

Q3 2025 RESEARCH REPORT

SOUTH BAY

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SUBLEASE

Total Available Listings
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Sublease Transactions by Size

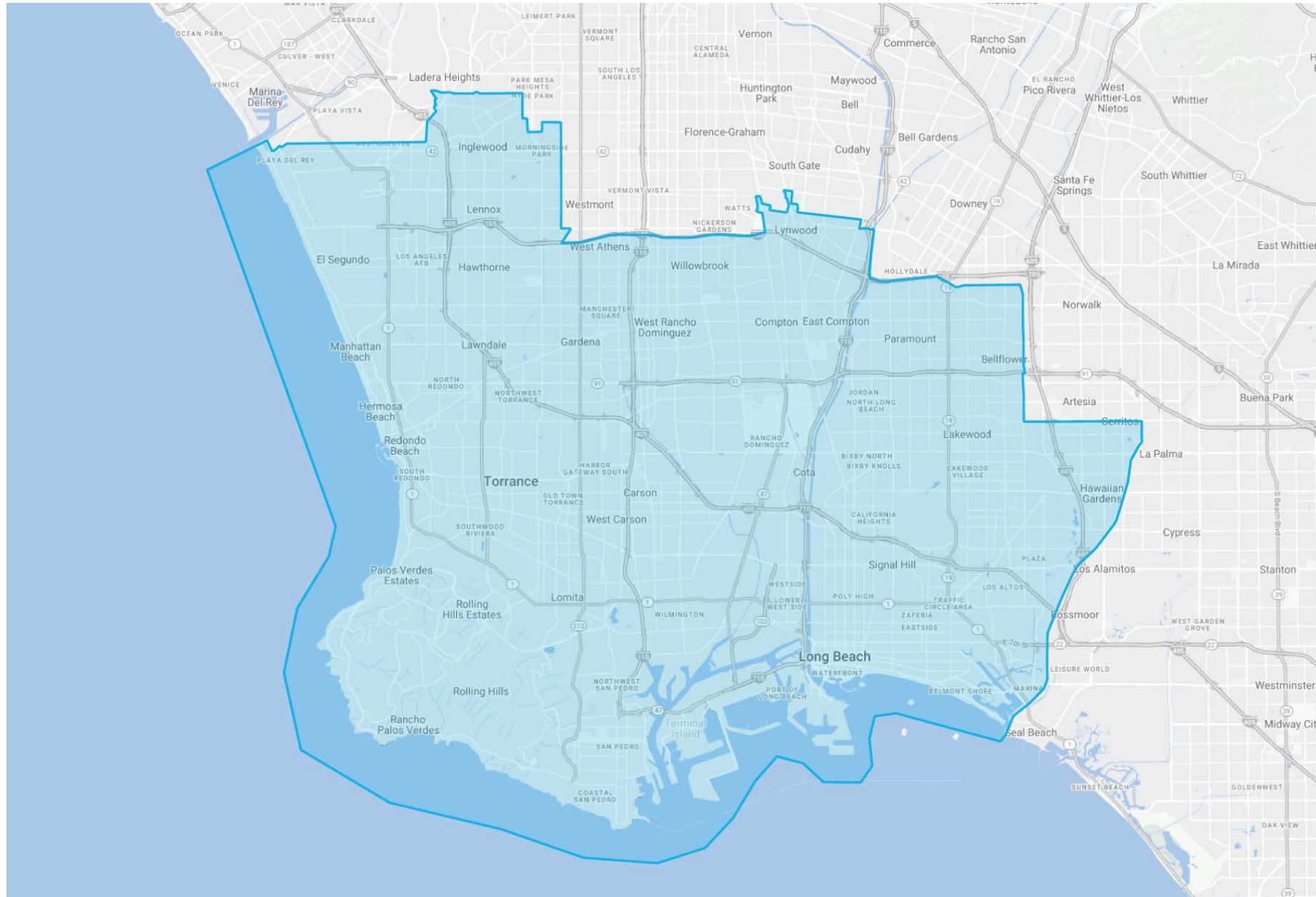
SALE

Total Available Listings
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UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

SOUTH BAY COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

3,700

Listings across 68K
Properties in South Bay

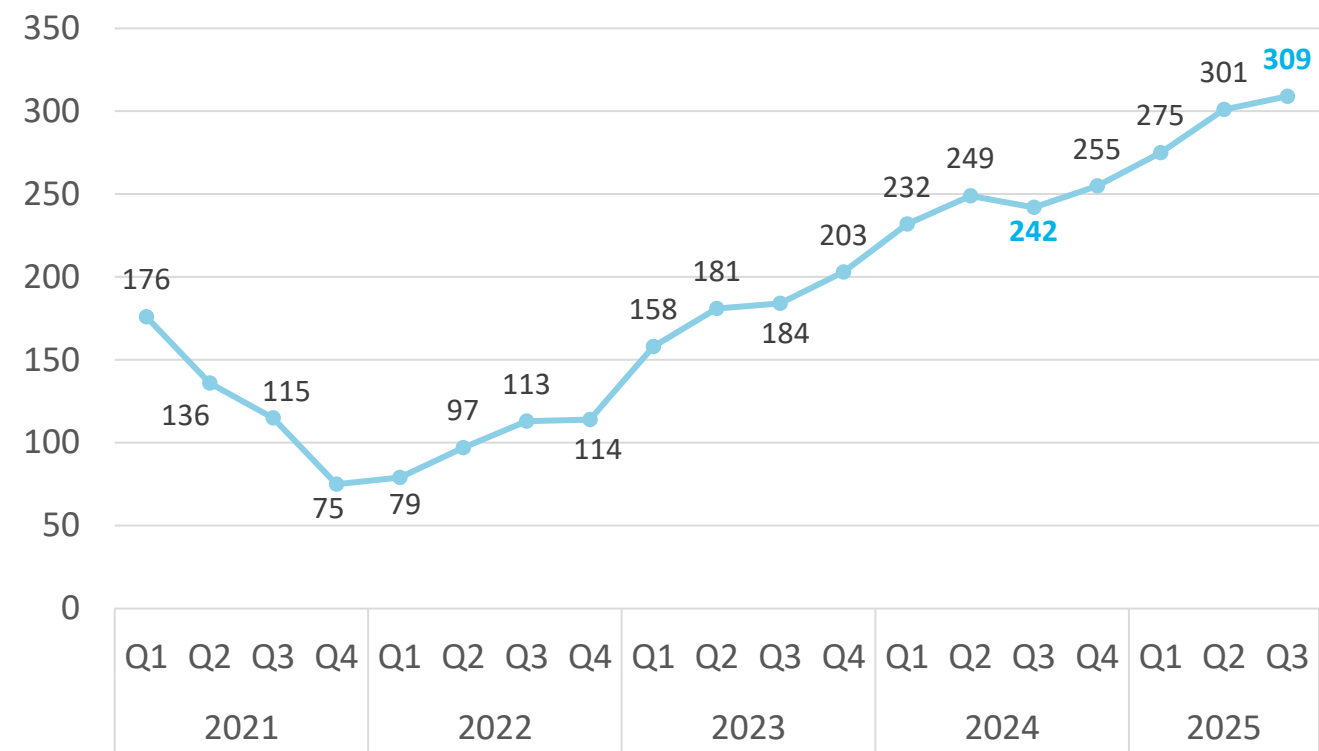
37K

Listings across 422K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

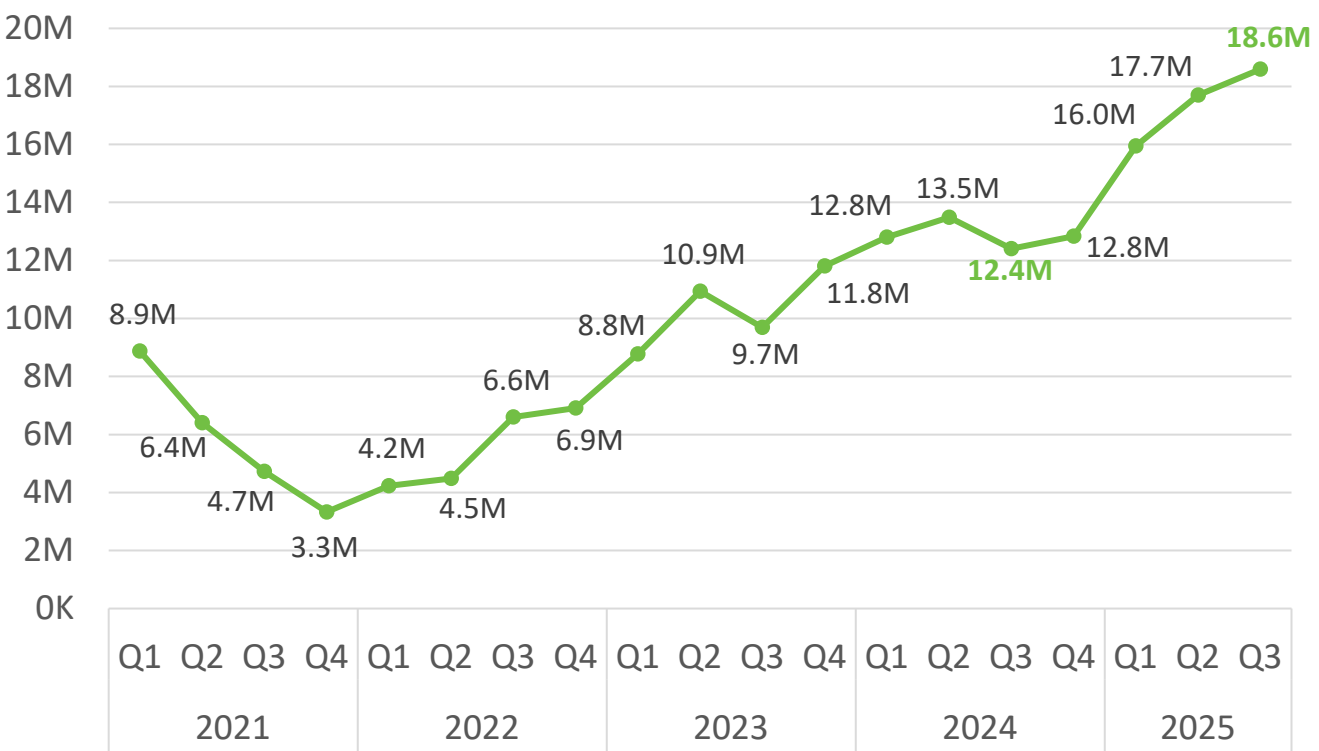
COUNT



▲ 28%

YOY increase in number of listings

BY SF

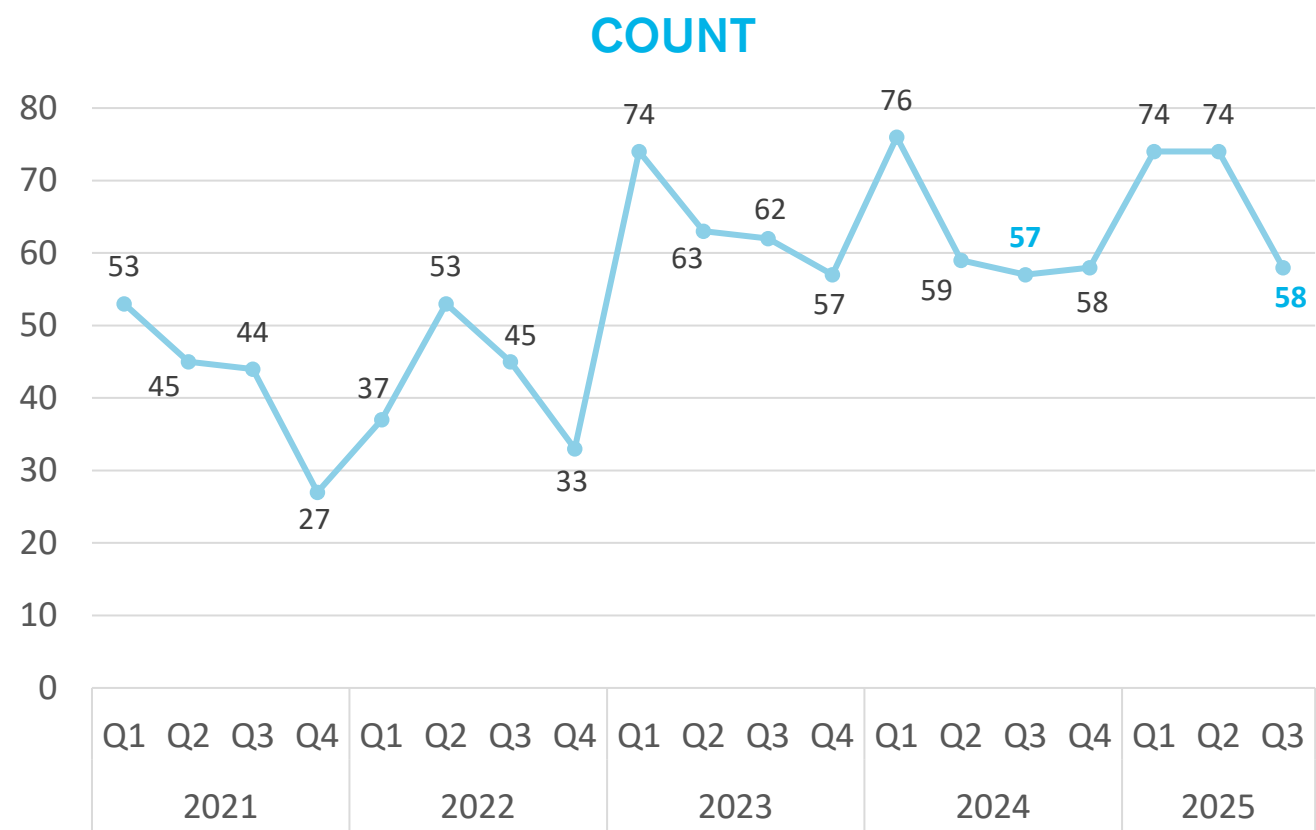


▲ 6.2M (50%)

