

Q4 2025
RESEARCH REPORT

SOUTH BAY

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SUBLEASE

Total Available Listings
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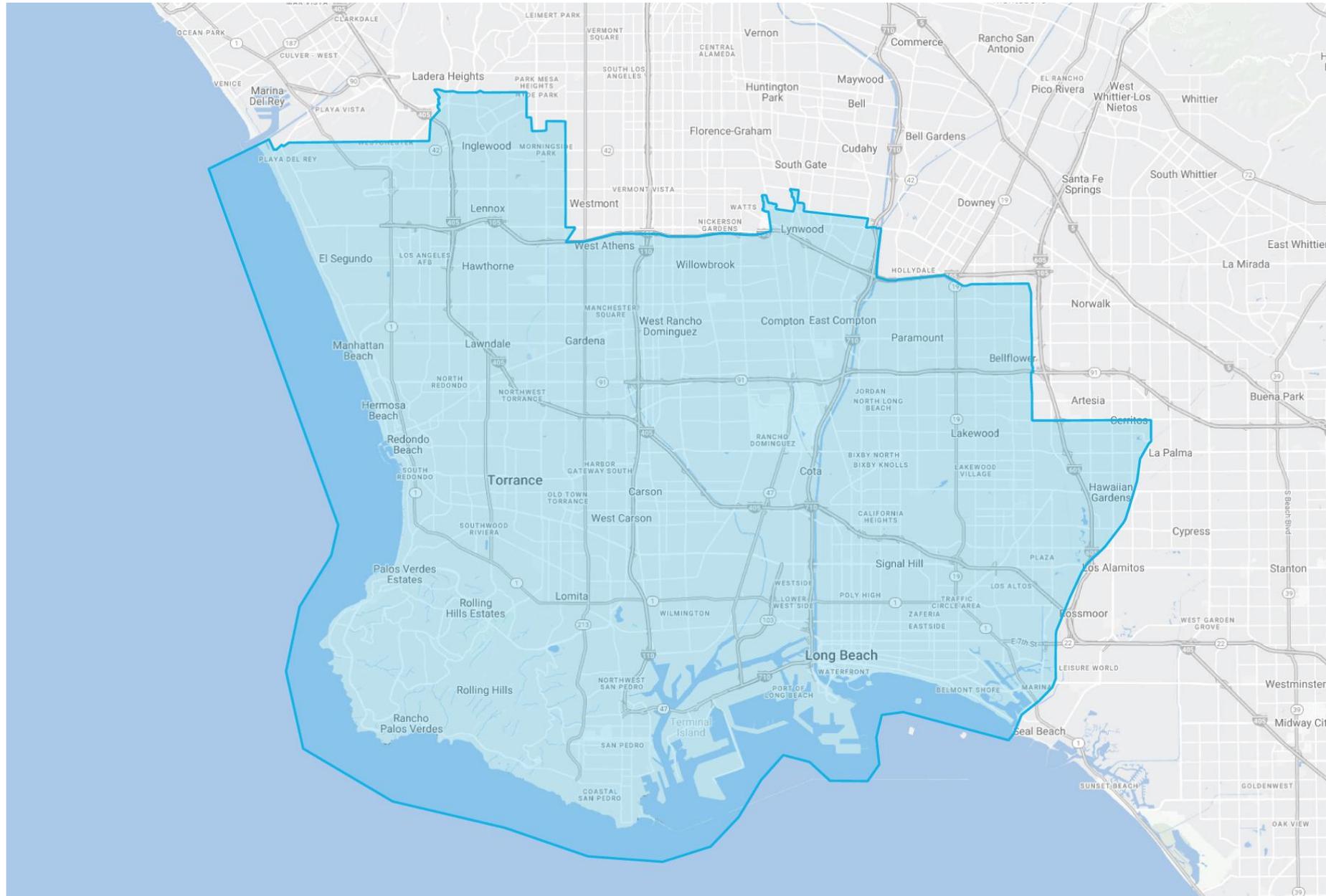
SALE

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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

