



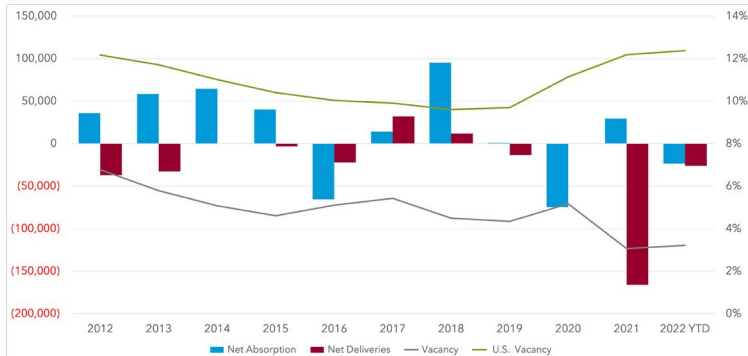
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

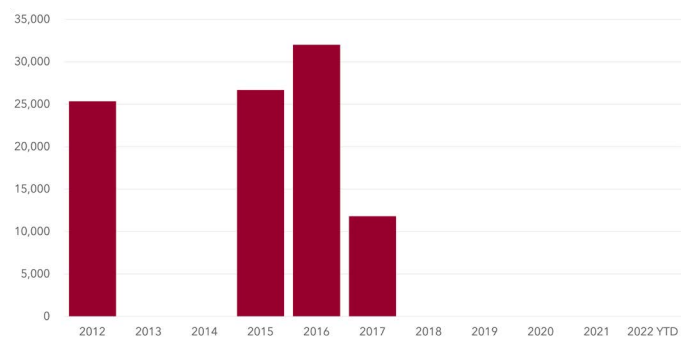
At nearly 8.9 million SF of office space, this submarket is relatively larger than the national norm and performance in the Mid-Cities office market remains consistent from quarter to quarter. Positive net absorption with small to mid-size suites leasing up. Vacancy dropped slightly with a modest bump in average asking rents. Rental rates and asset pricing are some of the lowest in LA County, making it hard to justify development. Supply contracted over the past 10 years from this market as demolition activity has outpaced new construction. The office properties that have remained in the market trade with regularity mostly among private buyers and sellers.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	5,511	(29,130)	31,701	82,949	124,110
▼ Vacancy Rate	3.2%	3.6%	3.2%	3.6%	4.5%
▲ Avg FSG Asking Rate PSF	\$26.12	\$25.71	\$26.15	\$24.49	\$24.09
◀▶ SF Under Construction	0	0	0	0	0
▼ Inventory SF	8,862,732	8,888,732	8,888,732	8,888,732	8,888,732

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5953 Atlantic Boulevard Maywood, CA	12,320 SF	\$1,325,000 \$107.55 PSF	Undisclosed Y.N. Ready	Class C
8734 Cleta Street Downey, CA	7,572 SF	\$2,250,000 \$297.15 PSF	Juan Pablo Martinez Jerry Nason Living Trust	Class C
3580 E Imperial Highway Lynwood, CA	3,860 SF	\$1,600,000 \$414.51 PSF	Arturo R Rodriguez Andrew E. Luckey	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12621 Erickson Avenue Downey, CA	14,436 SF	Undisclosed	Remita Health	Health Care
12501 Imperial Highway Norwalk, CA	6,185 SF	HPC	Undisclosed	Undisclosed
5300 S Eastern Avenue Commerce, CA	6,039 SF	Marjorie Shiohita	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 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com