

Q1 2025 RESEARCH REPORT

SOUTH BAY

CONTENTS

SOUTH BAY COVERAGE AREA

DIRECT LEASE

Existing Available Listings
New Listings Added
Under Construction Available Listings
Proposed Available Listings
Direct Lease Transactions
Direct Lease Transactions by Size
Avg Asking Rate – Total Available Listings (Gross)
Avg Asking Rate – Total Available Listings (Net)

SUBLEASE

Total Available Listings
Sublease Transactions
Sublease Transactions by Size
Transactions Average Months on Market: Comparison

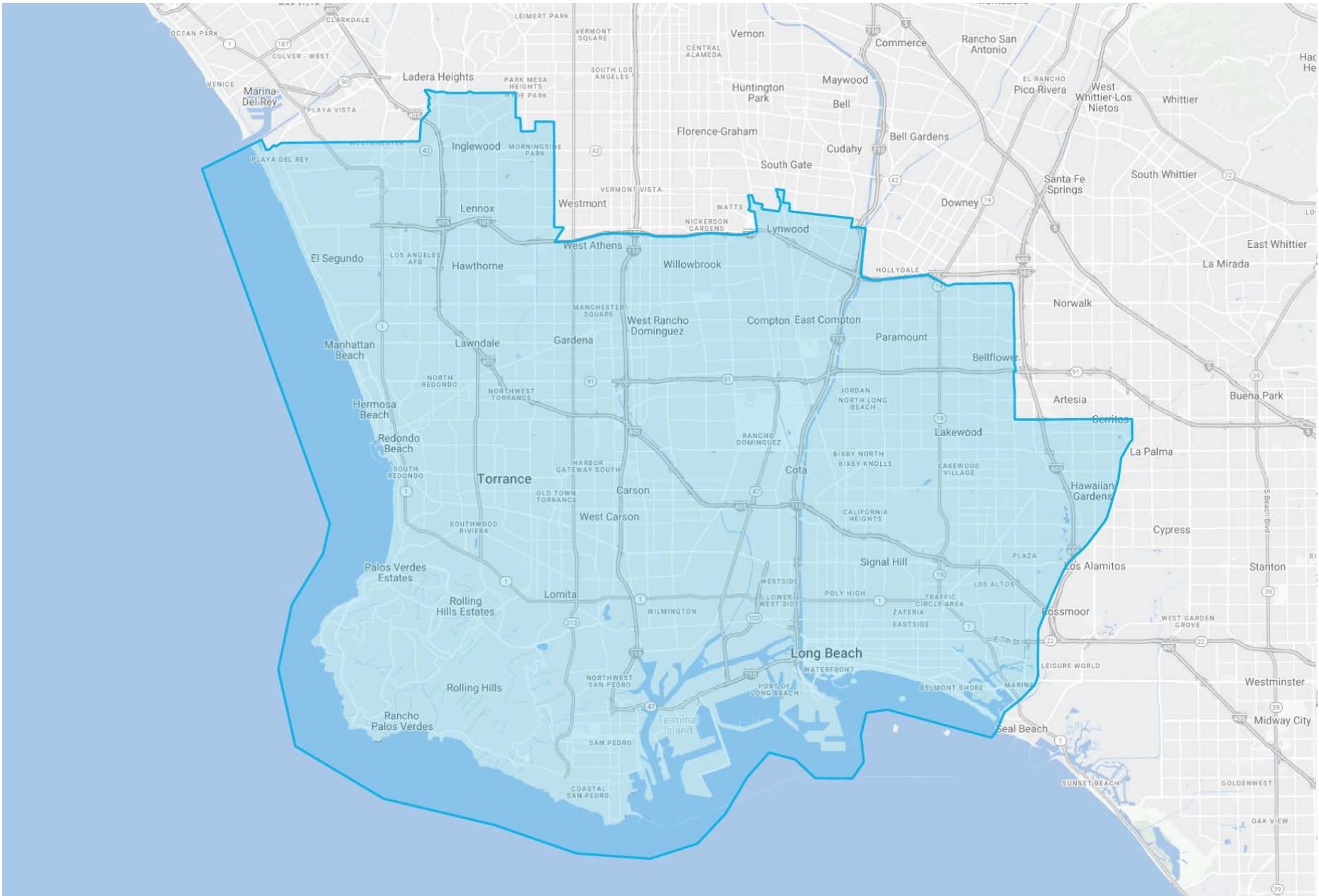
SALE

Total Available Listings
New Listings Added
Sale Comparables
Sale Comparables by Size
Sale Comparables – Avg Price

UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

SOUTH BAY COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

3,600

Listings across 68K
Properties in South Bay

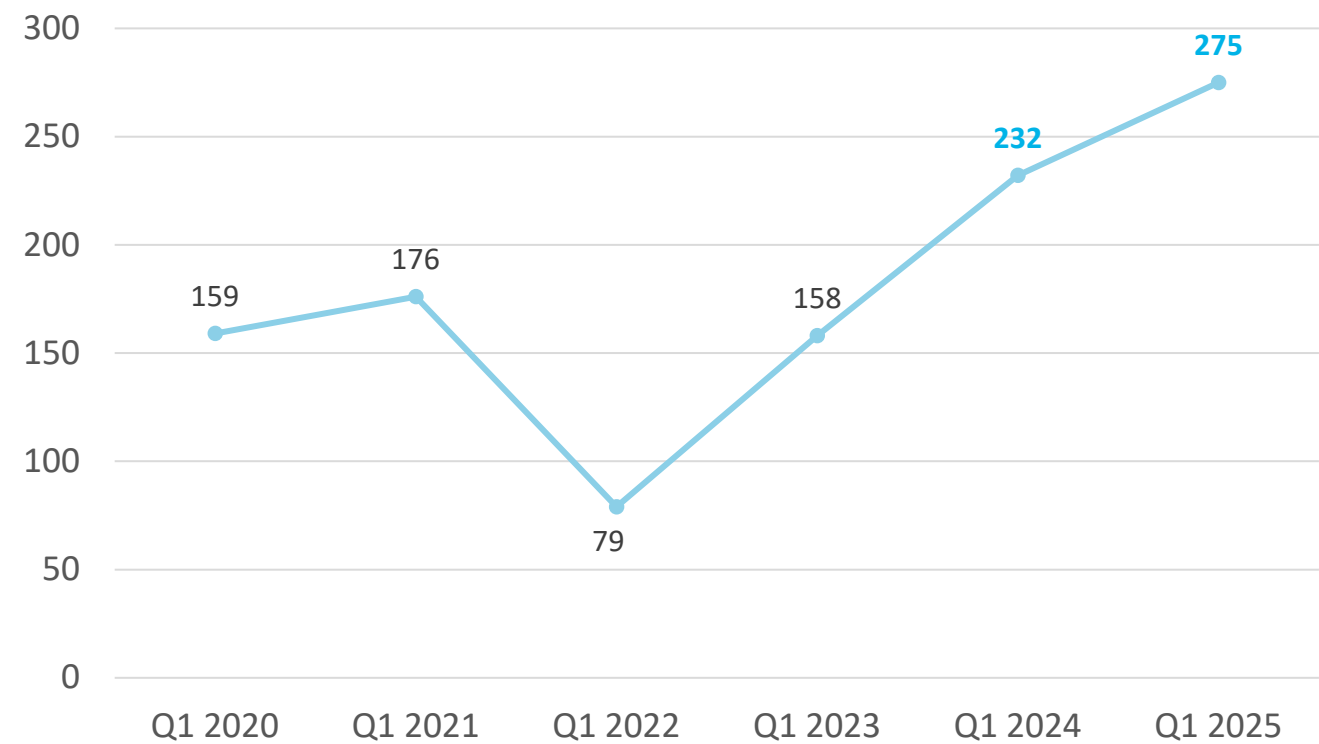
37K

Listings across 418K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

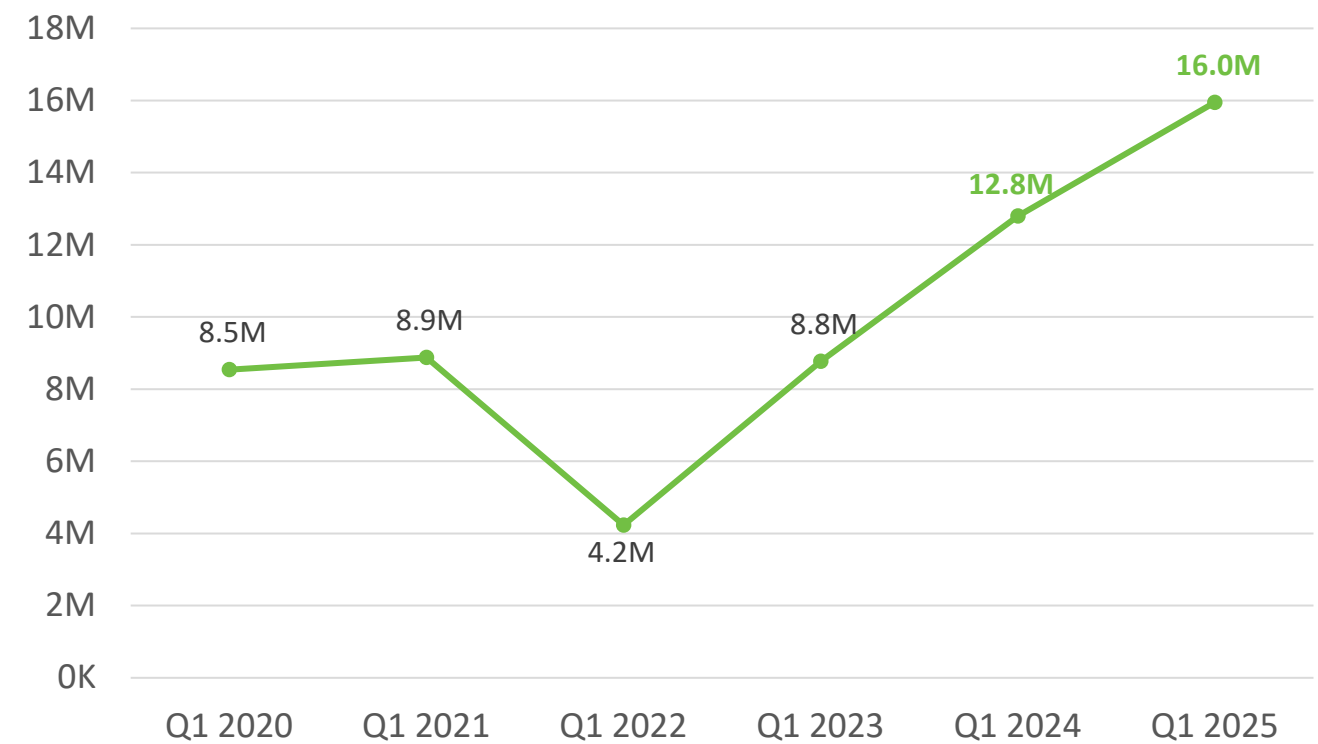
COUNT



▲ 19%

YOY increase in number of listings

BY SF

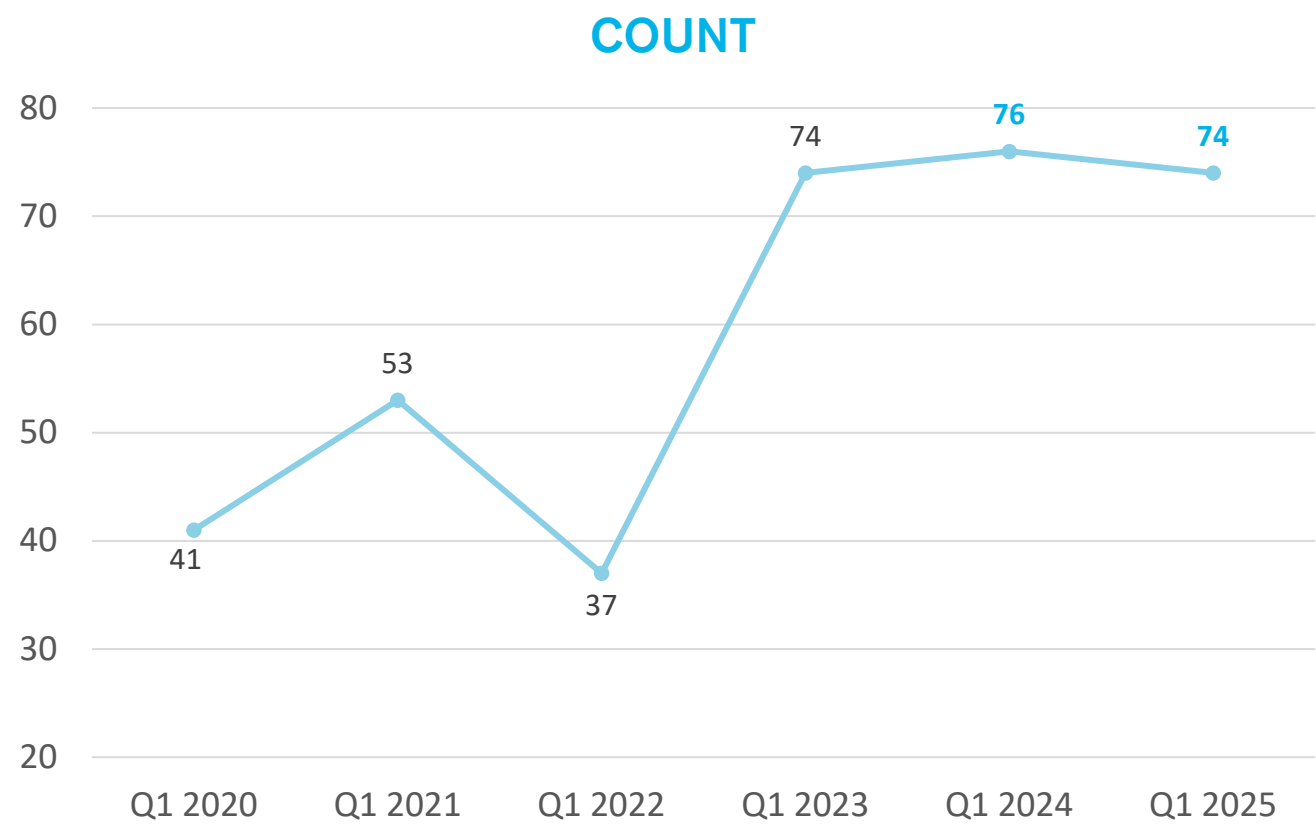


▲ 3.2M (25%)