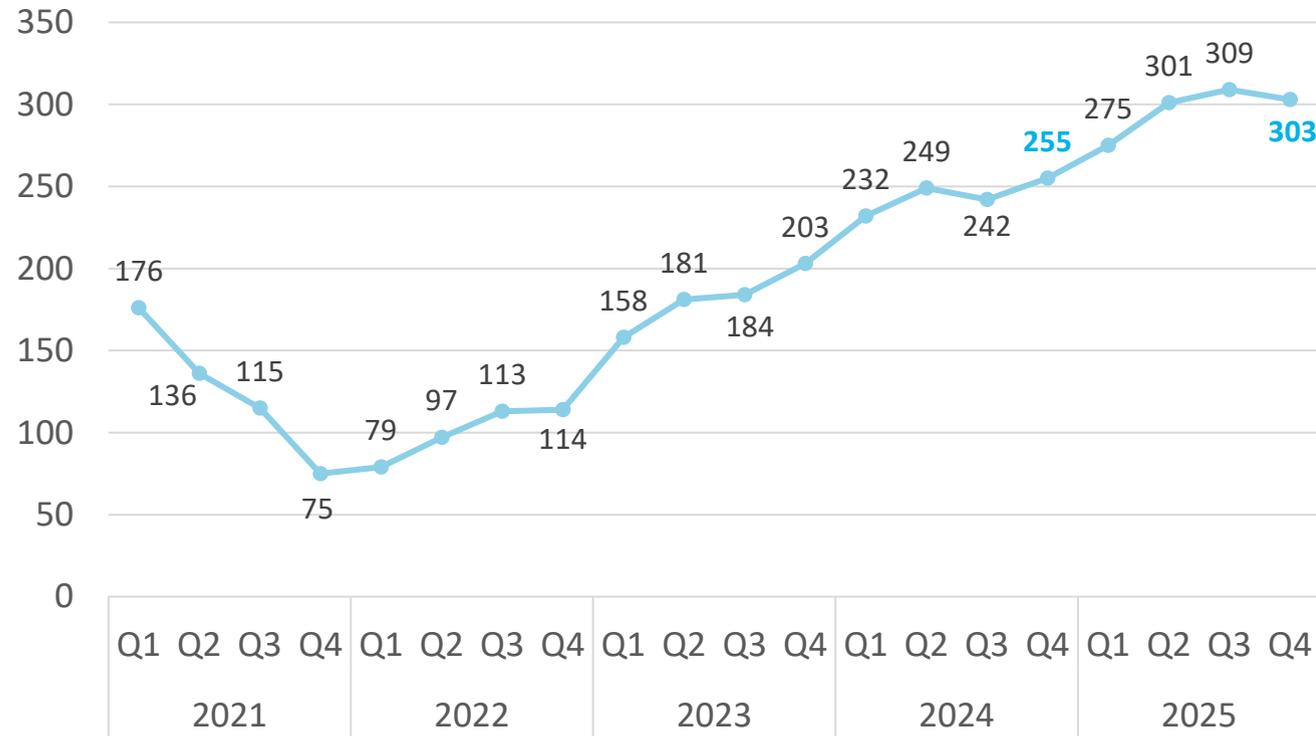
37K

Listings across 422K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

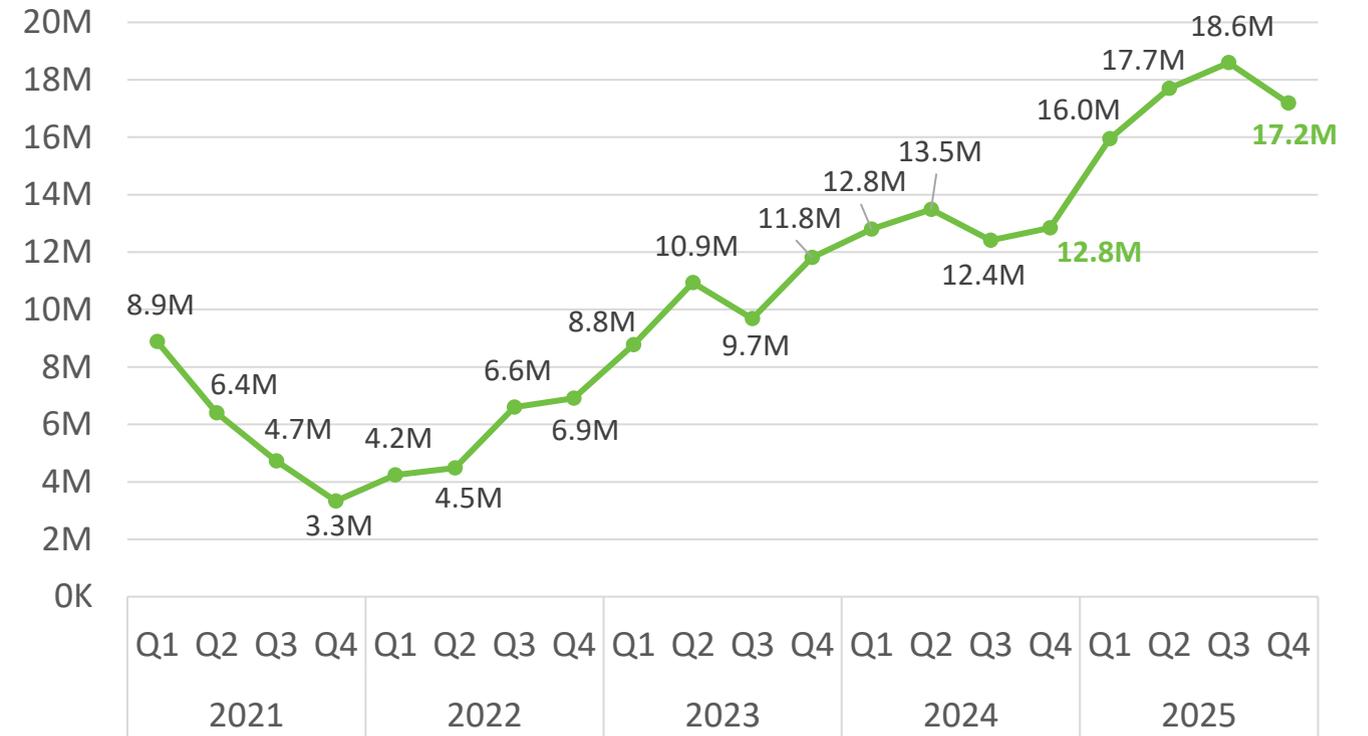
COUNT



▲ **19%**

YOY increase in number of listings

BY SF



