LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q4 2022
LA - MID-CITIES, CA

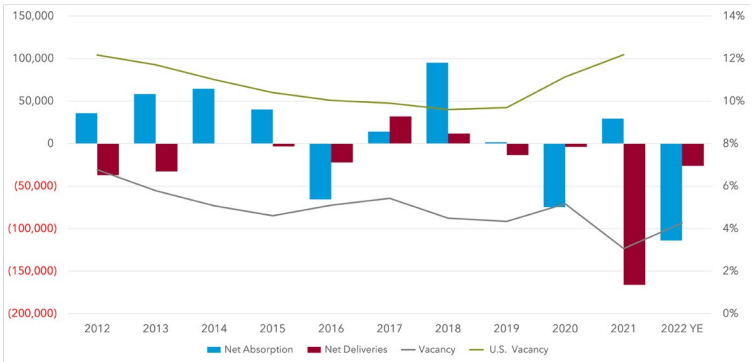
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

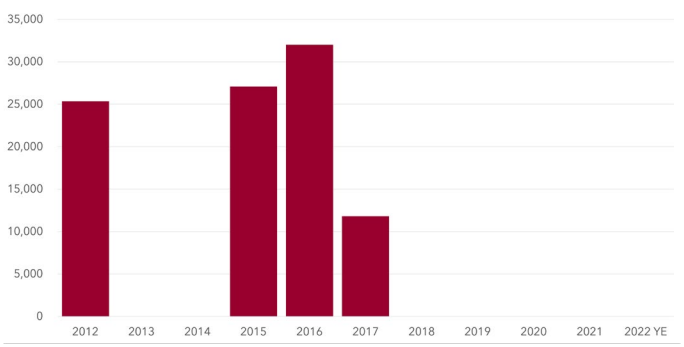
Sales volume for 4Q22 decreased by 39% and overall prices were discounted by 2.3% with no Private Equity or Institutional buyers. Majority of trades were for Class C and owner-user buildings. YOY price per square foot increased to $309 and market cap rate steadied near 6%. Asking rent flatlined around $26.00 per square foot, but vacancy increased to 4.3% and 20K square feet was absorbed. This quarter was full of uncertainty with the Fed raising rates and businesses holding off on making decisions as the market continued to shift.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▲ 12 Mo. Net Absorption SF	(35,480)	(54,765)	5,511	(29,130)	31,701
▲ Vacancy Rate	4.3%	3.9%	3.2%	3.6%	3.3%
▼ Avg FSG Asking Rate PSF	$26.03	$26.36	$26.12	$25.71	$26.15
◄ ► SF Under Construction	-	-	-	-	-
◄ ► Inventory SF	8,792,370	8,792,370	8,792,370	8,818,370	8,818,370

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
17127 Pioneer Boulevard Artesia, CA	12,236 SF	$2,995,000 $244.77 PSF	Roatchhada Management Inc. Amable M C Aguiluz	Class C
8301 Florence Avenue Downey, CA	23,316 SF	$5,965,000 $255.83 PSF	Socal Injury Lawyers First LA Asset, Inc.	Class C
8218 Garfield Avenue Bell Gardens, CA	6,630 SF	$3,500,000 $527.90 PSF	Renew Vein & Vascular Behzad Salehi	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3680 E Imperial Highway Lynwood, CA	5,049 SF	Sunshine Capital Group LLC	Undisclosed	Medical
14140 Alondra Boulevard Santa Fe Springs, CA	4,101 SF	Amy Accountancy Corp.	Undisclosed	Undisclosed
6055 E Washington Boulevard Commerce, CA	3,699 SF	Majestic Realty Co.	Undisclosed	Undisclosed

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