YOY increase in SF of listings

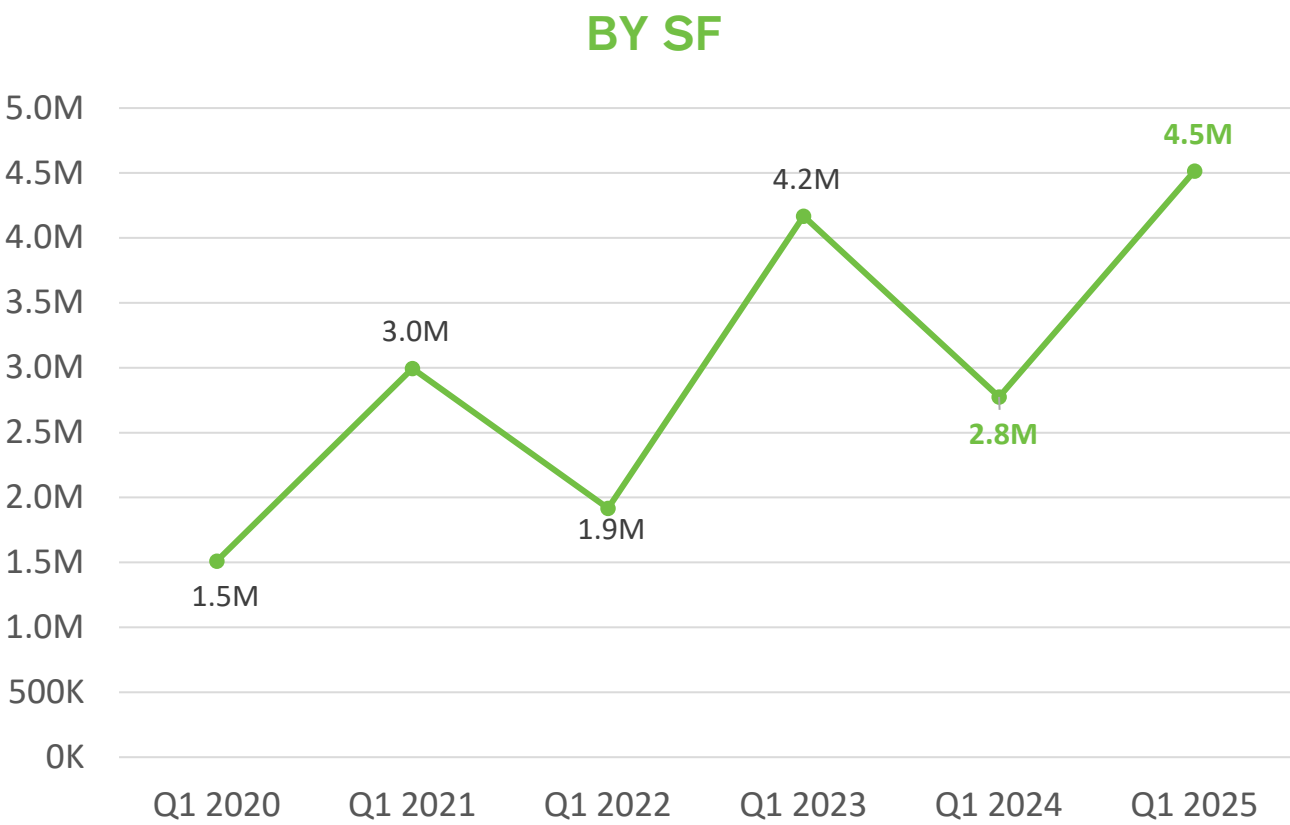
NEW LISTINGS ADDED: DIRECT LEASE

SOUTH BAY



▼ **3%**

YOY decrease in number of listings added

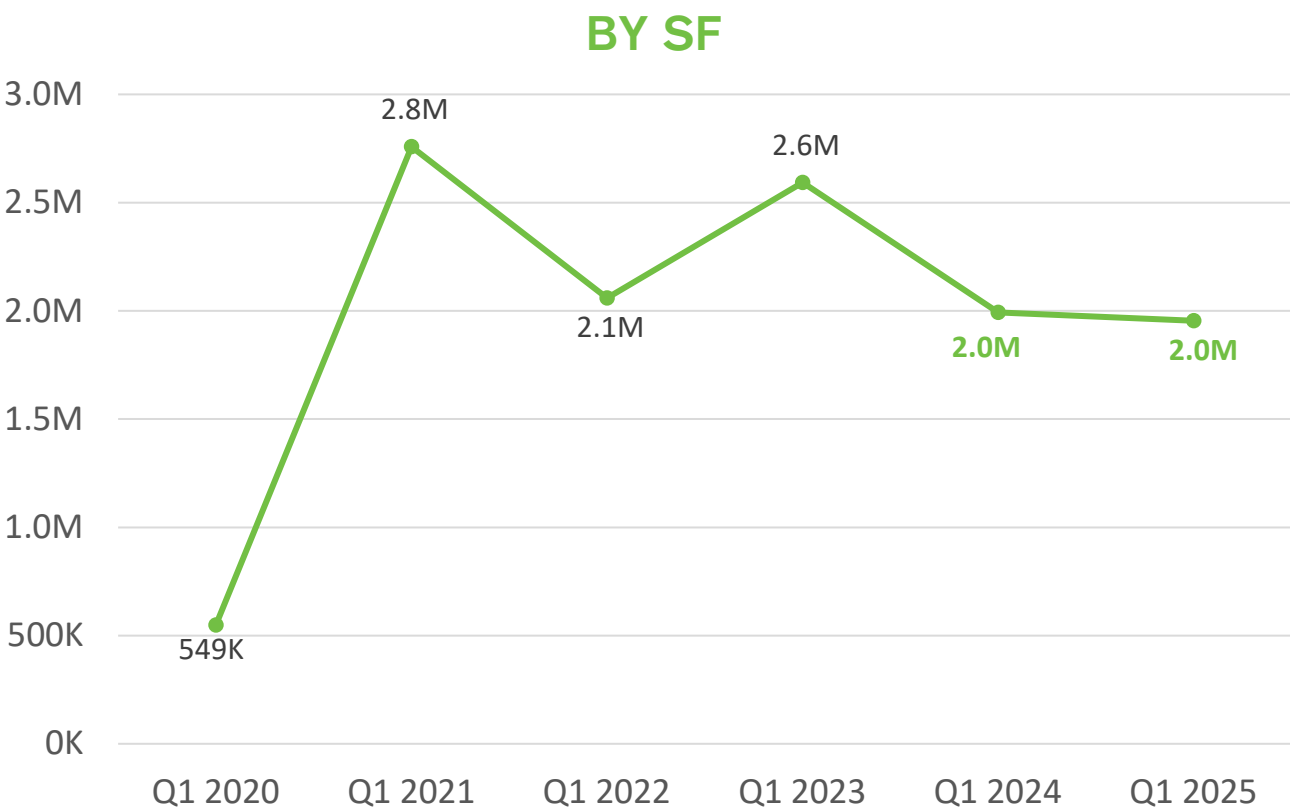
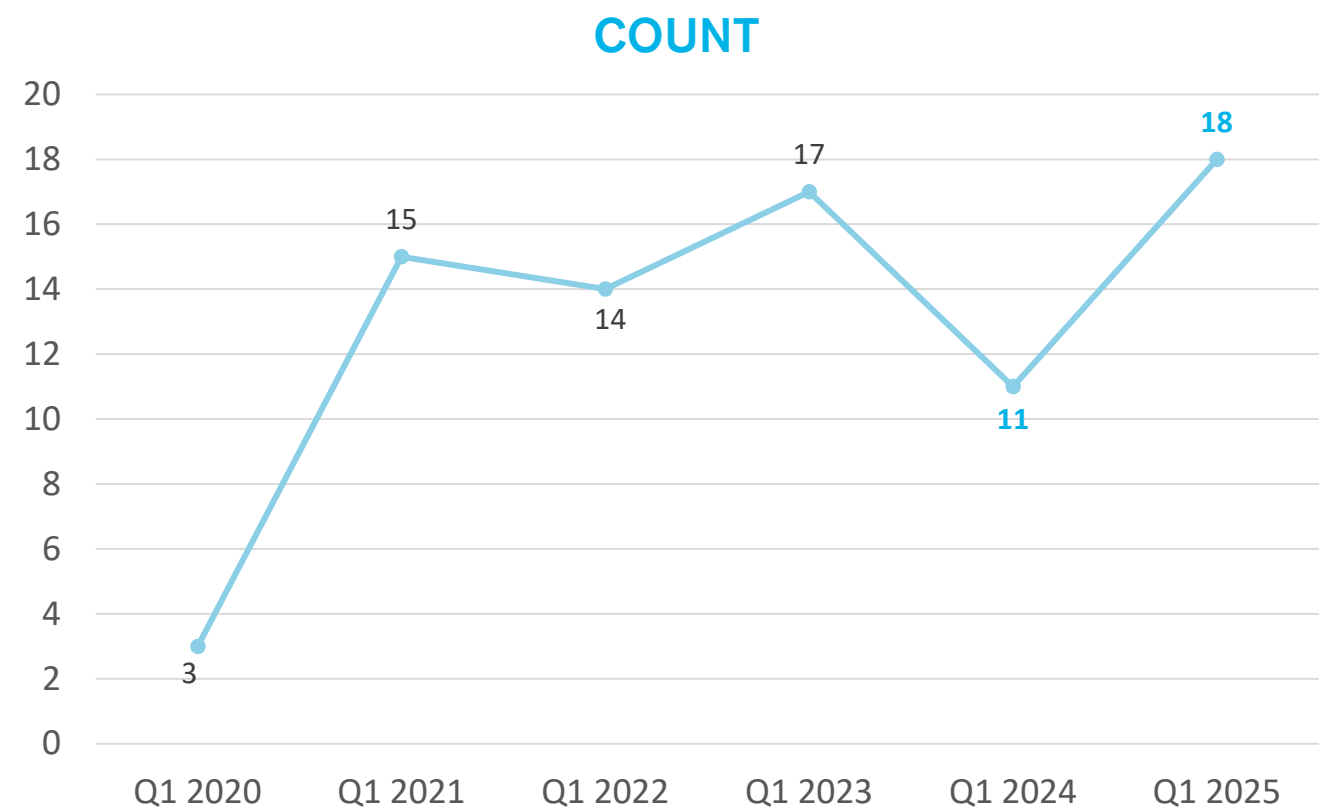


