LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

Class A Buildings

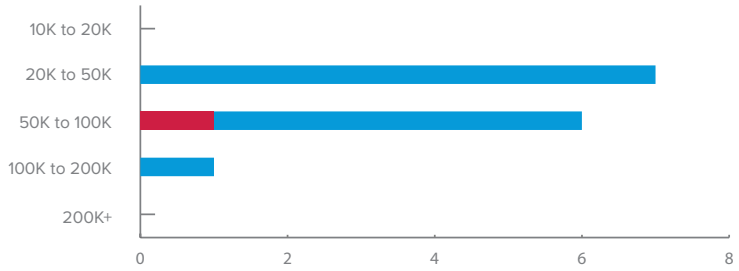
October | 2026

INSIGHT

The Class A sales market showed extremely limited activity this period, with just 2 new availables and 2 completed transactions countywide, resulting in a 1:1 supply-to-demand ratio but reflecting very low transaction volume. LA Central added one new listing with no completed sales, indicating limited buyer activity in the submarket. Mid-Counties recorded one completed sale with no new listings, reflecting isolated buyer demand despite a lack of new inventory. San Gabriel Valley maintained balanced conditions, recording one new listing and one completed sale, while South Bay reported no new availables or transactions. Although supply and demand were evenly matched overall, the limited number of transactions suggests buyers remained selective, with little evidence of broader market momentum. For sellers, low transaction volume reinforces the importance of realistic pricing, strategic positioning, and flexibility on deal terms to attract a small pool of active buyers.

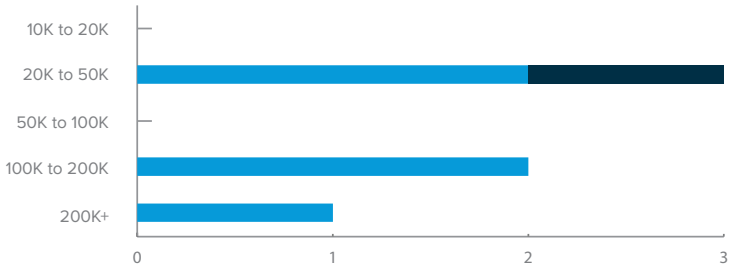
Sale Supply Demand Report

LA Central Sale Supply Demand (October 2026)



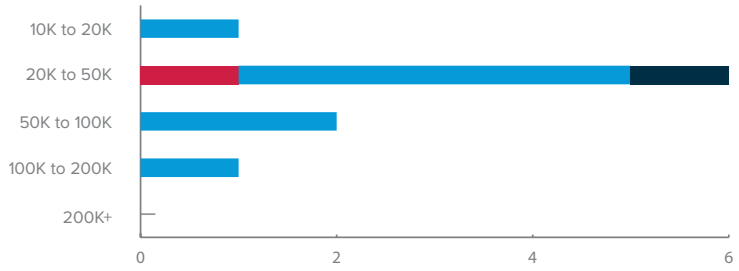
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	7	0
50K to 100K	1	5	0
100K to 200K	0	1	0
200K+	0	0	0

Mid-Counties Sale Supply Demand (October 2026)



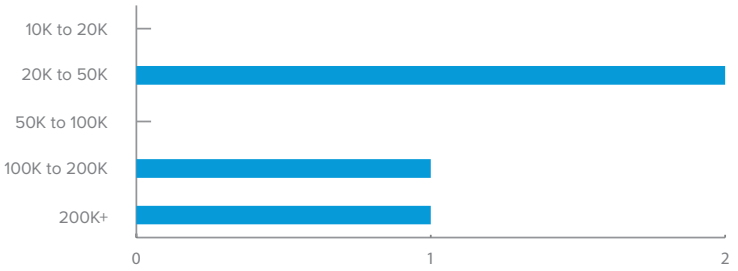
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	0	0	0
20K to 50K	0	2	1
50K to 100K	0	0	0
100K to 200K	0	2	0
200K+	0	1	0

San Gabriel Valley Sale Supply Demand (October 2026)



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

South Bay Sale Supply Demand (October 2026)



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	0	1	0
200K+	0	1	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	2	30	2

