LEE & ASSOCIATES
LOS ANGELES - DOWNTOWN

Los Angeles County Industrial MARKET REPORT

Class B & C Buildings

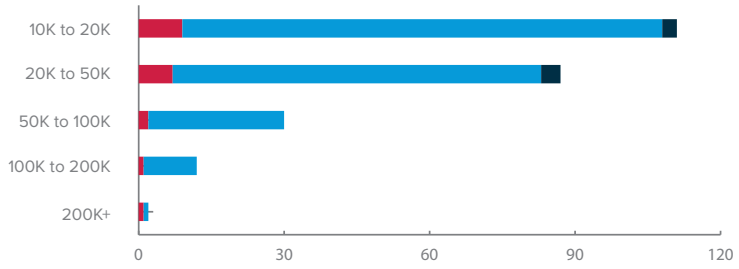
October | 2026

INSIGHT

The sales market reflected heavily supply-leaning conditions, with 49 total availables and 16 completed transactions, resulting in a 3:1 supply-to-demand ratio and highlighting slower buyer activity across the county. LA Central added the largest share of new supply, posting 20 availables against 7 completed sales and accounting for 41% of all new listings, reflecting limited buyer absorption. San Gabriel Valley also showed significant oversupply, recording 10 listings against just 2 sales, while Mid-Counties added 6 new listings with no completed transactions, indicating particularly weak buyer engagement in both submarkets. South Bay emerged as the strongest-performing submarket, recording 7 completed sales against 13 new listings and accounting for 44% of total transactions, although supply continued to exceed buyer activity. Overall, buyer demand remained uneven, with most completed sales concentrated in LA Central and South Bay, while San Gabriel Valley and Mid-Counties experienced slower market movement. For sellers, elevated inventory and limited transaction activity reinforce the importance of realistic pricing, strategic positioning, and flexibility on deal terms to attract selective buyers.

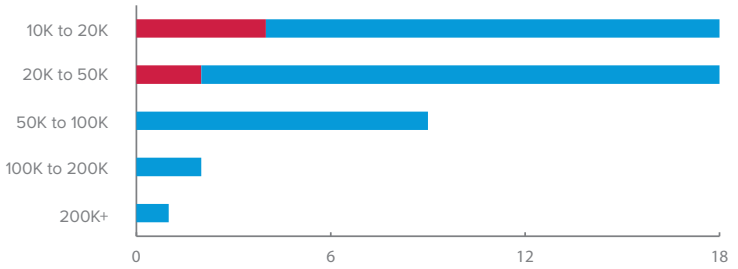
Sale Supply Demand Report

LA Central Sale Supply Demand (October 2026)



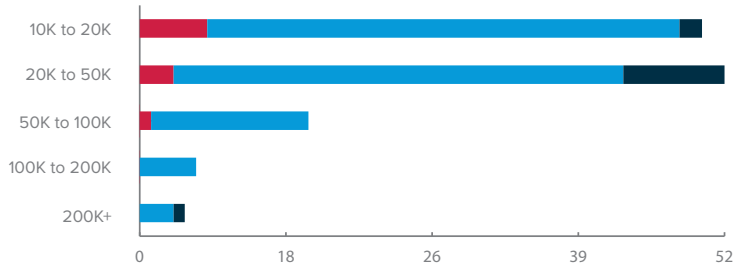
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	9	99	3
20K to 50K	7	76	4
50K to 100K	2	28	0
100K to 200K	1	11	0
200K+	1	1	0

Mid-Counties Sale Supply Demand (October 2026)



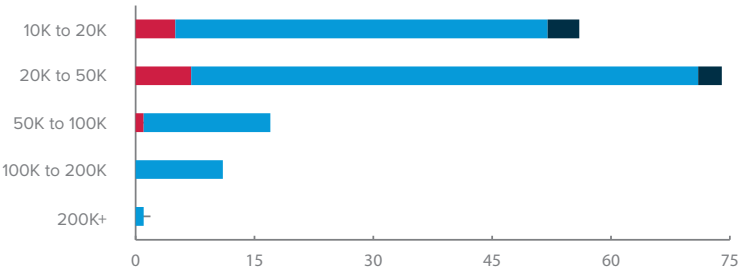
SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	4	14	0
20K to 50K	2	16	0
50K to 100K	0	9	0
100K to 200K	0	2	0
200K+	0	1	0

San Gabriel Valley Sale Supply Demand (October 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	4	41	2
20K to 50K	5	44	0
50K to 100K	1	13	0
100K to 200K	0	5	0
200K+	0	3	0

South Bay Sale Supply Demand (October 2026)



SF Range	Availables Added Sales	Total Availables Sales	Total Comps This Month - Sold
10K to 20K	5	47	4
20K to 50K	7	64	3
50K to 100K	1	16	0
100K to 200K	0	11	0
200K+	0	1	0

