LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2025
LA - SAN GABRIEL VALLEY, CA

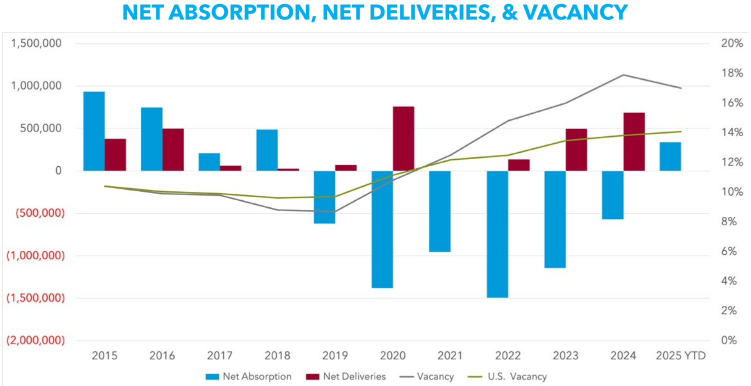
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

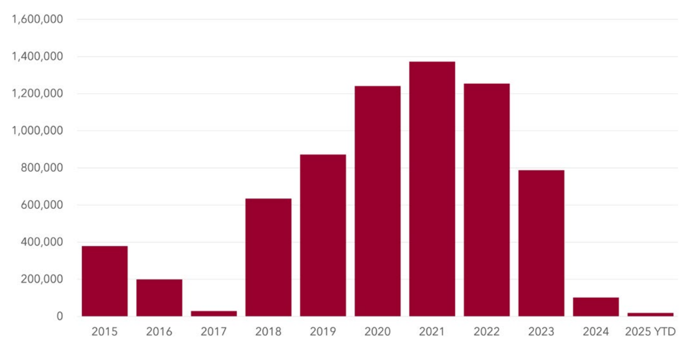
In Q3 2025, the San Gabriel Valley office market showed renewed strength, recording 78,850 SF of positive net absorption and a decline in vacancy to 6.0%, indicating stable tenant demand. The average FSG asking rent increased to $2.38 PSF annually, reflecting steady market confidence. Recent sales averaged $275 PSF with a 7.4% cap rate, signaling sustained investor interest despite moderate activity. Construction levels remained steady at 53,626 SF, and inventory held firm at 34.9 million SF, highlighting a balanced market environment supported by consistent leasing momentum and limited new supply.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	78,850	(55,888)	54,313	70,625	(13,026)
▼ Vacancy Rate	6.00%	6.30%	6.10%	6.30%	6.50%
▲ Avg Asking Rent PSF	$28.56	$27.60	$28.14	$27.91	$28.17
◄ ► Sale Price PSF	$275.00	$275.00	$278.00	$278.00	$281.00
▲ Cap Rate	7.40%	5.69%	-	5.86%	6.22%
◄ ► Under Construction	53,626	53,626	53,626	44,172	54,464
◄ ► Inventory	34,880,190	34,880,190	34,880,190	34,886,176	34,875,884

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1100 Corporate Center Drive Monterey Park, CA	39,233 SF	$9,300,000 $237.05 PSF	Pt Legacy Properties LLC 2000 Gold Limited Partnership	Class B
1425 E. Holt Avenue Pomona, CA	37,613 SF	$3,000,000 $79.76 PSF	MCE Pomona LLC Pomona Unified School District	Class C
1901 W. Pacific Avenue West Covina, CA	14,014 SF	$2,650,000 $189.10 PSF	Ys Bright Realty LLC Nold Family Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
979 S. Village Oaks Drive Covina, CA	6,600 SF	Byron & Sylvia Kerns	Undisclosed	Undisclosed
660 W. Huntington Drive Arcadia, CA	6,350 SF	KAMS 2000 Family Trust	Undisclosed	Undisclosed
2100 E. Route 66 Glendora, CA	5,957 SF	America's Christian Credit Union	Los Angeles Pacific University	Educational Services

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