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Class A Buildings

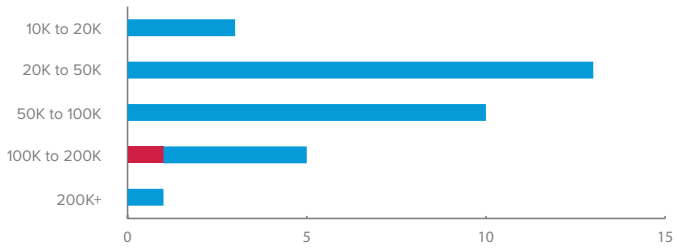
October | 2026

INSIGHT

The Class A lease market showed mixed performance this period, with 22 total availables and 15 completed leases, reflecting moderate tenant activity. In the direct leasing market, Mid-Counties showed the greatest imbalance, posting 5 availables against just 1 completed lease, while LA Central added 1 listing with no completed transactions, highlighting weaker tenant engagement in both areas. South Bay emerged as the strongest direct leasing market, recording 8 completed leases against 6 new listings and accounting for 62% of all direct leasing transactions, while San Gabriel Valley remained relatively balanced with 5 listings against 4 leases. Sublease activity remained limited, with South Bay adding 3 listings and San Gabriel Valley adding 2 without any completed transactions, while Mid-Counties recorded the only 2 completed sublease deals countywide despite adding no new inventory. Overall, the Class A market showed stronger direct leasing demand in South Bay, while Mid-Counties experienced contrasting performance between direct and sublease activity, suggesting landlords may need to adjust their approach based on tenant demand in each segment.

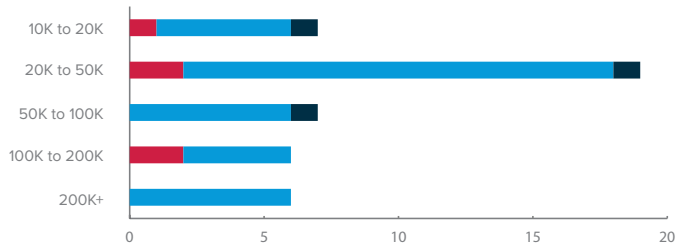
Lease Supply Demand Report

LA Central Lease Supply Demand (October 2026)



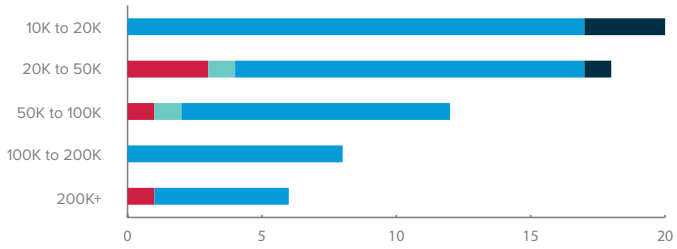
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	3	0
20K to 50K	0	0	13	0
50K to 100K	0	0	10	0
100K to 200K	1	0	4	0
200K+	0	0	1	0

Mid-Counties Lease Supply Demand (October 2026)



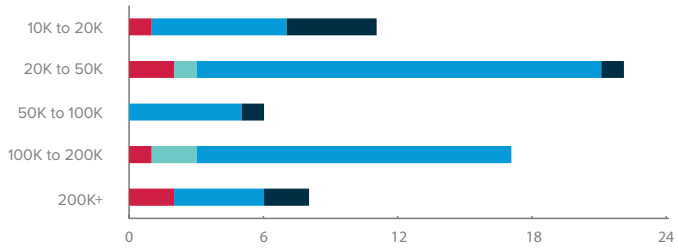
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	5	1
20K to 50K	2	0	16	1
50K to 100K	0	0	6	1
100K to 200K	2	0	4	0
200K+	0	0	6	0

San Gabriel Valley Lease Supply Demand (October 2026)



SF Rang`e	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	0	0	17	3
20K to 50K	3	1	13	1
50K to 100K	1	1	10	0
100K to 200K	0	0	8	0
200K+	1	0	5	0

South Bay Lease Supply Demand (October 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	1	0	6	4
20K to 50K	2	1	18	1
50K to 100K	0	0	5	1
100K to 200K	1	2	14	0
200K+	2	0	4	2

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	17	5	168	15

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