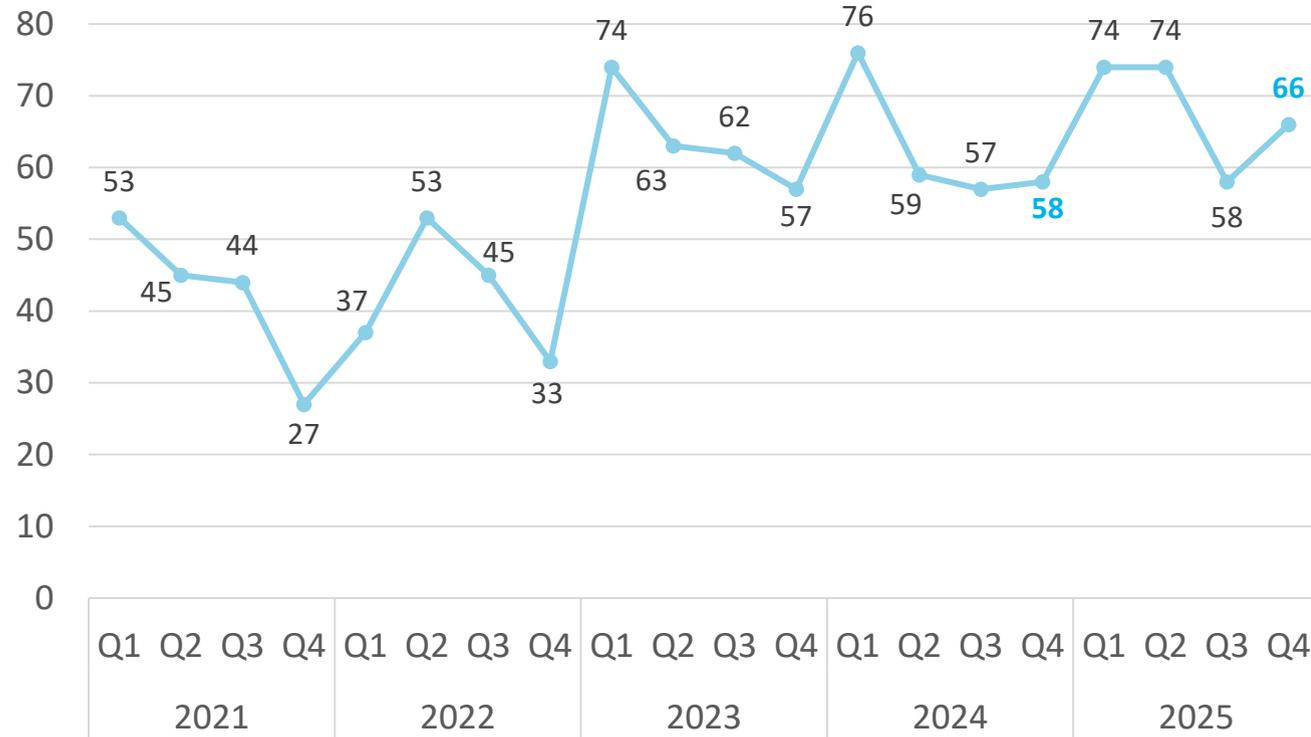
▲ **4.4M (34%)**

YOY increase in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

SOUTH BAY

COUNT



▲ 14%

YOY increase in number of listings added

BY SF



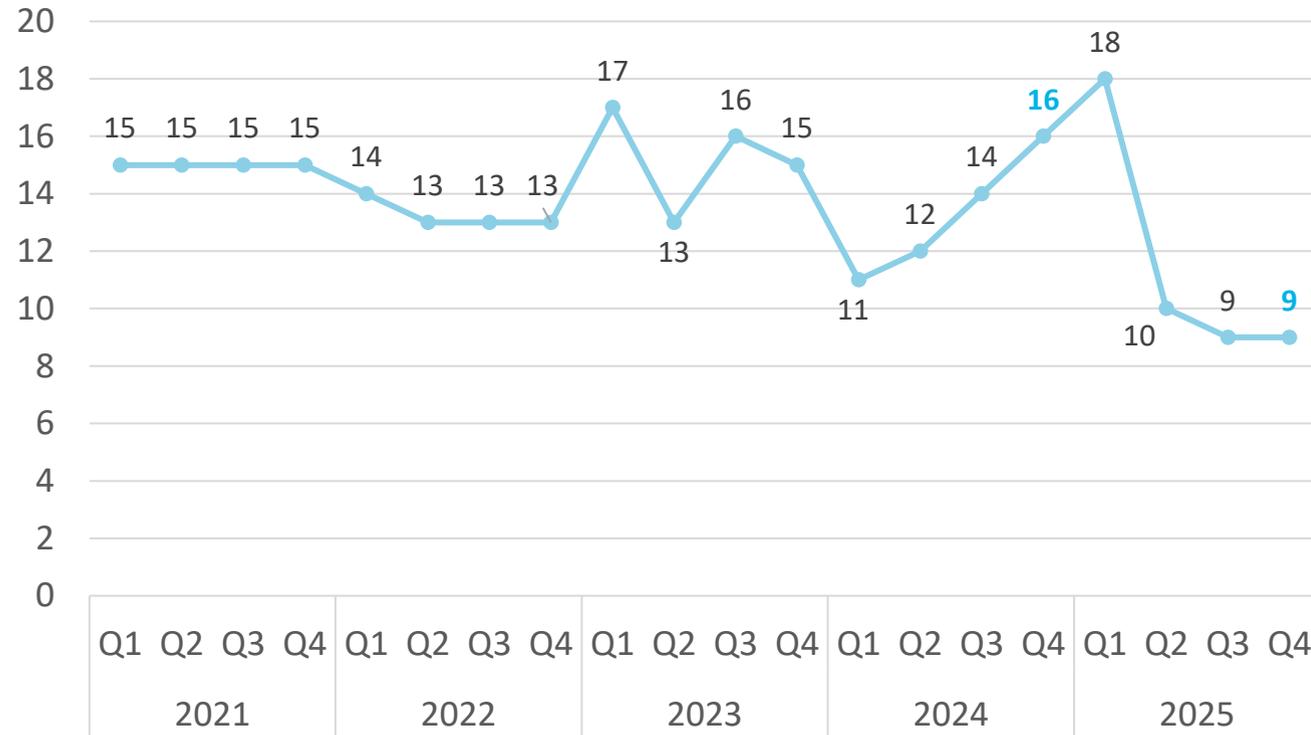
