



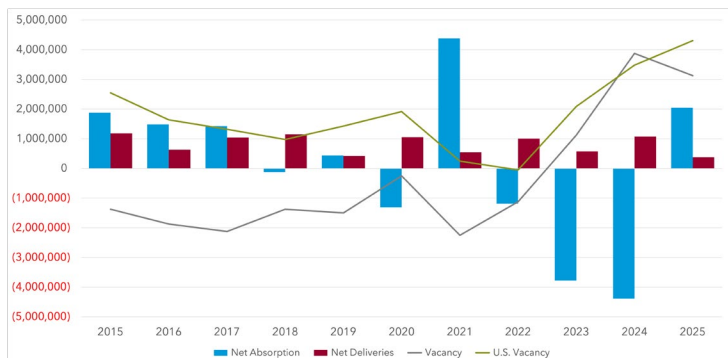
INDUSTRIAL MARKET OVERVIEW

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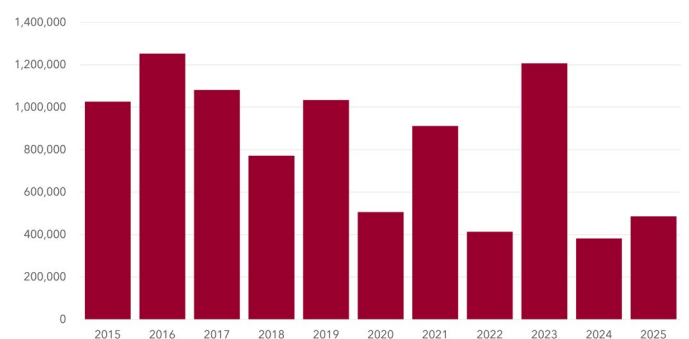
The Central submarket is showing signs of stabilization in 2025 after two years of rising vacancy. After peaking at 7.1% in 2024, vacancy has edged down to 6.5% year-to-date as net absorption turned positive at 2.04 million square feet for the year. Leasing activity increased in 2025, with more than 12.1 million square feet transacted across 559 deals, reflecting ongoing tenant demand. Deliveries have moderated to 382,000 square feet, and construction remains limited at 486,333 square feet, supporting gradual rebalancing. Rents have steadily declined over the past four quarters, with overall triple-net rates now averaging \$15.60 per square foot.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,289,052	(764,247)	(505,454)	(1,551,039)	(4,385,861)
▼ Vacancy Rate	6.50%	6.90%	6.70%	6.80%	7.10%
▼ Avg NNN Asking Rate PSF	\$15.60	\$15.96	\$16.44	\$16.08	\$15.36
▲ Sale Price PSF	\$306.00	\$243.53	\$204.17	\$349.38	\$356.16
▼ Cap Rate	5.00%	5.20%	5.30%	4.30%	4.00%
▼ Under Construction SF	486,333	755,567	629,661	343,609	381,639
▲ Inventory SF	247,861,019	246,340,710	246,182,995	246,135,943	245,964,896

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5102 Industry Avenue Pico Rivera, CA	173,100 SF	\$63,767,500 \$368.39 PSF	Robertson Properties Group Ares Industrial Real Estate Inc. Tr.	Class B
4600-4620 S. Santa Fe Avenue Vernon, CA	114,720 SF	\$18,000,000 \$156.90 PSF	4600 SF LLC Consolidated Fabricators Corp.	Class C
1800 E. Martin Luther King Jr Blvd. Los Angeles, CA	110,789 SF	\$51,000,000 \$460.33 PSF	Erewhon Natural Foods Ritz Pocola LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6100 Garfield Avenue Commerce, CA	615,000 SF	Prologis	Undisclosed	Undisclosed
7222 E. Gage Avenue, Units A/B Commerce, CA	105,214 SF	Escon Corporation	Axelavate Supply Hub	Logistics
4490 Ayers Avenue Vernon, CA	94,769 SF	Isaac Alchale	Fam Brands LLC	Apparel

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