▲ **1.7M (61%)**

YOY increase in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY



▲ 64%

YOY increase in number of listings

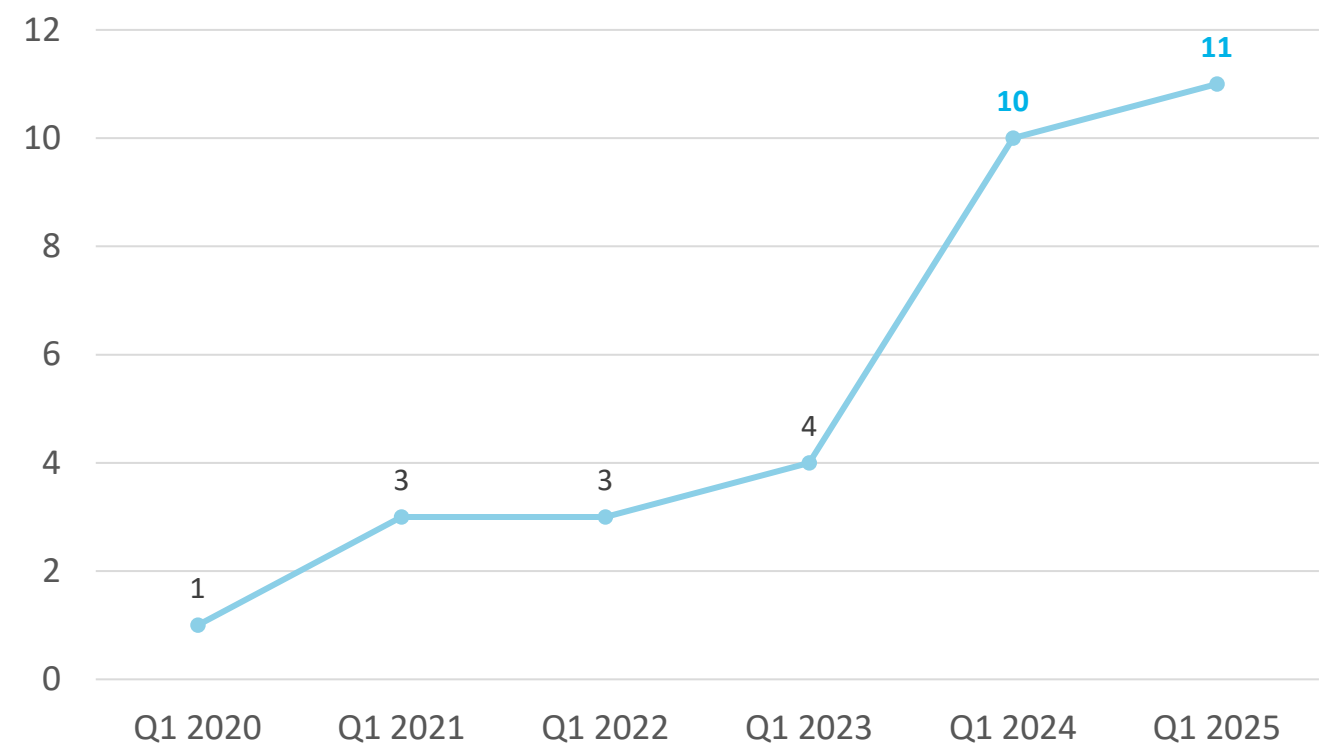
0

YOY change in SF of listings

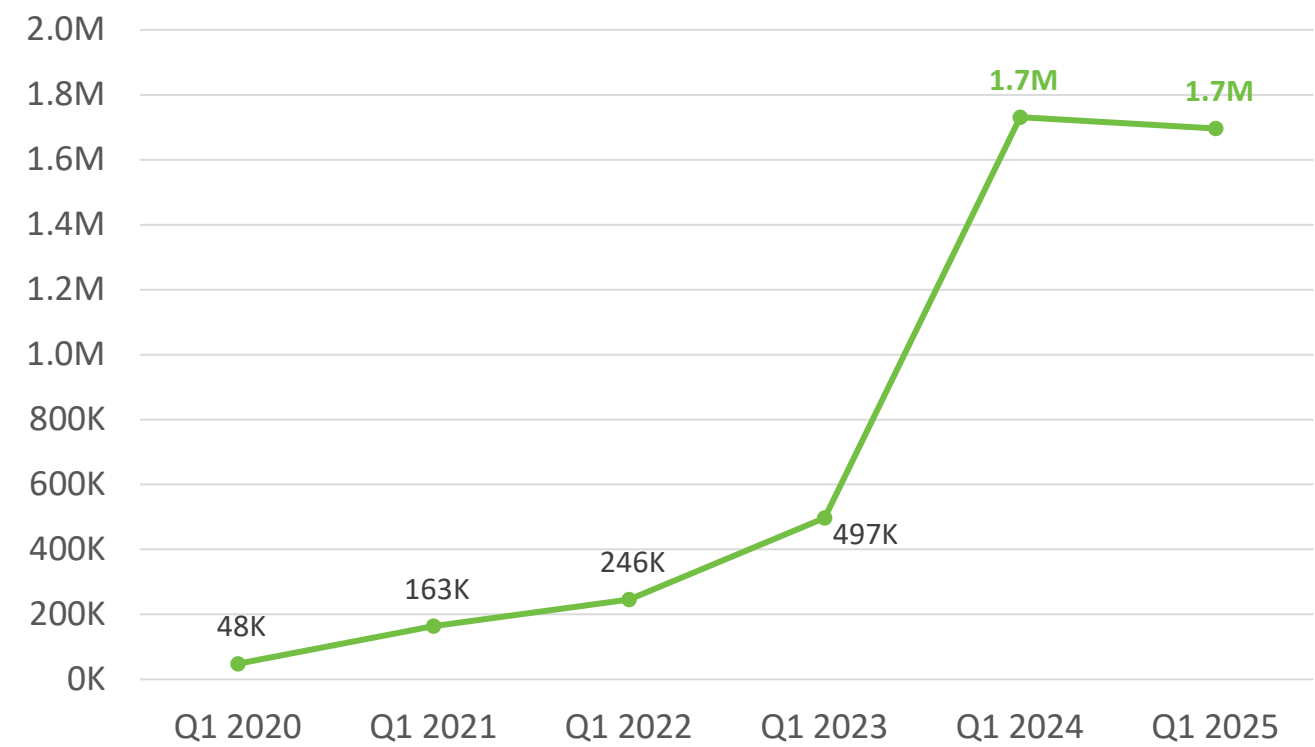
PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

COUNT



BY SF



▲ 10%

YOY increase in number of listings

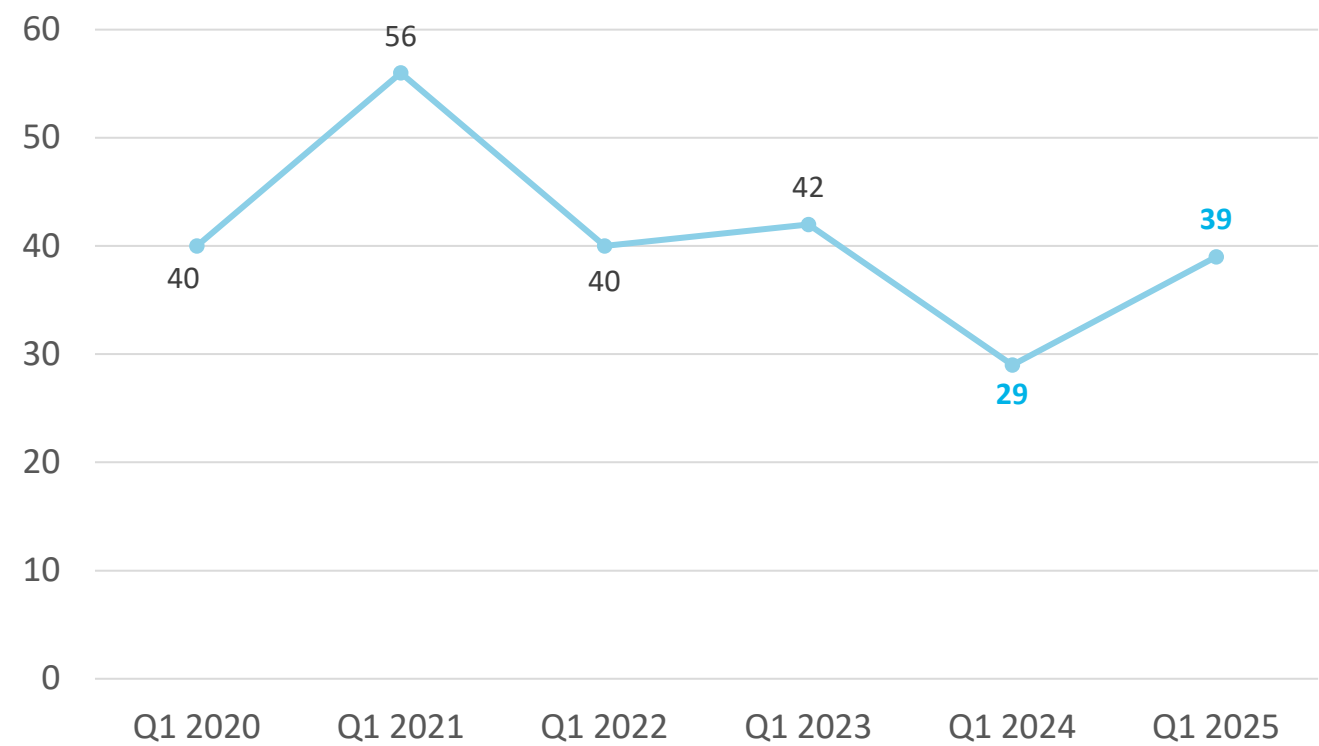
0

YOY change in SF of listings

TRANSACTIONS: DIRECT LEASE

SOUTH BAY

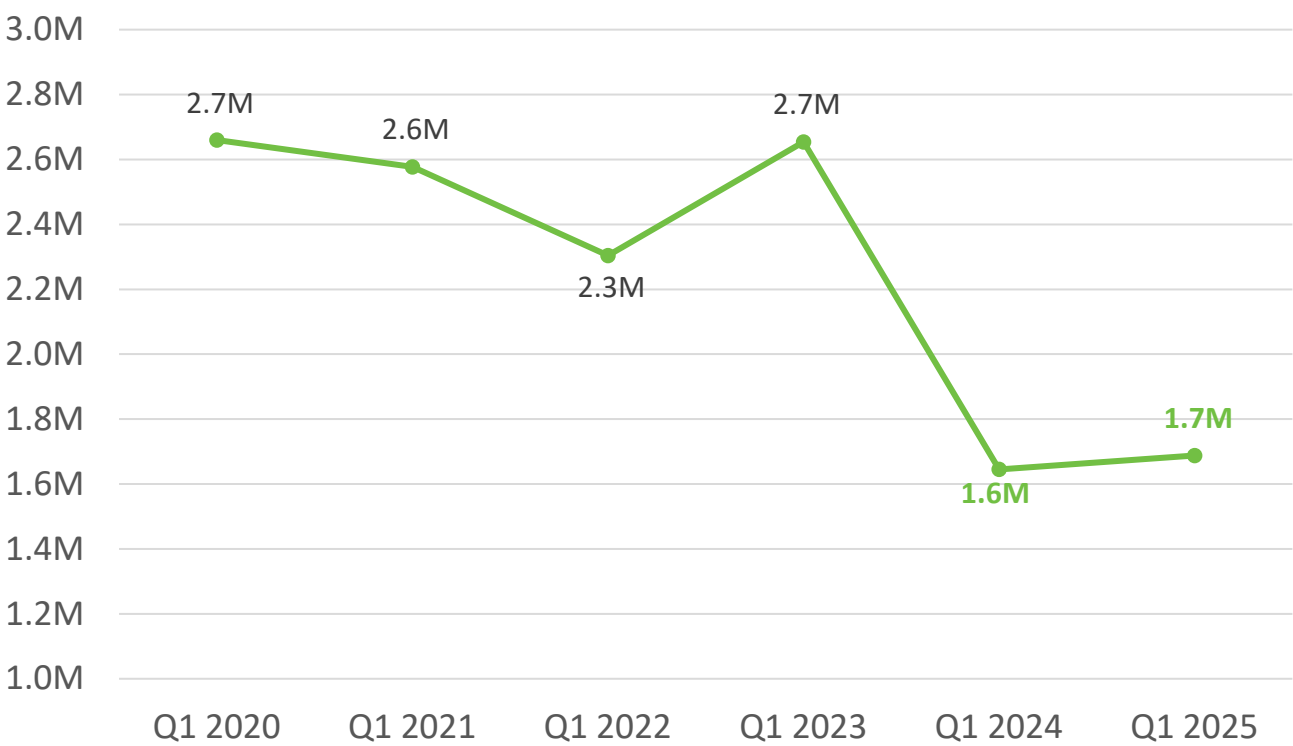
COUNT



▲ 34%

YOY increase in number of transactions

BY SF



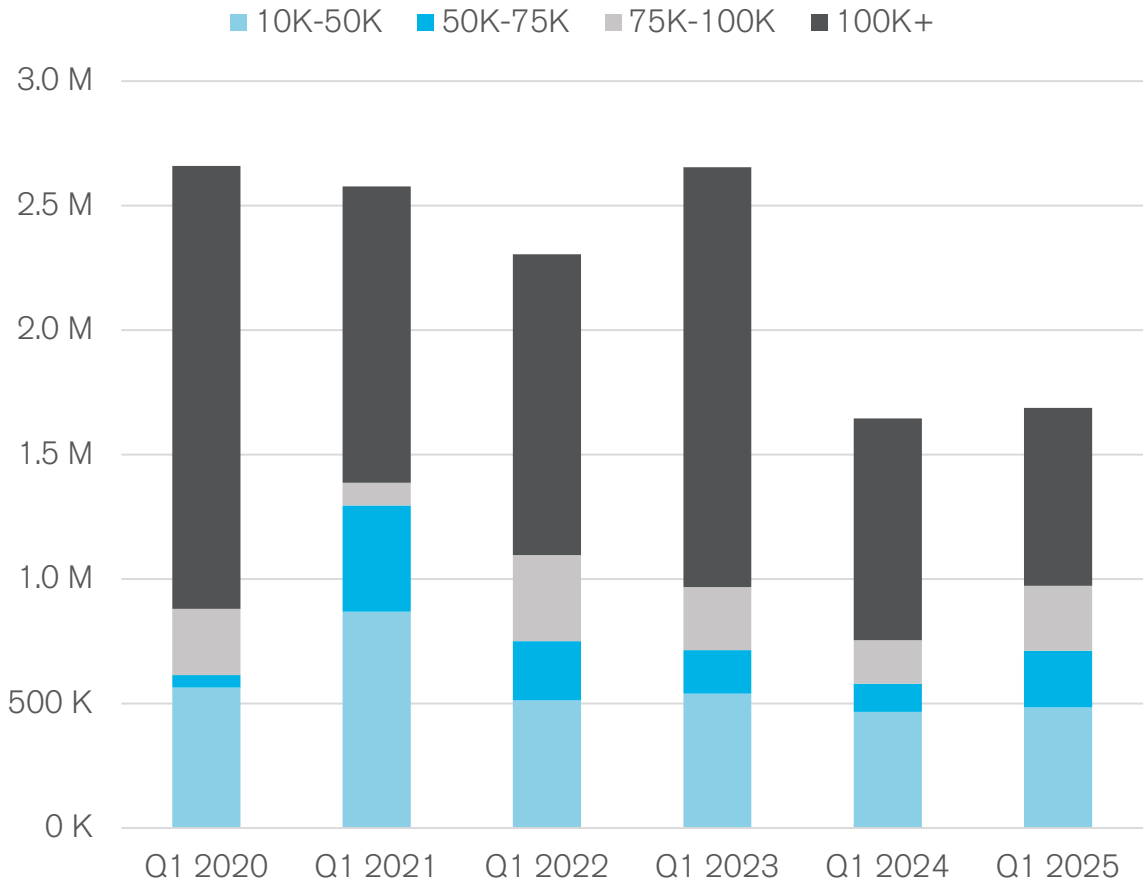
▲ 100K (6%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025
10K-50K	29 564K	42 869K	23 513K	26 540K	21 467K	27 484K
50K-75K	1 50K	7 426K	4 238K	3 175K	2 113K	4 228K
75K-100K	3 266K	1 92K	4 346K	3 253K	2 174K	3 261K
100K+	7 1.8M	6 1.2M	9 1.2M	10 1.7M	4 890K	5 714K
Grand Total	40 2.7M	56 2.6M	40 2.3M	42 2.7M	29 1.6M	39 1.7M