0

No change in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

COUNT



▼ **44%**

YOY decrease in number of listings

BY SF



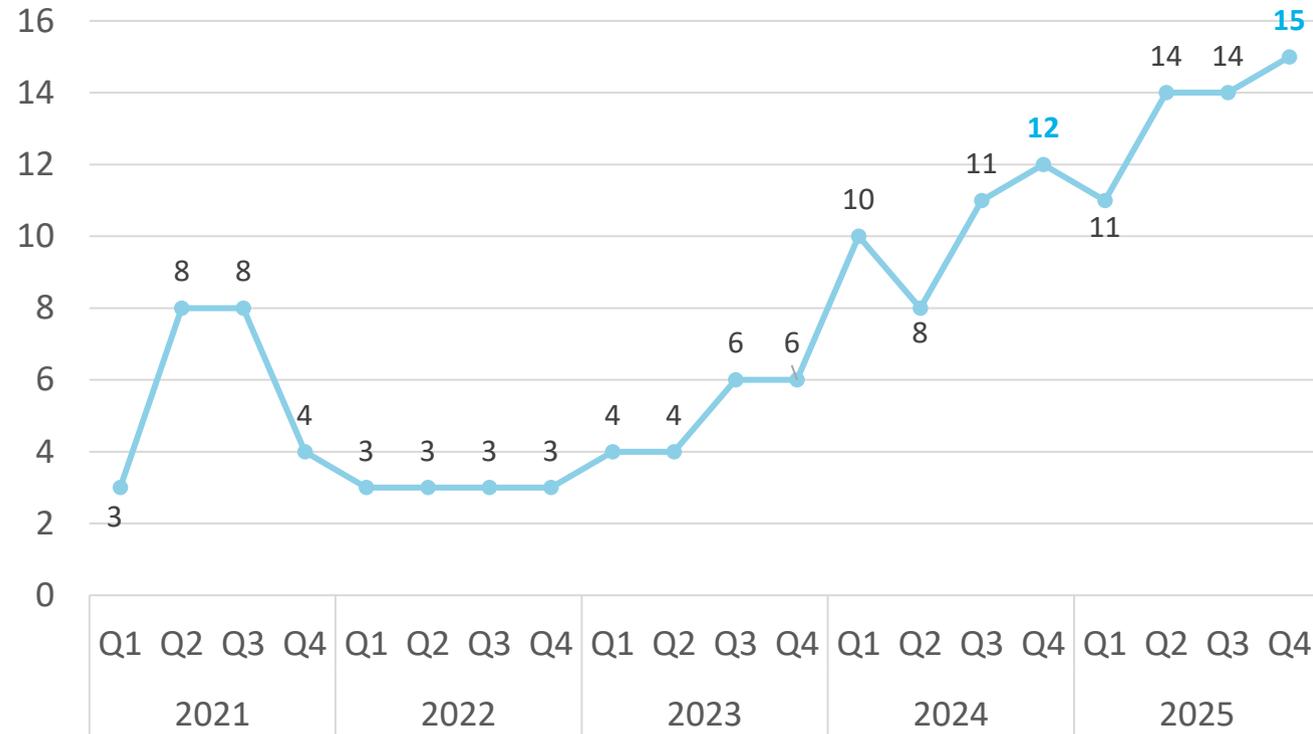
▼ **1.8M (76%)**

YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