YOY increase in SF of listings

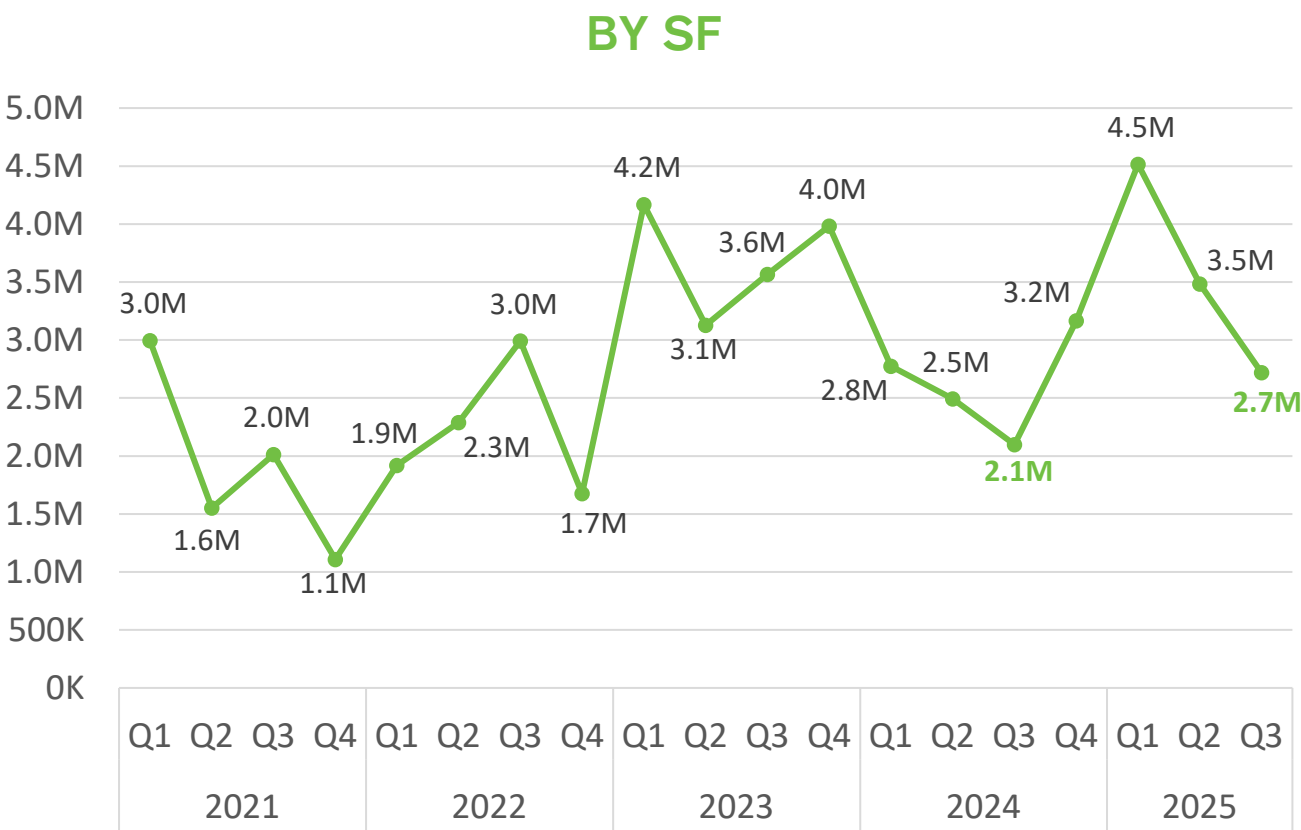
NEW LISTINGS ADDED: DIRECT LEASE

SOUTH BAY



▲ 2%

YOY increase in number of listings added

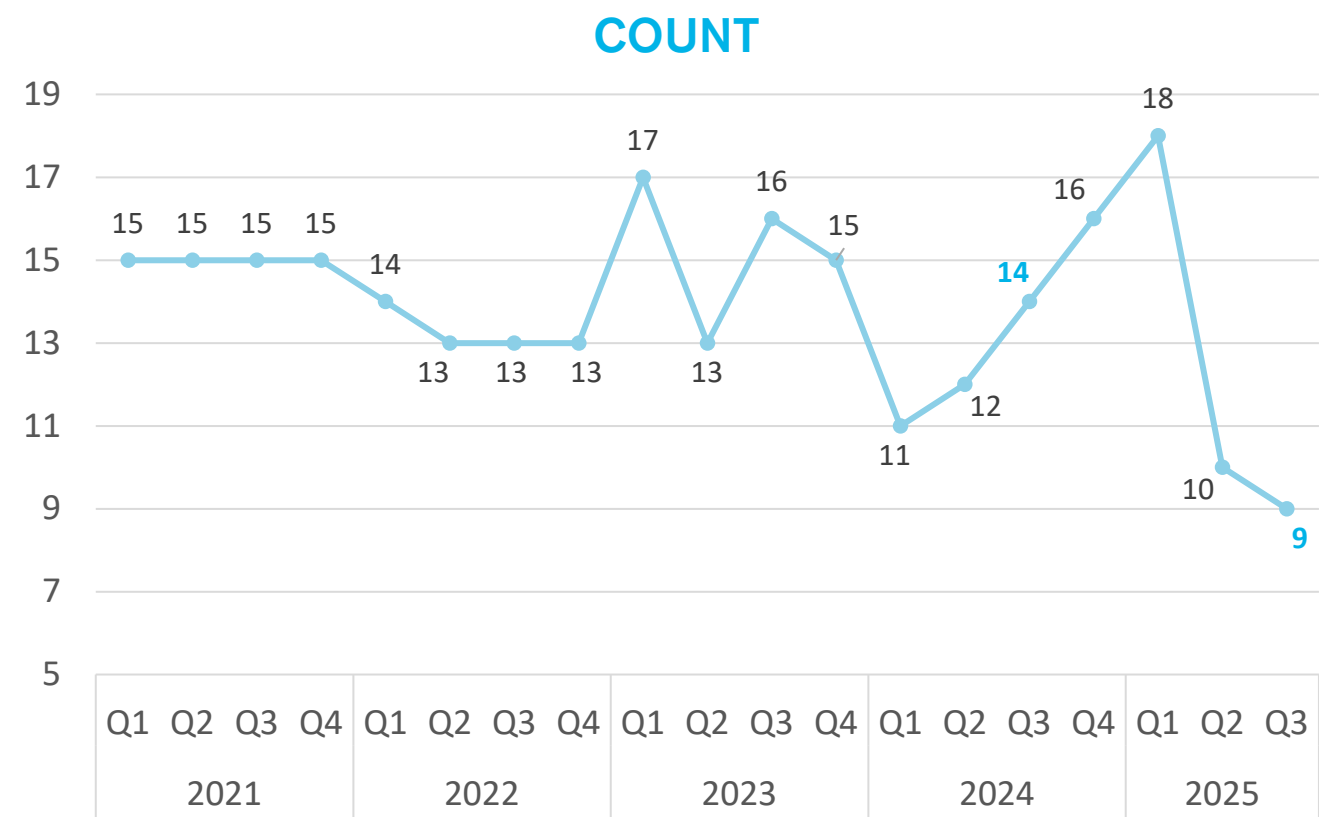


▲ 600K (29%)

YOY increase in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY



▼ **36%**

YOY decrease in number of listings

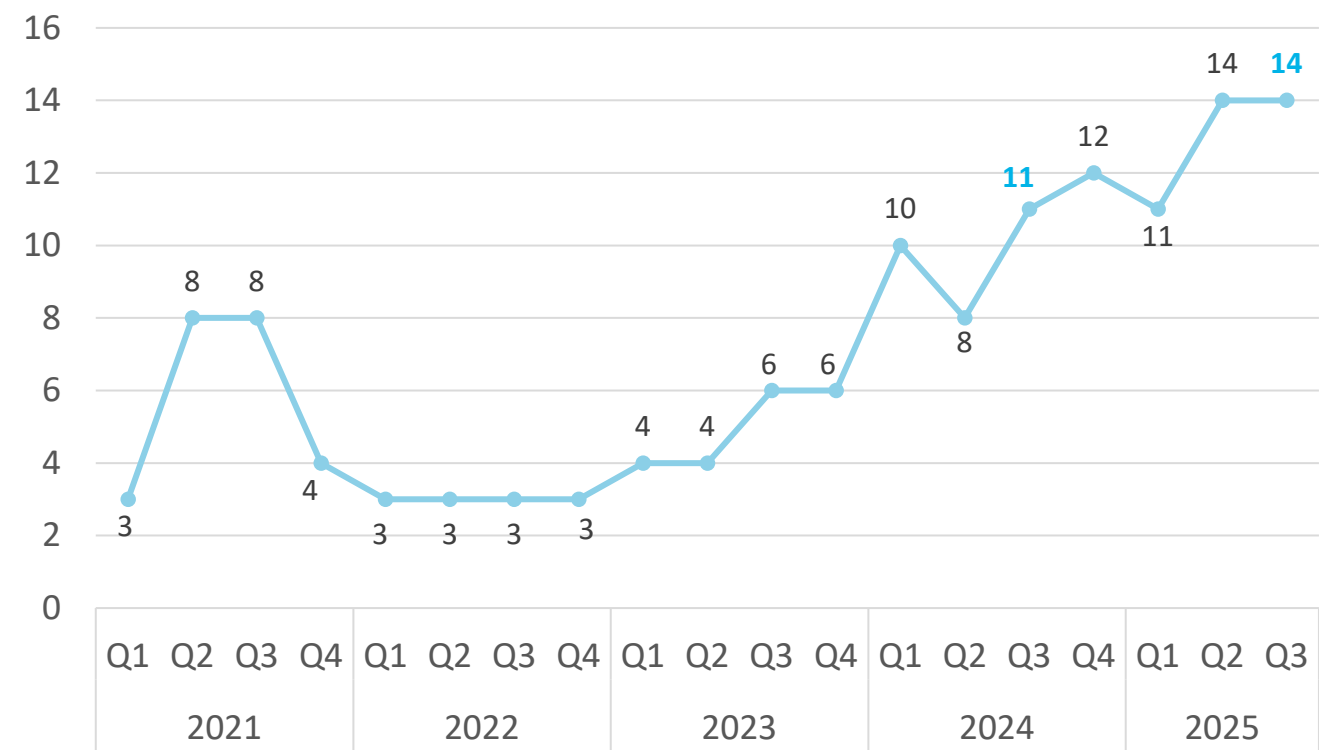
▼ **1.1M (53%)**

YOY decrease in SF of listings

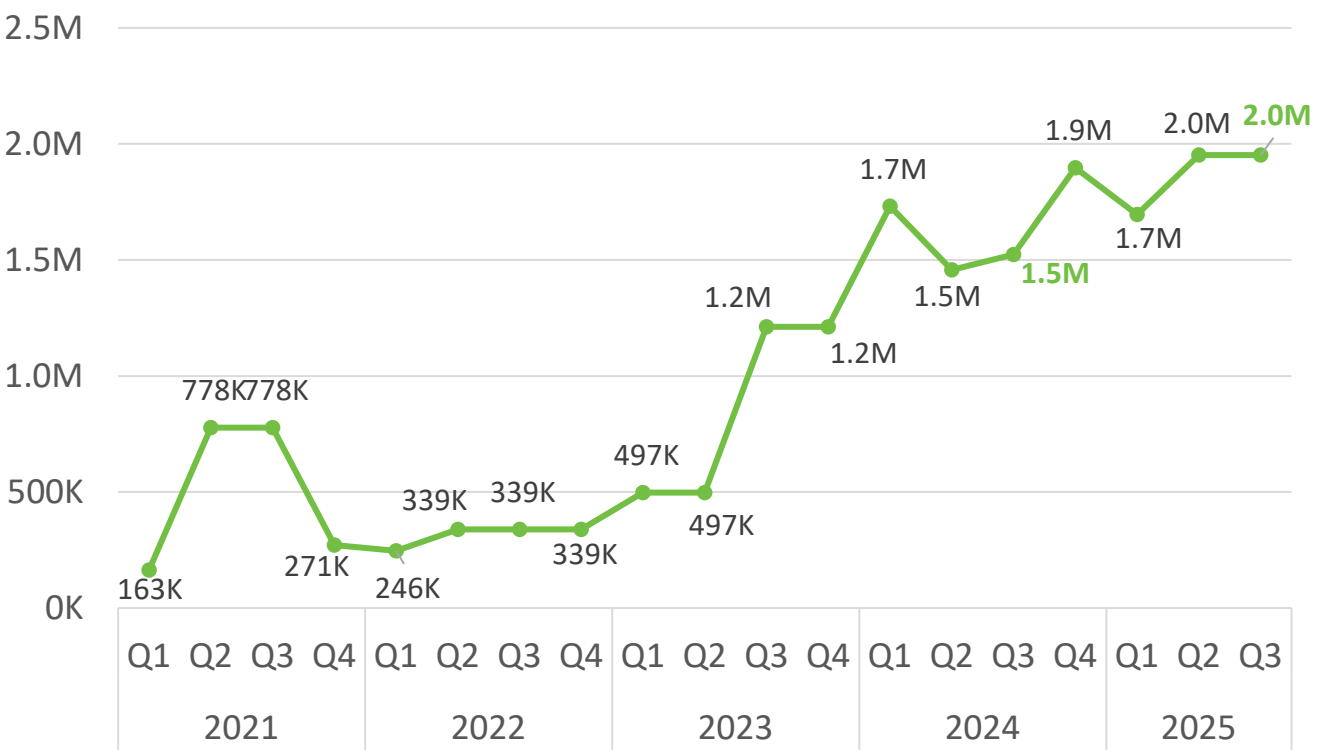
PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

