

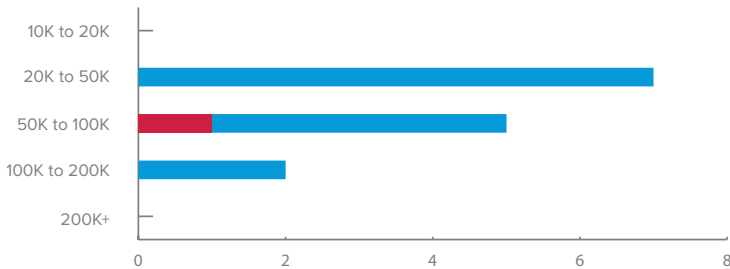
INSIGHT

September | 2026

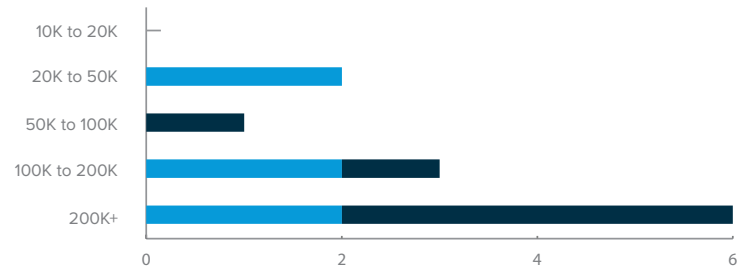
The Class A sales market showed strong buyer-driven activity this period, with 2 total availables and 7 completed transactions, indicating sales activity significantly outpaced new inventory. Mid-Counties led the market with 6 completed sales and no new listings, reflecting strong buyer interest in a market with no new supply. San Gabriel Valley also recorded buyer activity, with 1 completed sale and no new availables added. LA Central and South Bay each added one new listing with no completed sales, indicating limited buyer engagement in those submarkets. Overall, transaction activity was concentrated in Mid-Counties and San Gabriel Valley, while LA Central and South Bay saw no absorption of newly introduced inventory. For sellers, the limited supply and concentration of sales suggest that well-positioned properties may attract strong buyer interest, though pricing and positioning remain important to capture available demand.

Sale Supply Demand Report

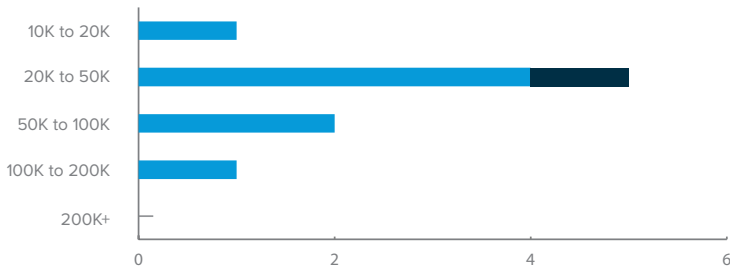
LA Central Sale Supply Demand (September 2026)



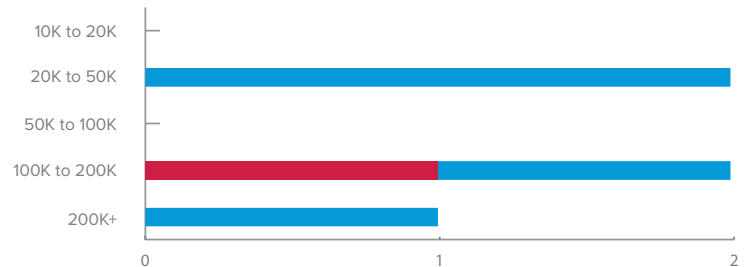
Mid-Counties Sale Supply Demand (September 2026)



San Gabriel Valley Sale Supply Demand (September 2026)



South Bay Sale Supply Demand (September 2026)



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

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	1	1	0
200K+	0	1	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	2	31	7

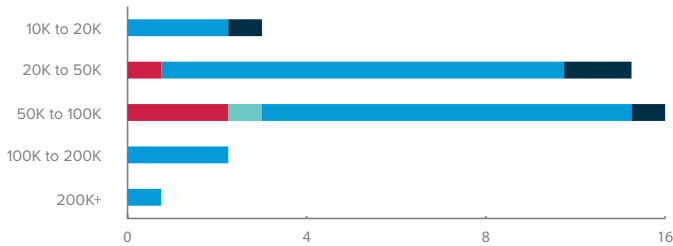
INSIGHT

September | 2026

The Class A lease market reflected demand-leaning conditions, with 11 total availables and 16 completed leases, showing stronger tenant activity relative to new supply. In the direct leasing market, South Bay added 6 listings against 4 completed leases, while LA Central posted 4 listings against 3 leases, showing that new supply modestly exceeded leasing activity in both submarkets. Mid-Counties and San Gabriel Valley showed stronger direct tenant demand, recording 1 and 5 completed leases, respectively, with no new direct availables added during the period. Sublease activity remained limited but showed positive absorption, with LA Central maintaining a balanced 1:1 supply-to-demand ratio, while San Gabriel Valley and South Bay each completed 1 sublease transaction with no new sublease inventory added. Overall, both direct and sublease activity showed healthy tenant engagement, particularly in Mid-Counties and San Gabriel Valley, while landlords in LA Central and South Bay should remain mindful of new inventory additions to maintain leasing momentum.

