LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q2 2026
LA - WEST, CA

INDUSTRIAL MARKET OVERVIEW

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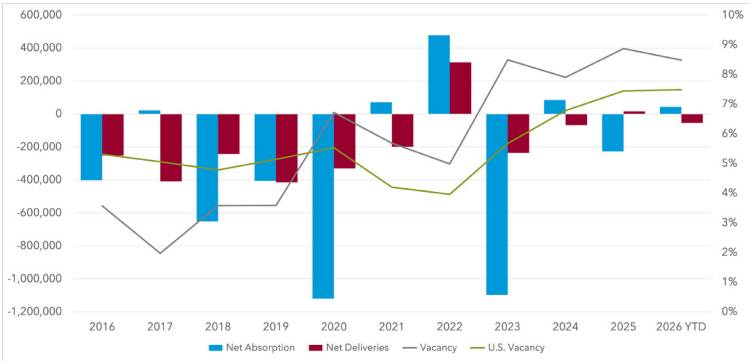
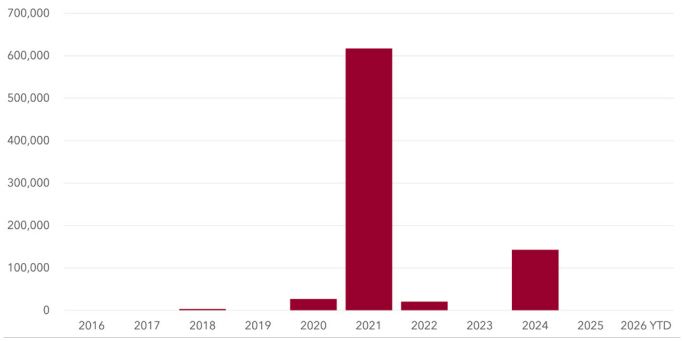
The West Los Angeles/LAX industrial/flex marketplace is still soft. Demand, lease prices, and sale prices are down. Buyers want deals reflecting lower $/SF due to high financing costs, city regulations, and economic uncertainty. Tenants want short-term leases, flexibility, lower rents, or free rent to decrease occupancy costs. It is a tenant's market. Overall vacancy is up to approximately 8.5%. Rents range from about $2.00/nnn/SF to $2.50/nnn/SF for industrial or flex space.

MARKET INDICATORS	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
▲ 12 Mo. Net Absorption SF	(163,853)	(421,457)	(226,680)	(264,085)	(200,201)
▲ Vacancy Rate	8.5%	8.4%	8.9%	8.6%	8.4%
◄ ► Avg NNN Asking Rate PSF	$2.30	$2.30	$2.31	$2.35	$2.38
▼ Sale Price PSF	$529.71	$533.19	$542.03	$541.41	$541.62
◄ ► Cap Rate	-	-	-	-	6.90%
◄ ► Under Construction SF	-	-	-	-	-
◄ ► Inventory SF	24,794,500	24,794,500	24,848,366	24,886,932	24,942,519

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5112-5118 W. Jefferson Boulevard Los Angeles, CA	31,539 SF	$1,891,777 $59.98 PSF	Jason Upchurch Michael Moshi	Class C
1144 E. Hyde Park Boulevard Inglewood, CA	5,400 SF	$900,000 $166.67 PSF	Maria Becerra Richard Kriwanek	Class C
11856 Mississippi Avenue Los Angeles, CA	4,064 SF	$2,325,000 $572.10 PSF	Robyn Emus Webster Instrument, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5800 S. Hoover Street Los Angeles, CA	16,708 SF	Eric Azoian	Undisclosed	Undisclosed
124-130 W. Beach Avenue Inglewood, CA	6,300 SF	Hallmark Motors, Inc.	Undisclosed	Undisclosed
5701 Buckingham Parkway Los Angeles, CA	5,933 SF	Fred Kimiabakhsh	Undisclosed	Undisclosed

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