COUNT



BY SF



▲ 27%

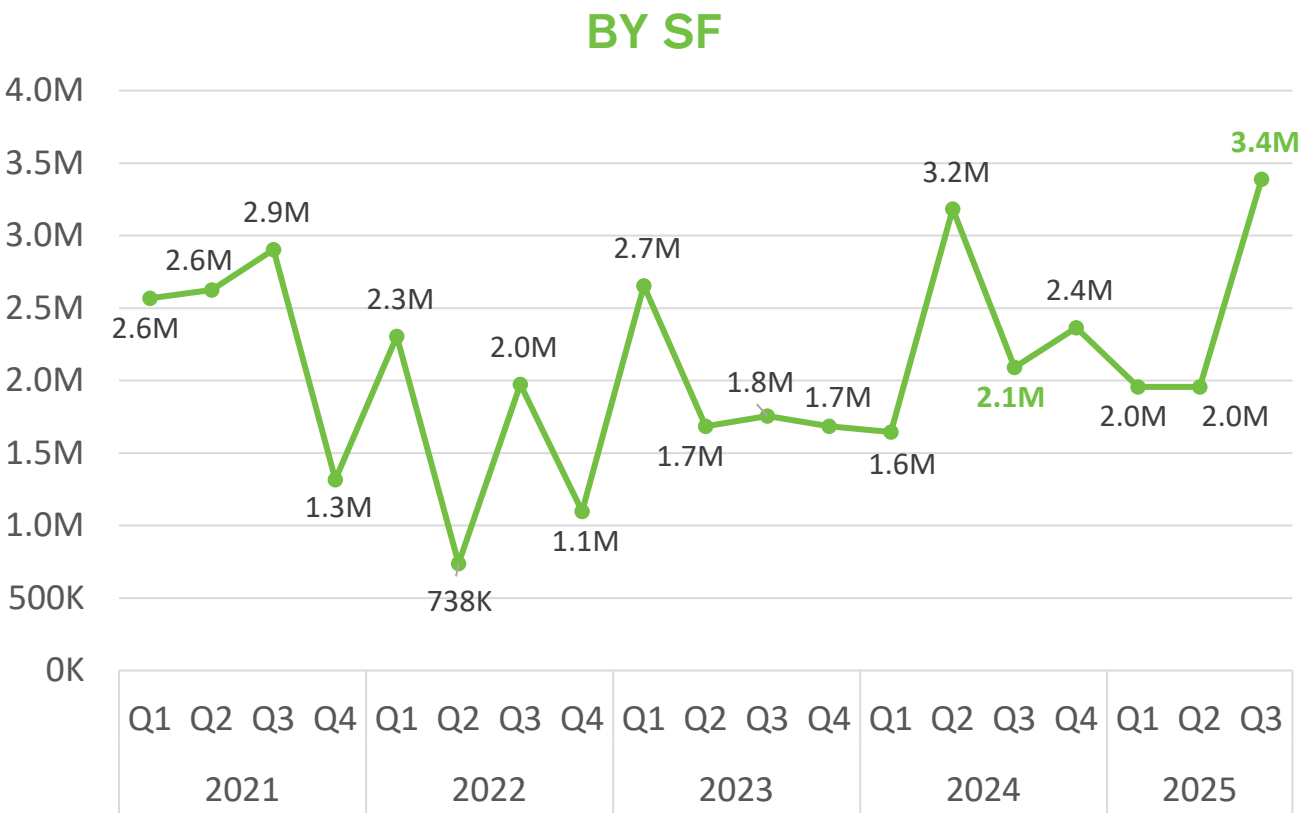
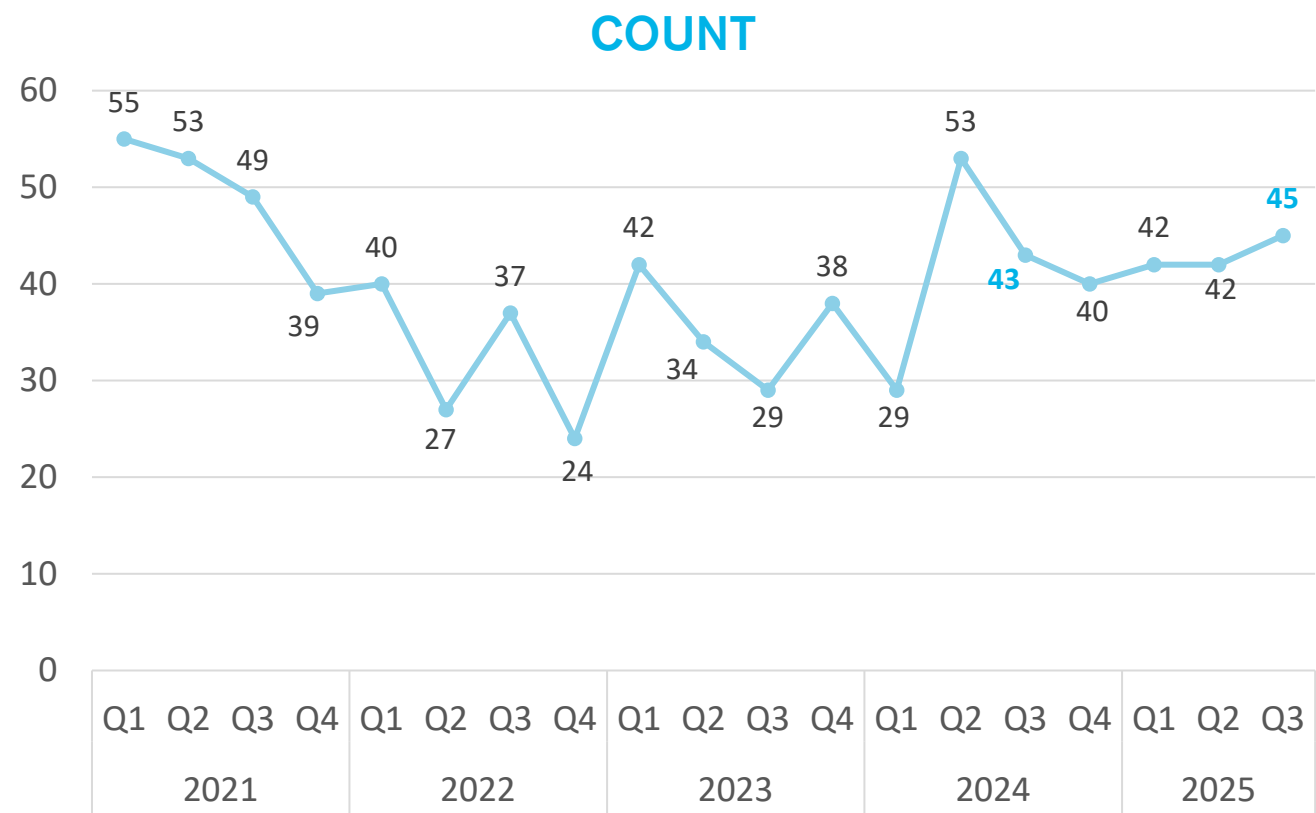
YOY increase in number of listings

▲ 500K (33%)

YOY increase in SF of listings

TRANSACTIONS: DIRECT LEASE

SOUTH BAY



▲ 5%

YOY increase in number of transactions

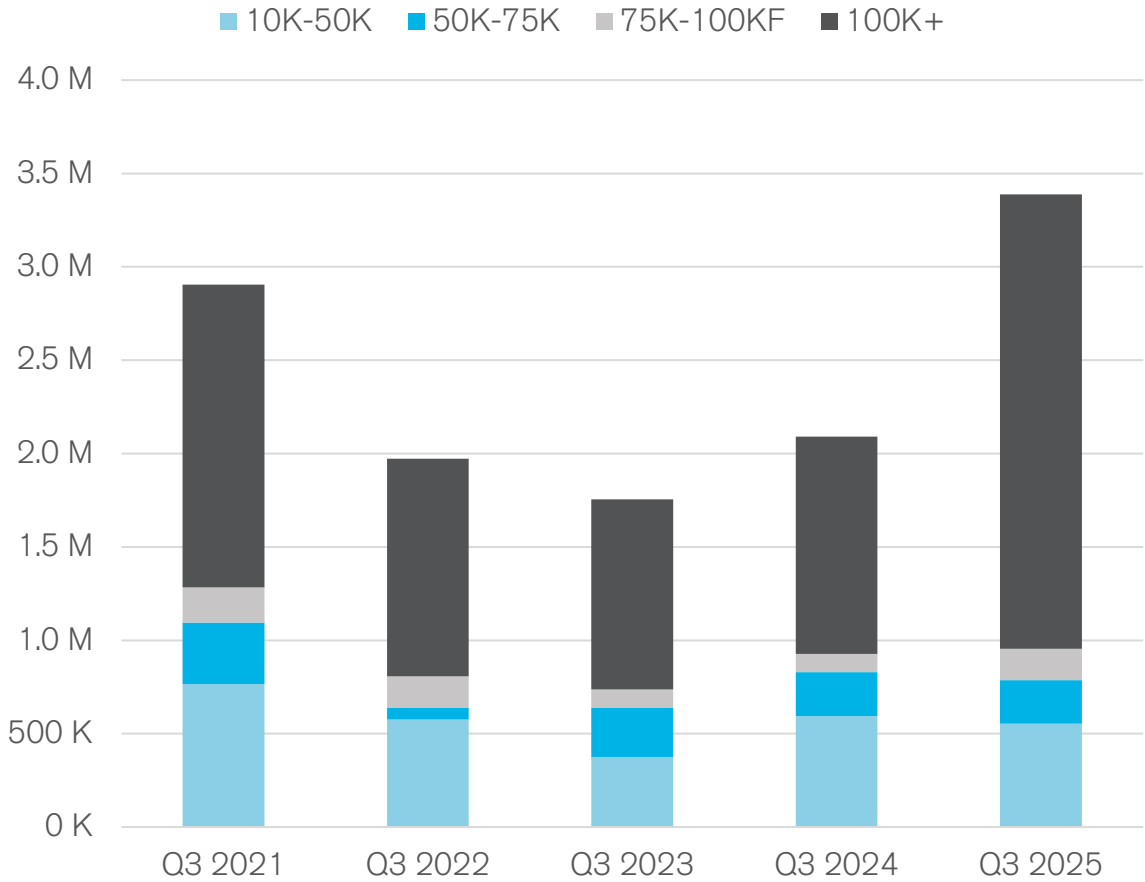
▲ 1.3M (62%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025
10K-50K	33 766K	27 576K	21 376K	32 595K	26 553K
50K-75K	5 328K	1 62K	4 262K	4 234K	4 234K
75K-100K	2 190K	2 169K	1 100K	1 97K	2 167K
100K+	9 1.6M	7 1.2M	3 1.0M	6 1.2M	13 2.4M
Grand Total	49 2.9M	37 2.0M	29 1.8M	43 2.1M	45 3.4M

