

INSIGHT

July | 2026

The Class A LA County sublease market remained supply-heavy, with 38 active sublease listings compared to 20 completed comps, indicating inventory continued to outpace tenant demand. San Gabriel Valley held the largest share of sublease availability at 37%, followed by South Bay (24%), LA Central (21%), and Mid-Countries (18%), reflecting a concentration of available space in San Gabriel Valley. Sublease vacancy increased from 3.7% in Q3 2025 to 4.4% in Q3 2026, signaling a modest rise in available sublease inventory. Countywide sublease asking rents increased from \$1.08 to \$1.35 psf NNN year-over-year, driven primarily by increases in Mid-Countries, where asking rents rose from \$0.94 to \$1.39 psf NNN, and LA Central, which increased from \$1.36 to \$1.55 psf NNN. San Gabriel Valley also saw a modest increase from \$1.20 to \$1.26 psf NNN, while South Bay softened from \$1.16 to \$0.99 psf NNN. Despite stronger asking rents, available inventory continues to exceed completed transactions by nearly two-to-one, suggesting landlords should remain competitive on pricing, flexible on lease terms, and proactive in marketing space to attract a limited pool of tenants.

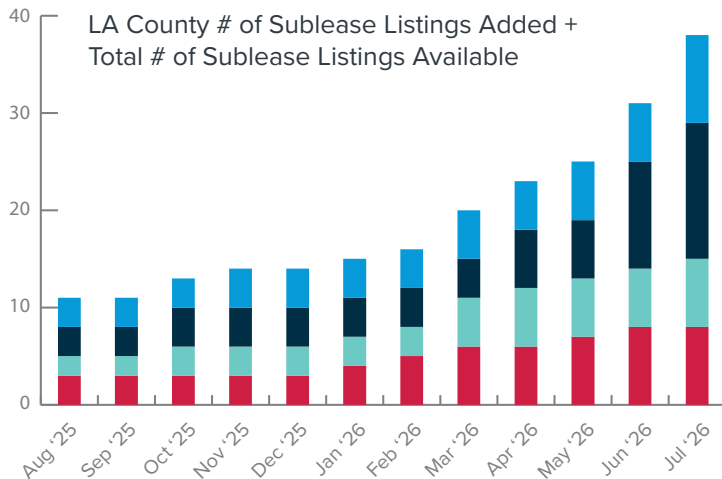
Sublease Report

Sublease Vacancy (NNN)

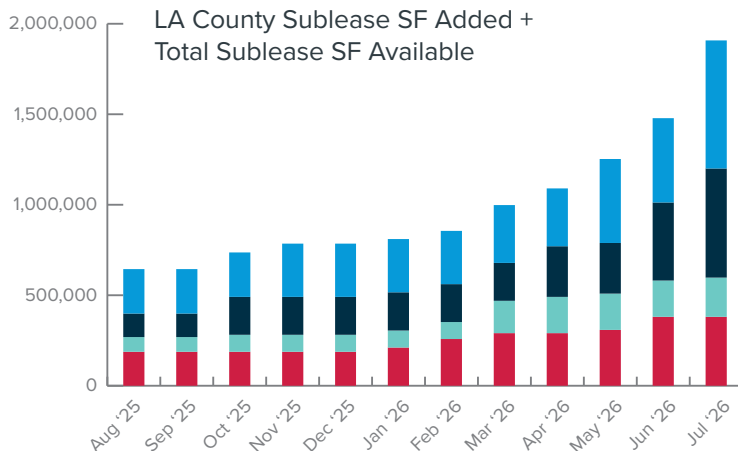
2026 Q3 (QTD)	4.4%
2025 Q3	3.7%

Sublease Asking Rate (NNN)

2026 Q3 (QTD)	\$1.35
2025 Q3	\$1.08



Period	LA Central	Mid-Countries	SGV	South Bay	LA County
Aug '25	3	2	3	3	11
Sep '25	0	0	0	0	0
Oct '25	0	1	1	0	2
Nov '25	0	0	0	1	1
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	5	0	6
Jul '26	0	1	3	3	7
Total	8	7	14	9	38