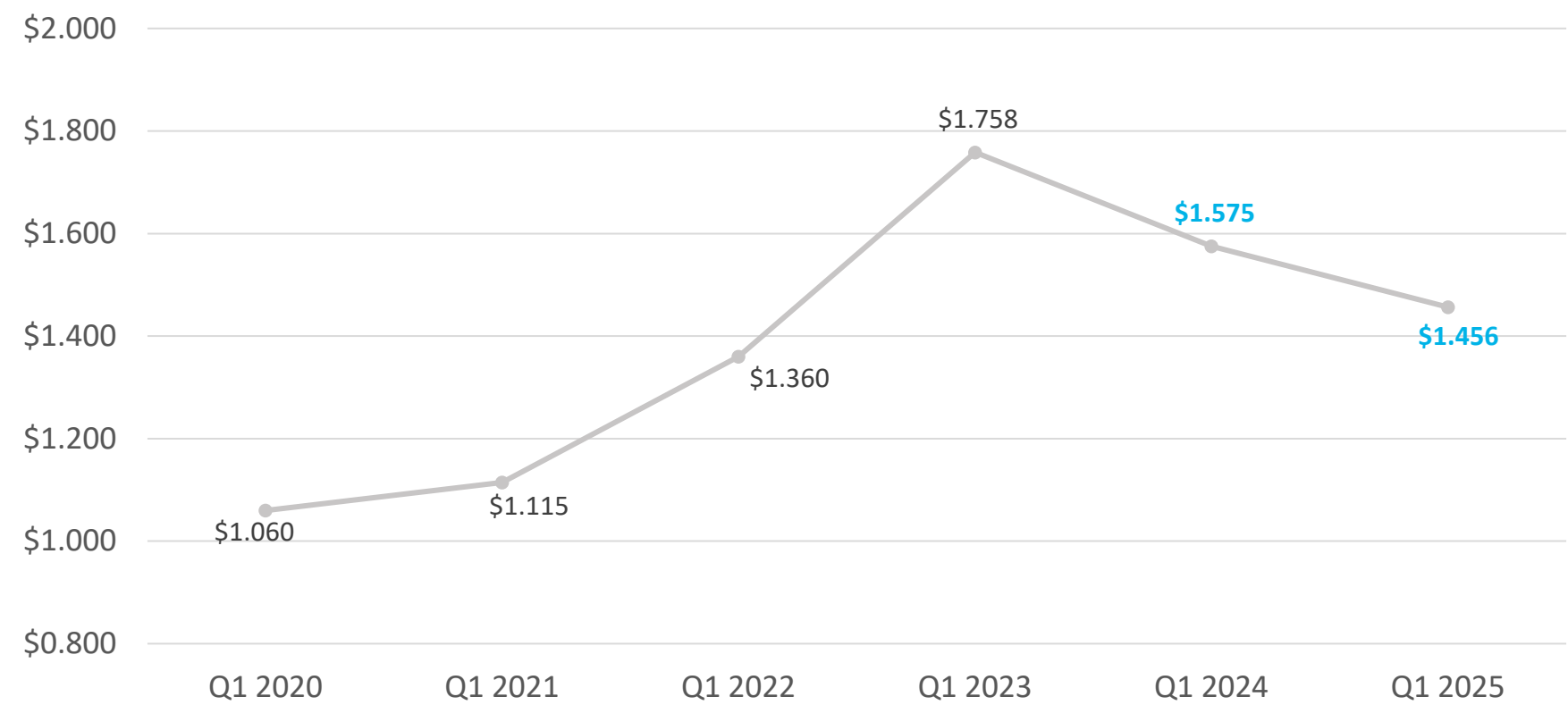


1.7M SF Transacted

Over 714K SF of all transacted SF was in buildings 100K+ SF representing 42% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

SOUTH BAY



▲ **\$0.40 (37%)**

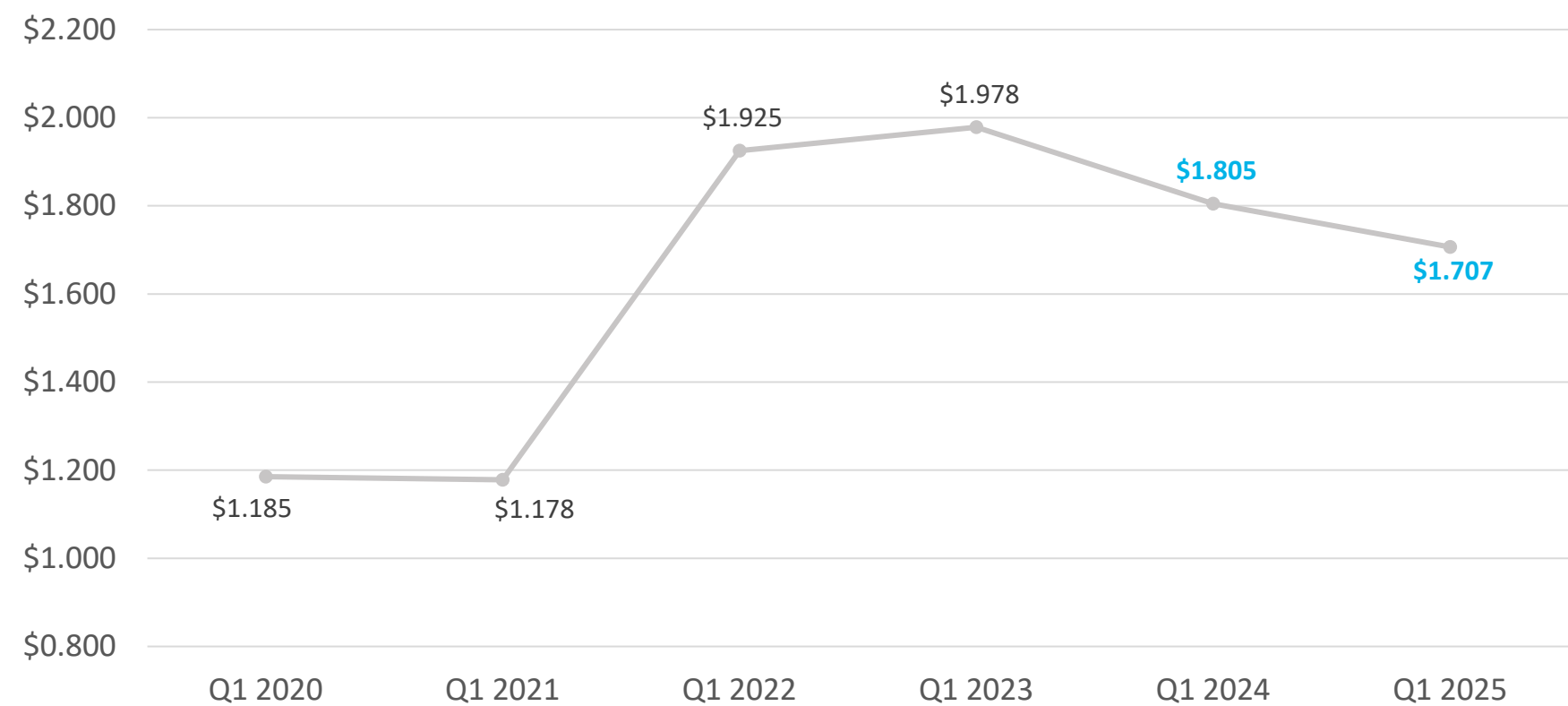
Increase in average asking rate since Q1 2020

▼ **\$0.12 (8%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

SOUTH BAY



▲ **\$0.52 (44%)**

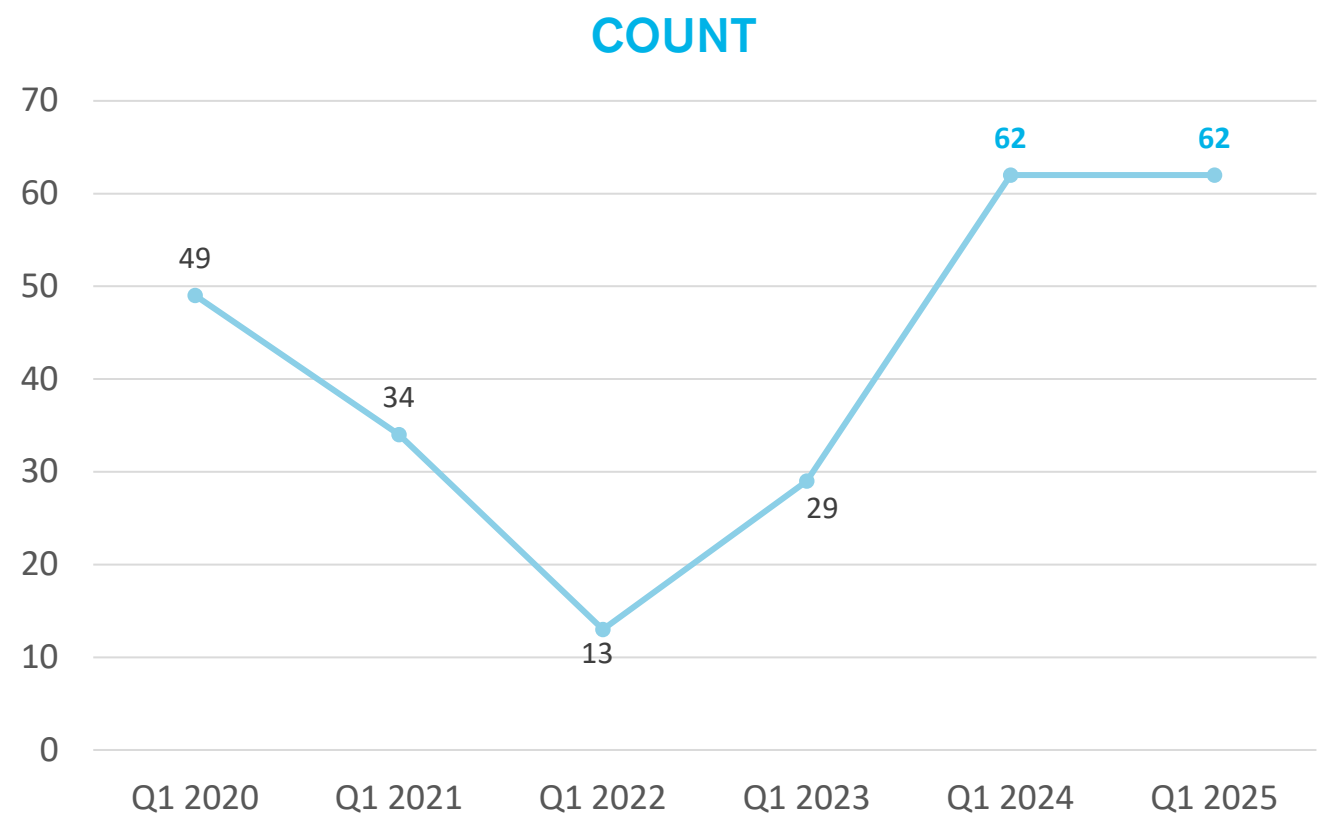
Increase in average asking rate since Q1 2020