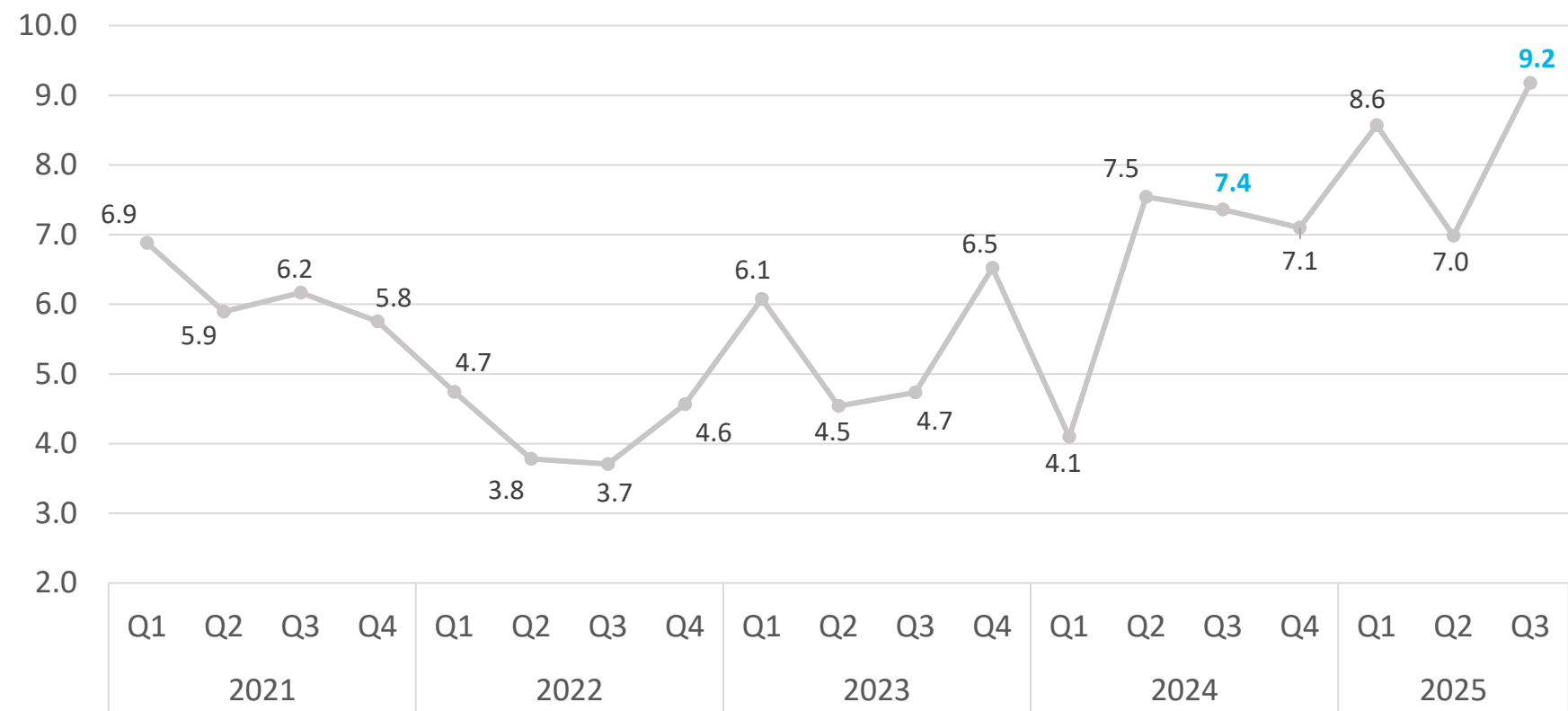


3.4M SF Transacted

Over 2.4M SF of all transacted SF was in buildings 100K+ SF representing 71% of the total transacted square footage

DIRECT LEASE TRANSACTIONS: AVERAGE MONTHS ON MARKET

SOUTH BAY



▲ **3.0 Months (48%)**

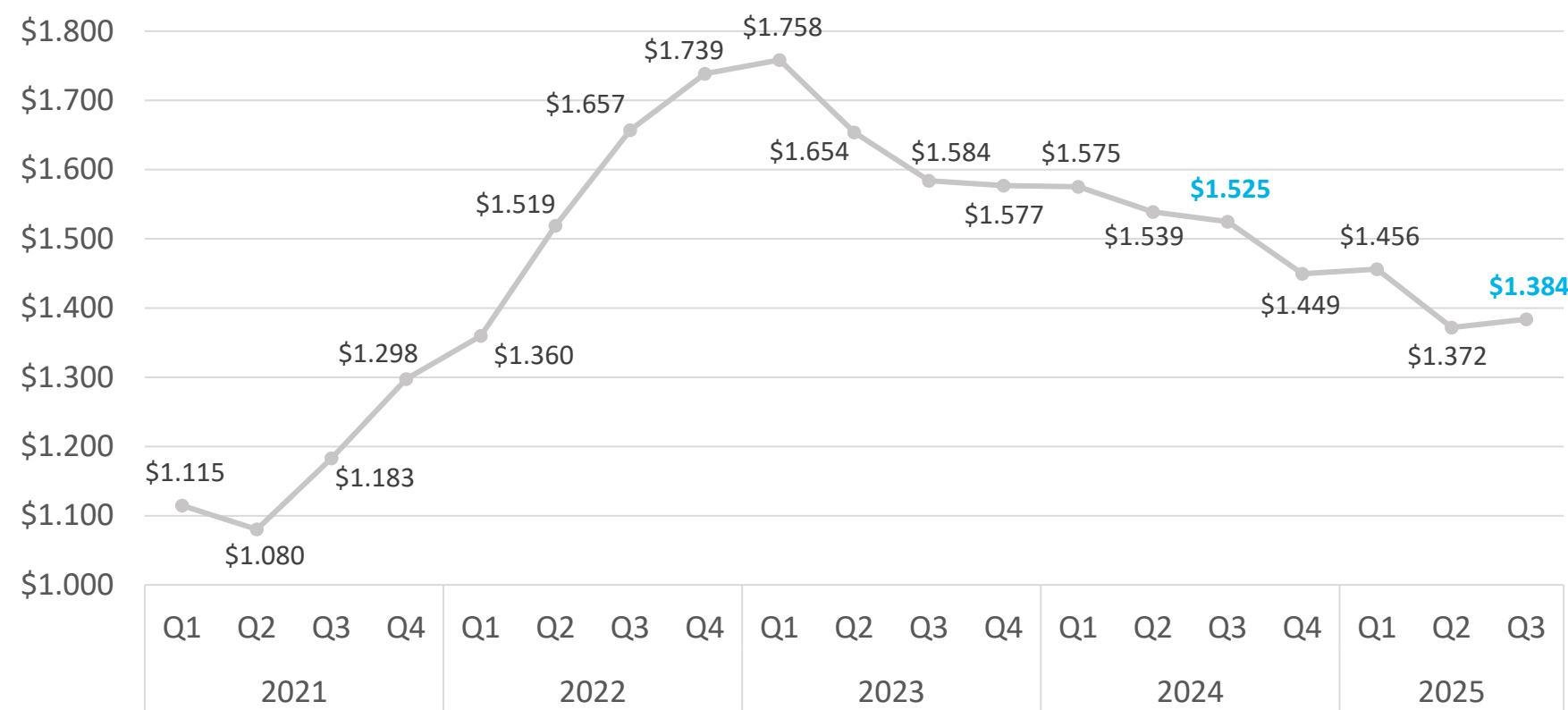
Increase in average time on market since Q3 2021

▲ **1.8 Months (24%)**

YOY increase in time on market

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

SOUTH BAY



▲ **\$0.27 (24 %)**

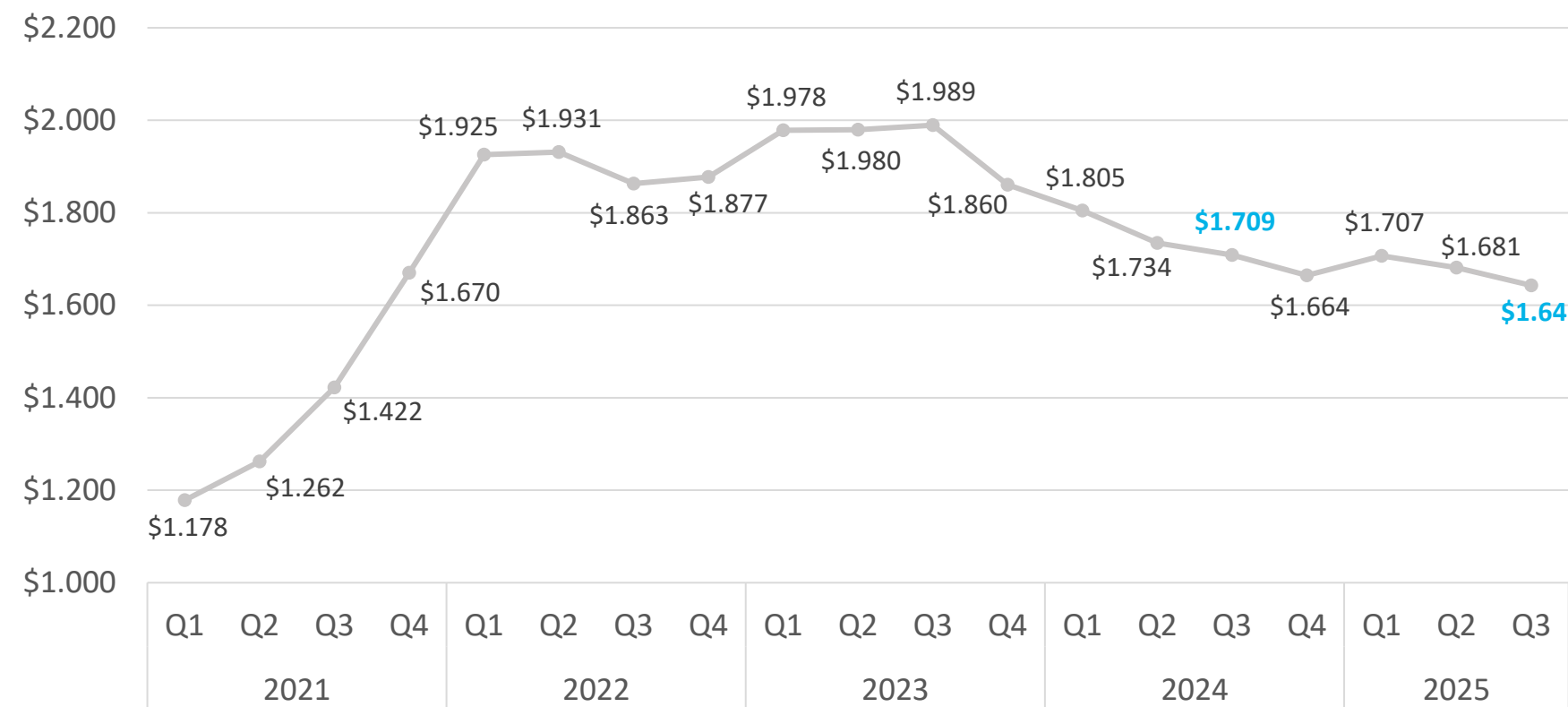
Increase in average asking rate since Q1 2021

▼ **\$0.14 (9%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

SOUTH BAY



▲ **\$0.47 (39%)**

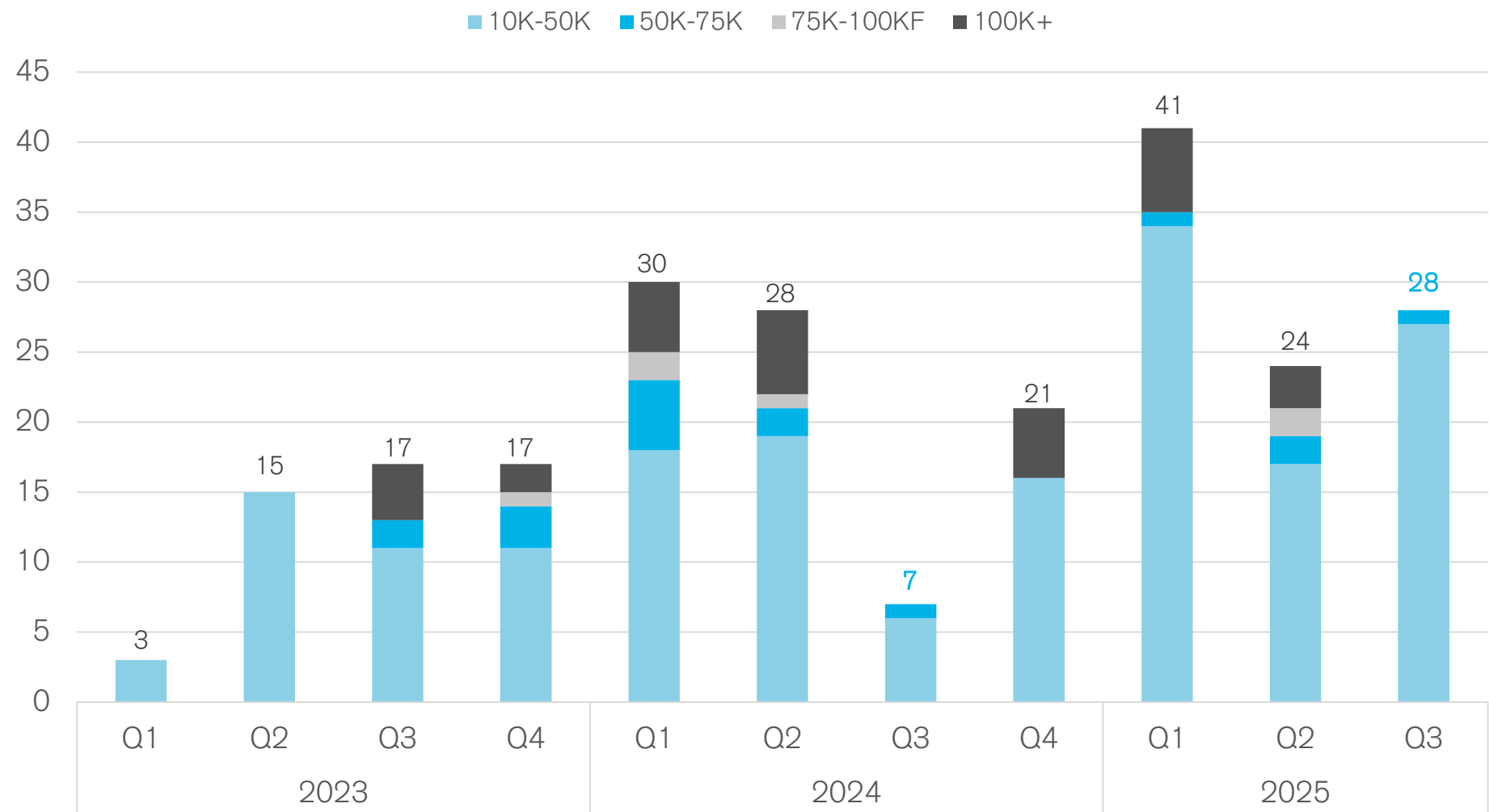
Increase in average asking rate since Q1 2021

