LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
LA - SAN GABRIEL VALLEY, CA

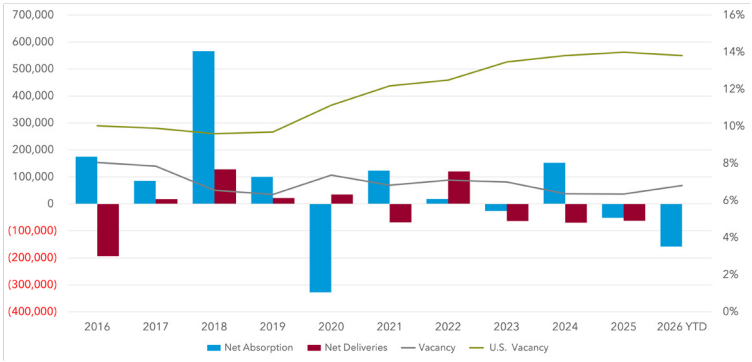
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

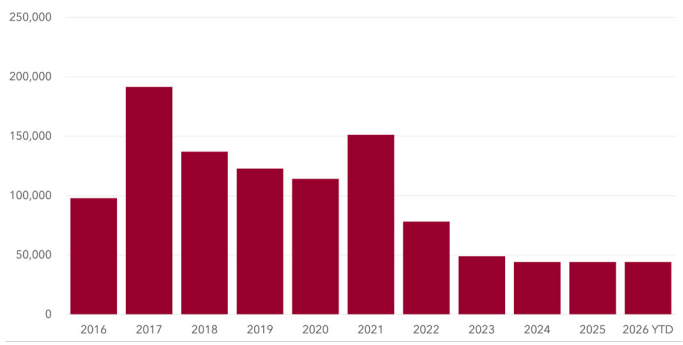
The SGV office market remained stable in Q2 2026, with vacancy holding at 6.6% despite 30,377 square feet of negative 12-month net absorption, reflecting continued cautious tenant demand. Average asking rents increased to $33.00 per square foot NNN annually, while average sale prices softened to $274 per square foot. Approximately 44,100 square feet remains under construction, with inventory totaling 34.4 million square feet. Notable activity included the 10,610-square-foot lease at 1501 W. Cameron Ave in West Covina, where Lee & Associates Pasadena represented the landlord, and the sale of 901 Corporate Center Dr. in Monterey Park, where Lee & Associates Pasadena represented the seller.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(229K)	(68,332)	(87,800)	78,850	(55,888)
▲ Vacancy Rate	6.80%	6.60%	6.40%	6.00%	6.30%
▲ Avg Asking Rent PSF	$32.85	$28.48	$32.33	$28.56	$27.60
▼ Sale Price PSF	$275.00	$283.00	$280.00	$275.00	$275.00
◄ ► Cap Rate	7.40%	7.40%	7.40%	7.40%	5.69%
◄ ► Under Construction	44.2K	44,200	53,600	53,626	53,626
▼ Inventory	34.4M	34,500,000	34,800,000	34,880,190	34,880,190

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
901 Corporate Center Drive Monterey Park, CA	100,743 SF	$17,700,000 $175.69 PSF	Focus Universal, Inc. Jamison Services, Inc.	Class B
201 Colorado Place Arcadia, CA	8,978 SF	$21,123,000 $2,352.75 PSF	TPG Angelo Gordon & Co., L.P. MW Investment Group	Class C
526 W. Las Tunas Drive San Gabriel, CA	27,592 SF	$7,431,304 $293.50 PSF	Chinatown Service Center 211 LA County	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1333 S. Mayflower Avenue Monrovia, CA	12,316 SF	Chase Partners, Ltd.		
1501 W. Cameron Avenue West Covina, CA	10,610 SF	Stacy Yu		
440 E. Huntington Drive Arcadia, CA	7,099 SF	United Trust Realty Corporation		

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