▼ **\$0.10 (5%)**

YOY decrease in average asking rate

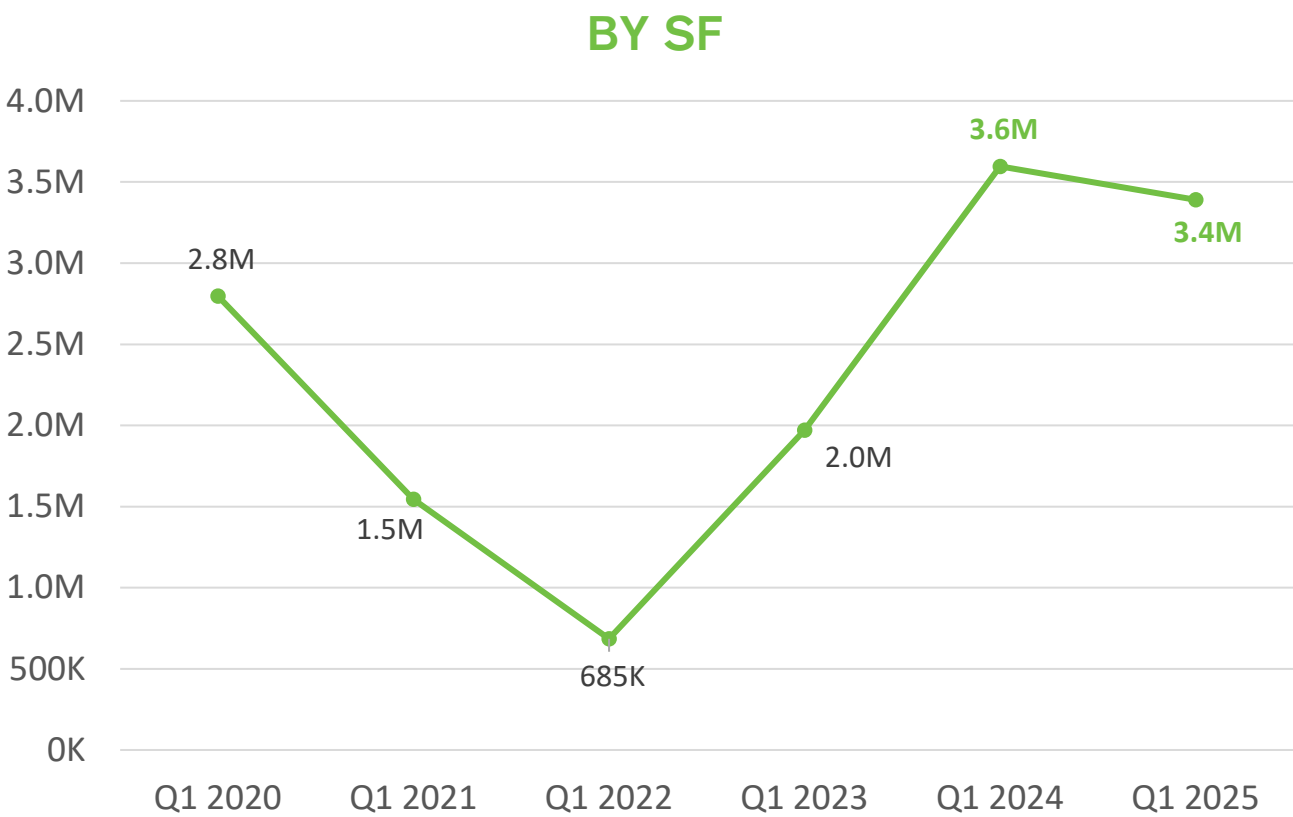
TOTAL AVAILABLE LISTINGS: SUBLEASE

SOUTH BAY



0

YOY change in number of listings

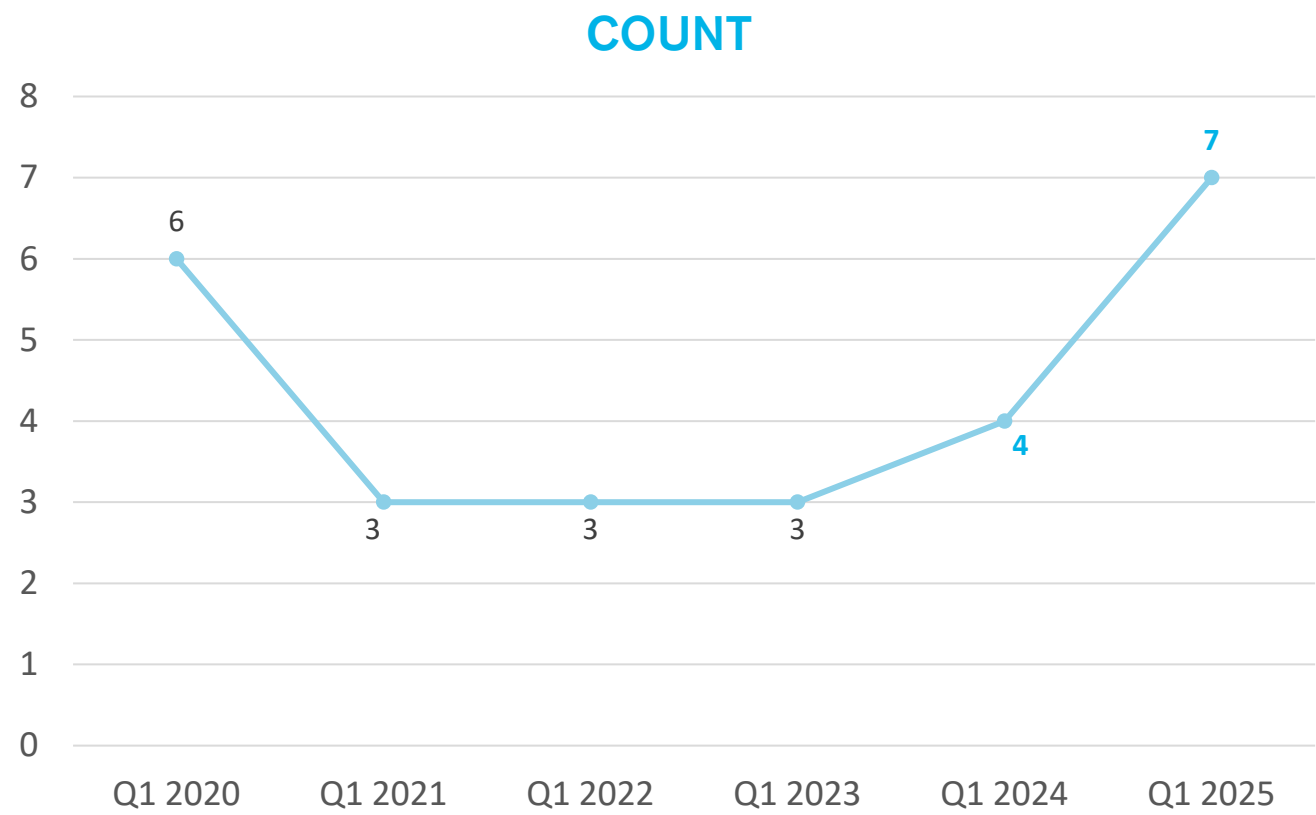


200K (6%)

YOY decrease in SF of listings

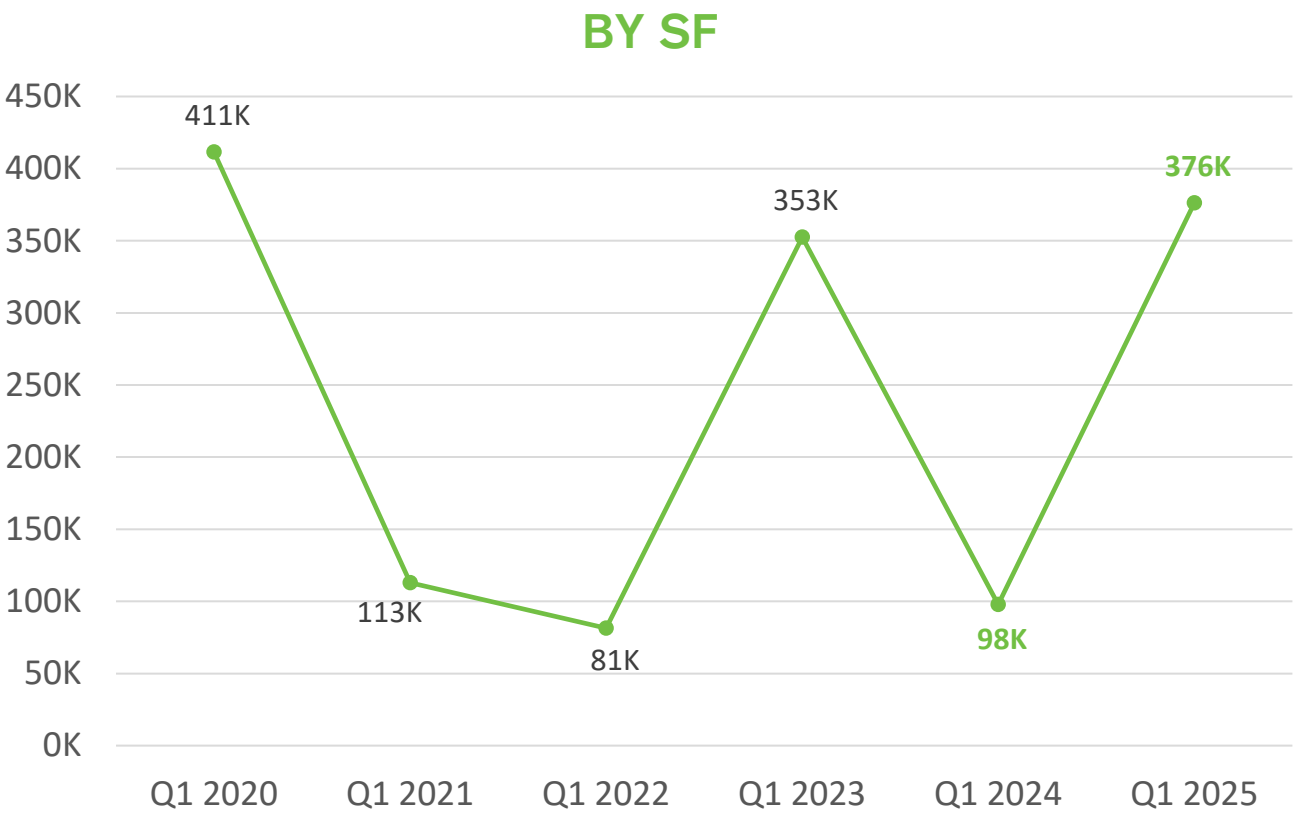
TRANSACTIONS: SUBLEASE

SOUTH BAY



▲ **75%**

YOY increase in number of transactions



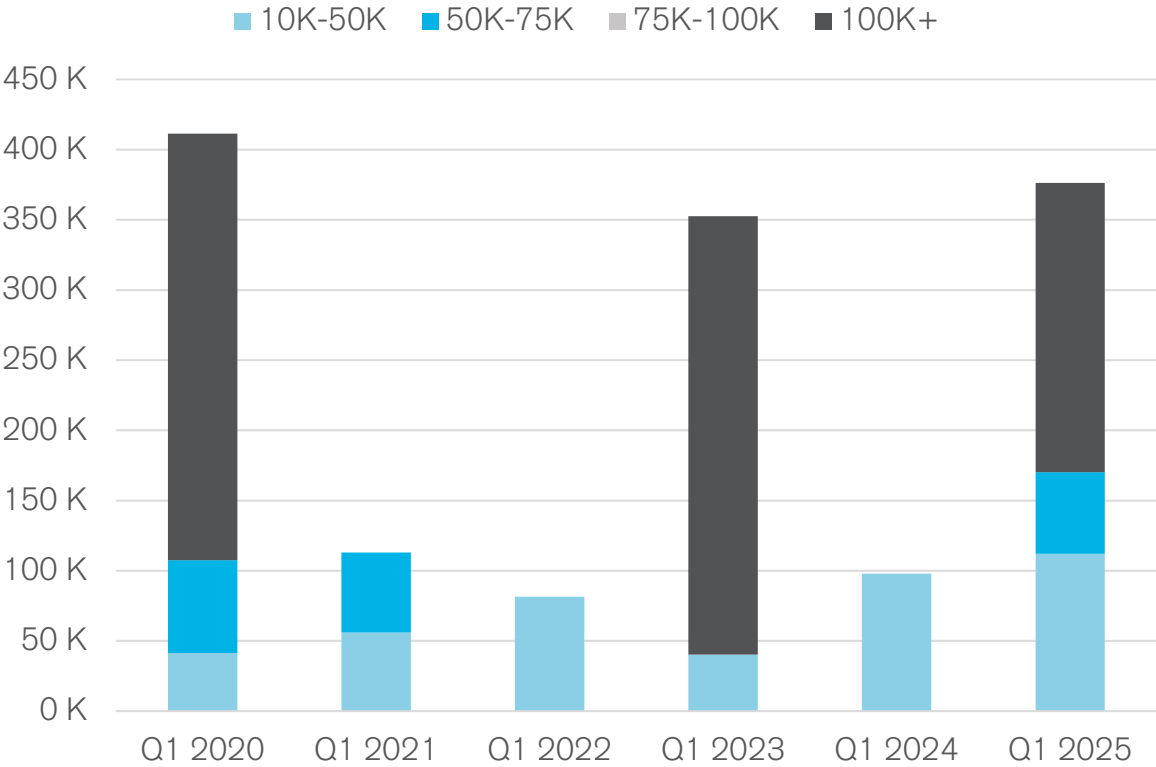
▲ **278K (284%)**

YOY increase in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

SOUTH BAY

	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025
10K-50K	3 41K	2 56K	3 81K	2 40K	4 98K	5 112K
50K-75K	1 66K	1 57K	0	0	0	1 58K
75K-100K	0	0	0	0	0	0
100K+	2 304K	0	0	1 312K	0	1 206K
Grand Total	6 411K	3 113K	3 81K	3 353K	4 98K	7 376K