▼ **\$0.07 (4%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

SOUTH BAY



▲ **300%**

YOY increase in number of rate reductions

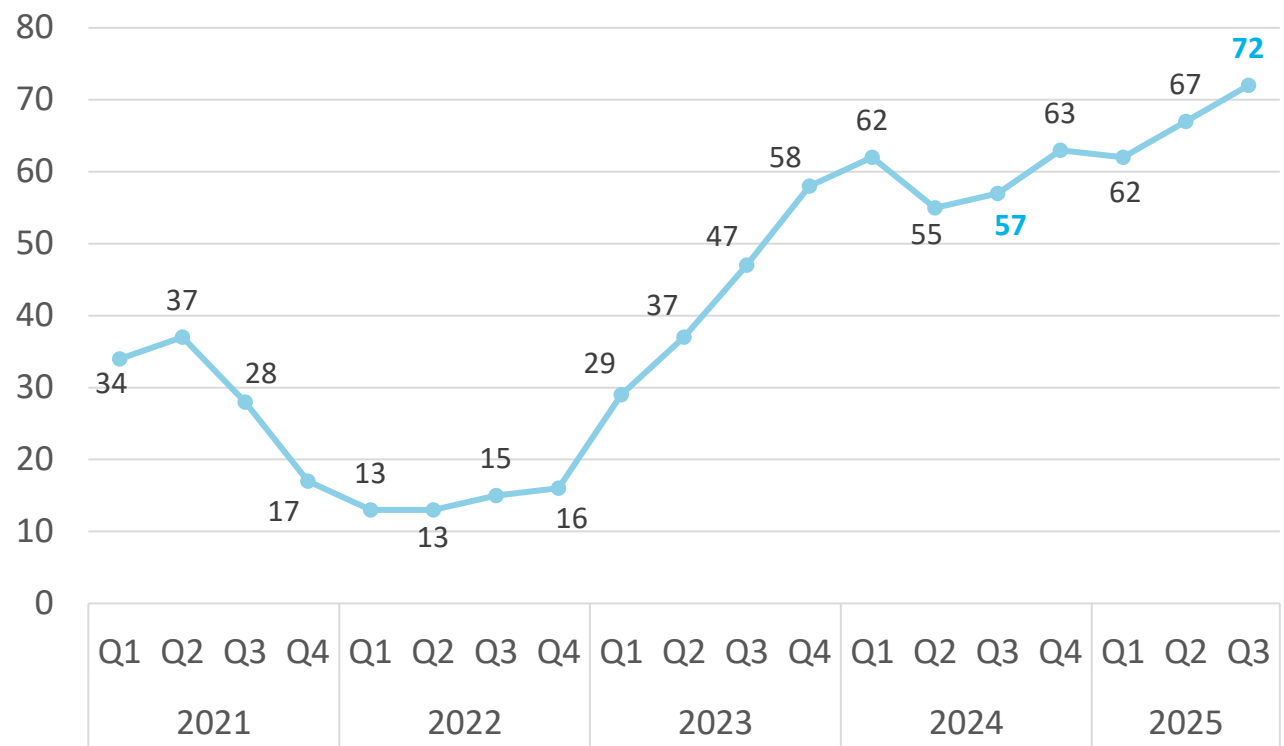
▲ **65%**

Increase in number of rate reductions since Q3 2023

TOTAL AVAILABLE LISTINGS: SUBLEASE

SOUTH BAY

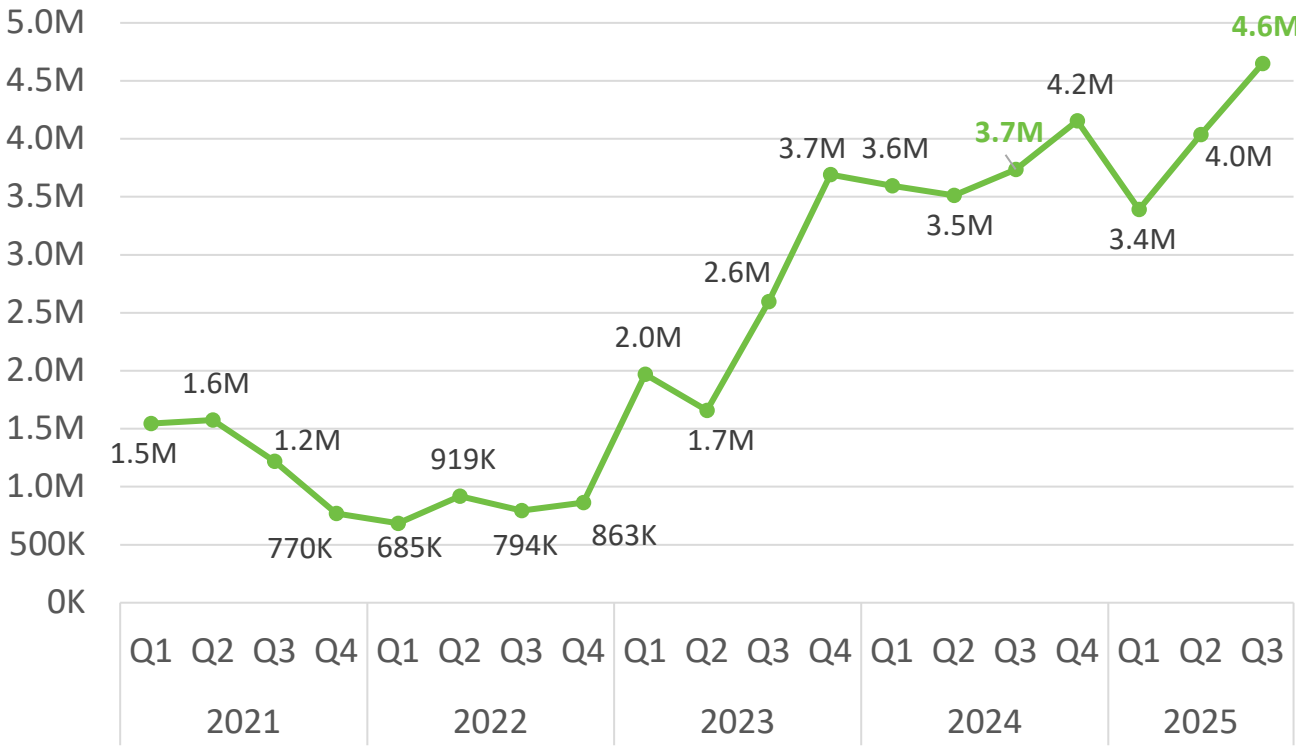
COUNT



▲ 26%

YOY increase in number of listings

BY SF

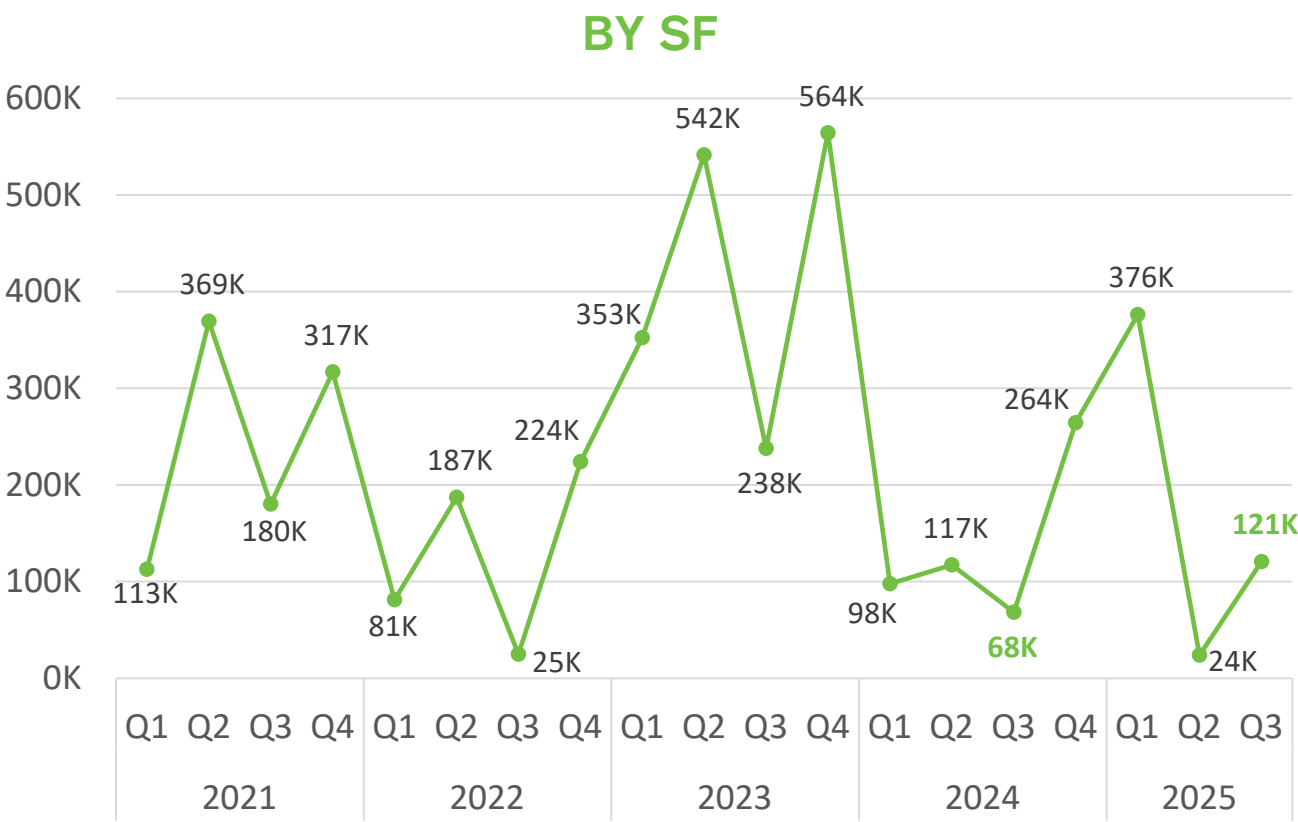
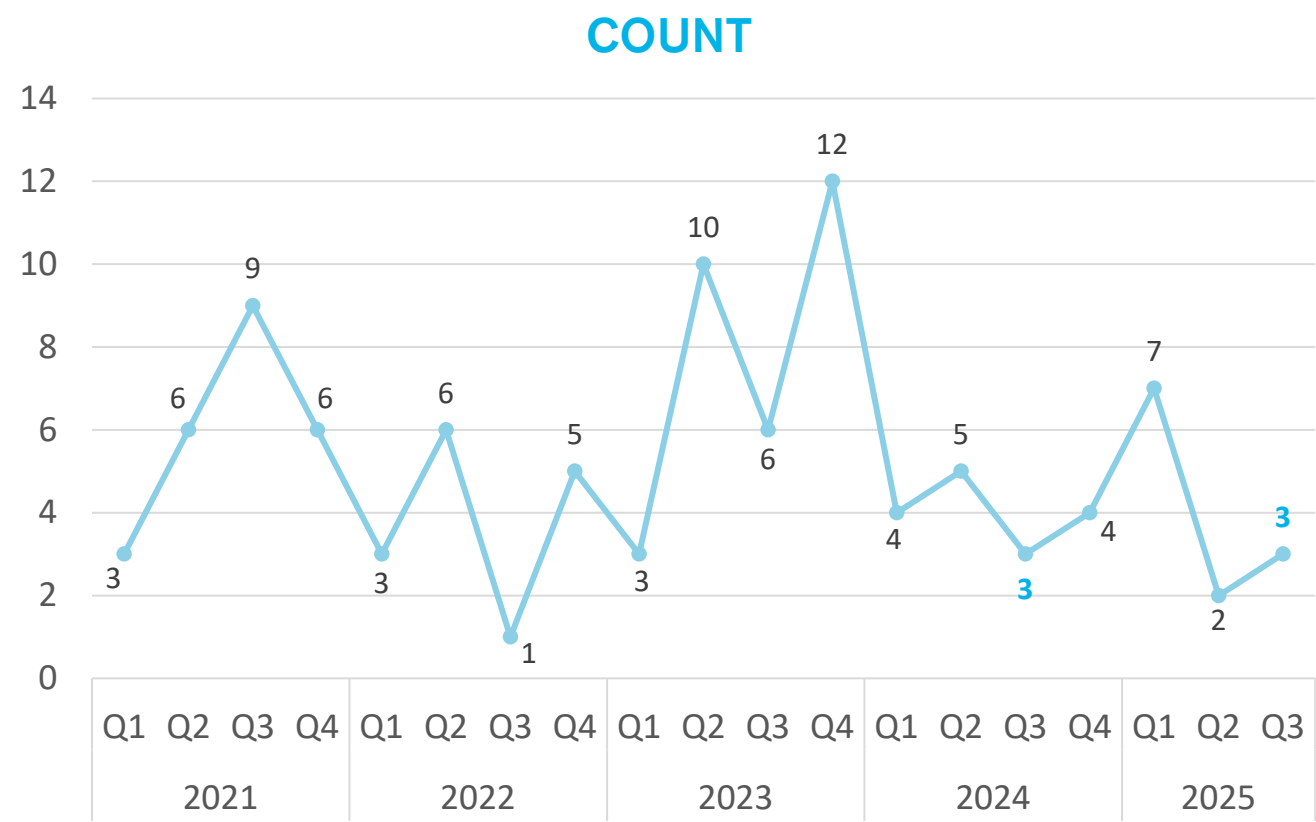