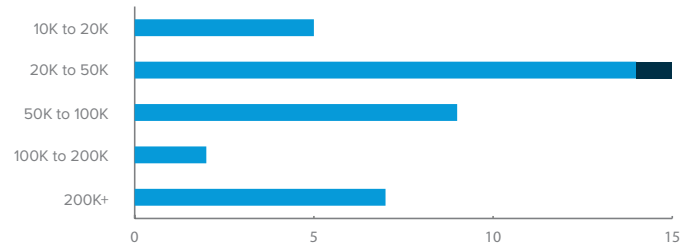
Lease Supply Demand Report

LA Central Lease Supply Demand (September 2026)



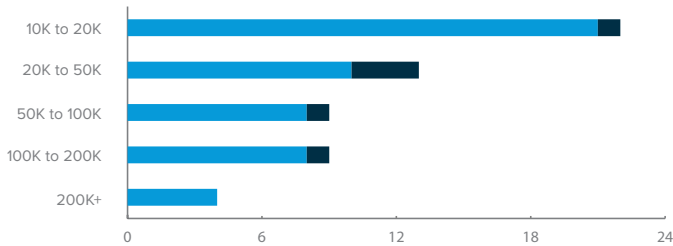
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	3	1
20K to 50K	1	0	12	2
50K to 100K	3	1	11	1
100K to 200K	0	0	3	0
200K+	0	0	1	0

Mid-Counties Lease Supply Demand (September 2026)



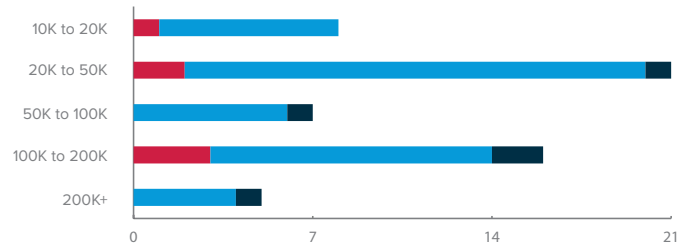
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	5	0
20K to 50K	0	0	14	1
50K to 100K	0	0	9	0
100K to 200K	0	0	2	0
200K+	0	0	7	0

San Gabriel Valley Lease Supply Demand (September 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	21	1
20K to 50K	0	0	10	3
50K to 100K	0	0	8	1
100K to 200K	0	0	8	1
200K+	0	0	4	0

South Bay Lease Supply Demand (September 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	7	0
20K to 50K	2	0	18	1
50K to 100K	0	0	6	1
100K to 200K	3	0	11	2
200K+	0	0	4	1

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	10	1	164	16

JEFF RINKOV
CEO & Senior Vice President | LIC ID 028887
213-400-7941
jrinkov@lee-associates.com

JACK R. CLINE, JR.
President | LIC ID 00854279
213-590-3512
jcline@lee-associates.com

DOUG CLINE
Senior Vice President | LIC ID 01942005
213-324-2957
dccline@lee-associates.com

EVAN JURGENSEN
Senior Vice President | LIC ID 01967347
323-922-3733
ejurgensen@lee-associates.com

MILES SOLOMON
Senior Vice President & Land Specialist | LIC ID 02099423
949-532-8609
msolomon@lee-associates.com

TONY NAPLES
Senior Vice President | LIC ID 0181344
818-395-4373
tnaples@lee-associates.com

MATTHEW EDDY
Senior Vice President | LIC ID 01844956
213-268-8922
meddy@lee-associates.com

CONNOR ULF
Senior Vice President | LIC ID 01956845
818-468-1752
culf@lee-associates.com

SEHYUNG KIM
Senior Vice President | LIC ID 01327276
213-290-3599
skim@lee-associates.com

EUNICE KWON
Senior Vice President | LIC ID 02024804
213-700-6266
ekwon@lee-associates.com

EVERETT PHILLIPS
Senior Vice President | LIC ID 01992837
626-755-4199
ephillips@lee-associates.com

SAM RINKOV
Senior Vice President | LIC ID 02132512
323-922-5479
srinkov@lee-associates.com

MATTISON BEHR
Senior Associate | LIC ID 02091054
818-434-9116
mbehr@lee-associates.com

CONNOR BOYLE
LIC ID 02448203
617-637-0182
cboyle@lee-associates.com

BRYANT GAVELLO
LIC ID 02230186
650-996-0477
bgavello@lee-associates.com

MARK HAYNES
LIC ID 02235531
415-948-3546
mhaynes@lee-associates.com

RETT HOSTO
LIC ID 02439994
323-922-3744
rhosto@lee-associates.com

RONNIE KIM
LIC ID 02091847
213-347-9697
rkim@lee-associates.com

MAX NUEVO
LIC ID 02215232
626-345-8634
mnuevo@lee-associates.com

ARSHIA PARVAZ
LIC ID 02237118
818-651-3736
aparvaz@lee-associates.com

ETHAN RINKOV
LIC ID 02253349
818-325-5175
erinkov@lee-associates.com

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.
© Copyright 2024 Lee & Associates all rights reserved.