

Q2 2025 RESEARCH REPORT

LA EAST

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SUBLEASE

Total Available Listings
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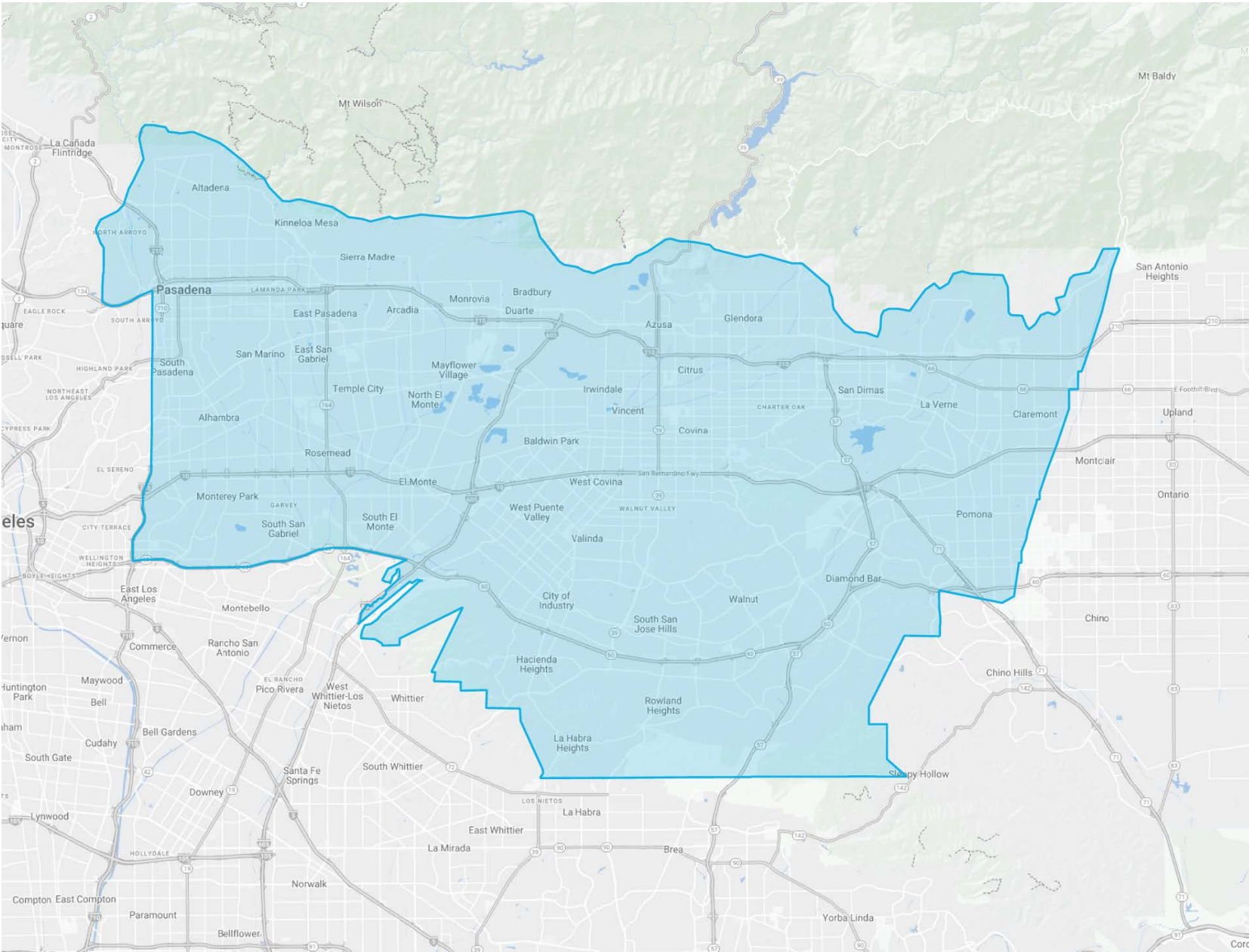
SALE

Total Available Listings
New Listings Added
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UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

LA EAST COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

2,600

Listings across 43K
Properties in LA East

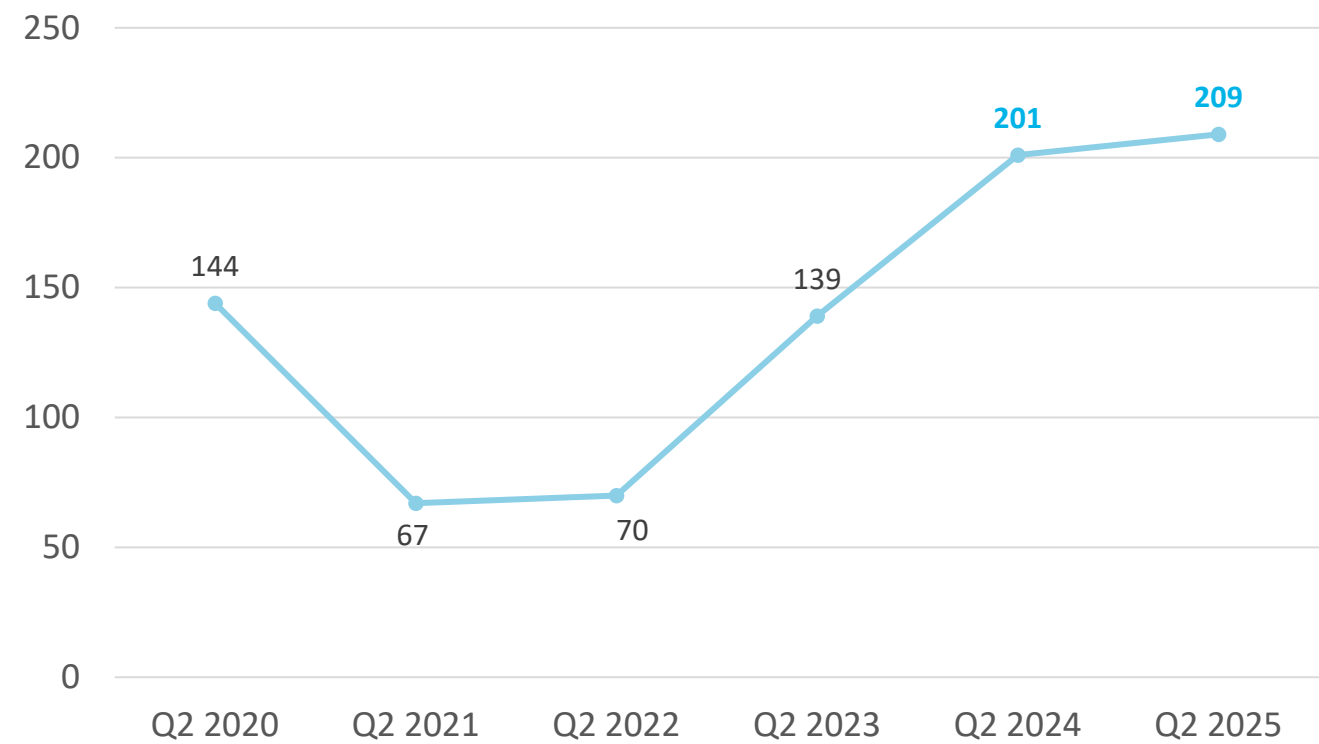
37K

Listings across 420K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

LA EAST

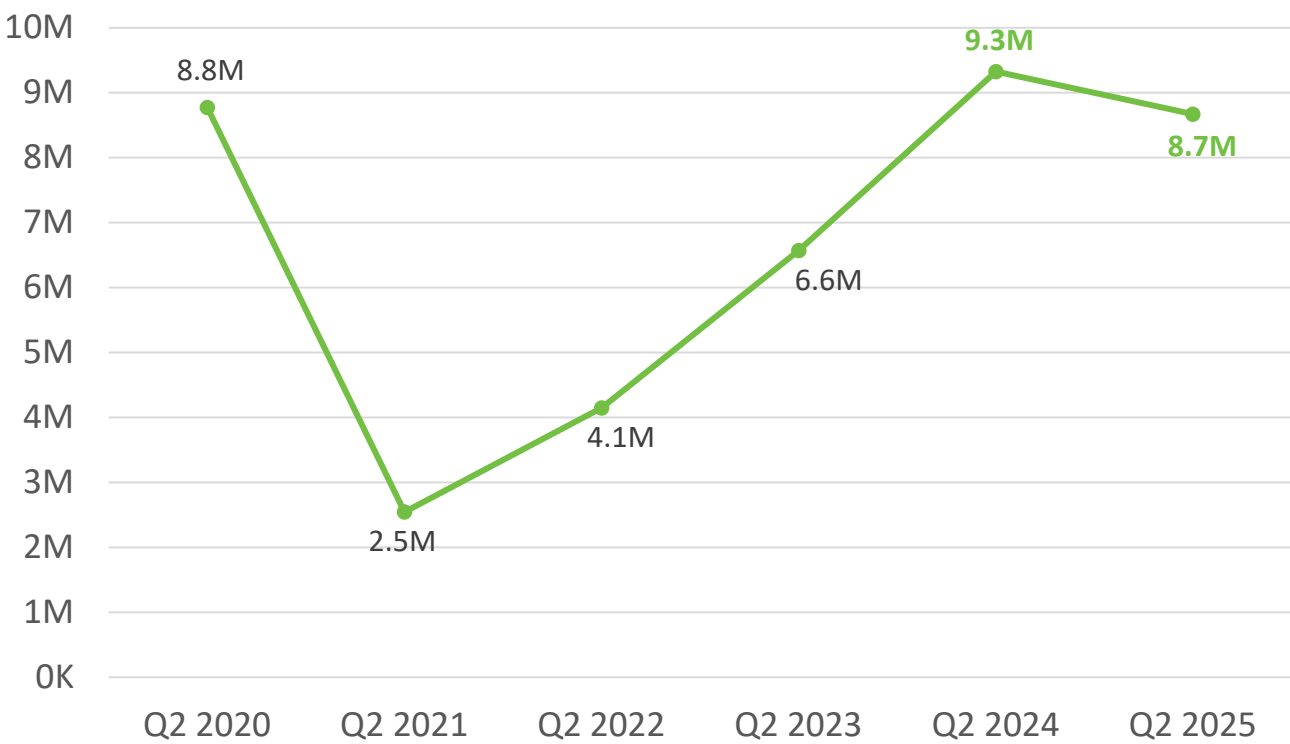
COUNT



▲ 4%

YOY increase in number of listings

BY SF

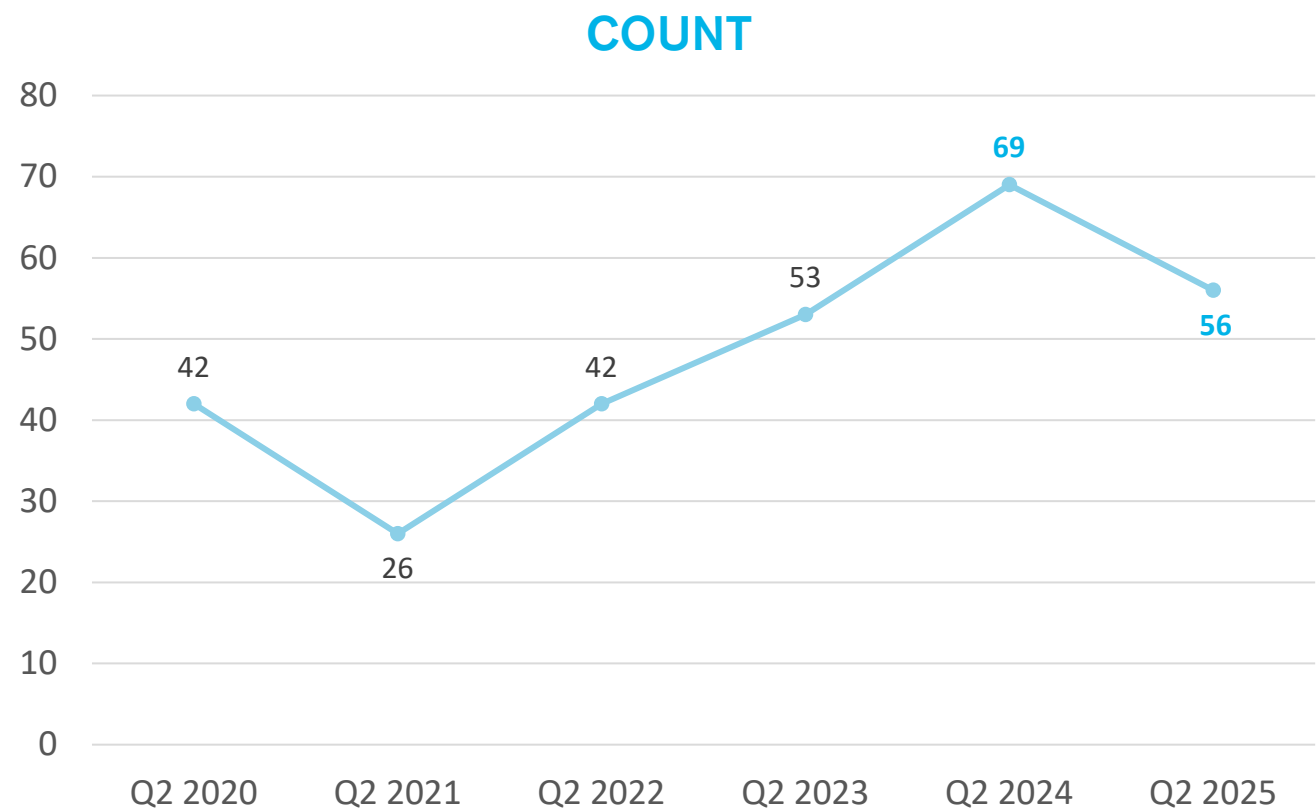


▼ 600K (6%)