▲ 900K (24%)

YOY increase in SF of listings

TRANSACTIONS: SUBLEASE

SOUTH BAY



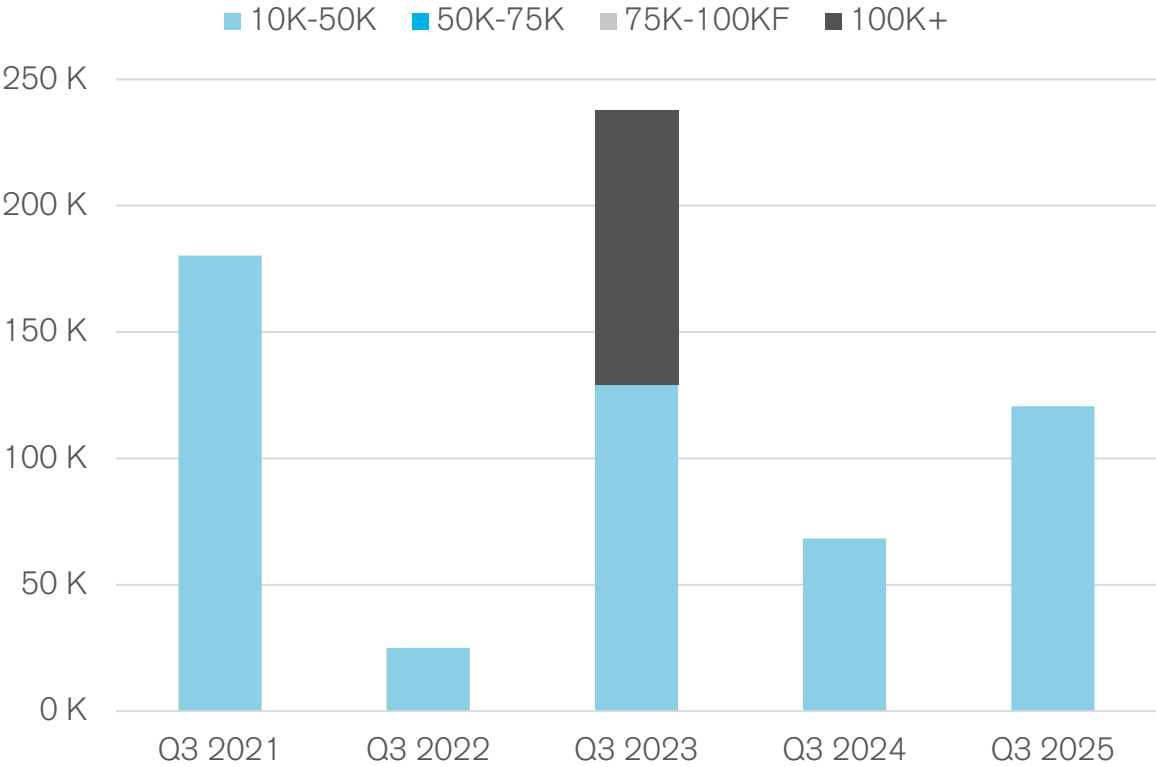
0
No change in number of transactions

▲ 53K (78%)
YOY increase in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

SOUTH BAY

	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025
10K-50K	9 180K	1 25K	5 129K	3 68K	3 121K
50K-75K	0	0	0	0	0
75K-100K	0	0	0	0	0
100K+	0	0	1 109K	0	0
Grand Total	9 180K	1 25K	6 238K	3 68K	3 121K

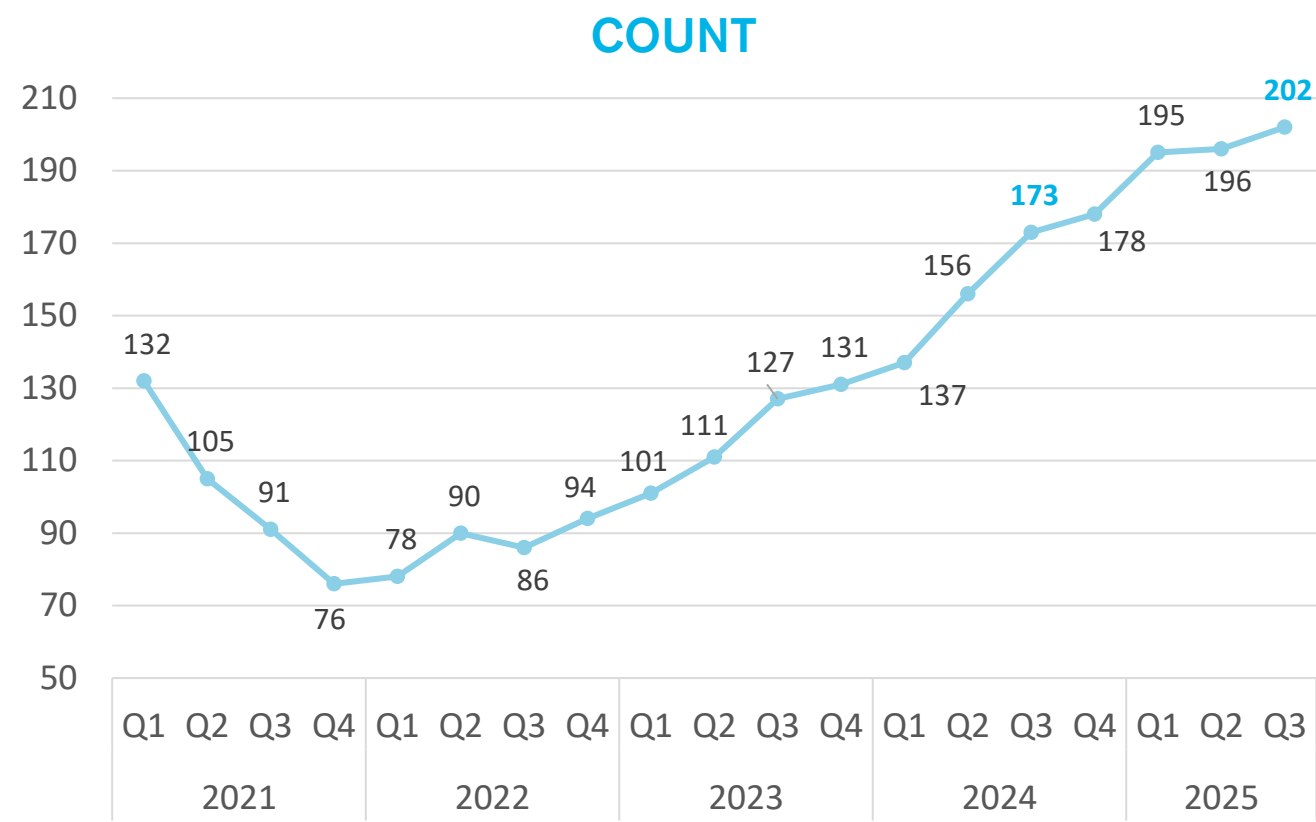


121K SF Subleased

100% of the total subleased square footage was in buildings 10K-50K SF.