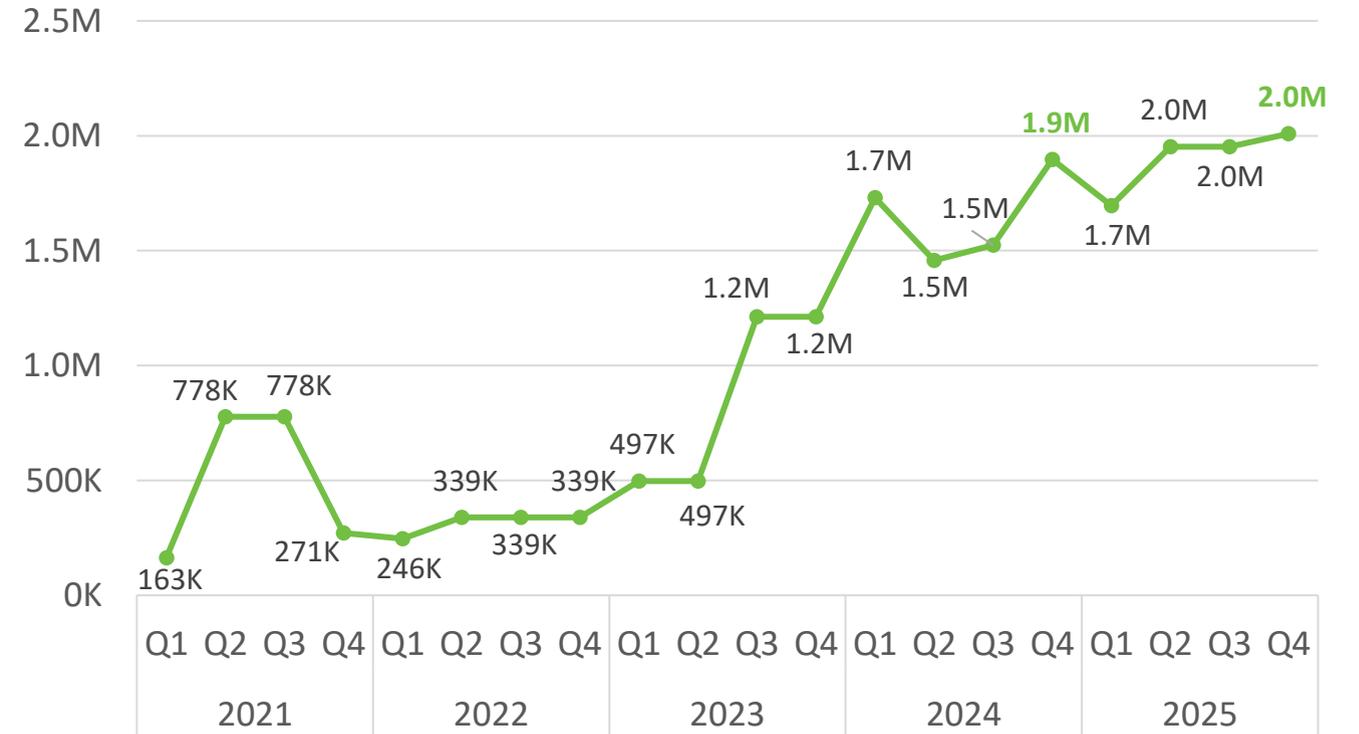
COUNT



▲ **25%**

YOY increase in number of listings

BY SF



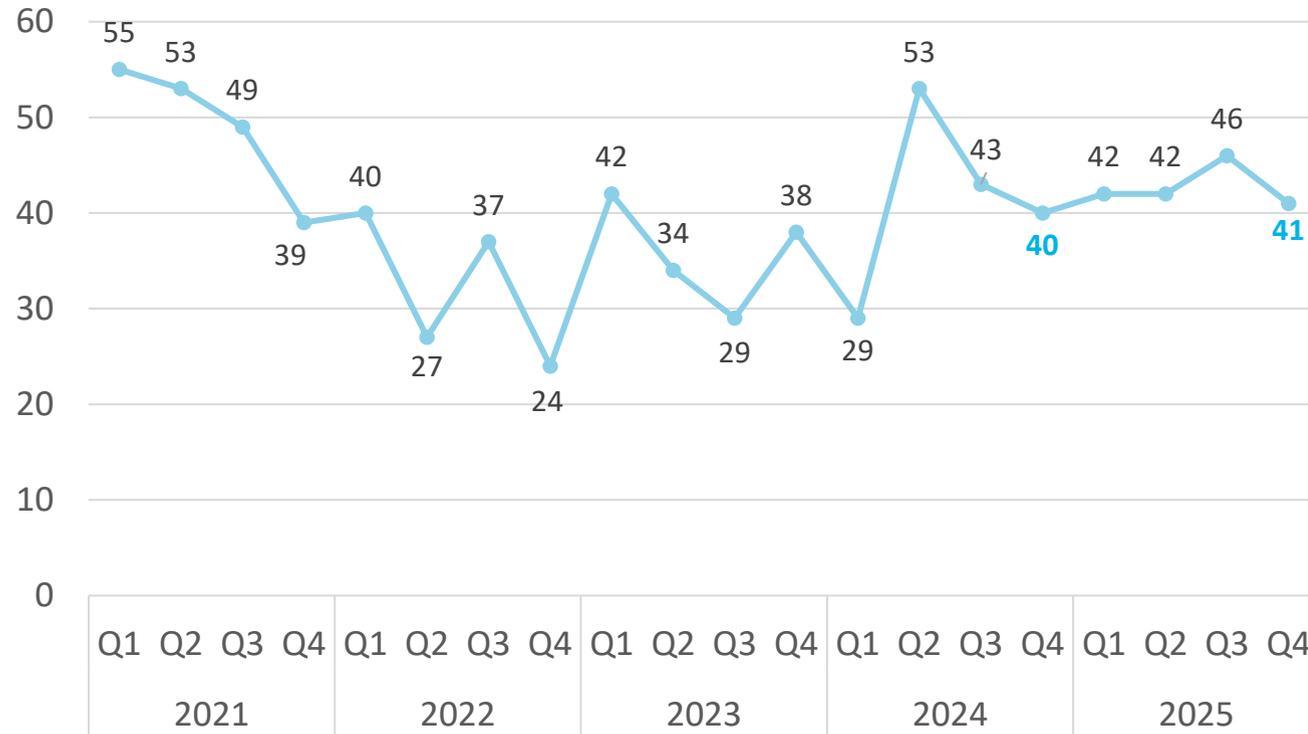
▲ **100K (5%)**

YOY increase in SF of listings

TRANSACTIONS: DIRECT LEASE