YOY decrease in SF of listings

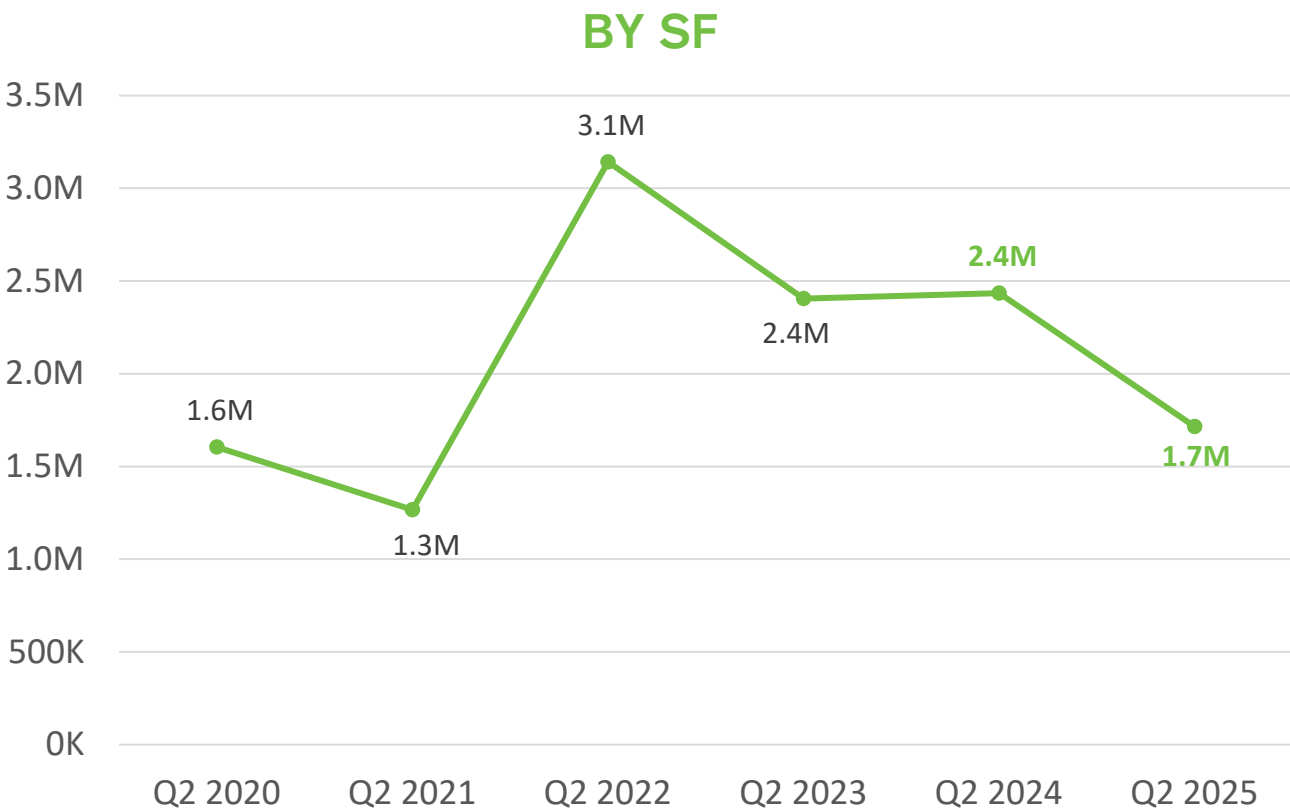
NEW LISTINGS ADDED: DIRECT LEASE

LA EAST



▼ 19%

YOY decrease in number of listings added

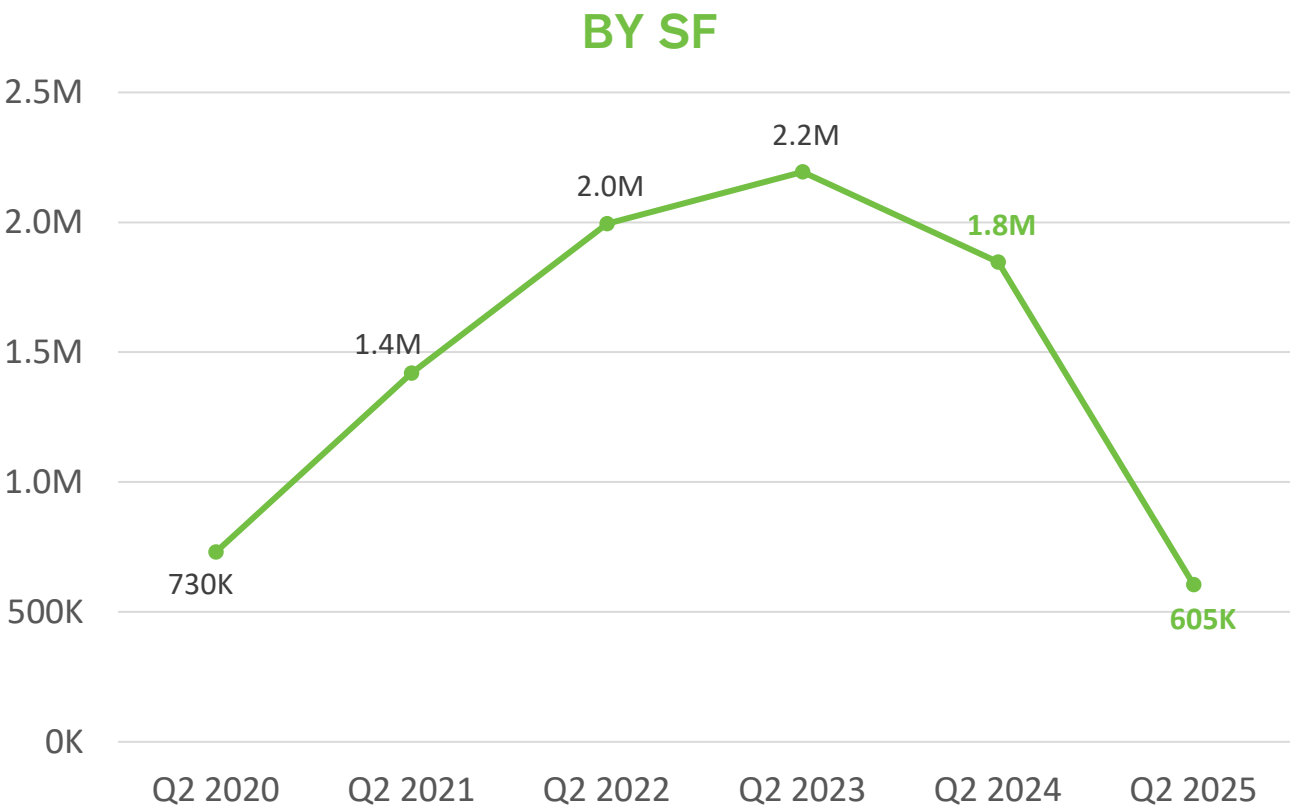
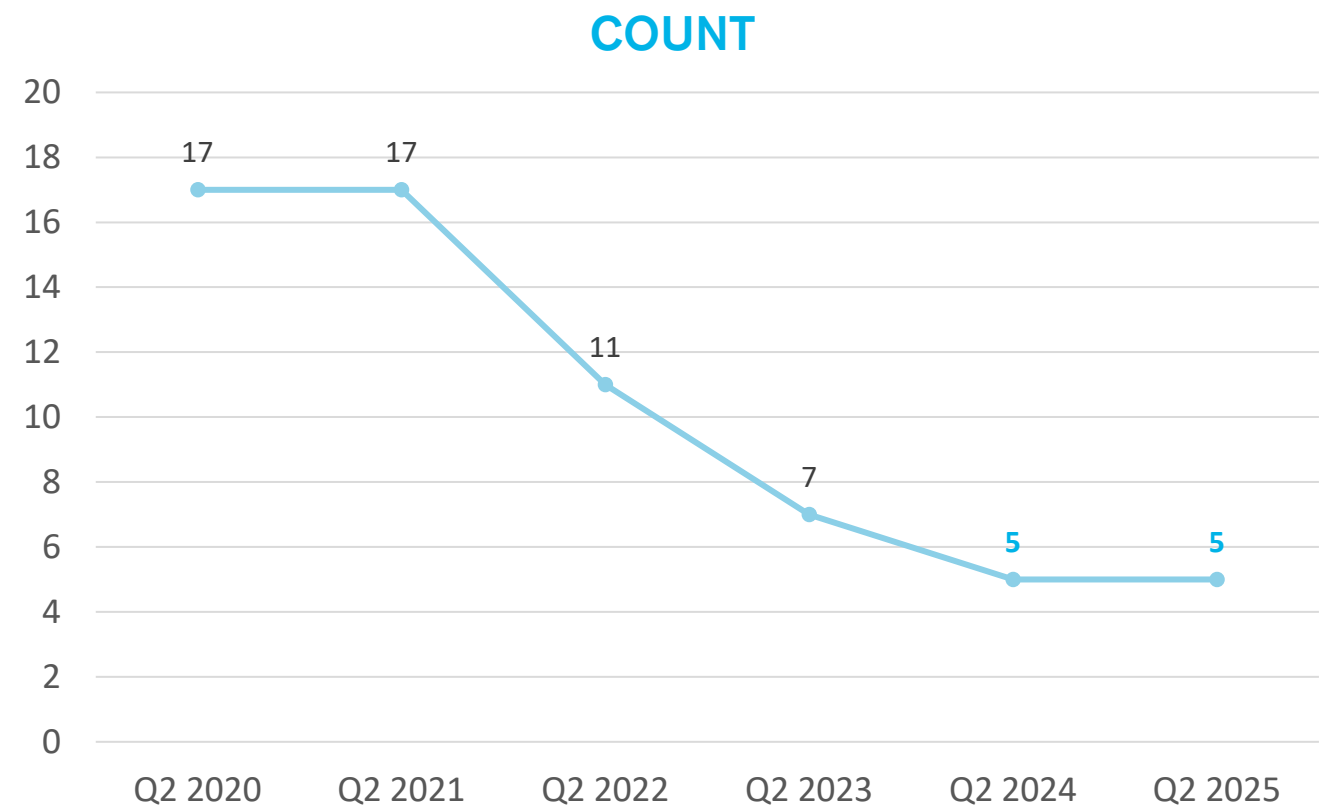


▼ 700K (30%)

YOY decrease in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

LA EAST



0

No change in number of listings

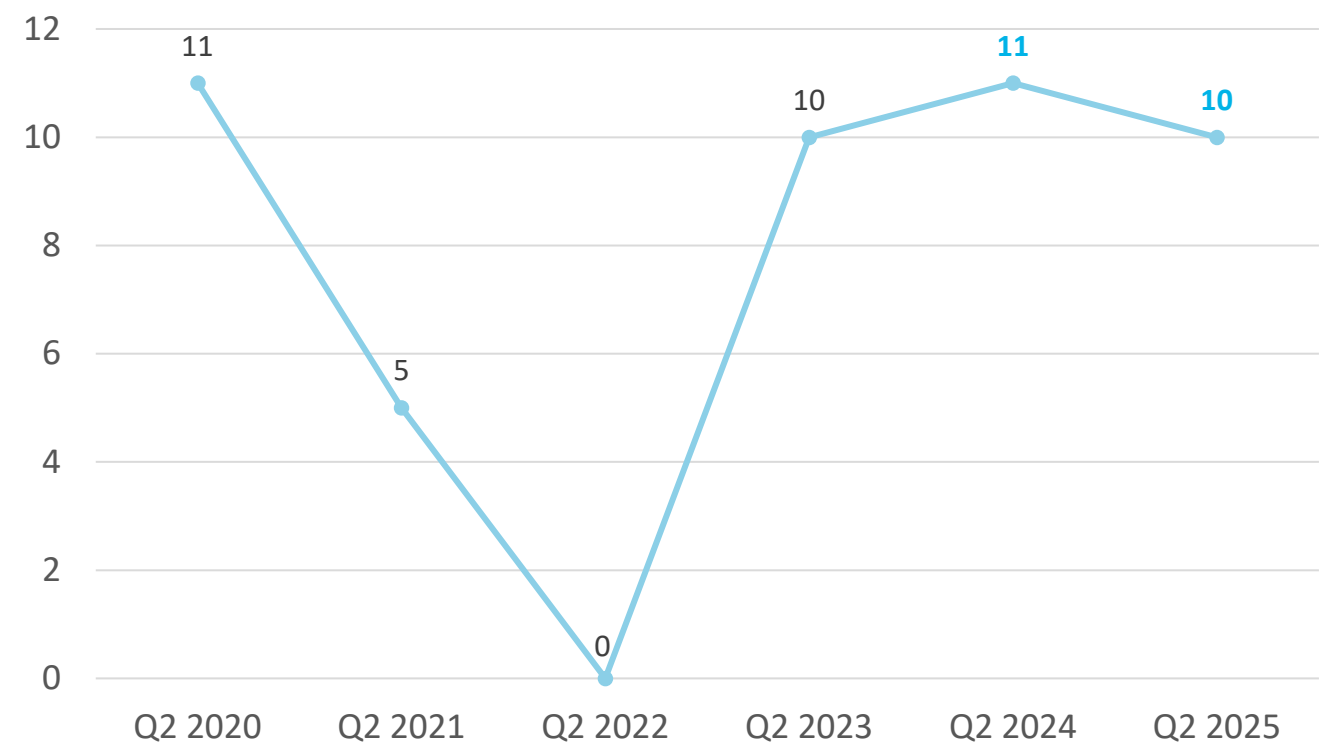
▼ 1.2M (66%)

YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

LA EAST

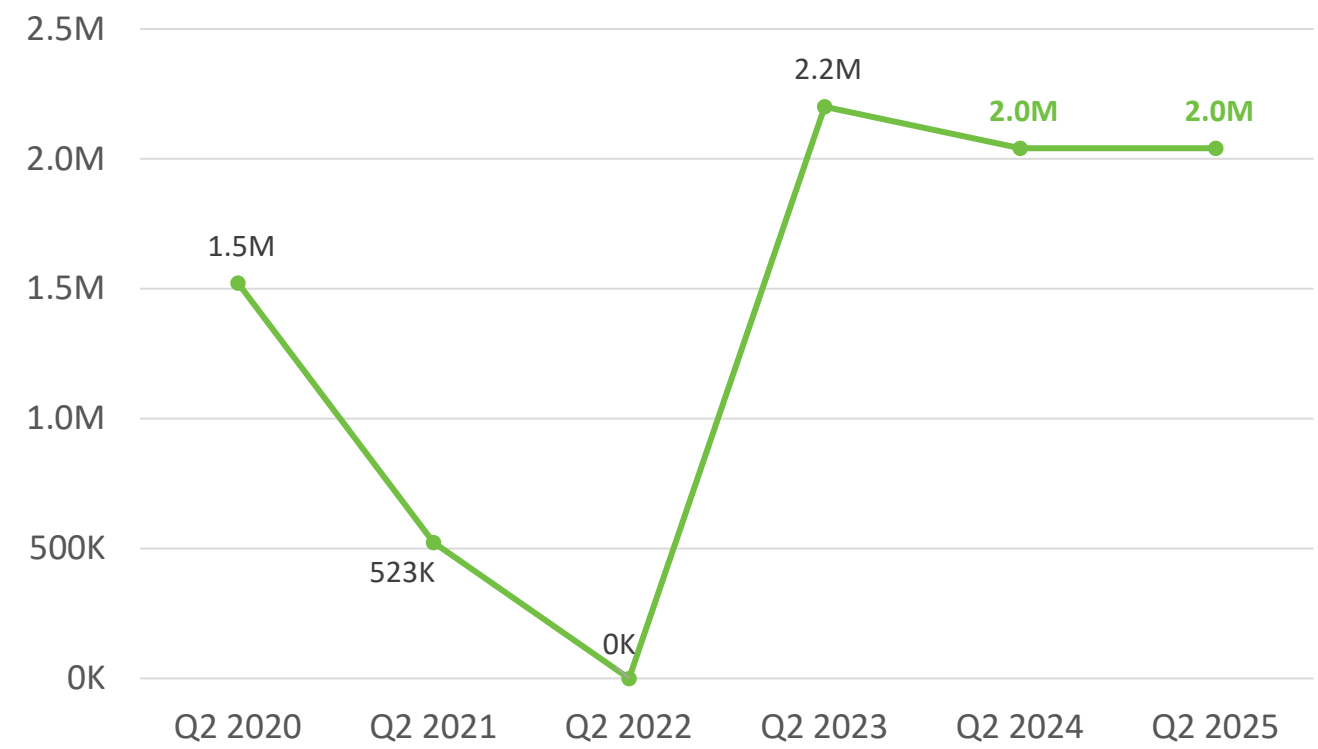
COUNT



▼ 9%

YOY decrease in number of listings

BY SF

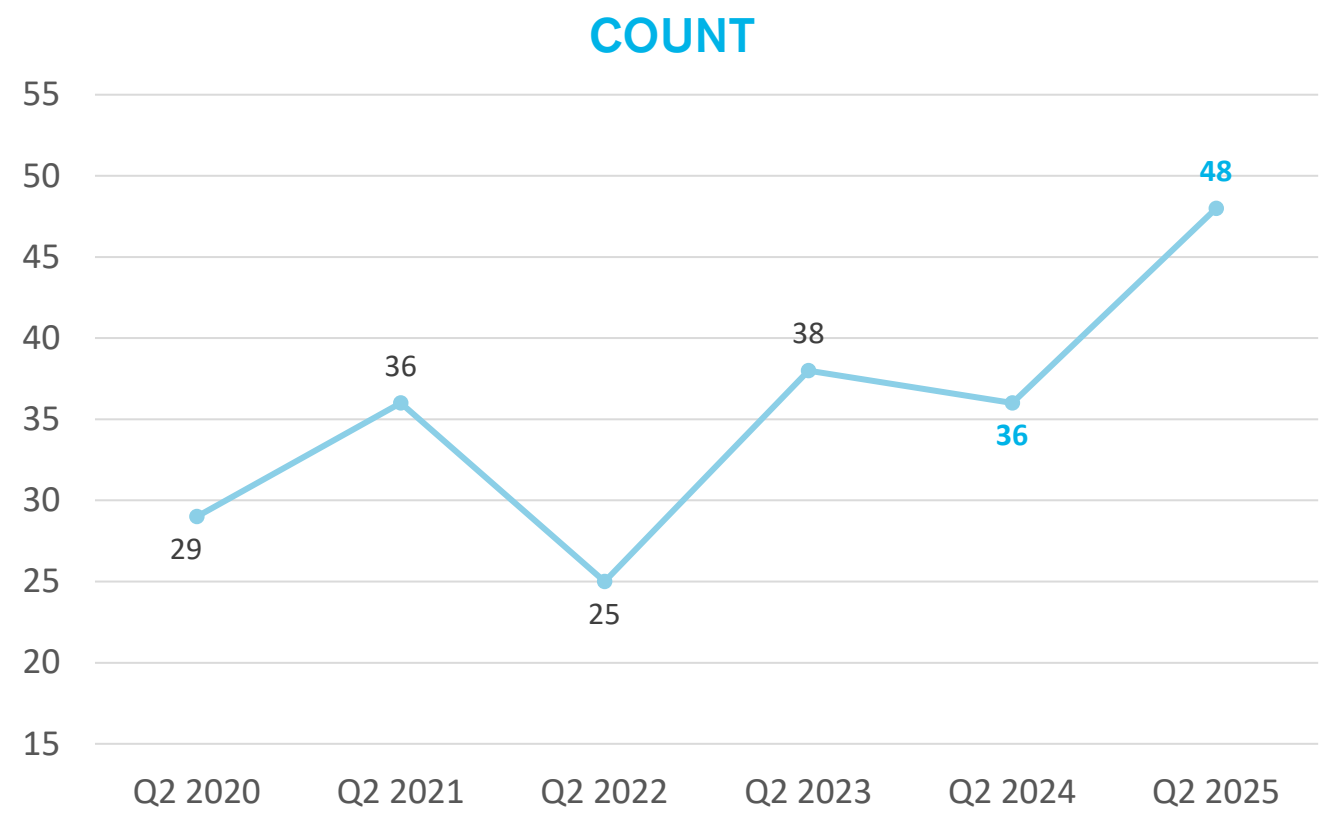


0

No change in SF of listings

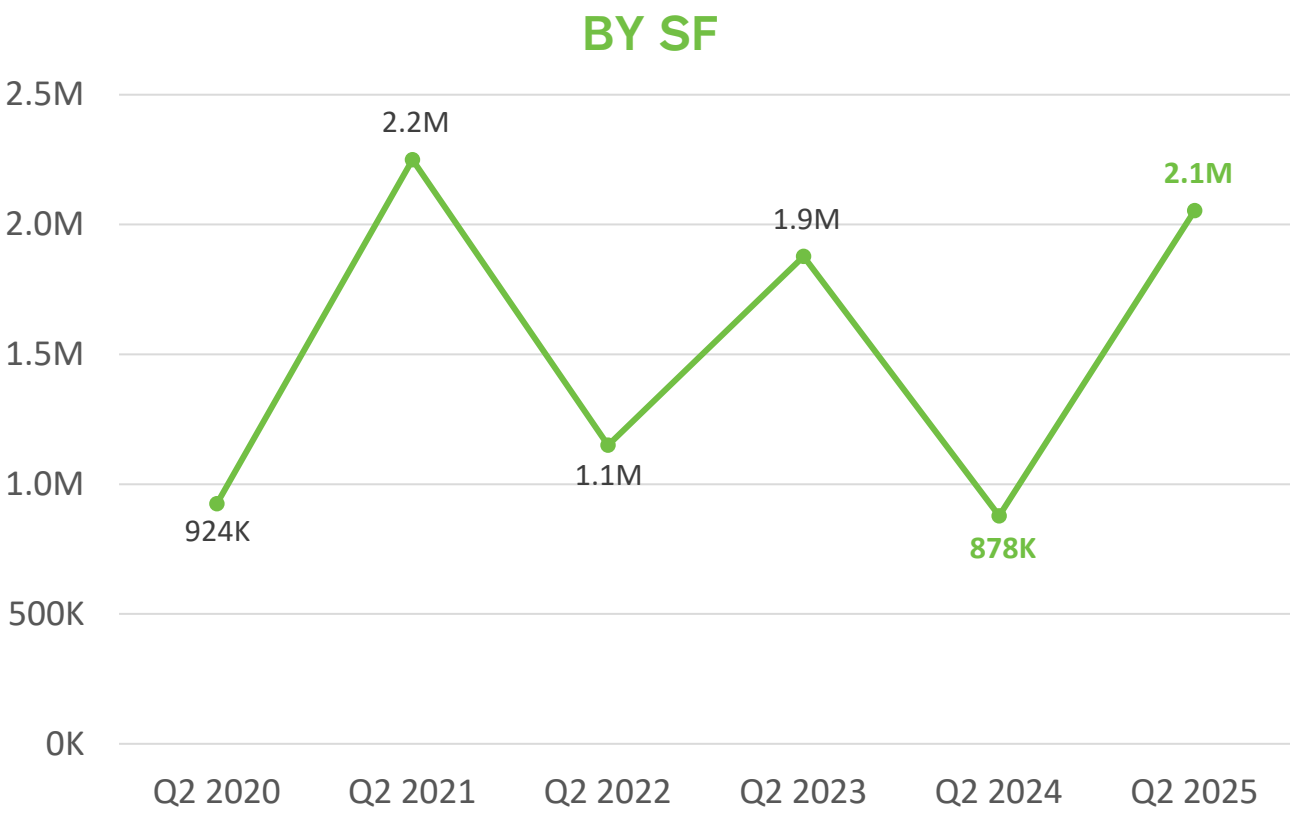
TRANSACTIONS: DIRECT LEASE

LA EAST



▲ 33%

YOY increase in number of transactions



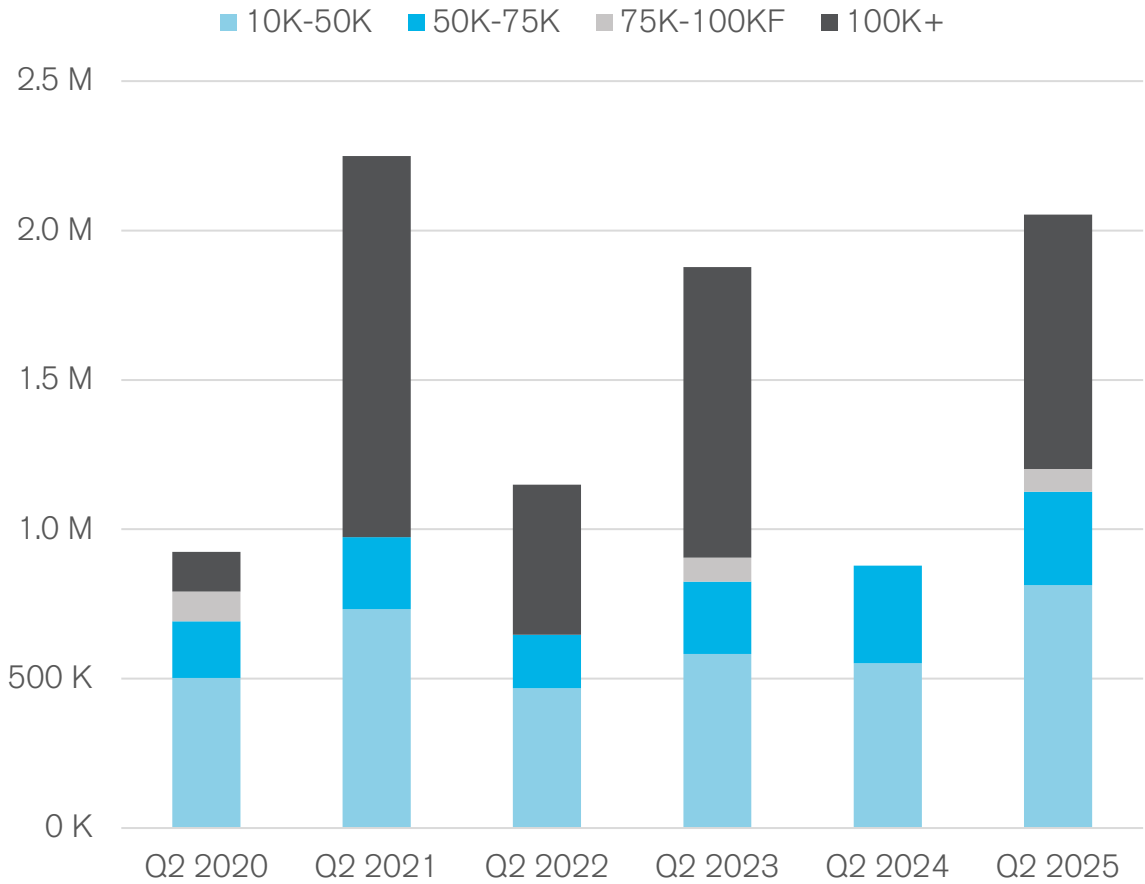
▲ 1.2M (139%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

