



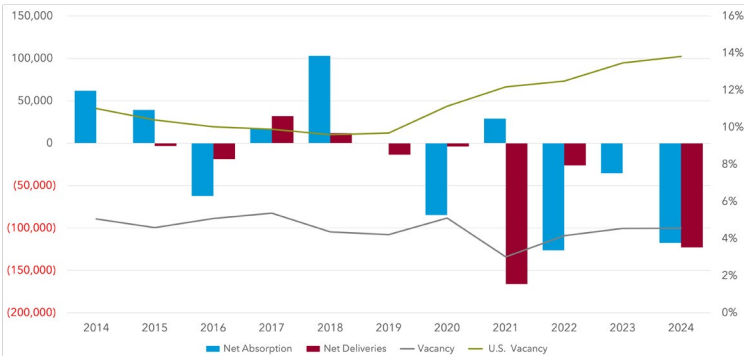
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

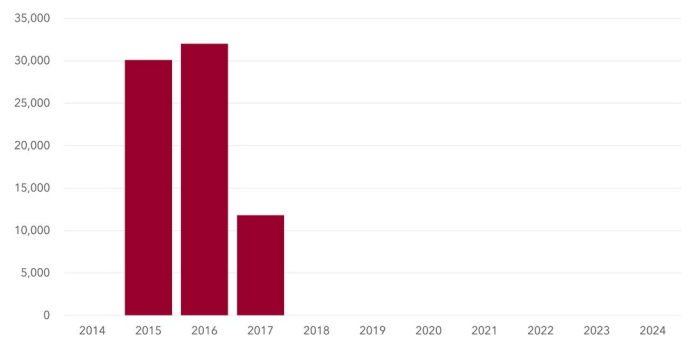
The Mid-Cities Office Submarket has been among the most resilient in Greater Los Angeles. Vacancy in 4Q 2024 was 4.6%, well below the 16.2% average for the L.A. metro area. Rental rates averages \$2.10 per square foot and steadily climbed with a 2% increase from the last quarter. Sales volume finally hit its highest mark in four consecutive quarters at \$8.9 million. Property values in the area also remained steady with pricing averaging \$334 per square foot. This mature submarket is expected to remain consistent and steady throughout the year.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	(15,269)	(13,887)	(87,621)	(732)	17,992
▲ Vacancy Rate	4.6%	4.4%	5.5%	4.6%	4.6%
▲ Avg NNN Asking Rent PSF	\$26.28	\$25.98	\$25.92	\$25.15	\$25.60
▲ Sale Price PSF	\$334	-	\$333	\$317	\$332
◀▶ Cap Rate	-	-	-	-	14.72%
◀▶ Under Construction	0	0	0	0	0
◀▶ Inventory	8,740,500	8,740,500	8,863,305	8,863,305	8,863,305

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8225 E. Alondra Boulevard Paramount, CA	13,530 SF	\$3,000,000 \$221.73 PSF	Eugene Allen Sarris Nicholas Trust	Class C
11004 Adoree Street Norwalk, CA	5,798 SF	\$2,179,500 \$375.91 PSF	Adoree LLC Sherry Babb	Class C
8351 Florence Avenue Downey, CA	4,618 SF	\$2,979,000 \$645.08 PSF	Dr. Andy Navid The Alon & Natasha Ofir Living Tr.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5800 S. Eastern Avenue Commerce, CA	4,200 SF	Donald G. Abbey	Undisclosed	Undisclosed
5900 S. Eastern Avenue Commerce, CA	2,495 SF	Quest Capital Partners, Inc.	Undisclosed	Undisclosed
11525 Brookshire Avenue Downey, CA	2,415 SF	Brookshire Dolan Management	Undisclosed	Undisclosed