Period	LA Central	Mid-Countries	SGV	South Bay	LA County
Aug '25	186,769	82,500	130,146	244,781	644,196
Sep '25	-	-	-	-	-
Oct '25	-	11,760	79,691	-	91,451
Nov '25	-	-	-	49,336	49,336
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	-	153,975	-	225,058
Jul '26	-	16,739	170,539	242,523	429,801
Total	380,197	217,038	603,527	707,297	1,908,059

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

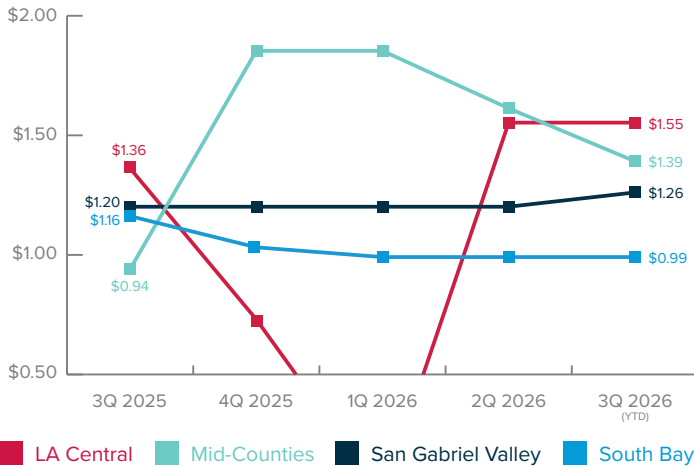
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Total Comps

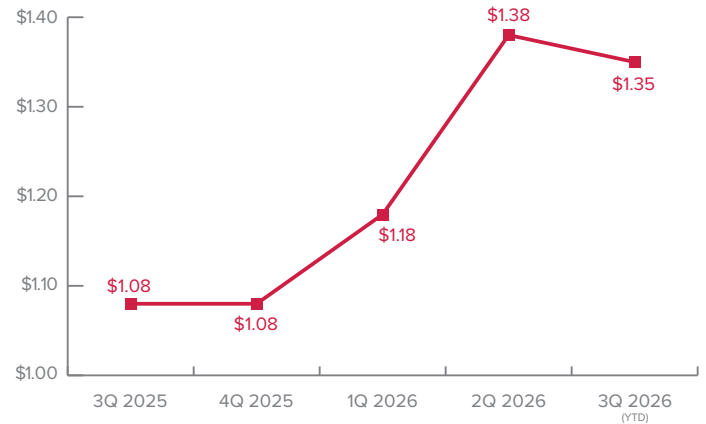
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Sublease Report

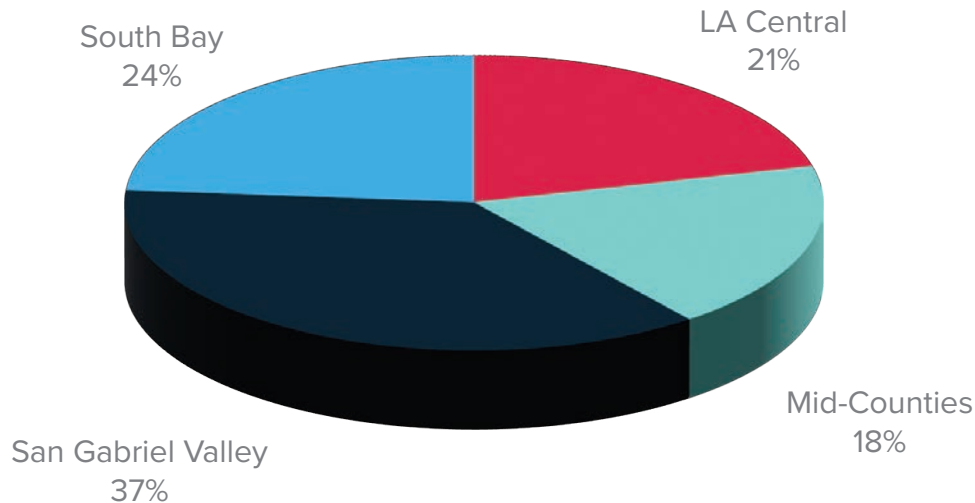
Submarket Sublease Asking Rate (NNN)



LA County Sublease Asking Rate (NNN)



% Sublease Availability



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