LA EAST

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
10K-50K	24 502K	29 733K	20 468K	29 583K	31 551K	37 813K
50K-75K	3 189K	4 240K	3 179K	4 242K	5 327K	5 313K
75K-100K	1 100K	0	0	1 81K	0	1 76K
100K+	1 132K	3 1.3M	2 503K	4 972K	0	5 851K
Grand Total	29 924K	36 2.2M	25 1.1M	38 1.9M	36 878K	48 2.1M

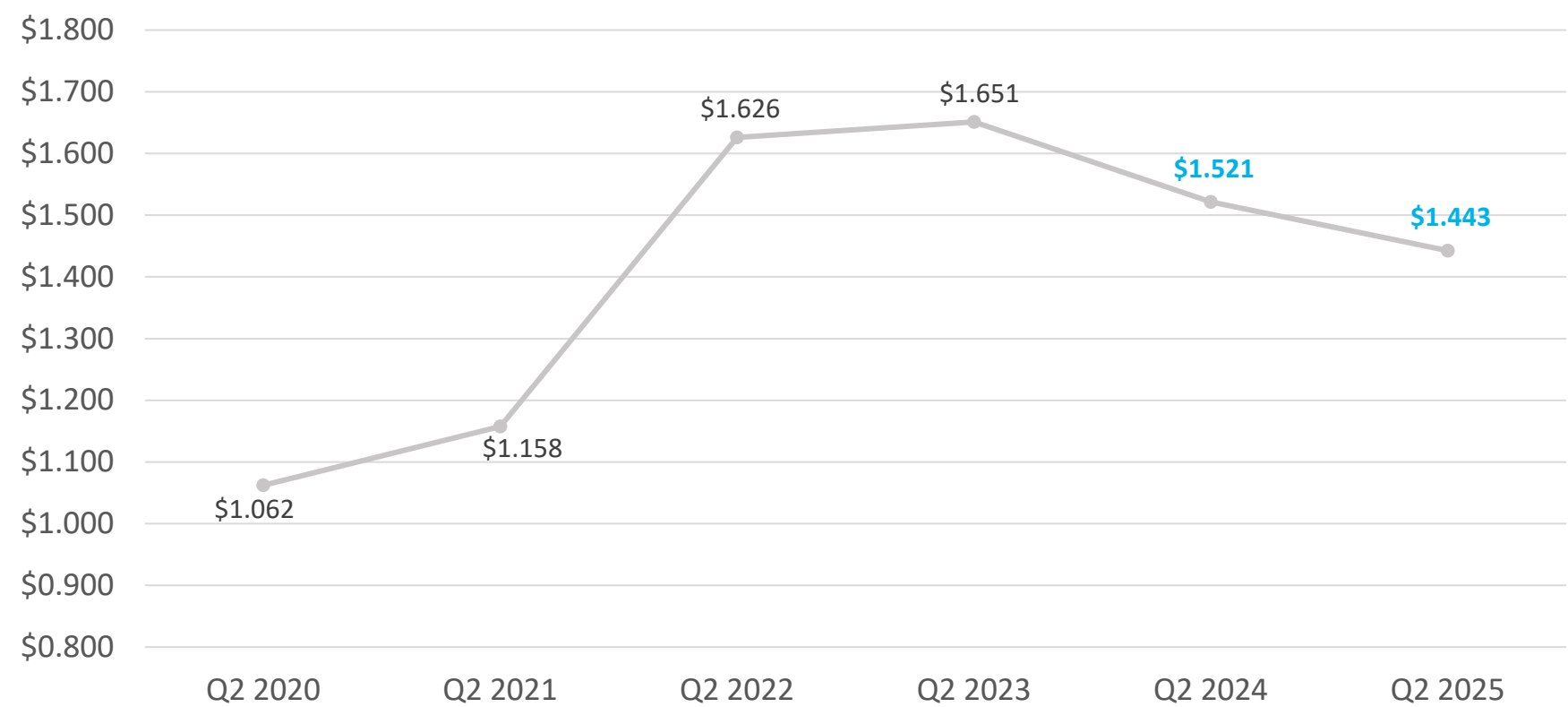


2.1 M SF Transacted

Over 851K SF of all transacted SF was in buildings 100K+ SF representing 41% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

LA EAST



▲ **\$0.38 (36%)**

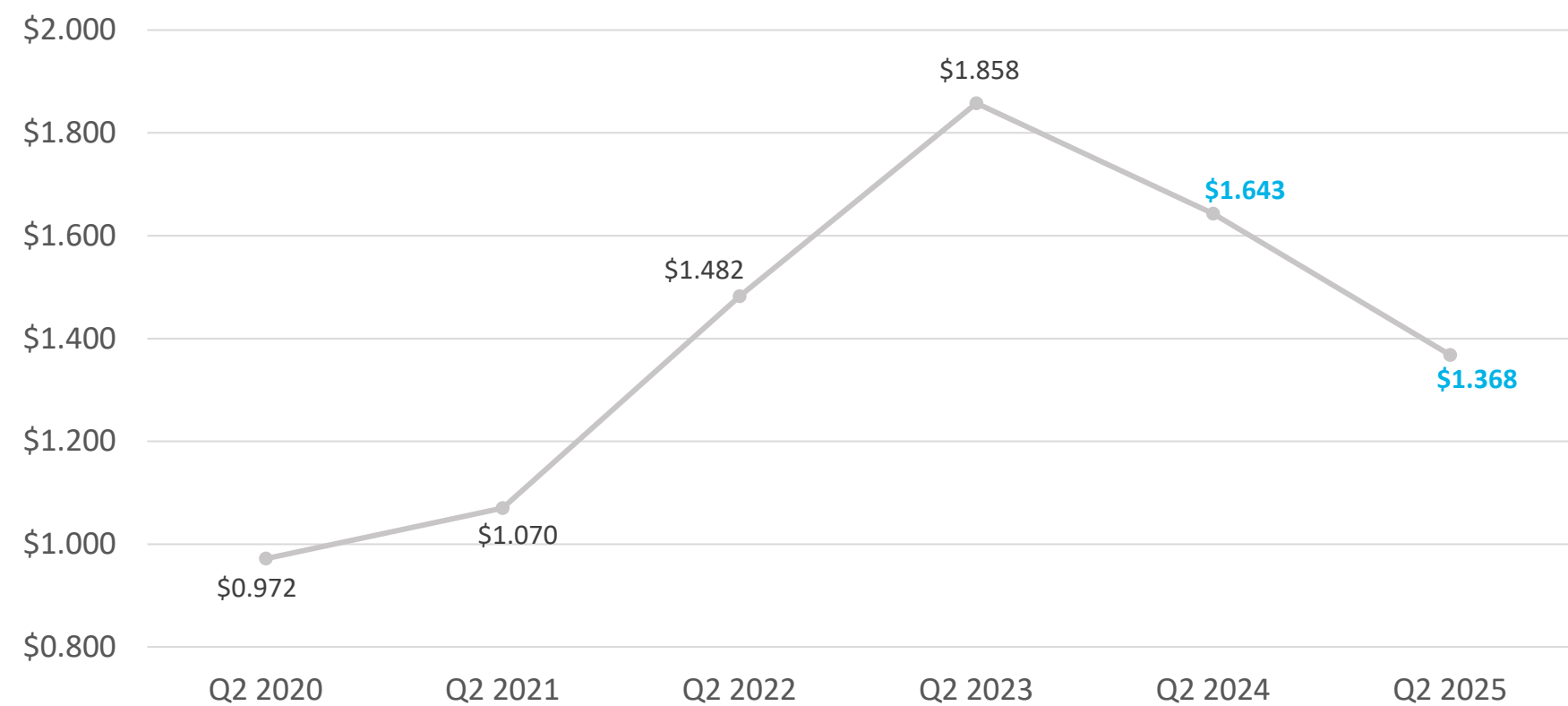
Increase in average asking rate since Q2 2020

▼ **\$0.08 (5%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

LA EAST



▲ **\$0.40 (41%)**

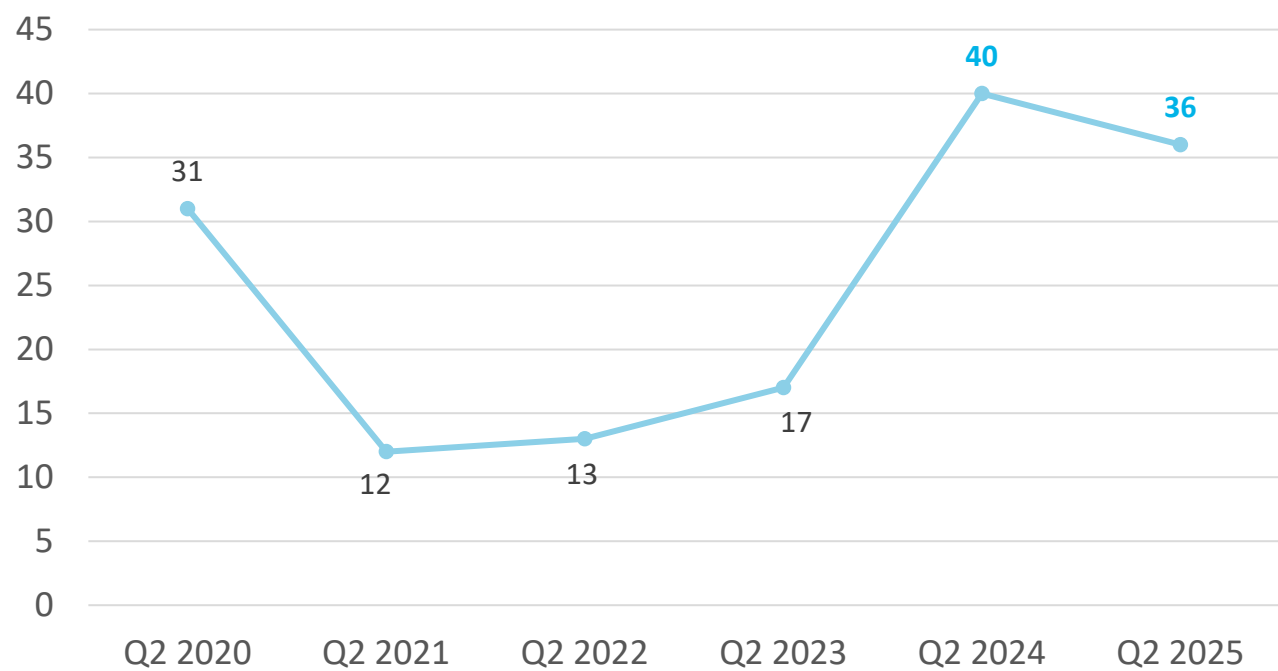
Increase in average asking rate since Q2 2020