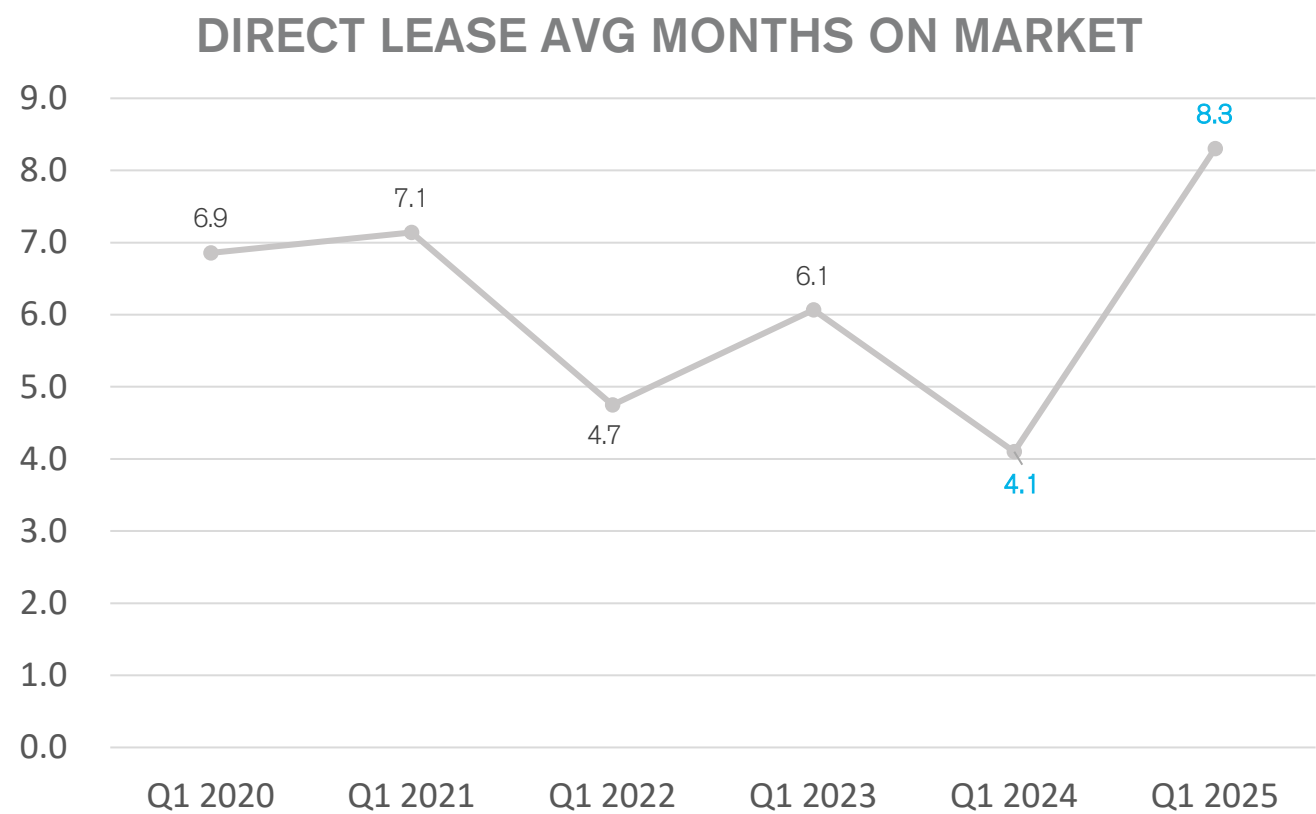


376K SF Subleased

Nearly 206K SF of all subleased SF was in buildings 100K+ SF representing 55% of the total subleased square footage

