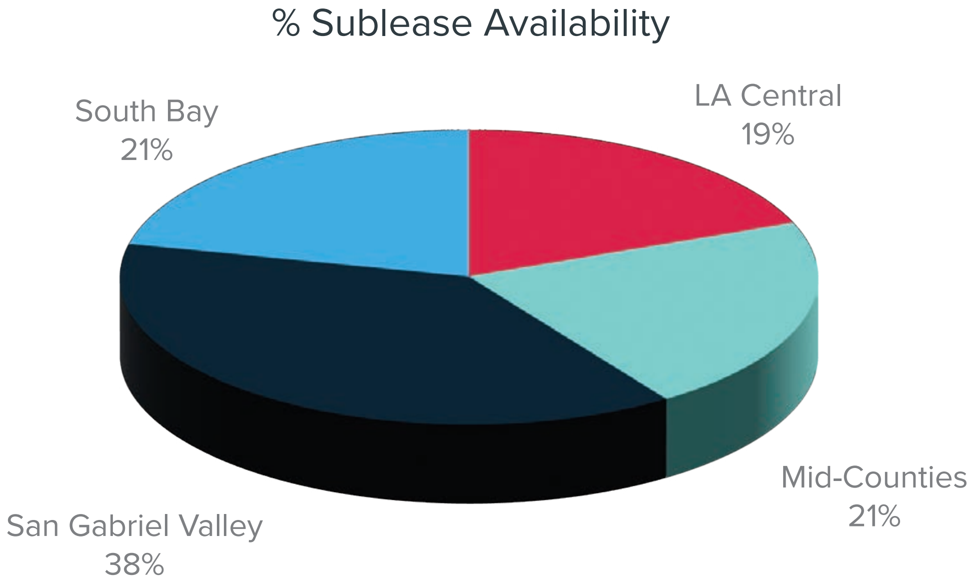
Total Number of Sublease Listings Added + Total Number of Sublease Listings Available:	42

Total Comps	17

Sublease Report







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