▼ **\$0.28 (17%)**

YOY decrease in average asking rate

TOTAL AVAILABLE LISTINGS: SUBLEASE LA EAST

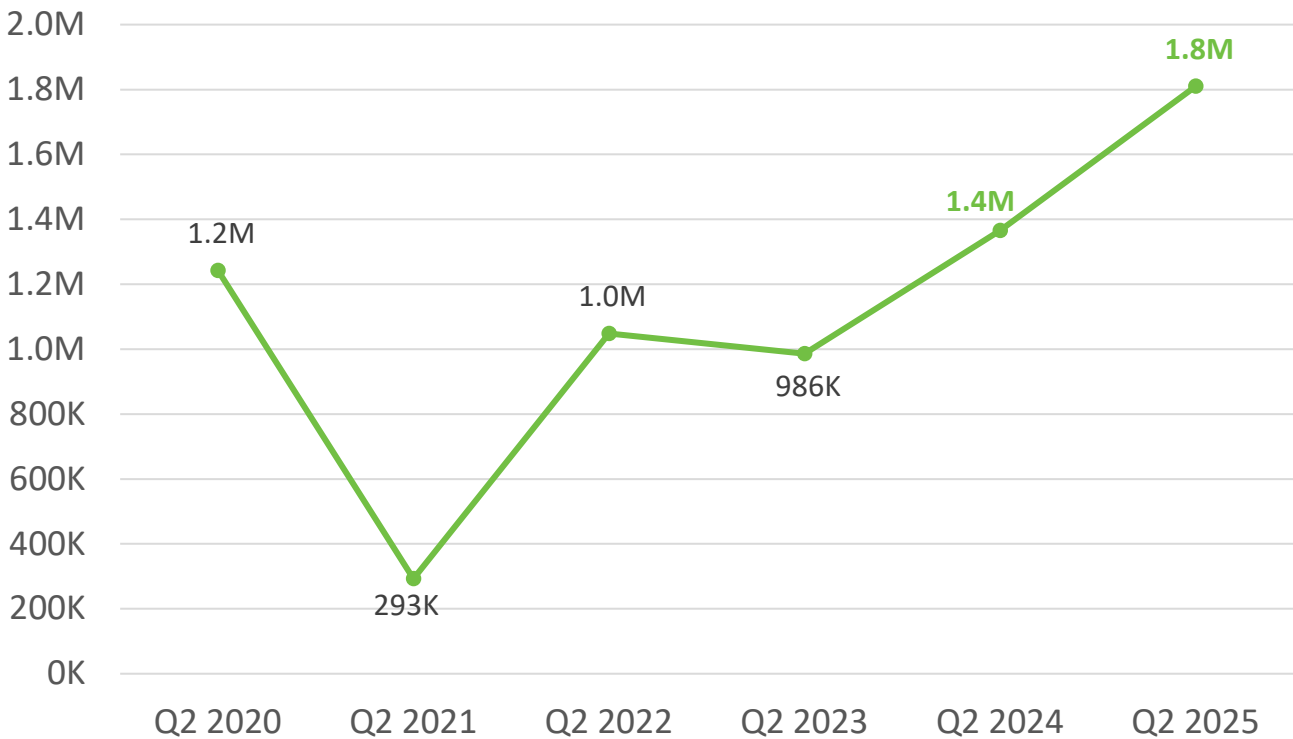
COUNT



▼ 10%

YOY decrease in number of listings

BY SF

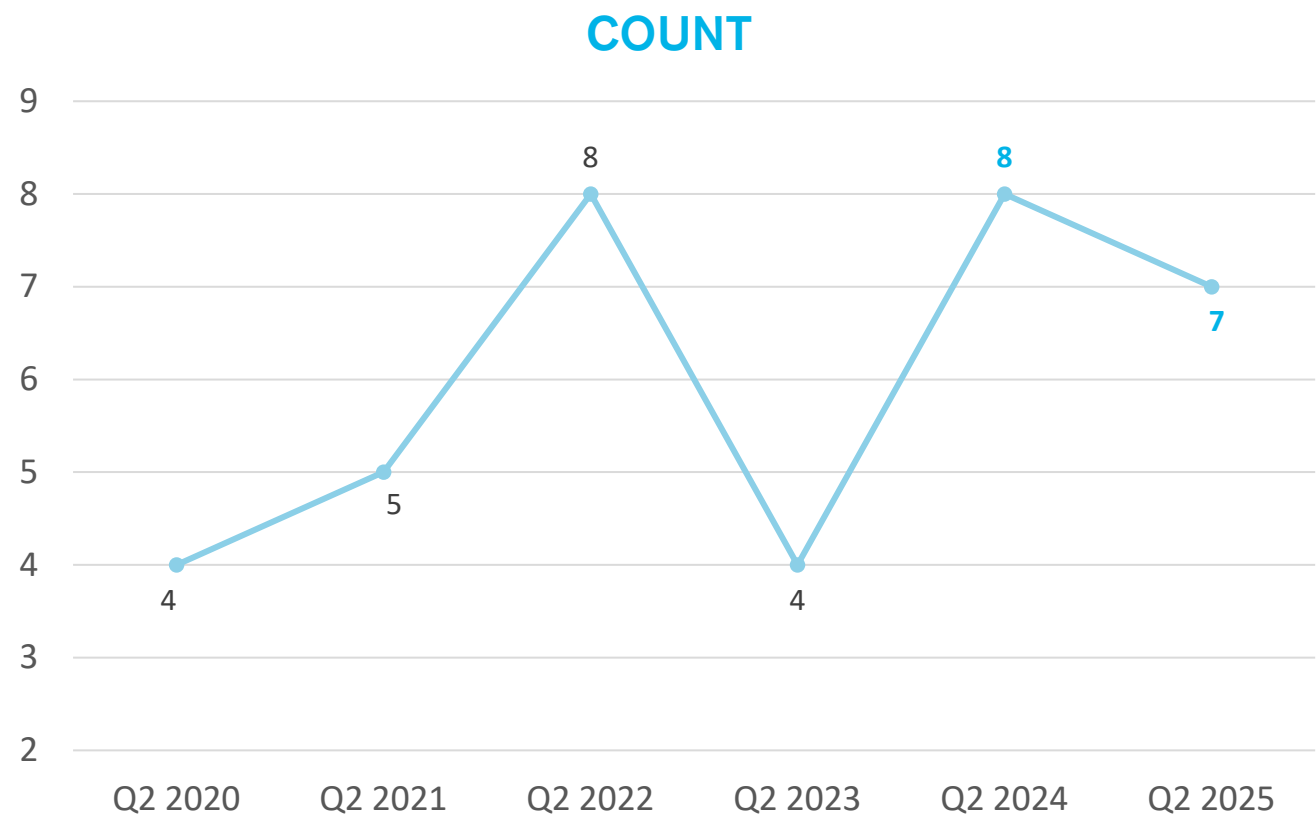


▲ 400K (29%)

YOY increase in SF of listings

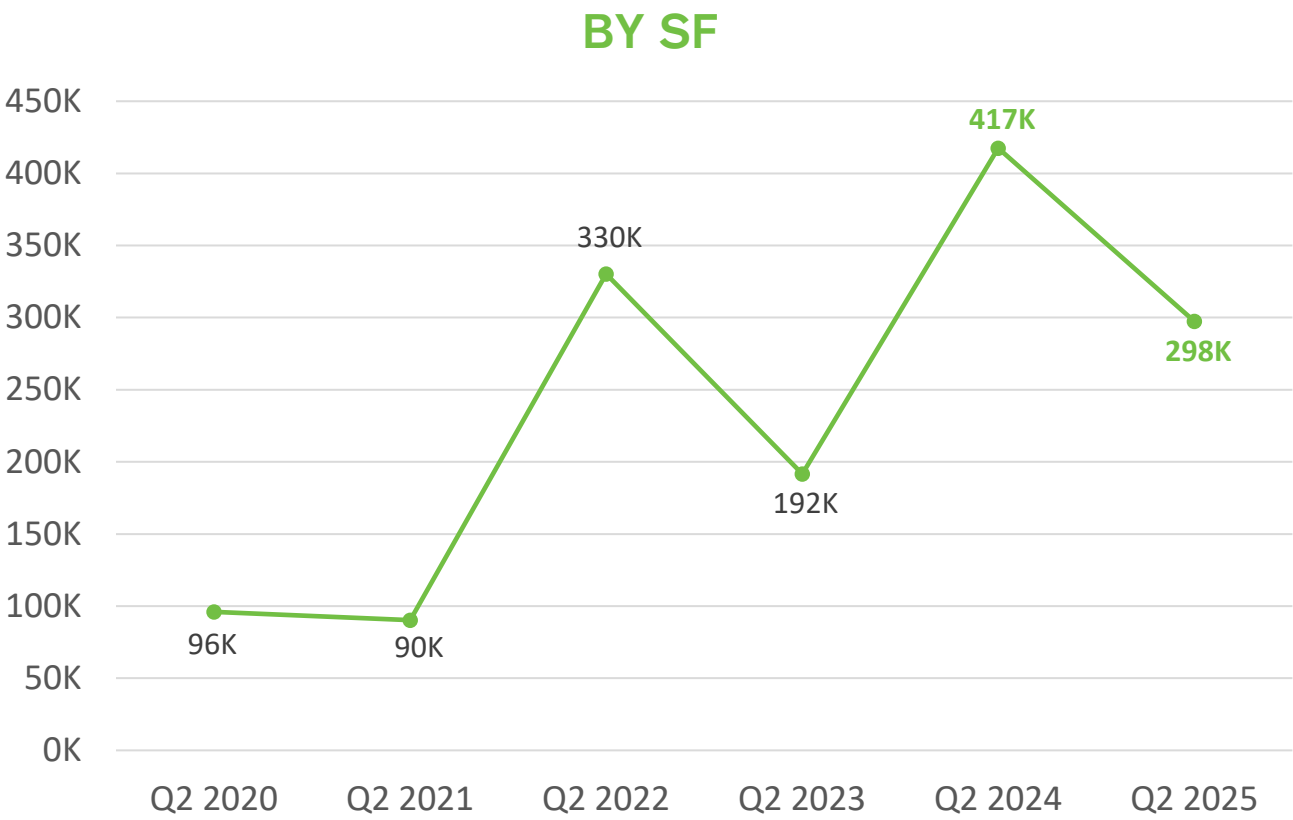
TRANSACTIONS: SUBLEASE

LA EAST



▼ 13%

YOY decrease in number of transactions



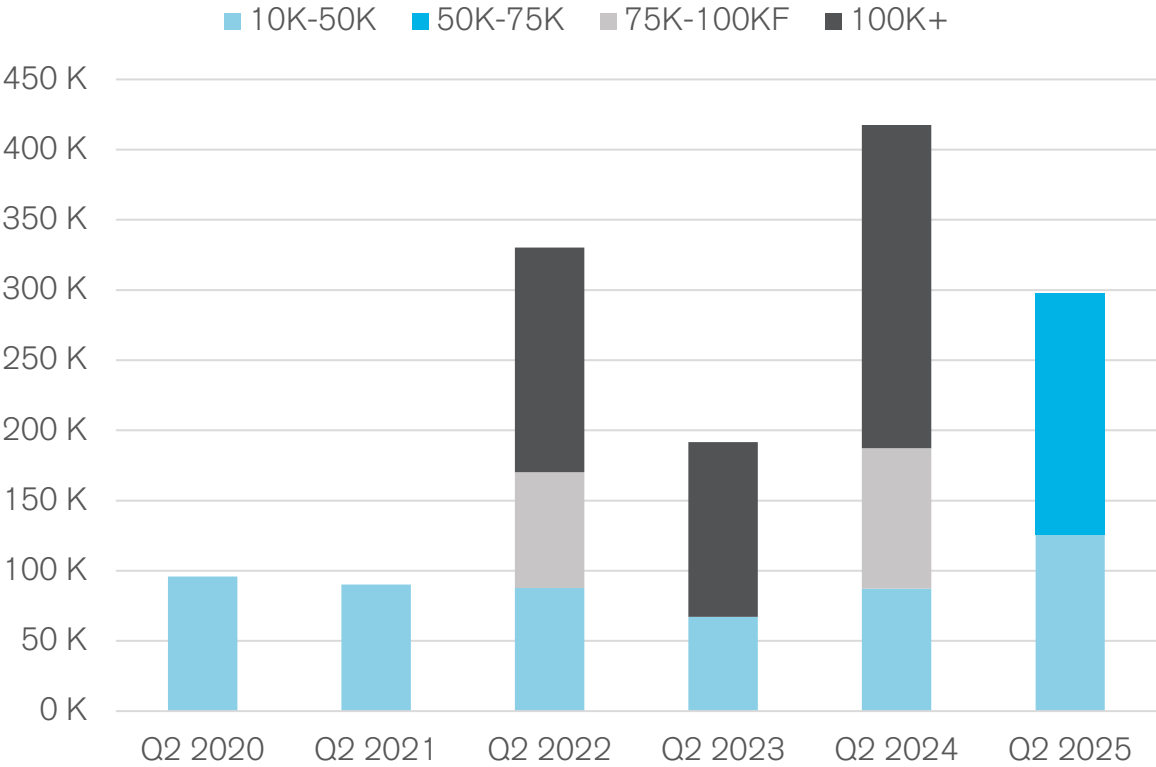
▼ 119K (29%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

LA EAST

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
10K-50K	4 96K	5 90K	6 88K	3 67K	5 87K	4 125K
50K-75K	0	0	0	0	0	3 172K
75K-100K	0	0	1 83K	0	1 100K	0
100K+	0	0	1 160K	1 124K	2 230K	0
Grand Total	4 96K	5 90K	8 330K	4 192K	8 417K	7 298K