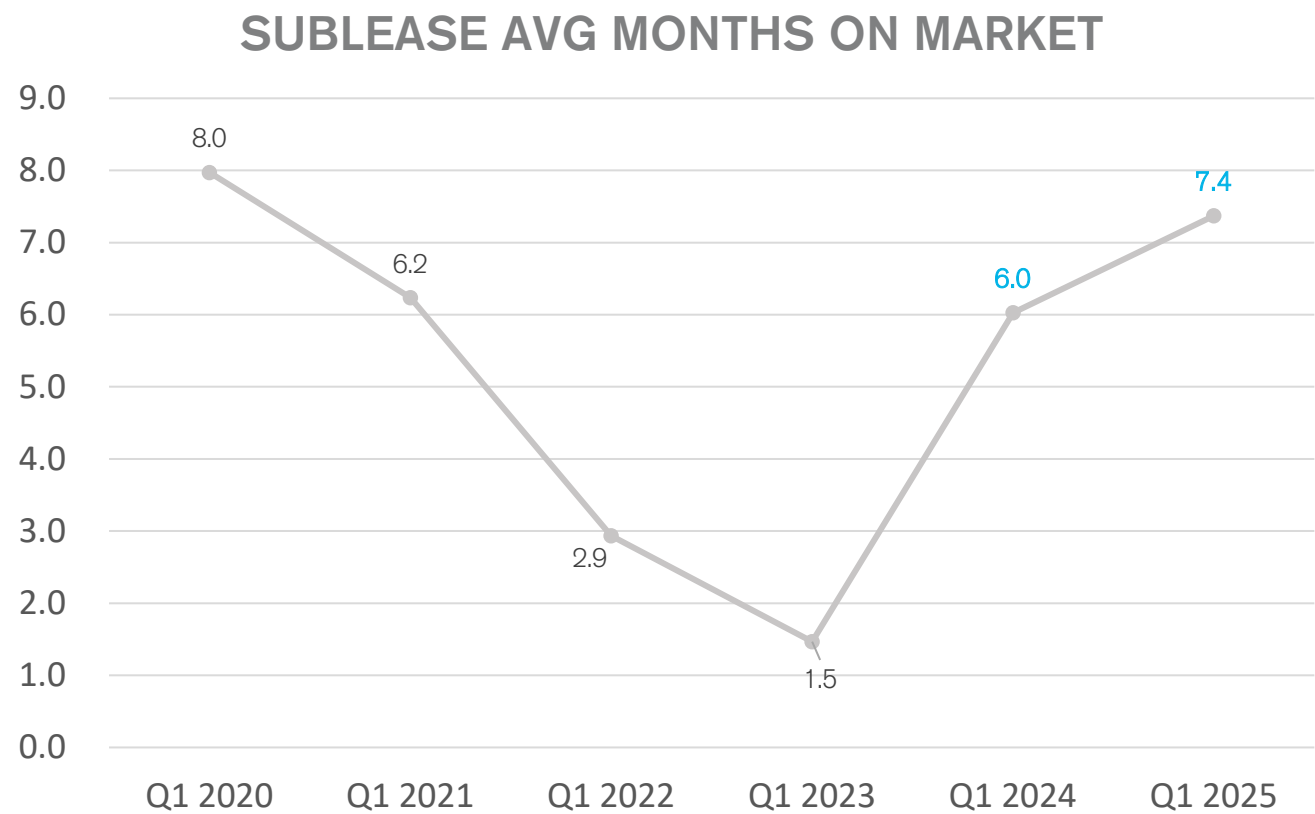
TRANSACTIONS: AVERAGE MONTHS ON MARKET

SOUTH BAY



▲ **4.2 Months (102%)**

YOY increase in time on market

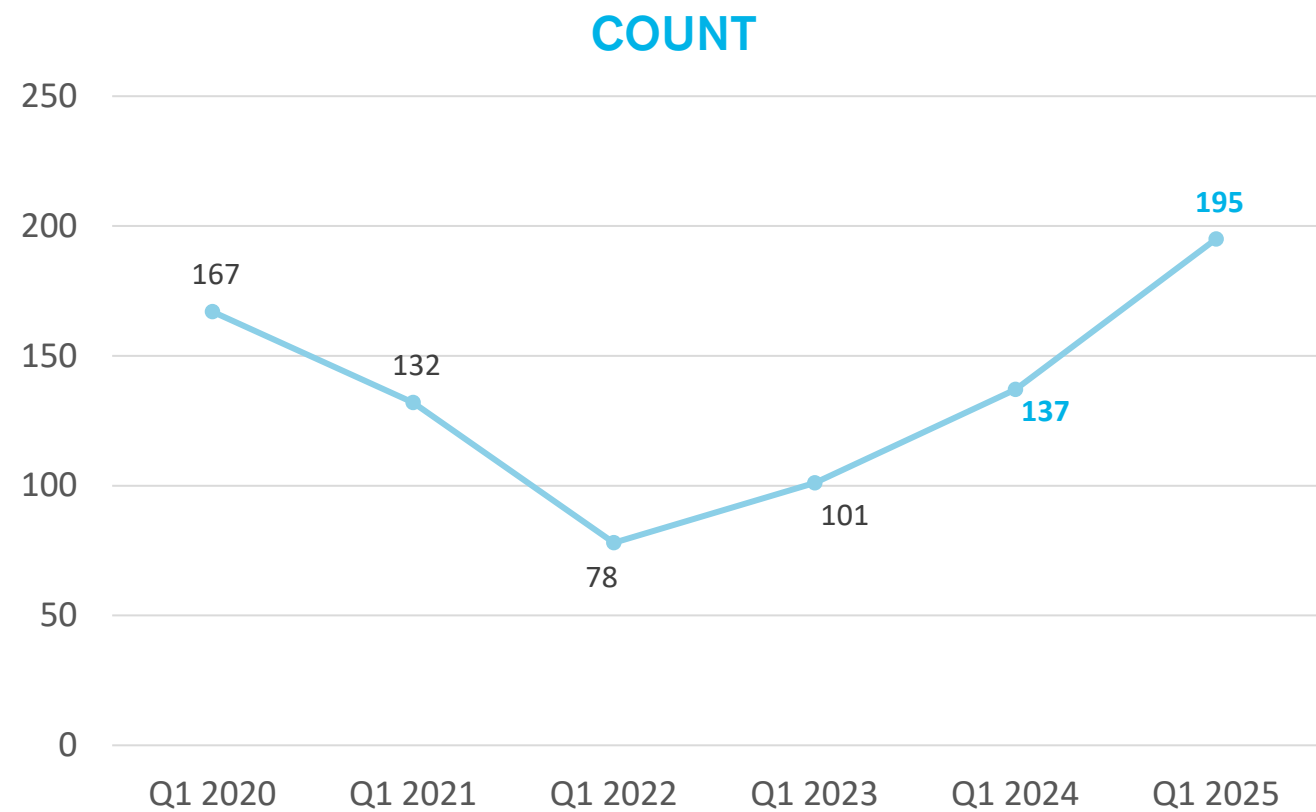


▲ **1.4 Months (23%)**

YOY increase in time on market

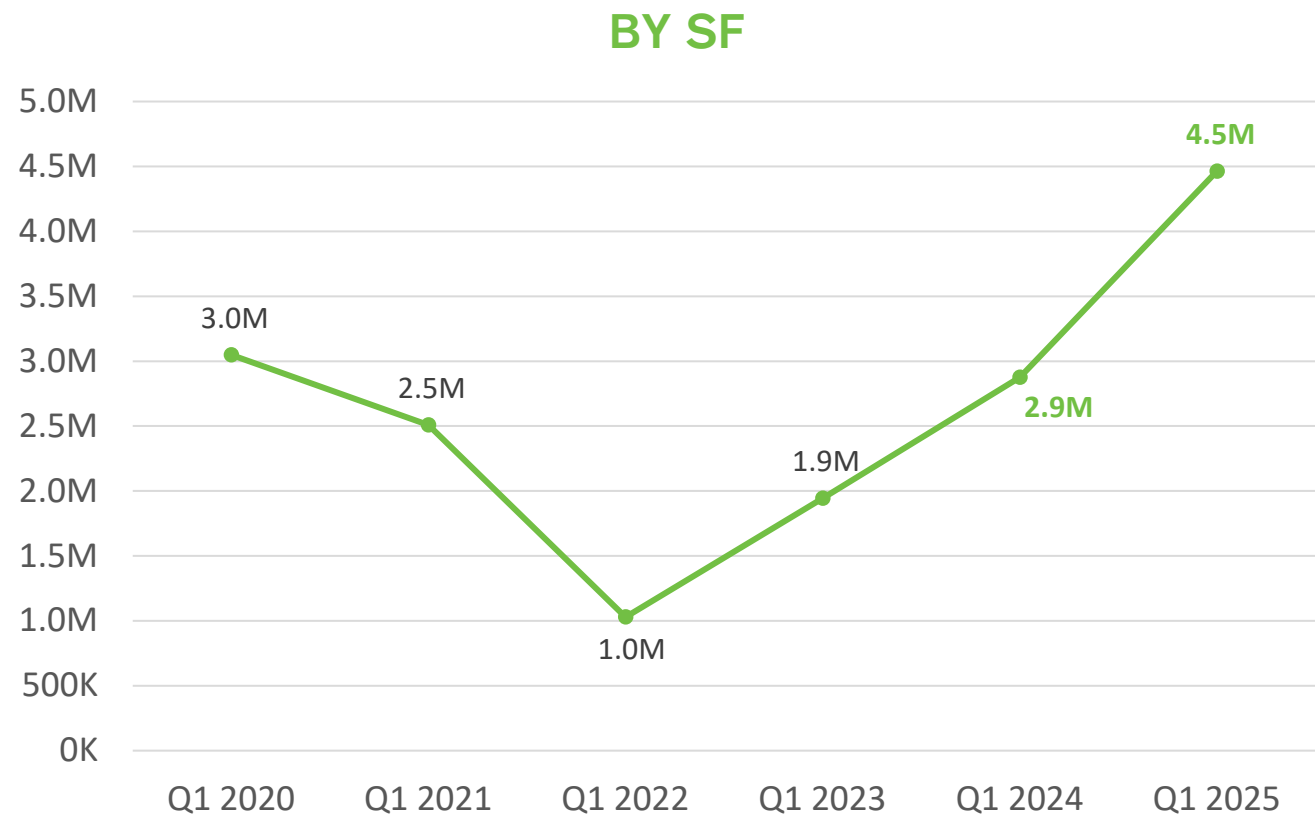
TOTAL AVAILABLE LISTINGS: SALE

SOUTH BAY



▲ 42%

YOY increase in number of listings



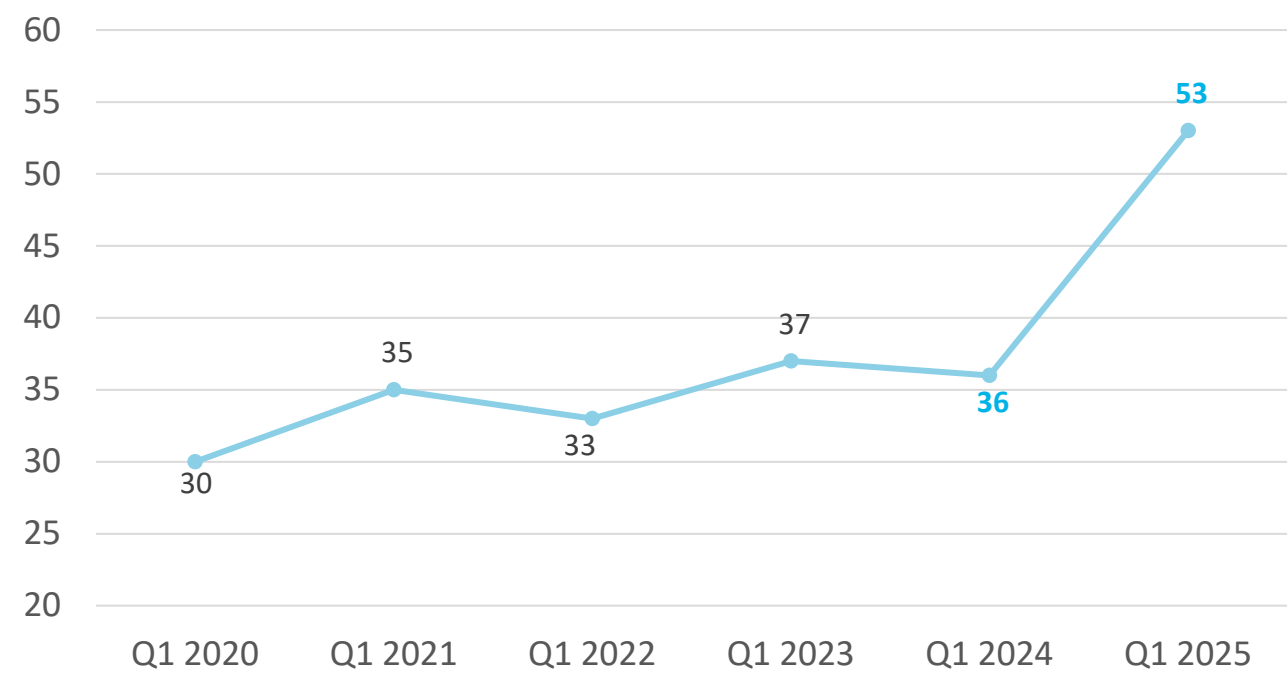
▲ 1.6M (55%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

SOUTH BAY

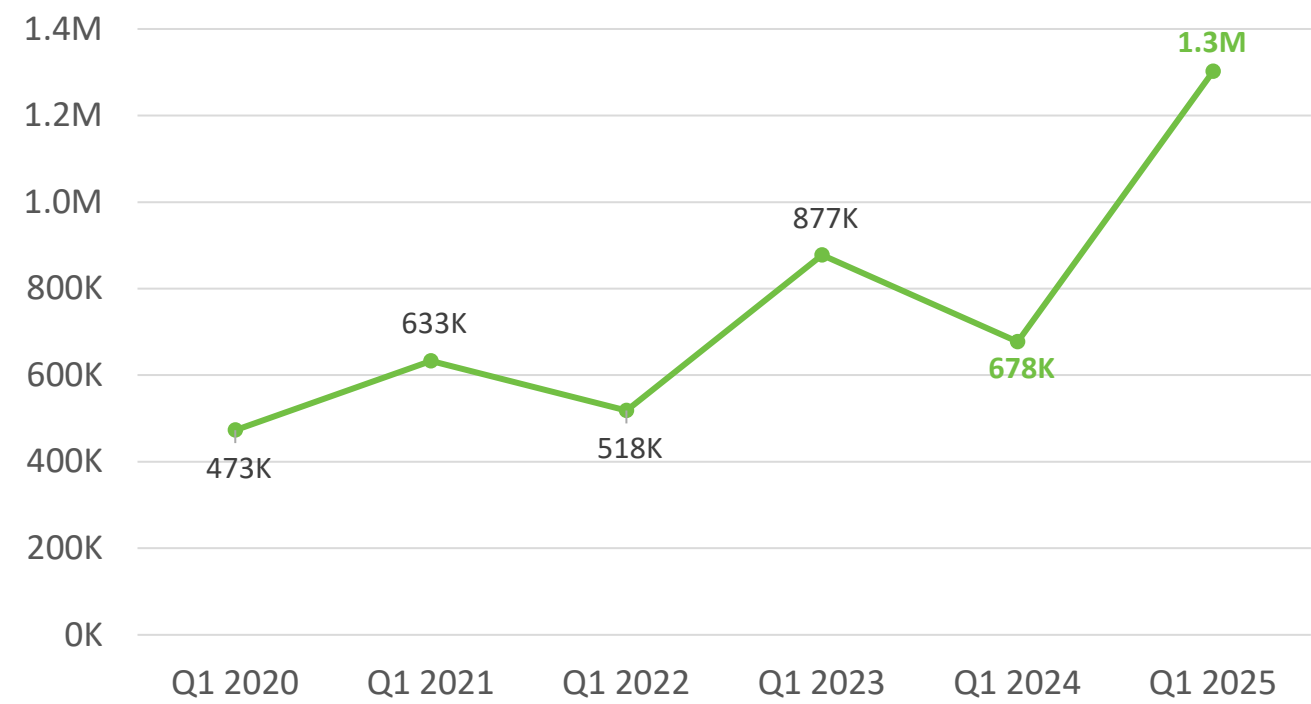
COUNT



▲ 47%

YOY increase in number of listings added

BY SF

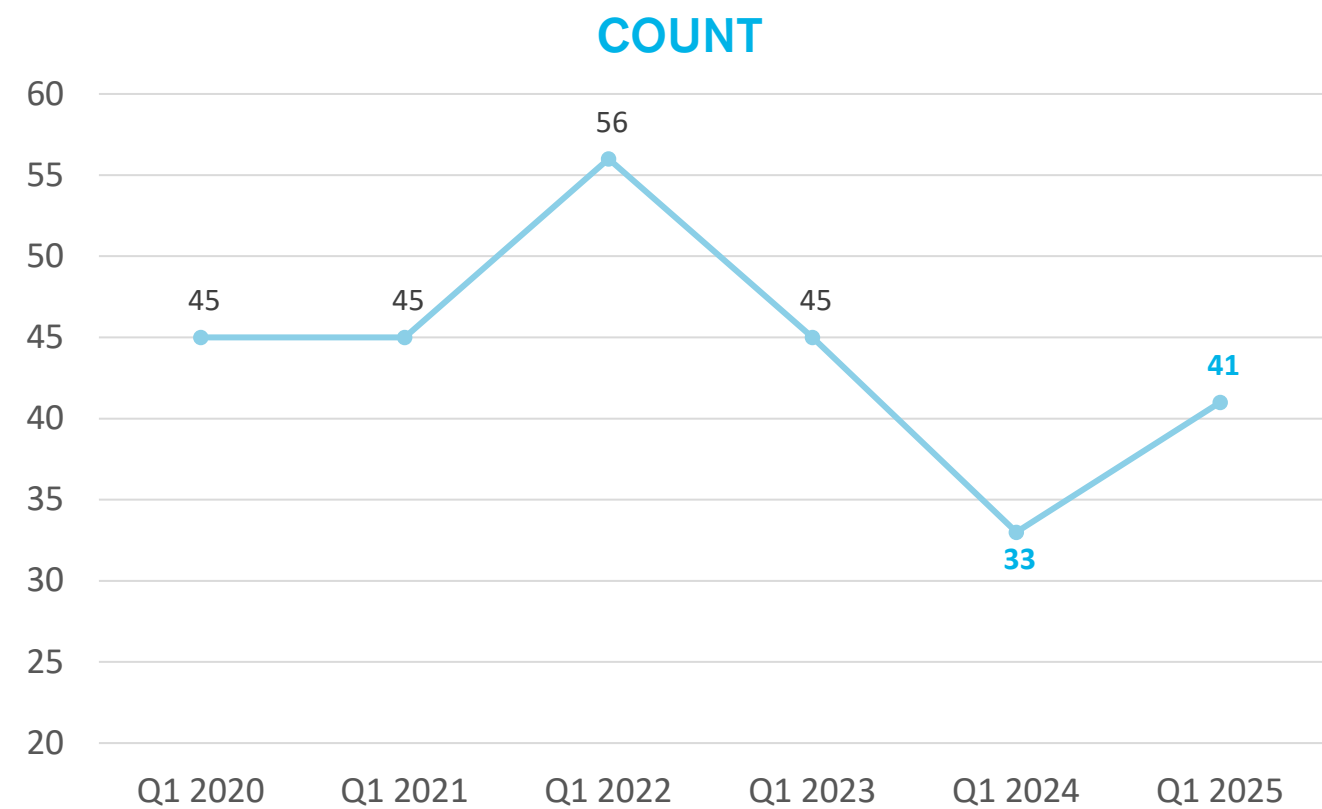


▲ 622K (92%)