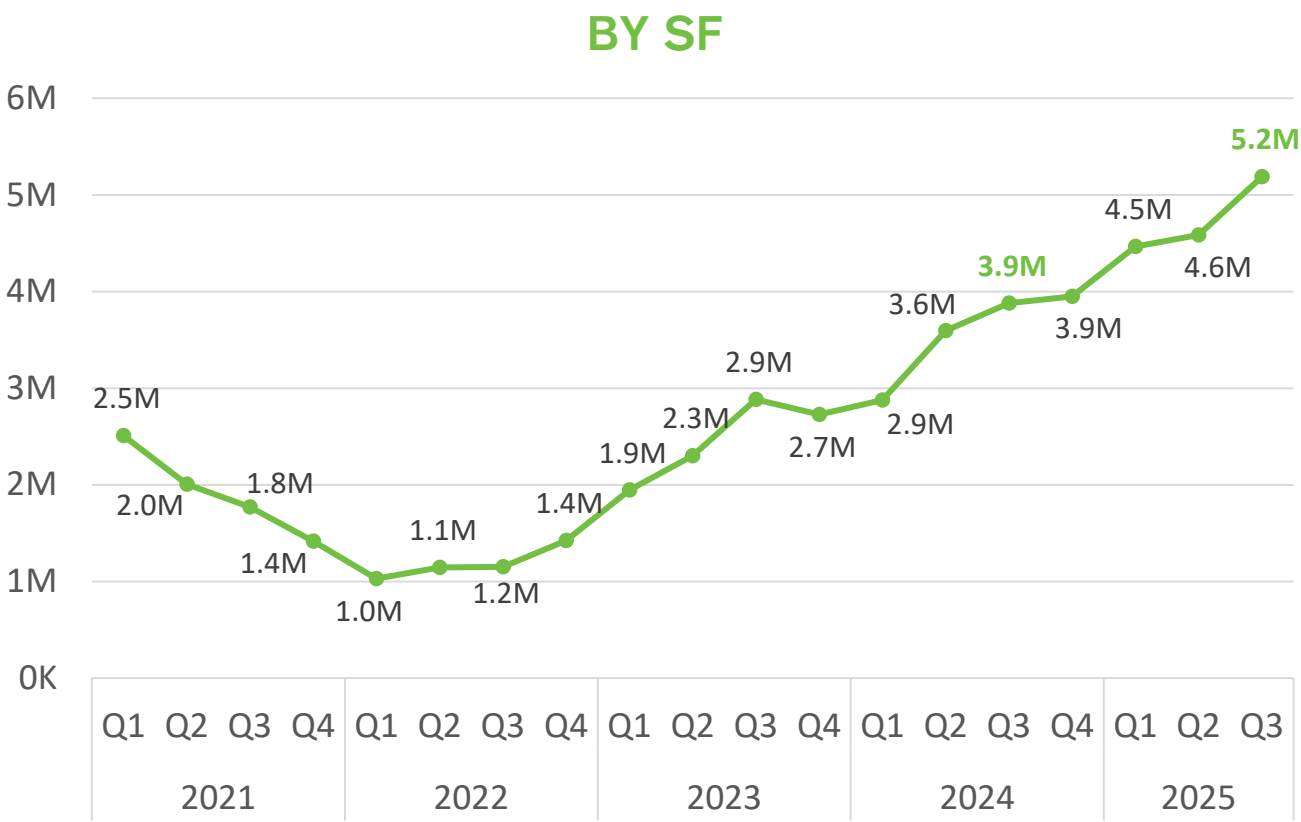
TOTAL AVAILABLE LISTINGS: SALE

SOUTH BAY



▲ 17%

YOY increase in number of listings



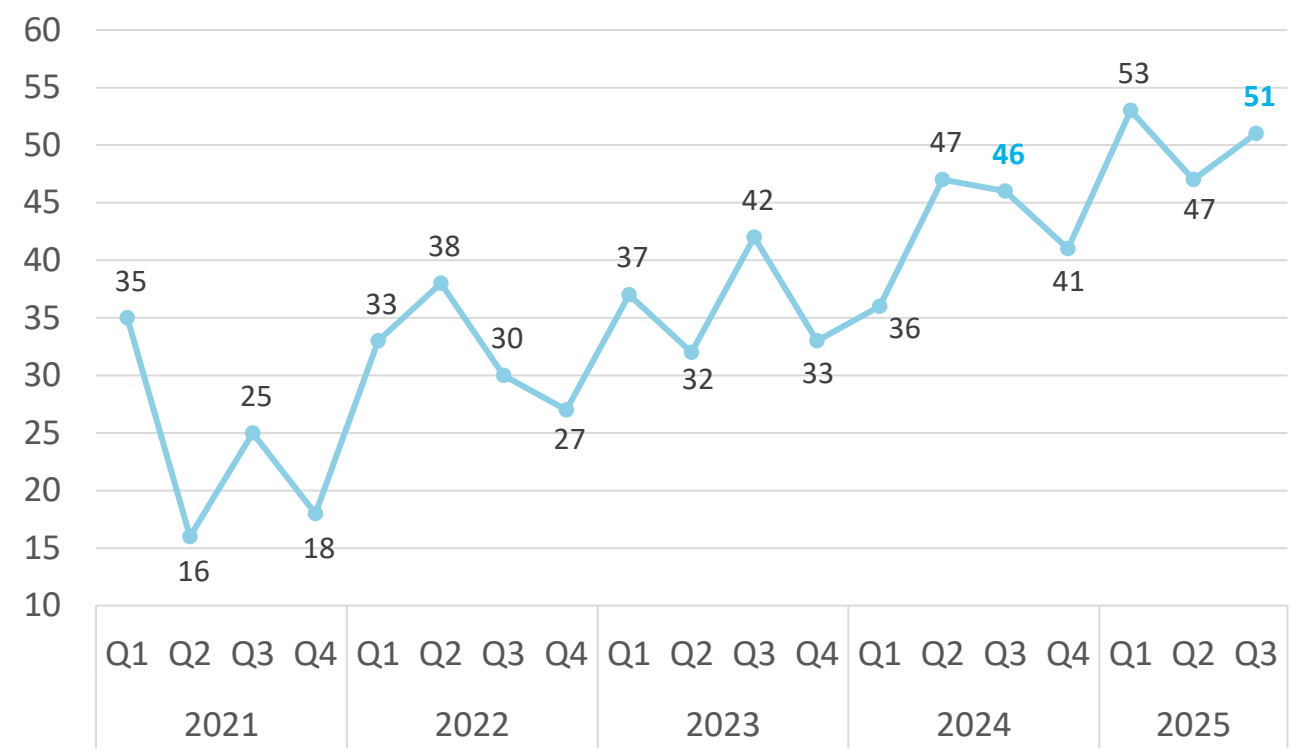
▲ 1.3M (33%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

SOUTH BAY

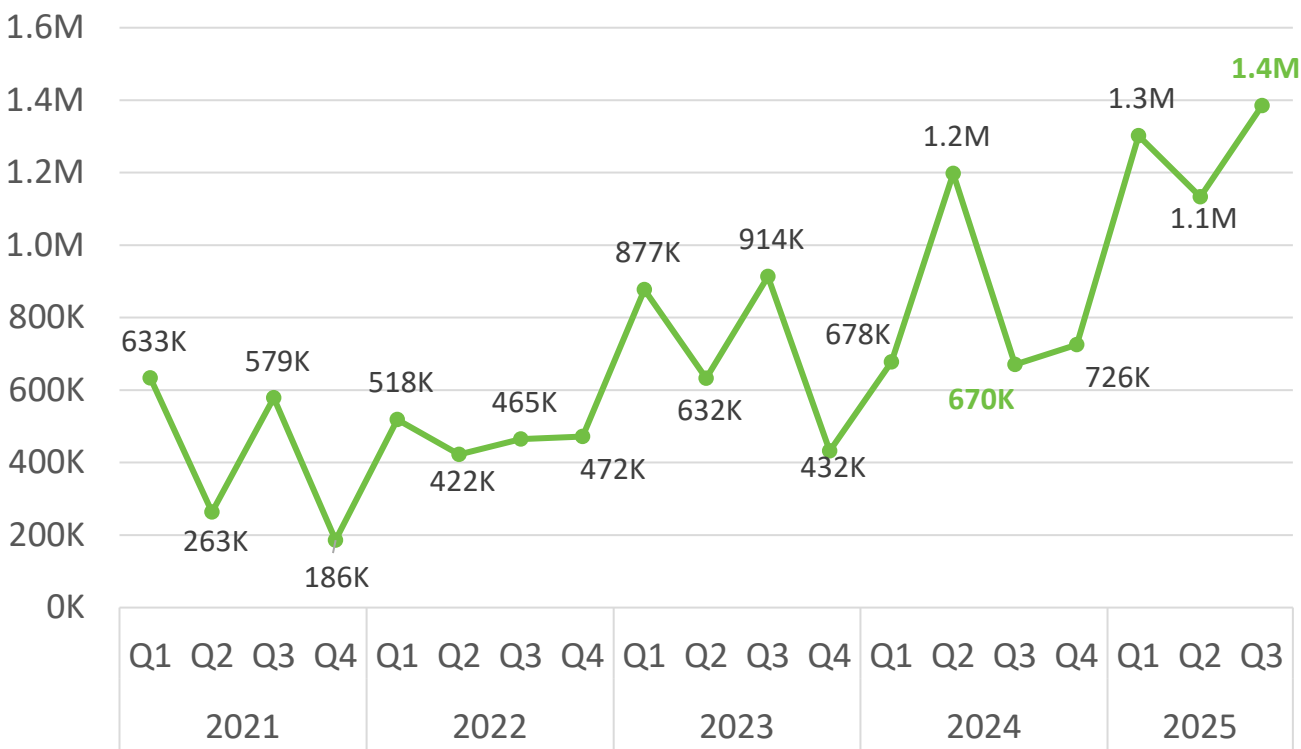
COUNT



▲ 11%

YOY increase in number of listings added

BY SF



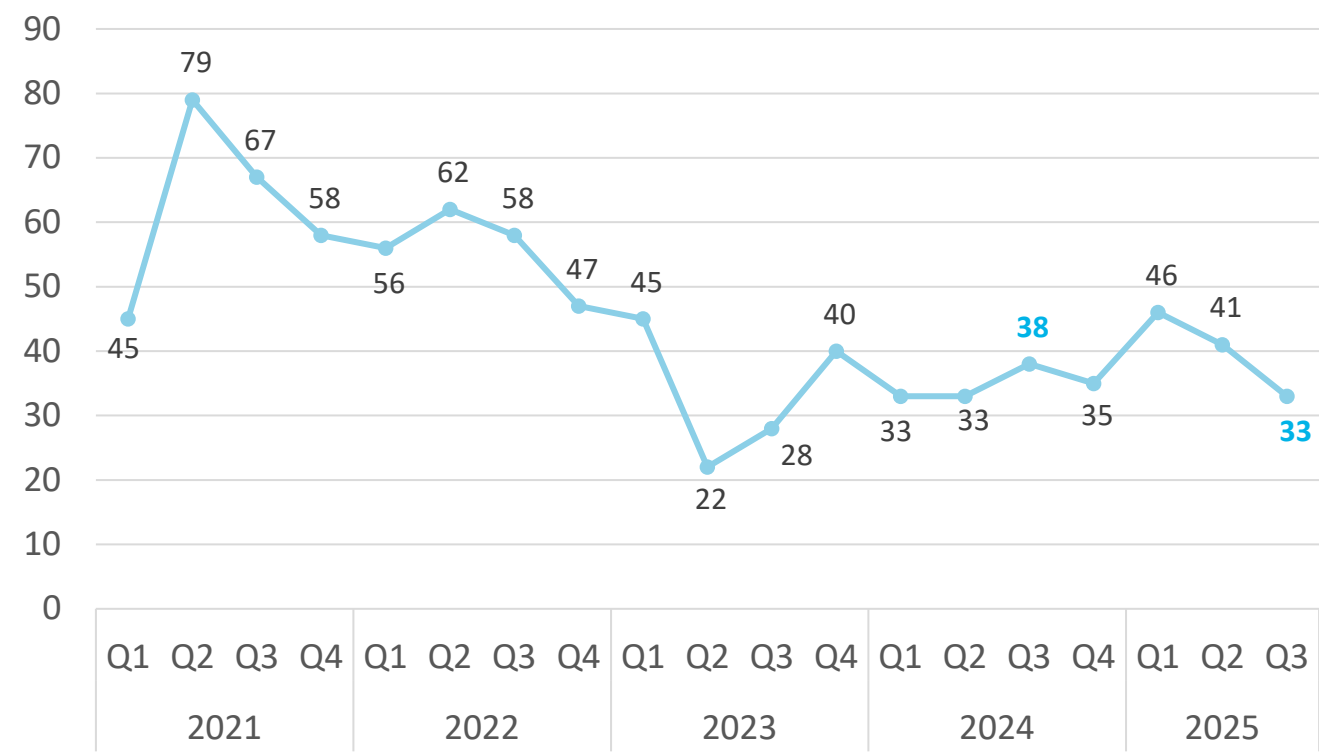
▲ 730K (109%)