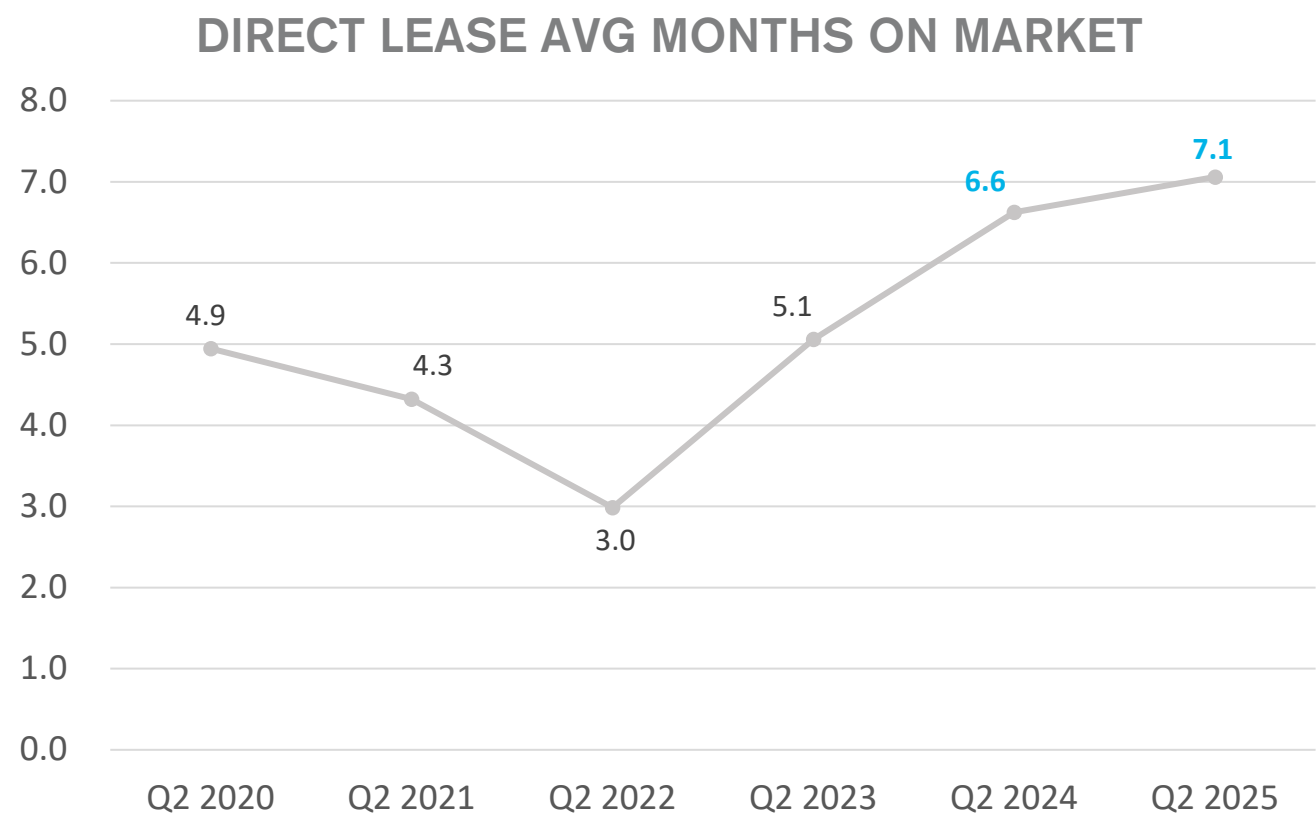


298K SF Subleased

Over 172K SF of all subleased SF was in buildings 50K-75K SF representing 58% of the total subleased square footage