SOUTH BAY

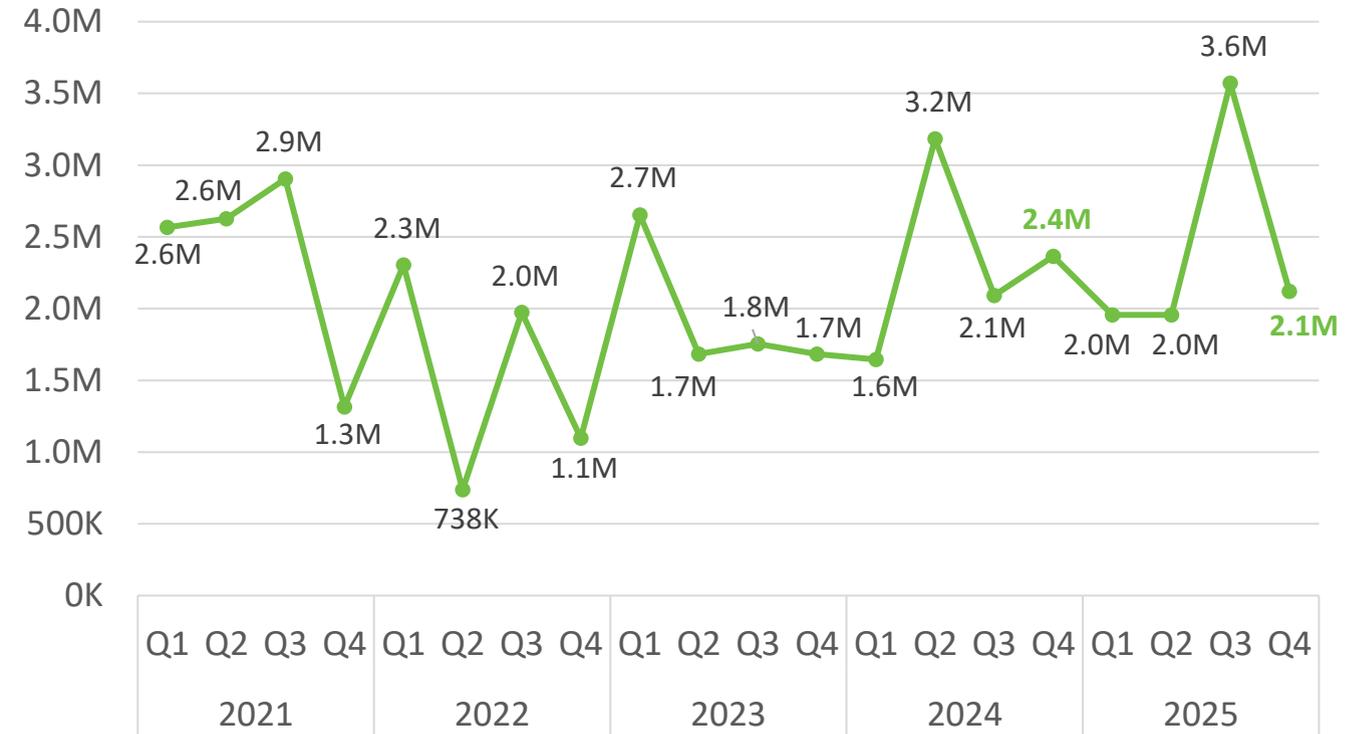
COUNT



▲ **3%**

YOY increase in number of transactions

BY SF



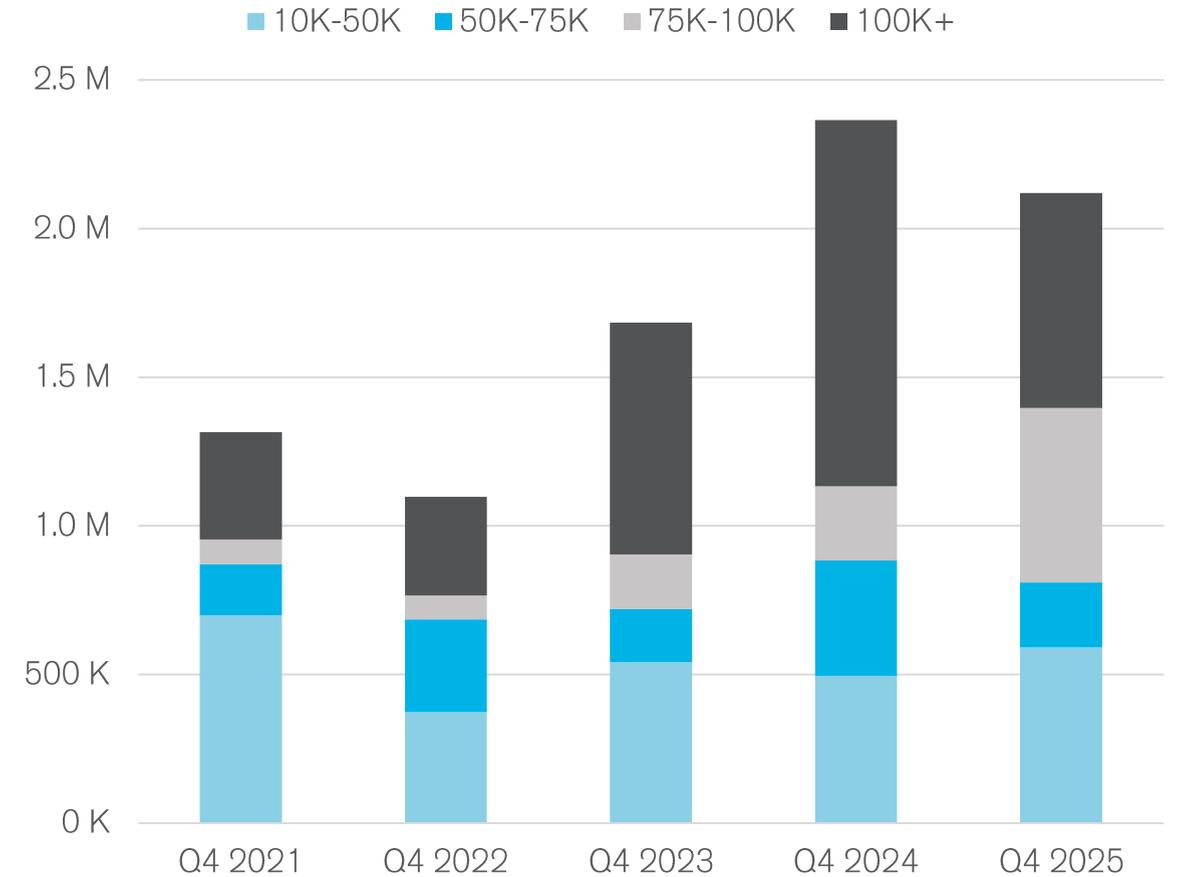
▼ **300K (13%)**

YOY decrease in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025
10K-50K	33 699K	16 374K	28 542K	26 496K	26 592K
50K-75K	3 172K	5 312K	3 179K	6 389K	4 218K
75K-100K	1 84K	1 81K	2 183K	3 249K	7 587K
100K+	2 361K	2 332K	5 779K	5 1.2M	4 723K
Grand Total	39 1.3M	24 1.1M	38 1.7M	40 2.4M	41 2.1M

