



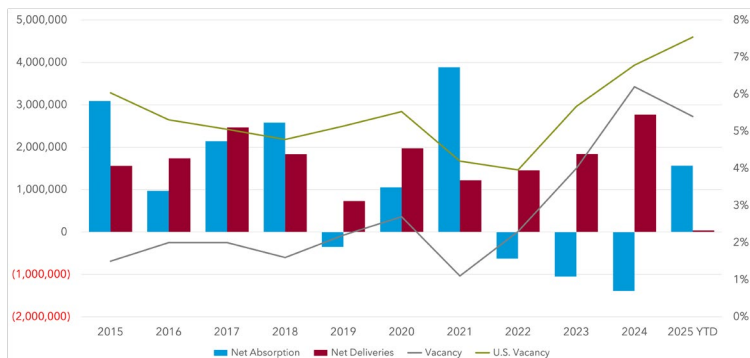
INDUSTRIAL MARKET OVERVIEW

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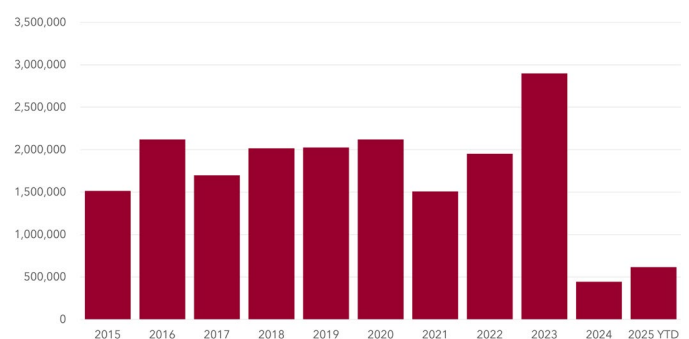
The SGV submarket is showing early signs of recovery in 2025 after two years of rising vacancy and negative absorption. Vacancy has improved to 5.4% year-to-date from 6.2% in 2024, supported by 1.56 million square feet of positive net absorption. Leasing activity remains solid with nearly 9 million square feet transacted across 539 deals, suggesting tenants are re-entering the market despite the elevated availability of 6.4%. Construction remains limited at just 617,000 square feet, and new deliveries have slowed considerably. Average triple-net rents have adjusted downward to \$15.48 per square foot, reflecting a more balanced market as landlords compete to fill space.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	2,122,390	44,652	426,499	(1,387,934)	(1,779,369)
▼ Vacancy Rate	5.30%	6.00%	5.80%	6.20%	6.40%
▼ Avg NNN Asking Rate PSF	\$15.48	\$15.84	\$16.68	\$16.80	\$17.88
▼ Sale Price PSF	\$240.24	\$285.03	\$287.74	\$209.64	\$219.22
▼ Cap Rate	4.80%	5.30%	6.10%	5.90%	6.10%
◀ ▶ Under Construction SF	616,782	616,782	493,874	444,995	714,775
◀ ▶ Inventory SF	177,752,058	177,752,058	177,714,872	177,714,872	177,445,092

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
18537-18571 E Gale Avenue* City of Industry, CA	148,408 SF	\$41,063,727 \$276.69 PSF	TA Realty MetLife, Inc.	Class A
18505-18535 E. Gale Avenue* City of Industry, CA	136,705 SF	\$36,207,990 \$264.86 PSF	TA Realty MetLife, Inc.	Class B
1100-1116 Coiner Court* City of Industry, CA	81,489 SF	\$20,186,507 \$247.72 PSF	TA Realty MetLife, Inc.	Class C

*Part of a 4-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
120 Puente Avnue City of Industry, CA	272,145 SF	TA Realty	Sunset Distributing	Wine/Distilled Alcoholic Bev Merchant
19515-19605 E Walnut Drive N City of Industry, CA	260,000 SF	Industrial PK E Sub A	IDC Logistics	Logistics
18400-18450 Gale Avenue City of Industry, CA	139,055 SF	Moloney Family Trust	DNA Motoring	Motor Vehicle Supplies/Parts (wholesale)

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