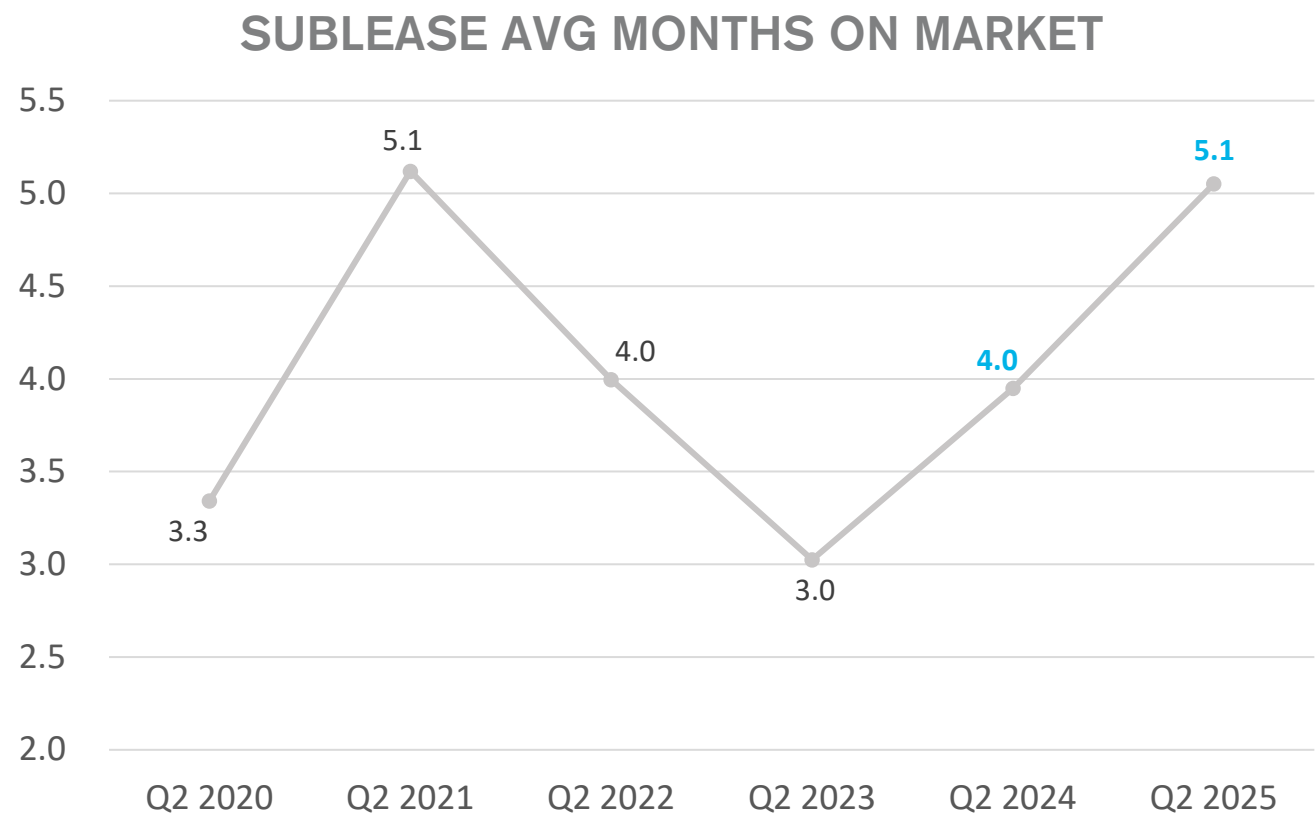
TRANSACTIONS: AVERAGE MONTHS ON MARKET

LA EAST



▲ **0.5 Months (8%)**

YOY increase in time on market

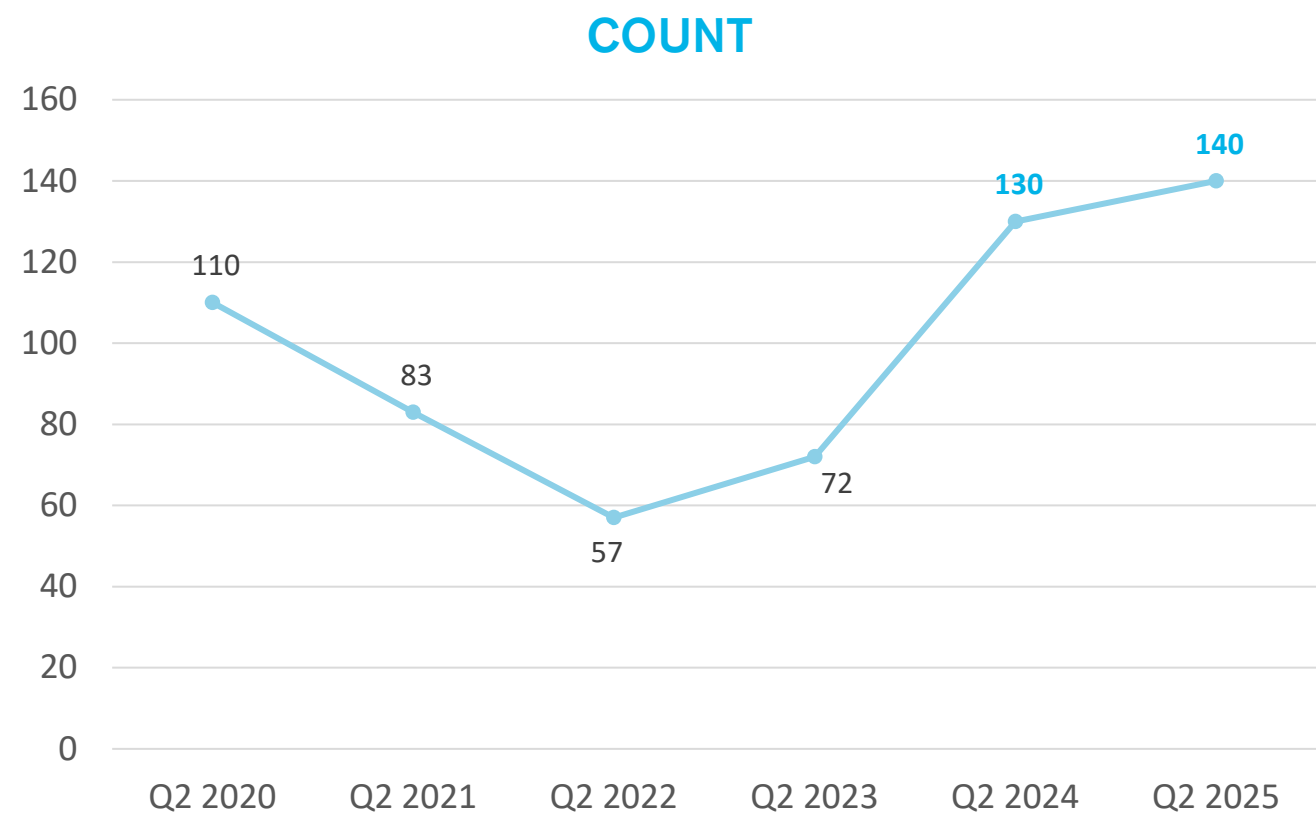


▲ **1.1 Months (28%)**

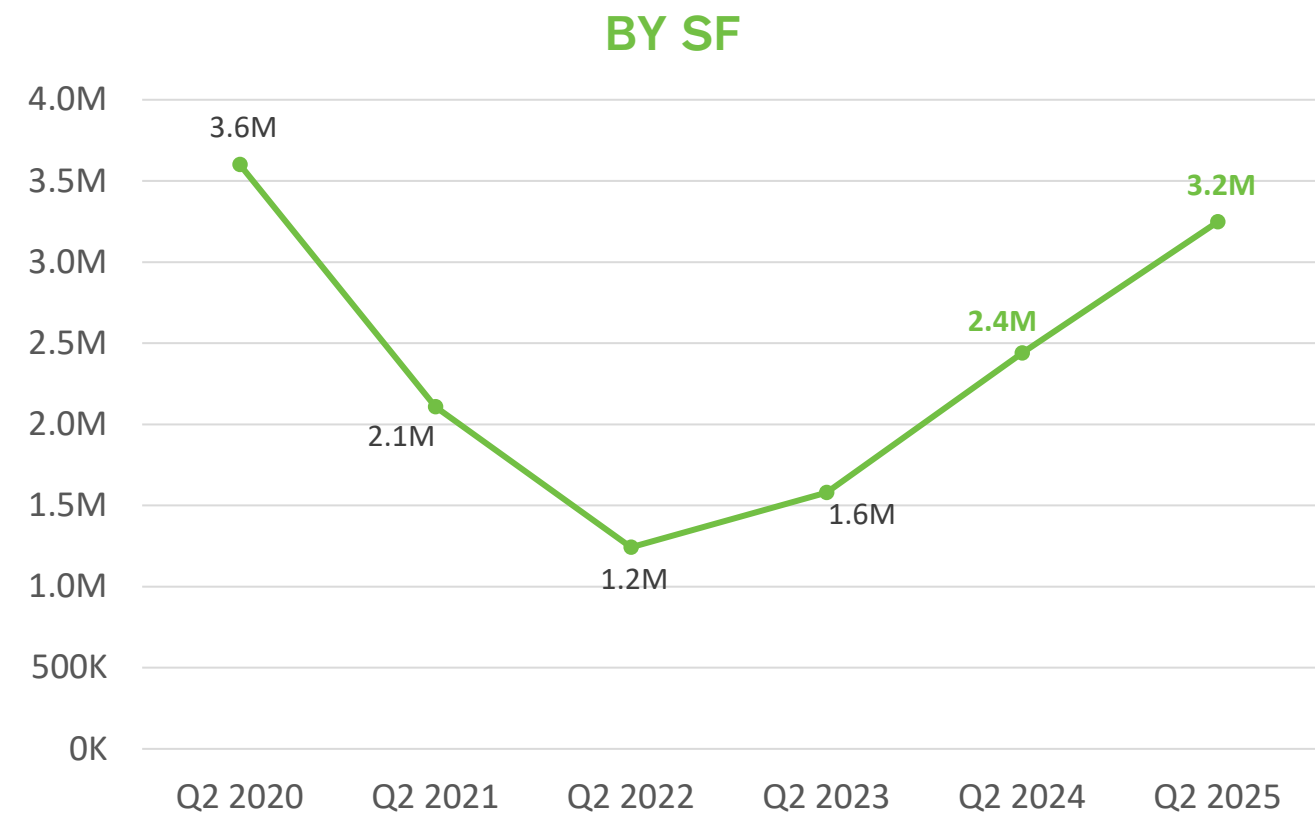
YOY increase in time on market

TOTAL AVAILABLE LISTINGS: SALE

LA EAST



▲ **8%**
YOY increase in number of listings

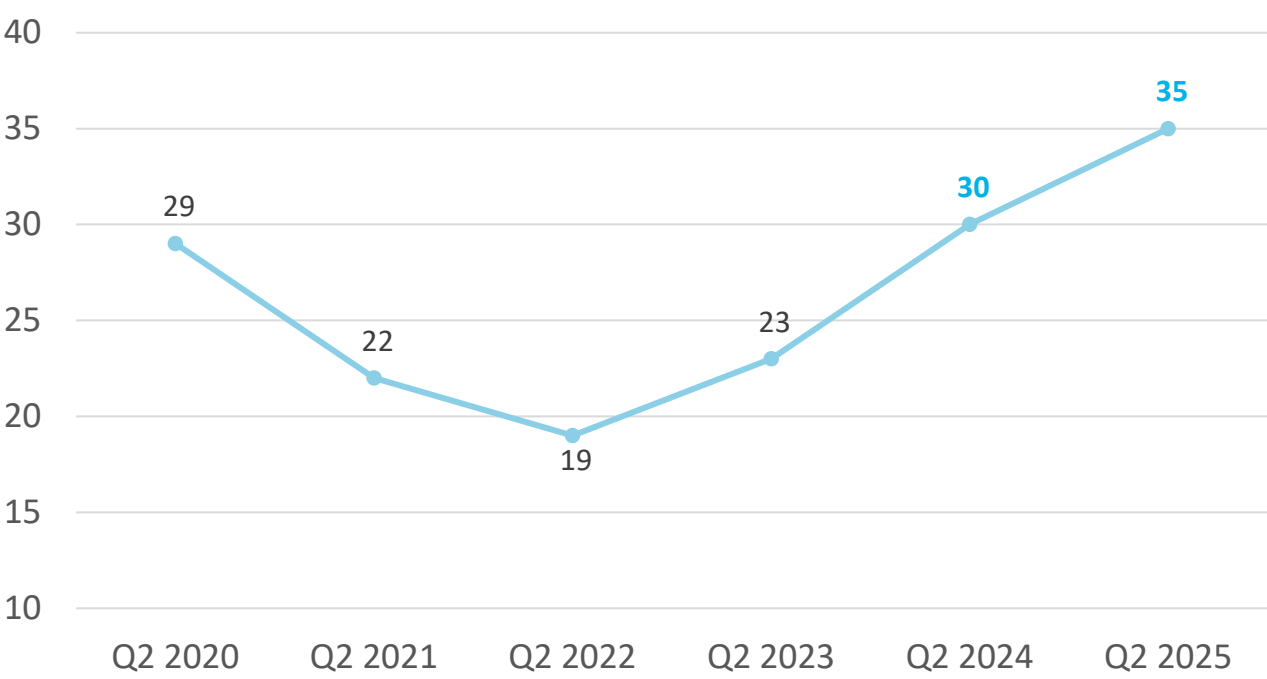


▲ **800K (33%)**
YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

LA EAST

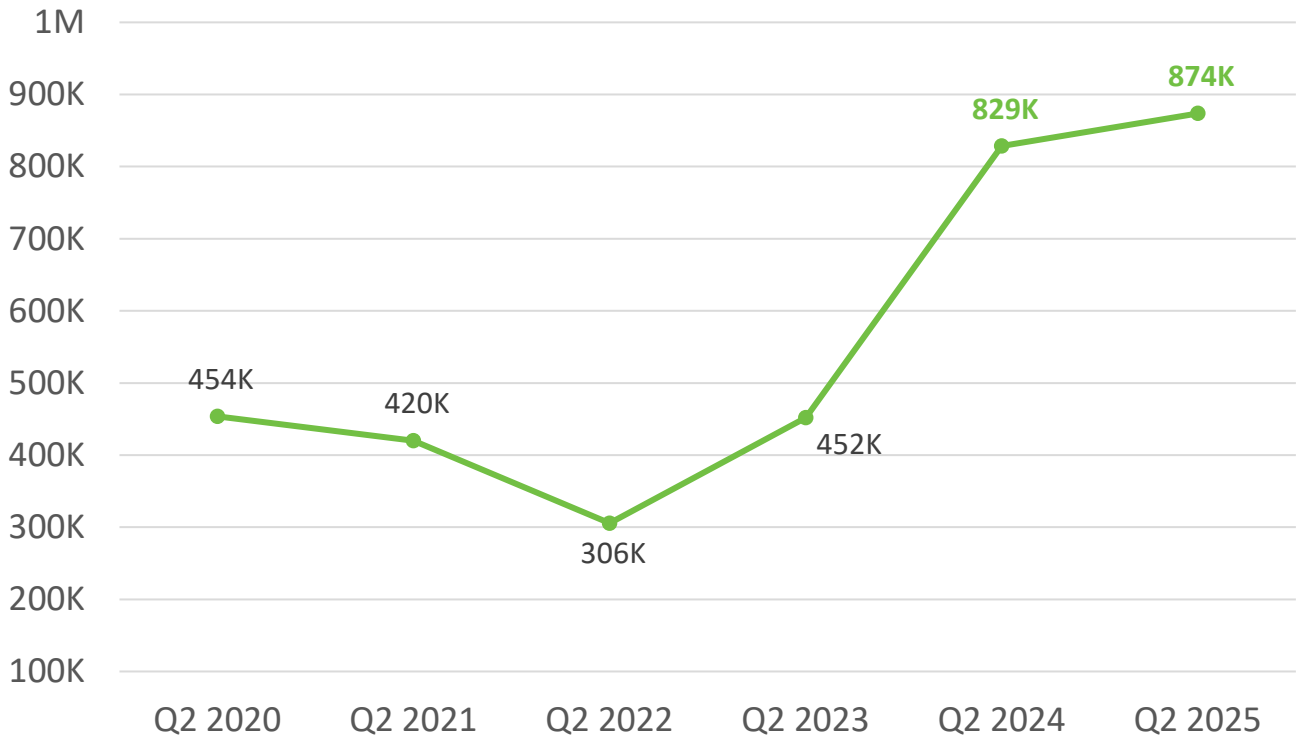
COUNT



▲ 17%

YOY increase in number of listings added

BY SF

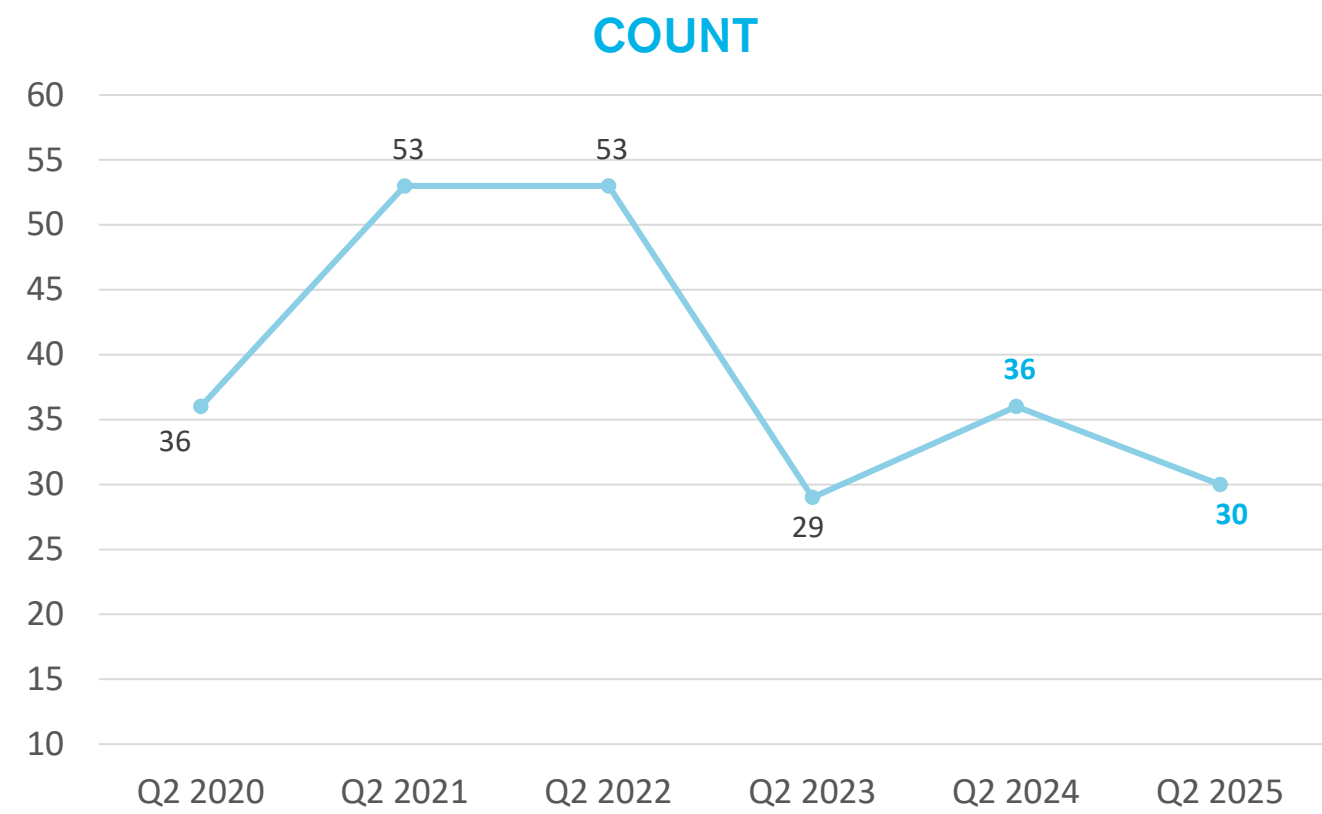


▲ 45K (5%)

