



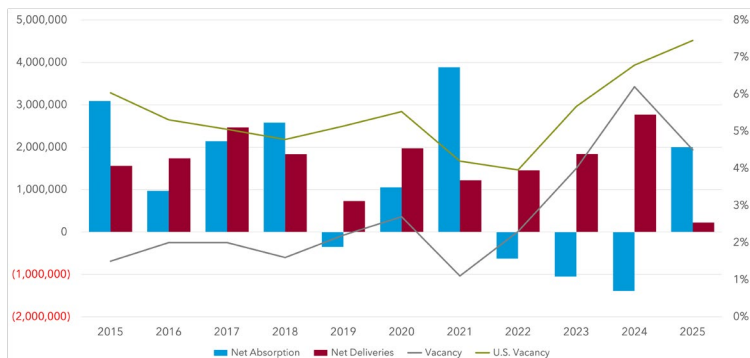
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT and Research*

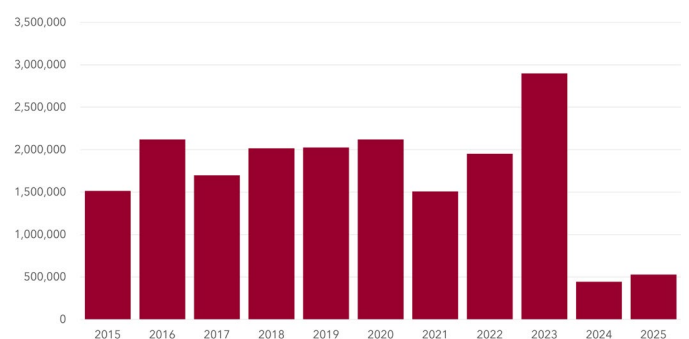
The SGV submarket is showing continued signs of recovery in 2025 after two years of rising vacancy and negative absorption. Vacancy ended Q4 at 5.2%, down from 6.2% in 2024, supported by over 2 million square feet of positive net absorption for the year. Leasing activity remains solid with over 9.7 million square feet transacted across 638 deals in 2025, suggesting tenants are re-entering the market despite the elevated availability of 6.8%. Construction remains limited at just 529,985 square feet, and new deliveries have slowed considerably. Direct 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	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(317,060)	2,122,390	44,652	426,499	(1,387,934)
▼ Vacancy Rate	5.20%	5.30%	6.00%	5.80%	6.20%
▼ Avg NNN Asking Rate PSF	\$15.00	\$15.48	\$15.84	\$16.68	\$16.80
▲ Sale Price PSF	\$303.00	\$240.24	\$285.03	\$287.74	\$209.64
▲ Cap Rate	5.20%	4.80%	5.30%	6.10%	5.90%
▼ Under Construction SF	529,985	616,782	616,782	493,874	444,995
▲ Inventory SF	178,145,867	177,752,058	177,752,058	177,714,872	177,714,872

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
18305 San Jose Avenue* Industry, CA	250,080 SF	\$60,000,000 \$239.92 PSF	Bridge Investment Group Link Logistics Real Estate	Class A
18501 San Jose Avenue* Industry, CA	199,164 SF	\$49,000,000 \$246.03 PSF	Bridge Investment Group Link Logistics Real Estate	Class A
1100-1116 Coiner Court* San Dimas, CA	52,800 SF	\$13,346,917 \$252.78 PSF	Hi Rel Connectors, Inc. RDS Investments	Class B

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
15801-156811 E. Valley Boulevard Industry, CA	125,000 SF	Majestic	EMEG, Inc.	eCommerce
240 S. 6th Avenue Industry, CA	124,435 SF	Sixth & Proctor LLC	Rivers Promo	Advertising
1035 N. Todd Avenue Azusa, CA	90,868 SF	SurfaceOne	Todd APG LLC	Freight Service

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