



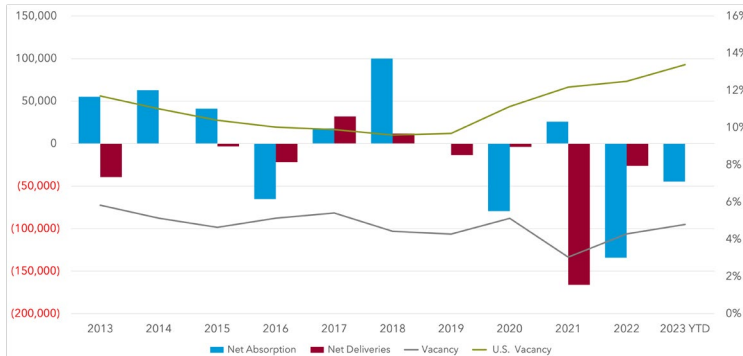
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

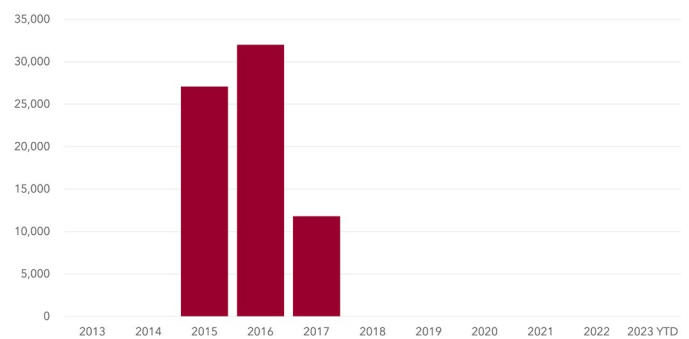
The office market in Mid-Cities continues to perform better than the larger LA metro area. In Q3, there was a positive net absorption, and the vacancy rate slightly decreased, which is almost 2/3 below the US average. However, no new inventory is expected to be added, and the overall asking rate decreased by 5 cents per square foot. The sales volume and per square foot have decreased due to each Federal Reserve interest rate increase. The Mid-Cities are still a low-cost option when compared to the LA Metro area, but the inventory is limited.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▲ 12 Mo. Net Absorption SF	29,484	(67,904)	(11,628)	(36,560)	(53,615)
▼ Vacancy Rate	4.9%	5.1%	4.3%	4.1%	3.7%
▼ Avg FSG Asking Rate PSF	\$25.04	\$26.40	\$26.27	\$26.05	\$26.37
◀ ▶ SF Under Construction	0	0	0	0	0
◀ ▶ Inventory SF	8,772,637	8,772,637	8,772,637	8,772,637	8,772,637

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8416 Florence Avenue Downey, CA	3,858 SF	\$1,675,000 \$4 34.16 PSF	Jazayeri & Moarefi LLC FO Construction, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12440 Firestone Boulevard Norwalk, CA	8,750 SF	Sunny Hills Management Co., Inc.	Undisclosed	Undisclosed
2675-2677 Zoe Avenue Huntington Park, CA	4,634 SF	Amidi Group	Prestige Career College	Education Institution
12501 Imperial Highway Norwalk, CA	3,891 SF	HPC	Undisclosed	Undisclosed

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.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com