Grand Totals:	Availables Added - Sales	Total Availables - Sales	Total Comps This Month - Sold
	49	502	16

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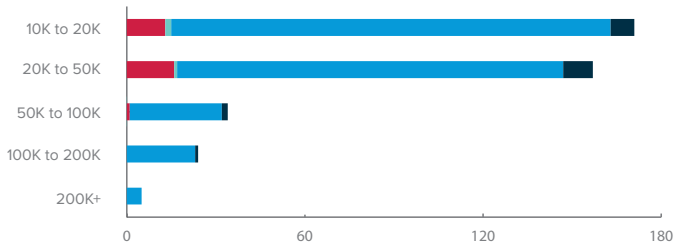
October | 2026

INSIGHT

The Class B & C lease market reflected moderately supply-leaning conditions, with 94 total availables and 57 completed leases, indicating slower tenant absorption across the county. In the direct leasing market, San Gabriel Valley was the weakest-performing submarket, posting 22 direct availables against just 5 completed leases, while Mid-Counties also trended supply-heavy with 12 listings against 6 leases. South Bay emerged as the strongest direct leasing market, recording 17 completed leases against 15 new listings, while LA Central remained relatively active with 30 listings against 18 leases, reflecting steadier tenant engagement. Sublease activity showed more balanced conditions, with LA Central maintaining a 1:1 supply-to-demand ratio with 3 listings and 3 completed deals, while South Bay recorded 4 transactions against 5 listings, accounting for 36% of all sublease comps. Mid-Counties added 5 sublease listings against 3 transactions, while San Gabriel Valley posted 2 listings and just 1 completed deal, reflecting more limited tenant activity in both submarkets. Overall, while South Bay demonstrated stronger direct leasing demand and sublease activity showed some improvement, elevated direct supply in San Gabriel Valley and Mid-Counties suggests landlords may need to reassess pricing and lease terms to encourage stronger tenant engagement.

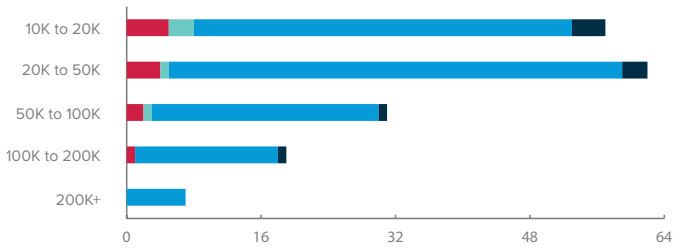
Lease Supply Demand Report

LA Central Lease Supply Demand (October 2026)



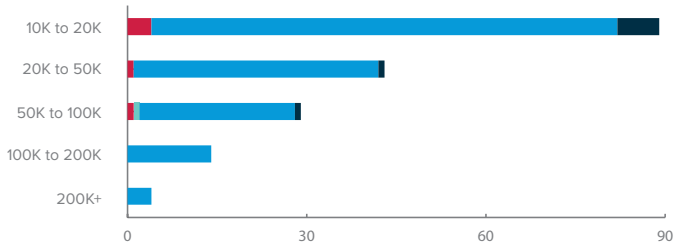
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	13	2	148	8
20K to 50K	16	1	130	10
50K to 100K	1	0	31	2
100K to 200K	0	0	23	1
200K+	0	0	5	0

Mid-Counties Lease Supply Demand (October 2026)



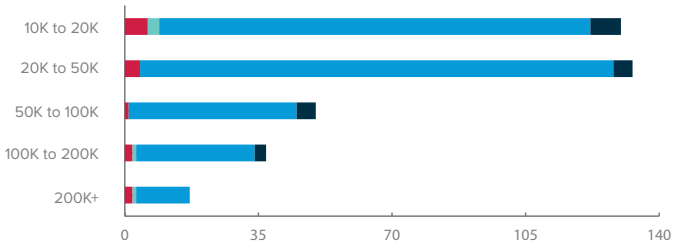
SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	5	3	45	4
20K to 50K	4	1	54	3
50K to 100K	2	1	27	1
100K to 200K	1	0	17	1
200K+	0	0	7	0

San Gabriel Valley Lease Supply Demand (October 2026)



SF Range	Availables Added Direct	Availables Added Sublease	Total Availables	Total Comps This Month
10K to 20K	10	2	84	3
20K to 50K	8	0	47	2
50K to 100K	1	0	26	1
100K to 200K	1	0	15	0
200K+	2	0	6	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	6	3	113	8
20K to 50K	4	0	124	5
50K to 100K	1	0	44	5
100K to 200K	2	1	31	3
200K+	2	1	14	0

Grand Totals:	Direct Availables Added	Total Available Added Sublease	Total Availables	Total Comps This Month
	79	15	991	57

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