
SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
14000 Arminta St	Panorama City/L.A.	100,010	NEP
635 8th St	San Fernando/L.A.	47,048	Target
9409 Owensmouth Ave	Chatsworth/L.A.	34,349	Axess Productions Corp

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
510 Park Ave San Fernando/L.A.	\$33,700,000 Owner/User	\$200.00 -	168,676 Class A	Monster Beverage Overton Moore Prop.
1225-1265 Los Angeles St Glendale	\$25,500,000 Investment	\$216.00 -	131,050 Class B/C	CPD Los Angeles LLC Pacific States Box Basket
7800 Haskell Ave Van Nuys/L.A.	\$13,450,000 Owner/User	\$241.00 -	55,879 Class C	Skywater-Van Nuys, LLC 7800 Haskell LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
None to Report	-	-	-
-	-	-	-
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
Avion Burbank	Burbank	1,000,000	Q4 2020
28820 Chase Pl	Valencia	155,680	March 2020
Center @ Needham Ranch	Santa Clarita	97,354	Apr 2020

TOTAL INDUSTRIAL MARKET STATISTICS


	Vacancy Rate	Avg. SF Rental Rates NNN	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	2.20%	\$12.00	(136,329)	134,416,002	2,453,308
Q3 2019	2.20%	\$12.00	139,306	134,500,178	2,260,327
Q2 2019	2.30%	\$11.52	71,190	134,969,219	764,630
Q1 2019	2.10%	\$11.28	316,231	134,556,656	927,500
Q4 2018	2.30%	\$11.40	181,899	134,806,723	927,500


(136,329) NET ABSORPTION
SF


2.20% VACANCY
2,976,796 SF


\$12.00 AVG. ASKING RATE
PSF NNN


0 DELIVERIES
0 Buildings


2,453,308 UNDER
CONSTRUCTION
17 Buildings

SHELLY GARCIA, Director of Marketing

Asking rates remained at an all-time high of \$1.00 per square foot, \$0.26 per square foot more than the peak asking rate during the last real estate cycle. Vacancy rates, in the 2 percent range for five consecutive years now, are severely curtailing options for tenants, and conditions are likely to persist given the level of construction underway.