YOY increase in SF added

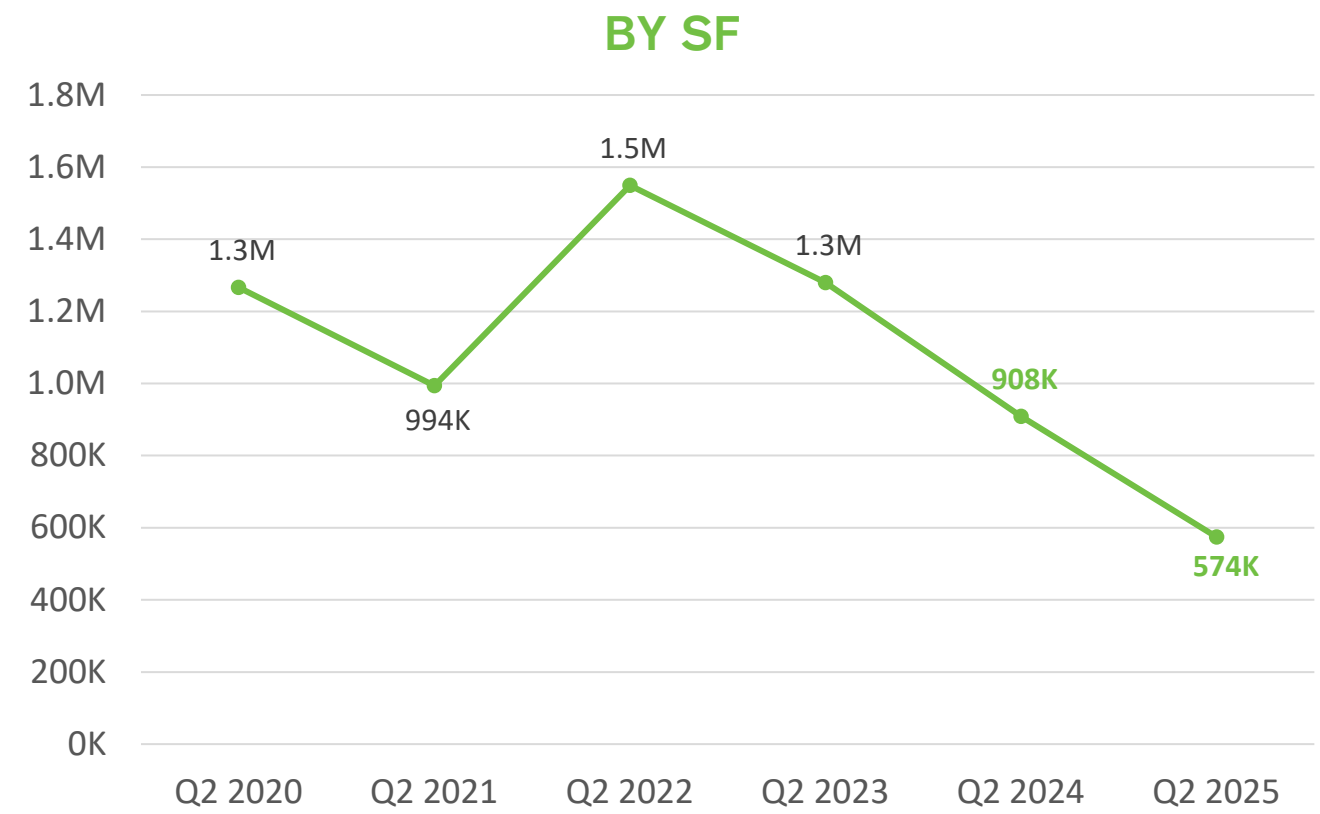
SALE COMPARABLES

LA EAST



▼ **17%**

YOY decrease in number of transactions



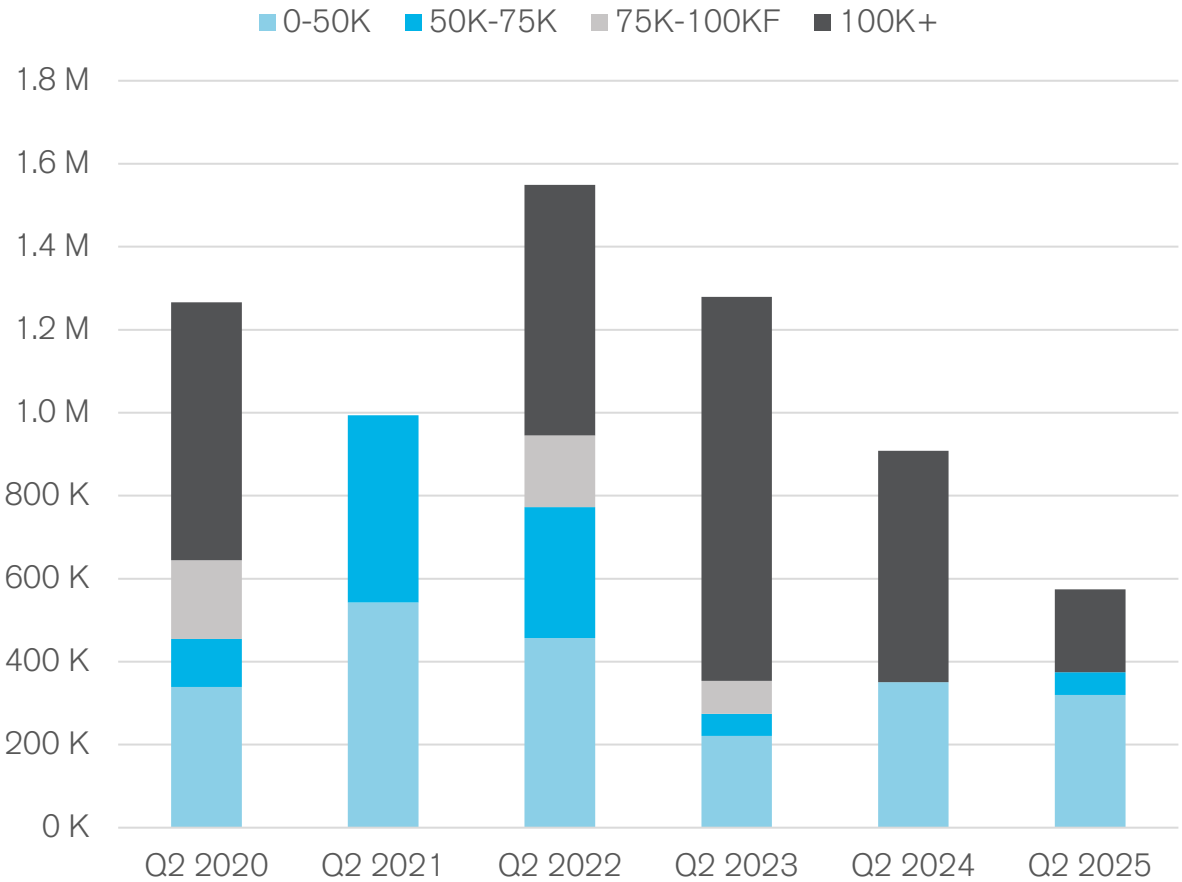
▼ **334K (37%)**

YOY decrease in SF sold

SALE COMPS BY SIZE

LA EAST

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
0-50K	30 339K	46 543K	43 457K	22 221K	33 351K	28 320K
50K-75K	2 116K	7 451K	5 316K	1 53K	0	1 55K
75K-100K	2 189K	0	2 173K	1 79K	0	0
100K+	2 622K	0	3 604K	5 926K	3 557K	1 200K
Grand Total	36 1.3M	53 994K	53 1.5M	29 1.3M	36 908K	30 574K

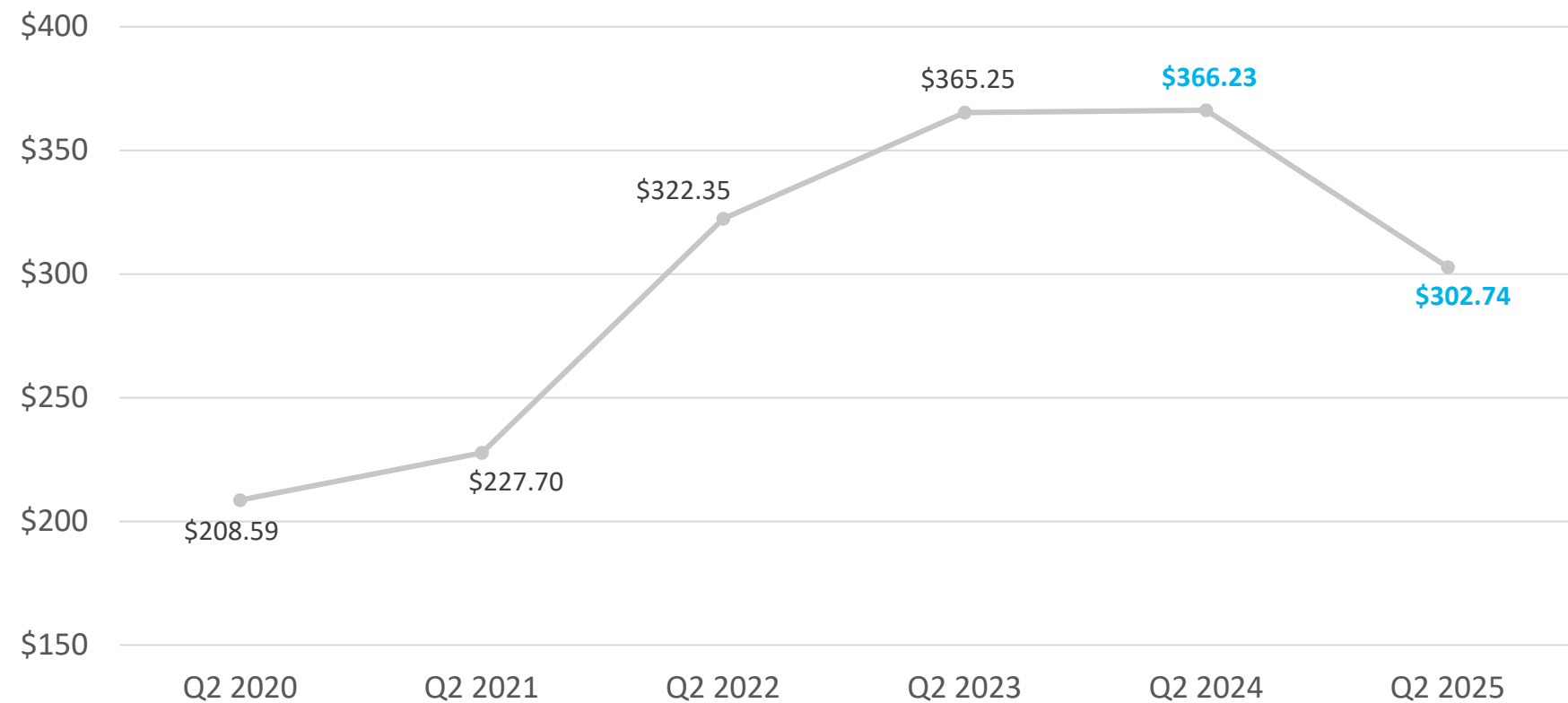


574K SF Sold

Over 320K SF of all SF sold was in buildings 0-50K SF representing 56% of the total transacted square footage

SOLD PRICE/SF

LA EAST



▲ **\$94.15 (45%)**

Increase in average sold price since Q2 2020

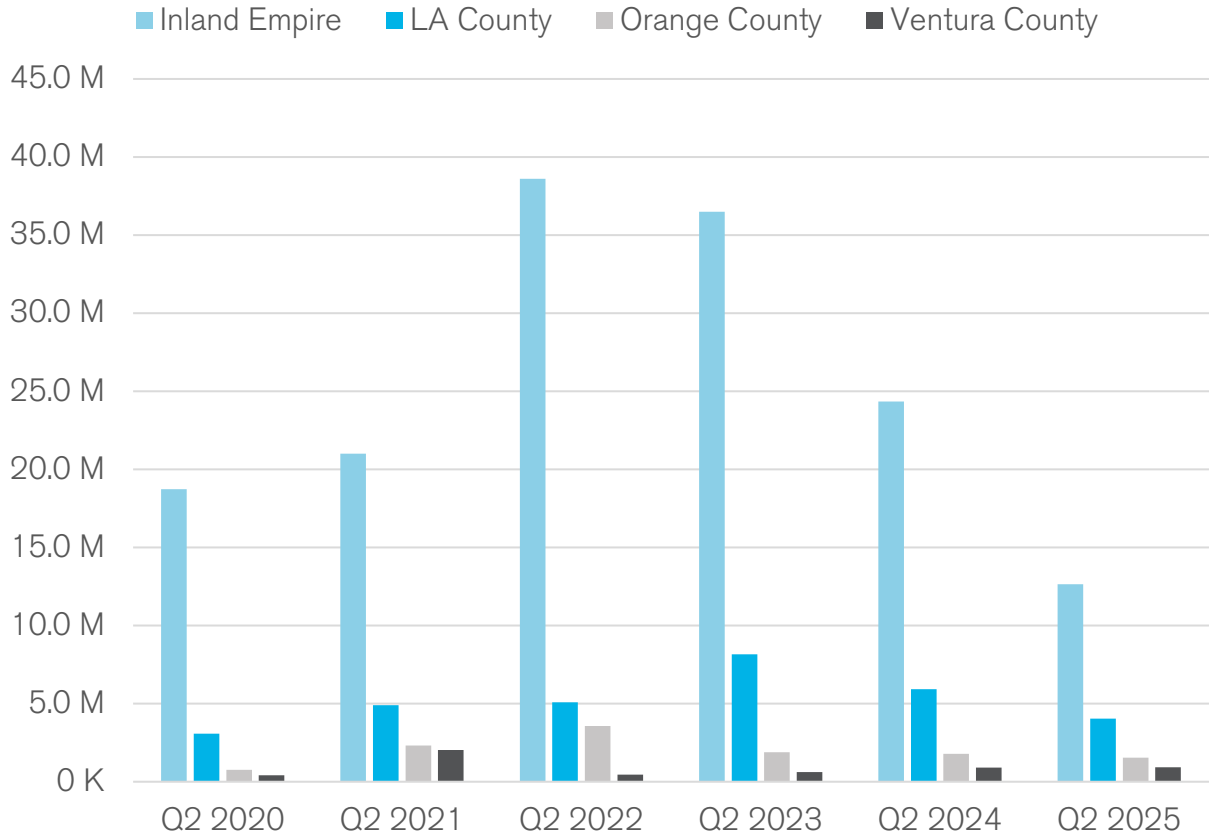
▼ **\$63.49 (17%)**

YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025	YOY % Change
Inland Empire	18.7 M	21.0 M	38.6 M	36.5 M	24.4 M	12.6 M	▼ 48%
LA County	3.1 M	4.9 M	5.1 M	8.2 M	5.9 M	4.0 M	▼ 32%
Orange County	768 K	2.3 M	3.6 M	1.9 M	1.8 M	1.5 M	▼ 13%
Ventura County	408 K	2.0 M	464 K	626 K	898 K	918 K	▲ 2.3%
Total	23.0 M	30.3 M	47.7 M	47.2 M	33.0 M	19.1 M	▼ 42%



▼ 42%

YOY decrease in SF under construction

19.1M SF

Total SF under construction in Q2 2025

438K SF (2%)

Total SF under construction in LA East Q2 2025

DELIVERED/COMPLETED PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	2020	2021	2022	2023	2024	Q1 2025	Q2 2025	Projected
								Q3 2025
Inland Empire	26.3 M	14.9 M	22.1 M	34.7 M	23.1 M	2.3 M	730 K	6 M
LA East	2.1 M	1.3 M	1.4 M	2.0 M	2.5 M	45 K	130 K	59 K
LA MidCounties	48 K	584 K	287 K	23 K	367 K	207 K	0	381 K
LA Central	767 K	89 K	849 K	281 K	1.2 M	141 K	0	206 K
South Bay	724 K	851 K	1.5 M	1.6 M	969 K	1.1 M	581 K	609 K
LA Northwest	697 K	1.0 M	606 K	354 K	479 K	107 K	650 K	391 K
Orange County	1.5 M	459 K	1.9 M	3.1 M	1.4 M	646 K	569 K	663 K
Ventura County	281 K	2.3 M	345 K	427 K	322 K	402 K	0	180 K
Total	32.4 M	21.5 M	29.0 M	42.5 M	30.3 M	4.9 M	2.7 M	8.5 M

2.7M SF

Total delivered construction in Q2 2025

130K SF

Total delivered construction in LA East in Q2 2025

8.5M SF

Projected to be delivered in Q3 2025