YOY increase in SF added

SALE COMPARABLES

SOUTH BAY

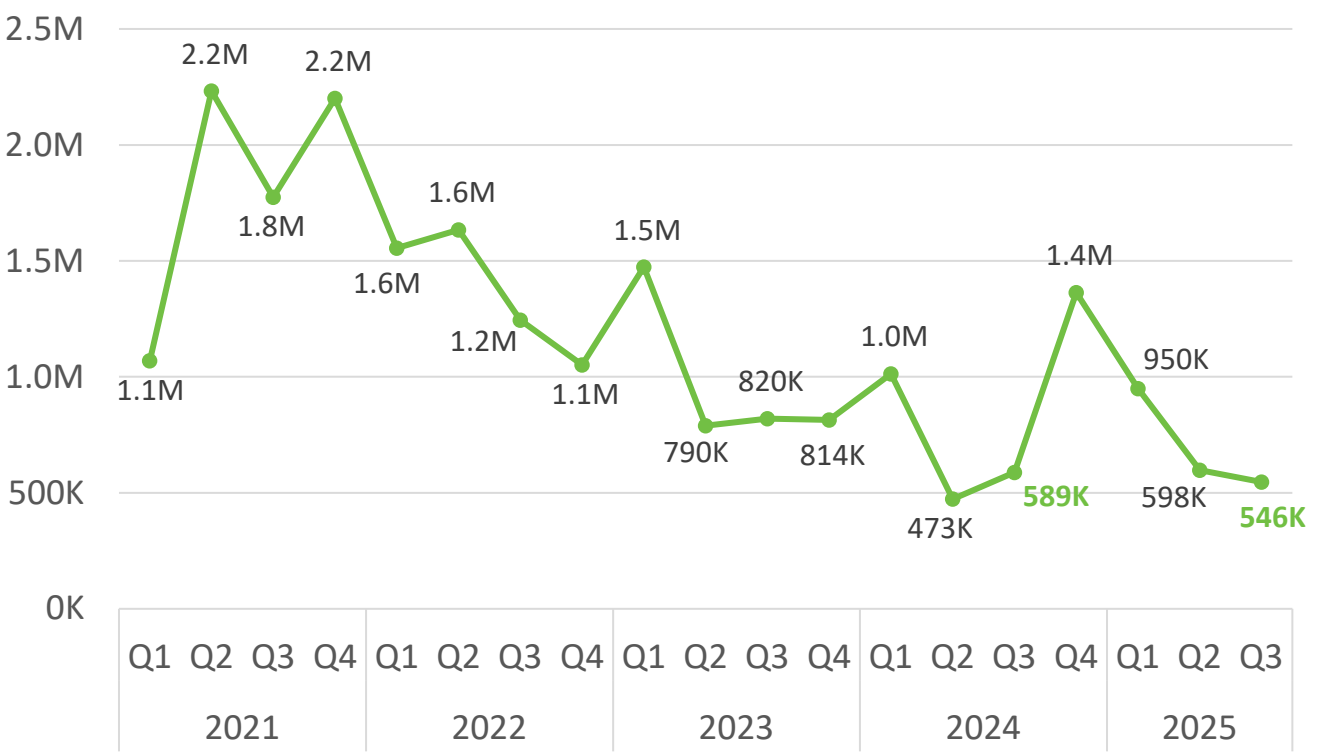
COUNT



▼ 13%

YOY decrease in number of transactions

BY SF



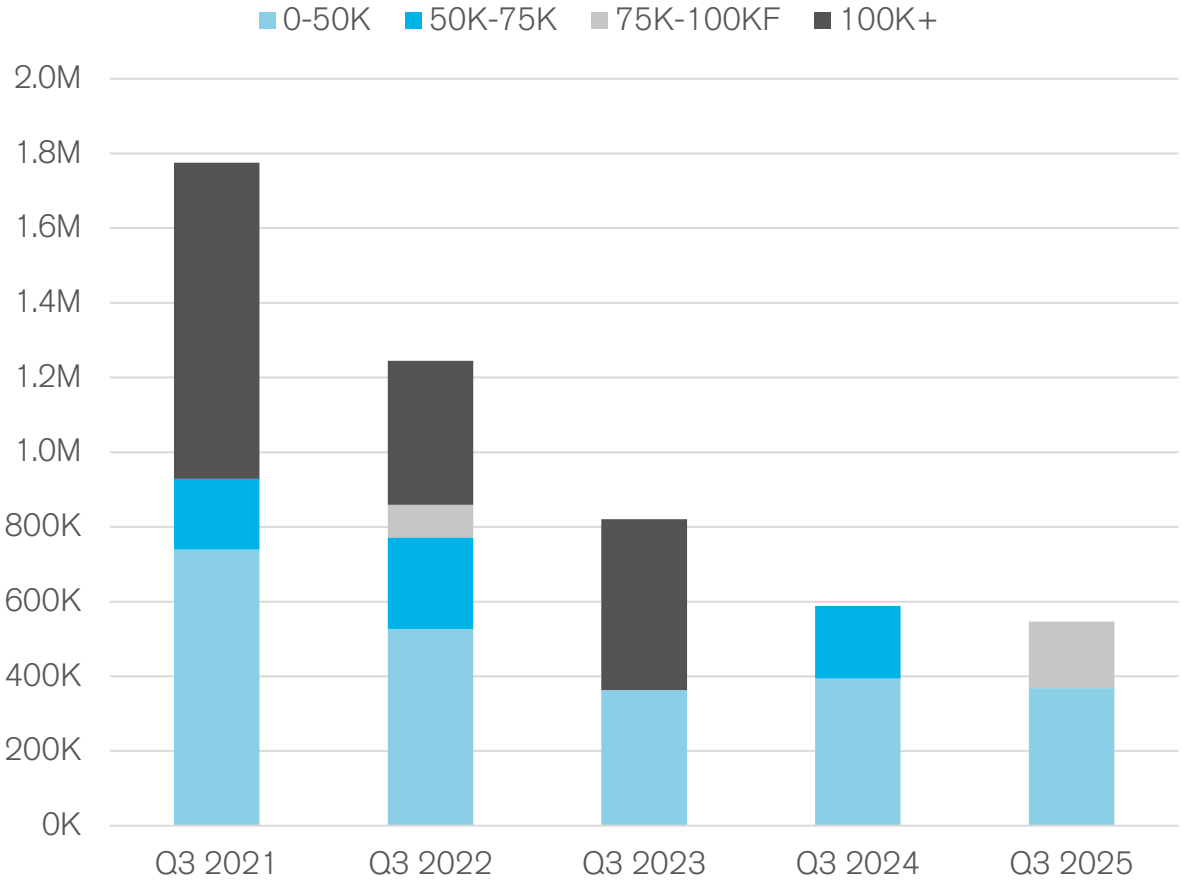
▼ 43K (7%)

YOY decrease in SF sold

SALE COMPS BY SIZE

SOUTH BAY

	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025
0-50K	60 739K	50 527K	26 363K	35 394K	31 368K
50K-75K	3 189K	4 245K	0	3 194K	0
75K-100K	0	1 88K	0	0	2 178K
100K+	4 847K	3 386K	2 458K	0	0
Grand Total	67 1.8M	58 1.2M	28 820K	38 589K	33 546K

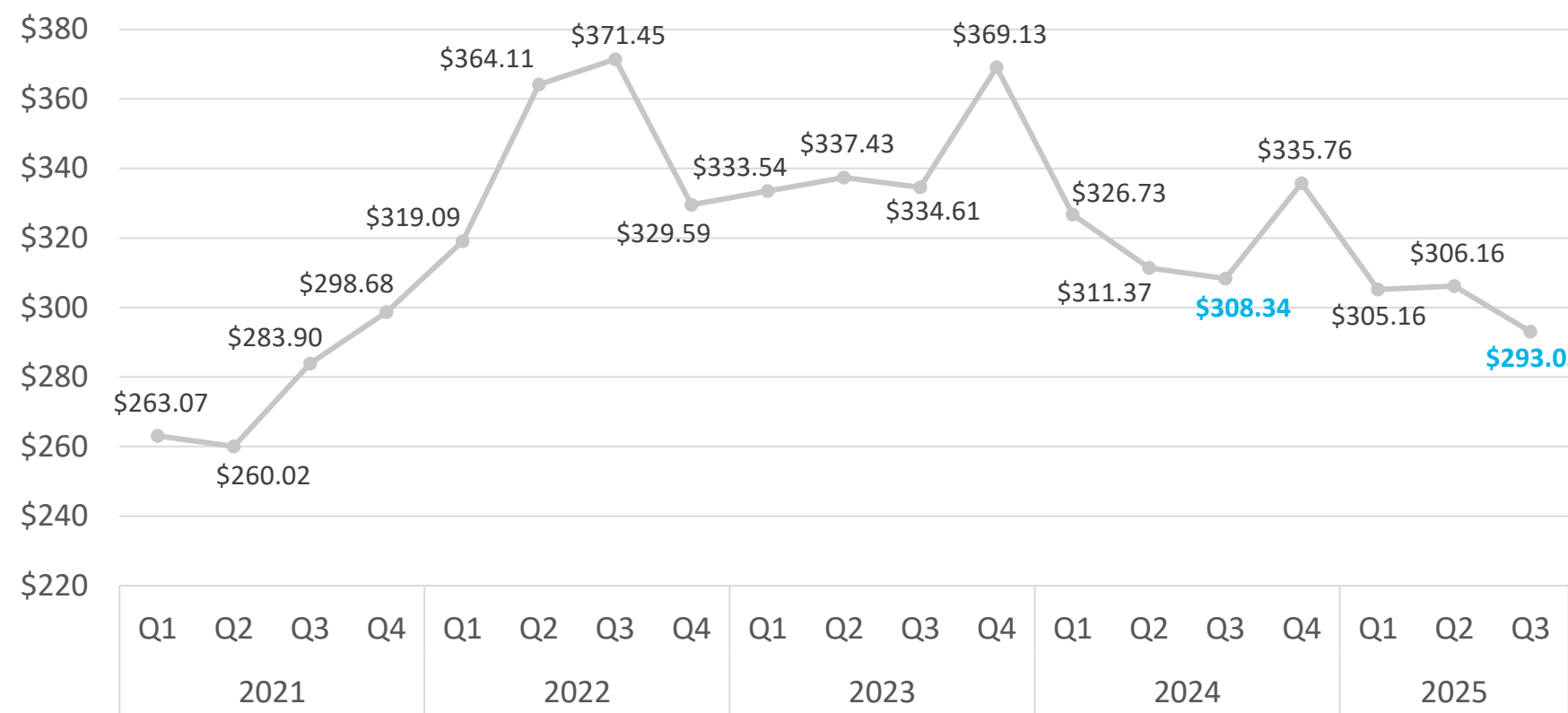


546K SF Sold

Over 368K SF of all SF sold was in buildings 0-50K SF representing 67% of the total transacted square footage

SOLD PRICE/SF

SOUTH BAY



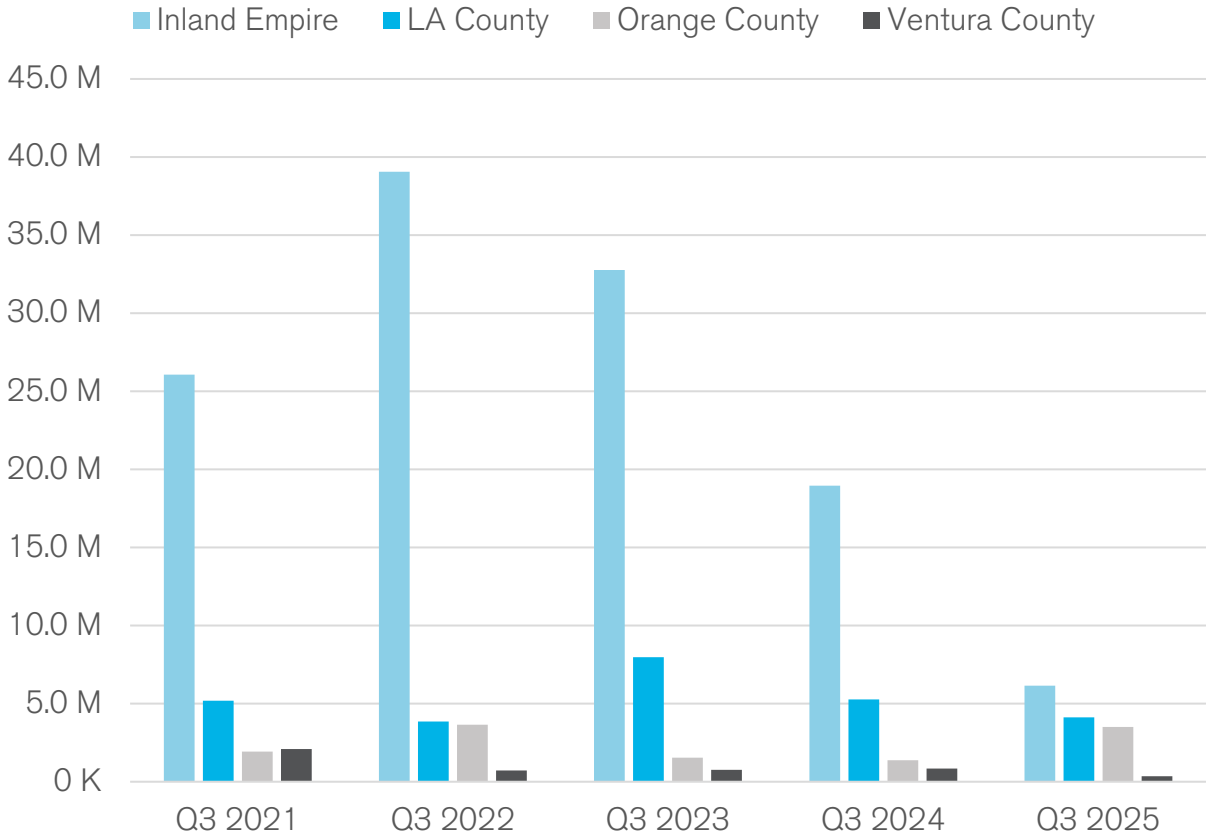
▲ **\$29.96 (11%)**
Increase in average sold price since Q1 2021

▼ **\$15.31 (5%)**
YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2021 – 2025

IE, LA, OC, VENTURA COUNTY

Region	Q3 2021	Q3 2022	Q3 2023	Q3 2024	Q3 2025	YOY % Change
Inland Empire	26.1 M	39.1 M	32.8 M	19.0 M	6.2 M	▼ 68%
LA County	5.2 M	3.9 M	8.0 M	5.3 M	4.1 M	▼ 22%
Orange County	1.9 M	3.7 M	1.5 M	1.4 M	3.5 M	▲ 153%
Ventura County	2.1 M	714 K	760 K	845 K	356 K	▼ 58%
Total	35.3 M	47.3 M	43.0 M	26.5 M	14.1 M	▼ 47%



▼ 47%

YOY decrease in SF under construction

14.1M SF

Total SF under construction in Q3 2025

1.4M SF (10%)

Total SF under construction in South Bay Q3 2025

DELIVERED/COMPLETED PROPERTIES: 2021 – 2025

IE, LA, OC, VENTURA COUNTY

Region	2021	2022	2023	2024	Q1 2025	Q2 2025	Q3 2025	Projected
								Q4 2025
Inland Empire	14.9 M	22.0 M	35.0 M	23.7 M	2.3 M	1.9 M	2.3 M	4.7 M
LA East	1.3 M	1.4 M	2.0 M	2.5 M	45 K	130 K	0	59 K
LA MidCounties	584 K	287 K	23 K	367 K	207 K	0	180 K	609 K
LA Central	89 K	734 K	288 K	1.2 M	47 K	0	158 K	133 K
South Bay	851 K	1.5 M	1.9 M	969 K	1.1 M	581 K	513 K	195 K
LA Northwest	1.0 M	606 K	354 K	479 K	107 K	223 K	819 K	0
Orange County	459 K	1.9 M	3.1 M	1.5 M	1.0 M	623 K	392 K	1.0 M
Ventura County	2.3 M	519 K	427 K	322 K	402 K	0	181 K	0
Total	21.6 M	28.9 M	43.1 M	31.0 M	5.2 M	3.5 M	4.6 M	6.8 M

4.6M SF

Total delivered construction
in Q3 2025

513K SF

Total delivered construction South
Bay in Q3 2025

6.8M SF

Projected to be delivered in Q4 2025