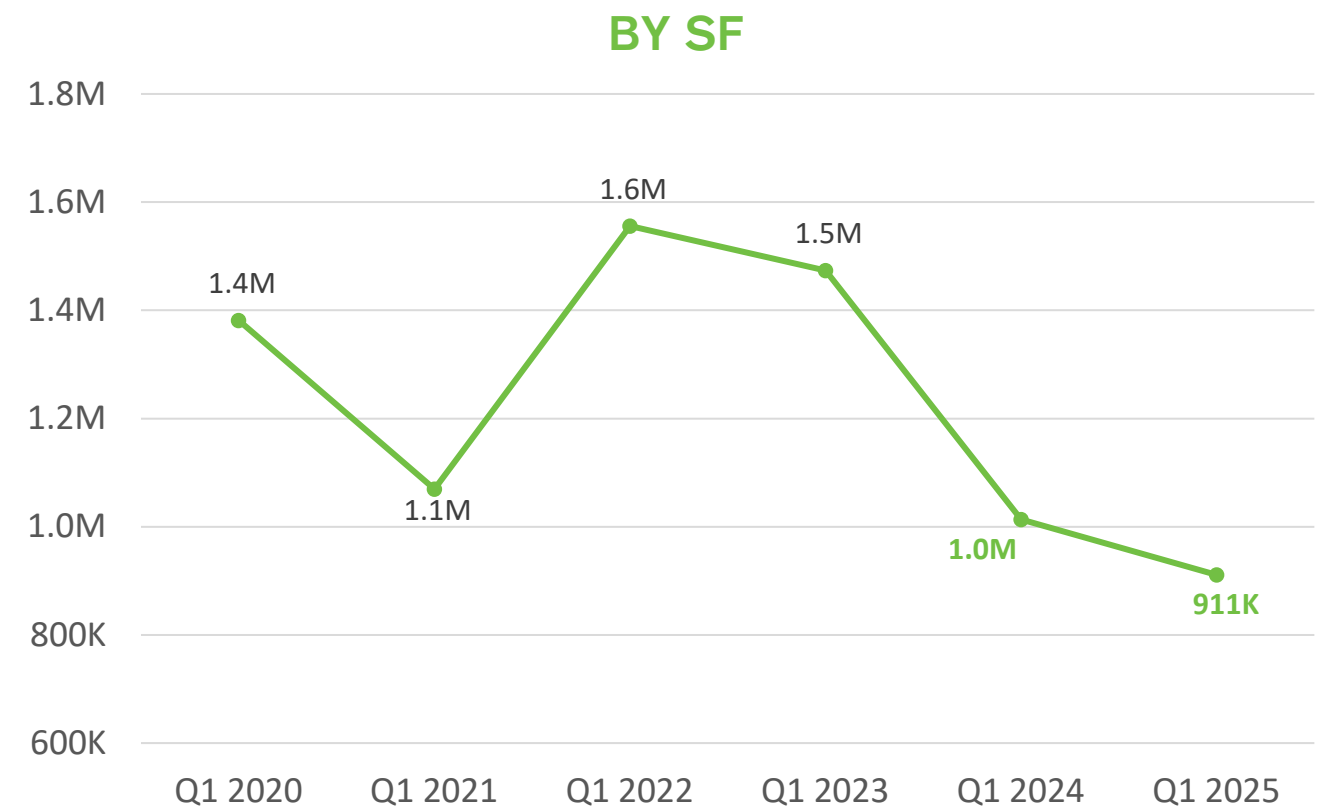
YOY increase in SF added

SALE COMPARABLES

SOUTH BAY



▲ 24%
YOY increase in number of transactions

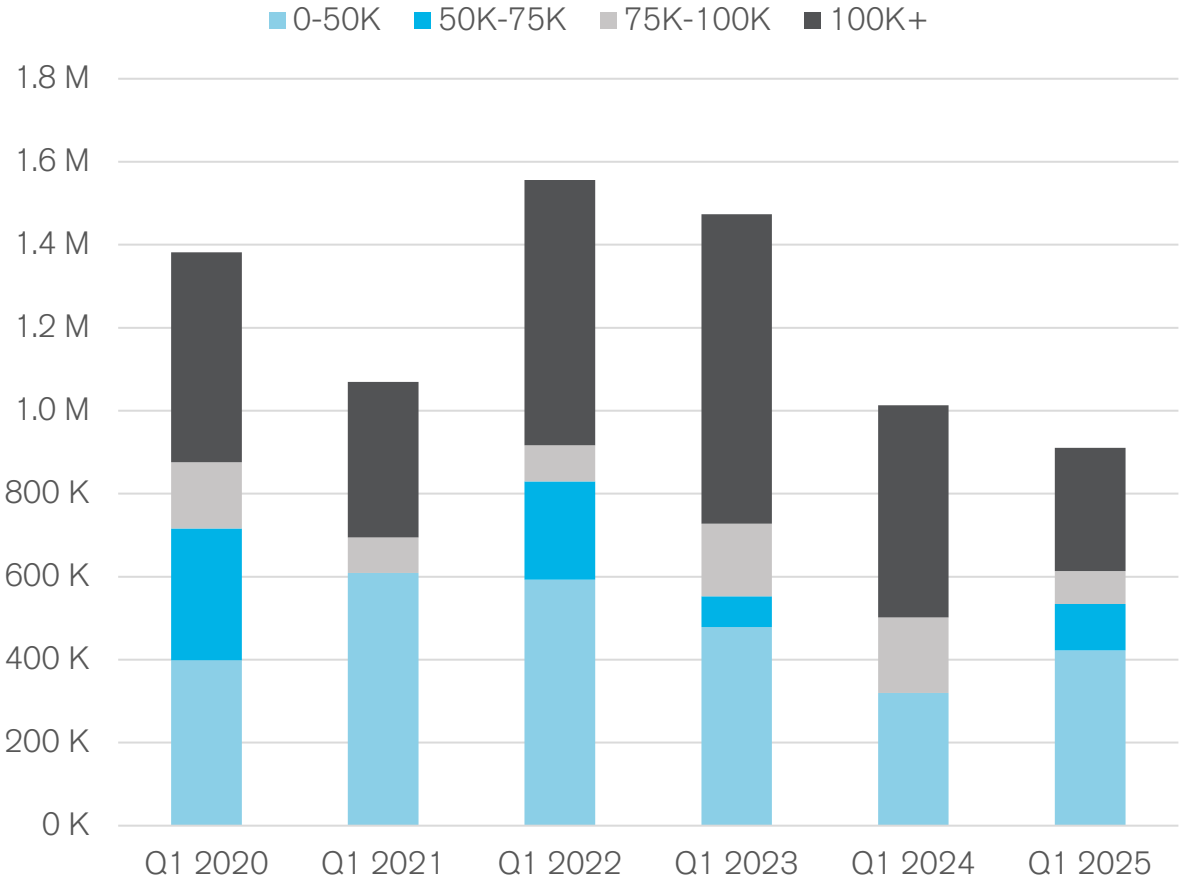


▼ 89K (9%)
YOY decrease in SF sold

SALE COMPS BY SIZE

SOUTH BAY

	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025
0-50K	34 398K	41 609K	46 593K	41 479K	28 320K	36 422K
50K-75K	5 318K	0	4 237K	1 74K	0	2 112K
75K-100K	2 159K	1 86K	1 87K	2 175K	2 182K	1 80K
100K+	4 506K	3 375K	5 639K	1 746K	3 511K	2 297K
Grand Total	45 1.4M	45 1.1M	56 1.6M	45 1.5M	33 1.0M	41 911K

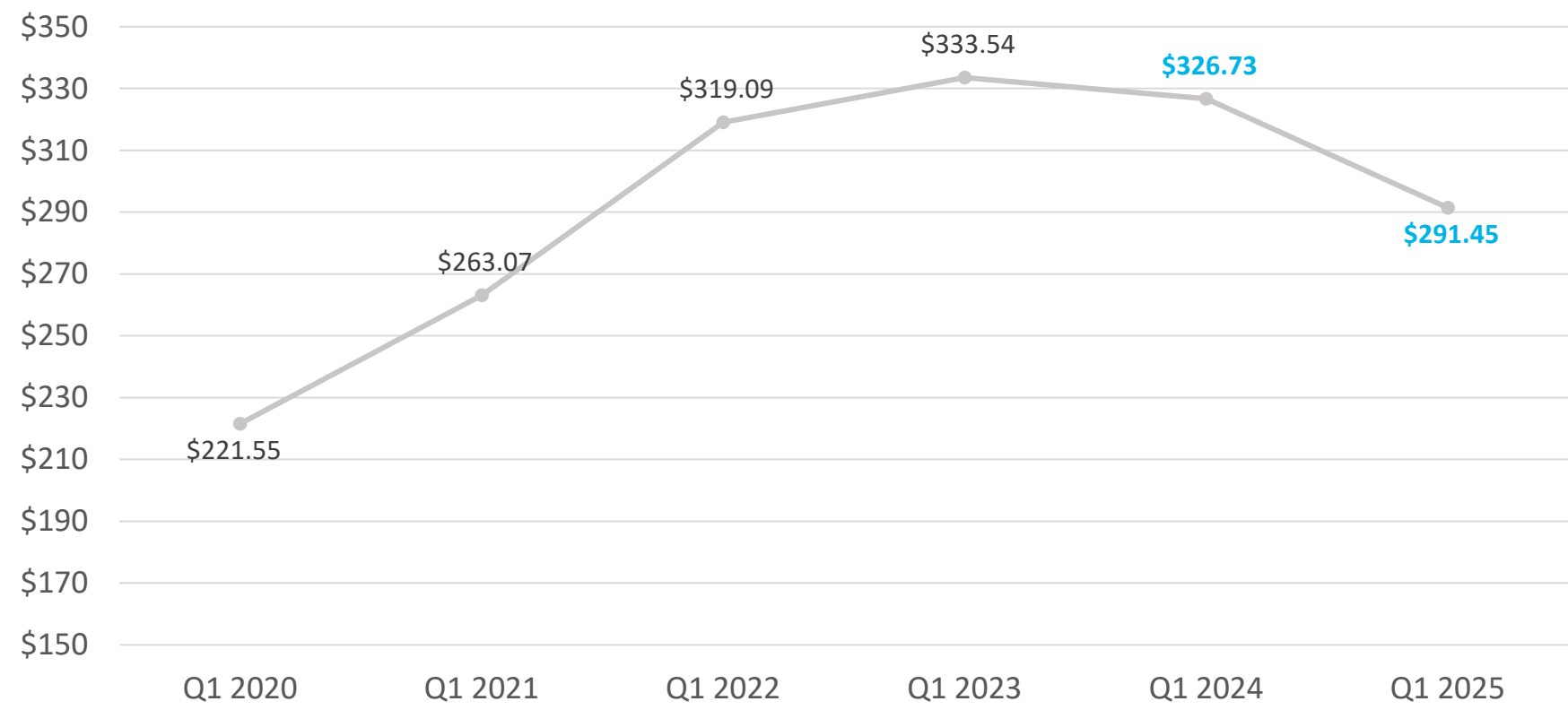


911K SF Sold

Over 422K SF of all SF sold was in buildings 0-50K SF representing 46% of the total transacted square footage

SOLD PRICE/SF

SOUTH BAY



▲ **\$69.90 (32%)**

Increase in average sold price since
Q1 2020

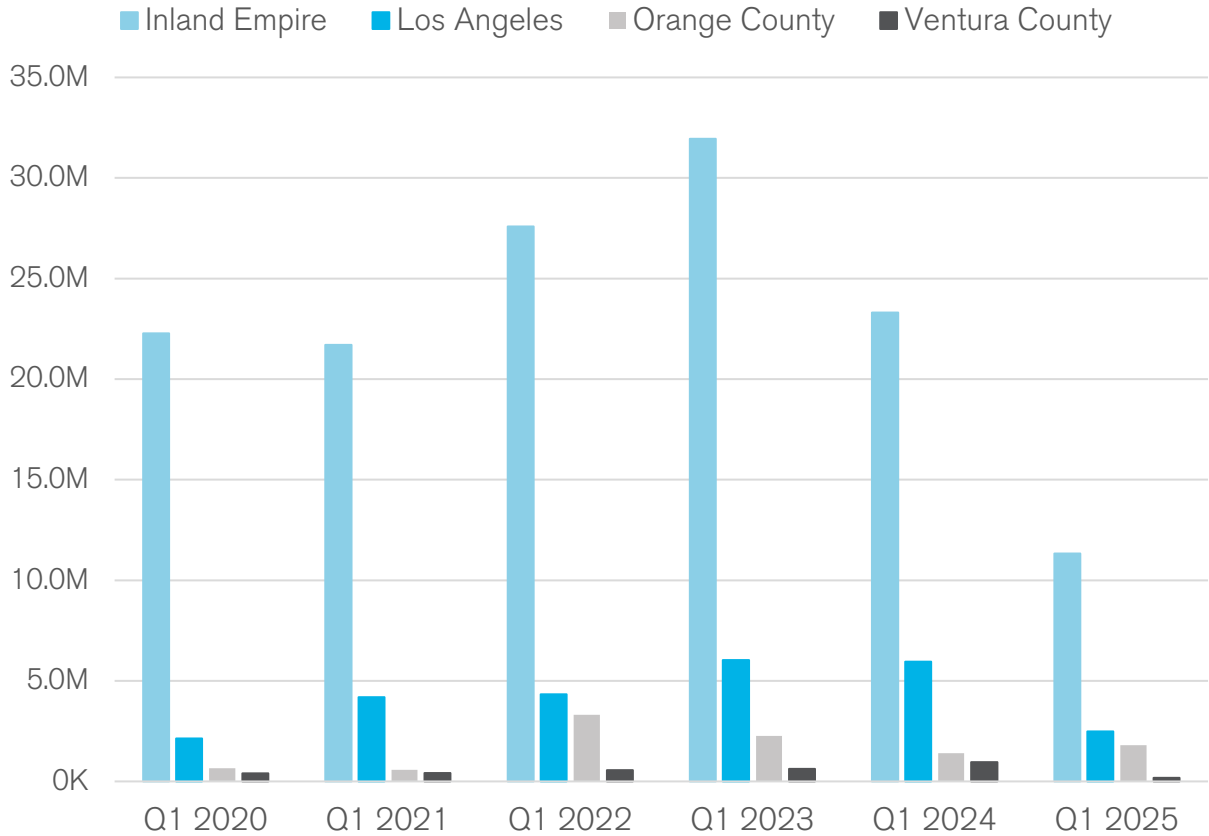
▼ **\$35.28 (11%)**

YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024	Q1 2025	YOY % Change
Inland Empire	22.3 M	21.7 M	27.6 M	32 M	23.3 M	11.3 M	▼ 52%
Los Angeles	2.1 M	4.2 M	4.3 M	6.0 M	6.0 M	4.1 M	▼ 32%
Orange County	654 K	571 K	3.3 M	2.3 M	1.4 M	1.8 M	▲ 29%
Ventura County	408 K	412 K	561 K	631 K	953 K	181 K	▼ 81%
Total	26.1 M	28.3 M	36 M	42 M	31.9 M	17.5 M	▼ 45%



▼ 45%

YOY decrease in SF under construction

17.5M SF

Total SF under construction in Q1 2025

1.2M SF

Total SF under construction in South Bay Q1 2025

DELIVERED/COMPLETED PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	2020	2021	2022	2023	2024	Q1 2025	Projected
							Q2 2025
Inland Empire	26.3 M	14.9 M	22.1 M	33.8 M	23.1 M	7.5 M	6.9 M
LA East	2.1 M	1.3 M	1.4 M	2.0 M	2.5 M	493 K	130 K
LA MidCounties	48 K	584 K	287 K	23 K	367 K	144 K	426 K
LA Central	767 K	89 K	811 K	319 K	1.2 M	0	172 K
South Bay	673 K	851 K	1.3 M	1.5 M	969 K	0	180 K
LA Northwest	697 K	1.0 M	606 K	291 K	464 K	392 K	391 K
Orange County	1.5 M	459 K	1.9 M	3.1 M	1.4 M	449 K	92 K
Ventura County	281 K	2.3 M	345 K	427 K	322 K	51 K	137 K
Total	32.4 M	21.5 M	28.7 M	41.5 M	30.2 M	9.0 M	8.4 M

9.0M SF

Total delivered construction
in Q1 2025

180 SF

Projected delivered construction in
South Bay in Q2 2025

8.4M SF

Projected to be delivered in Q2 2025