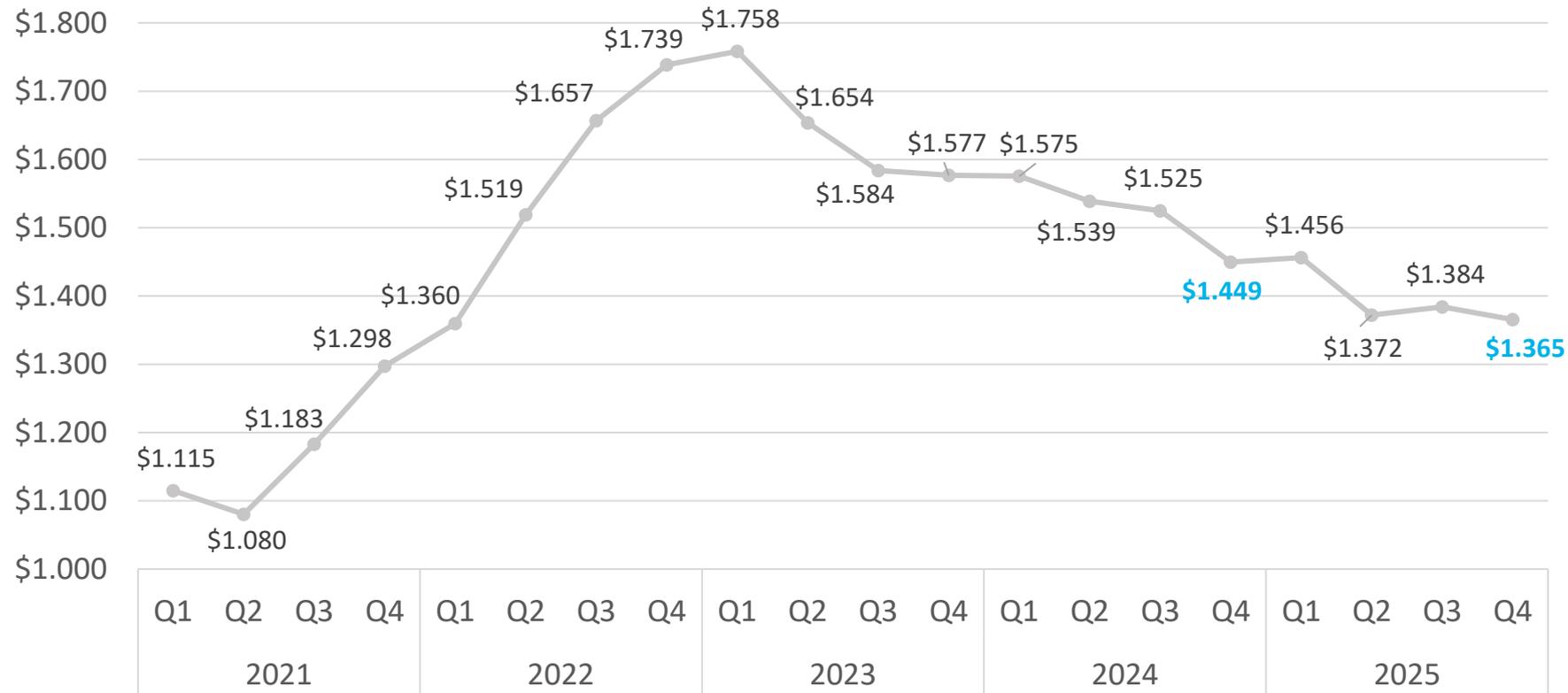


2.1 M SF Transacted

Over 723K SF of all transacted SF was in buildings 100K+ SF representing 34% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

SOUTH BAY



▲ **\$0.25 (22%)**

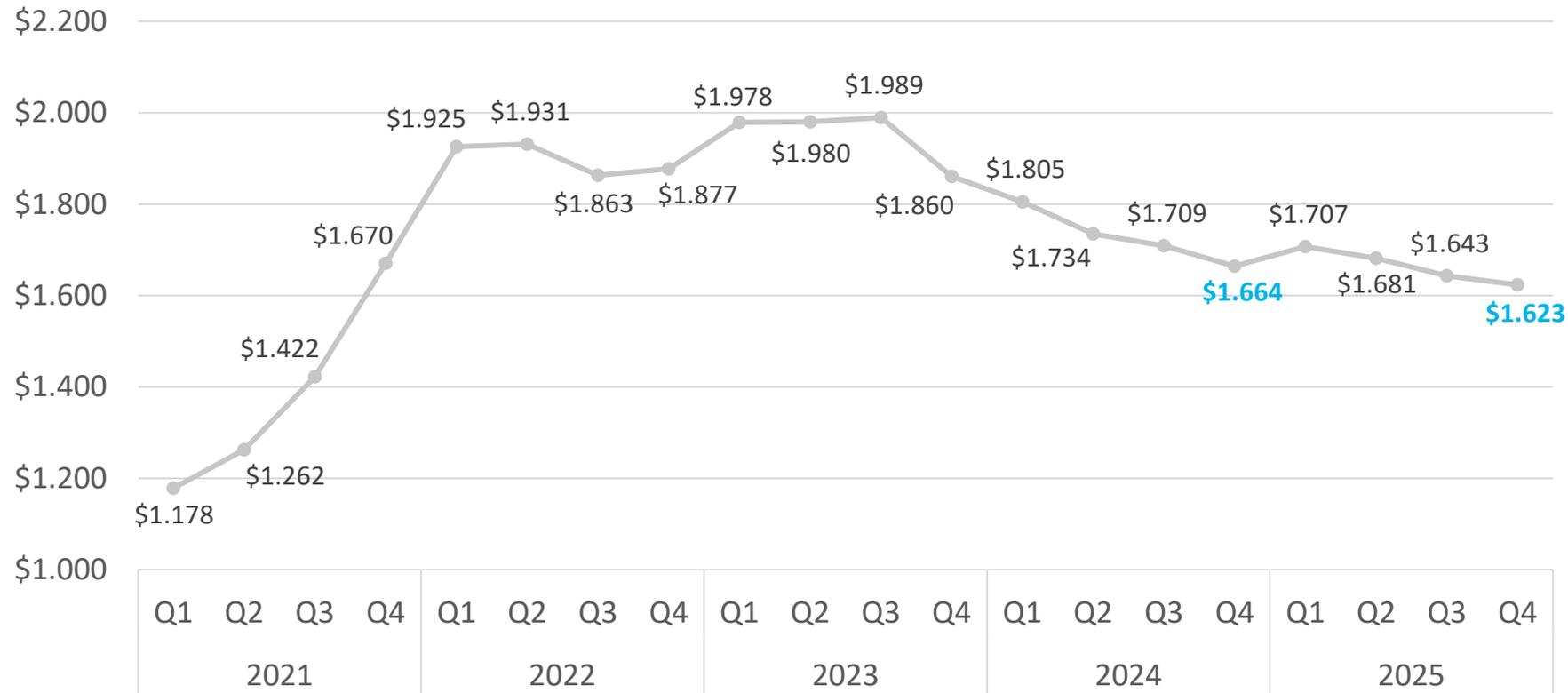
Increase in average asking rate since Q1 2021

▼ **\$0.08 (6%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

SOUTH BAY



▲ **\$0.45 (38%)**

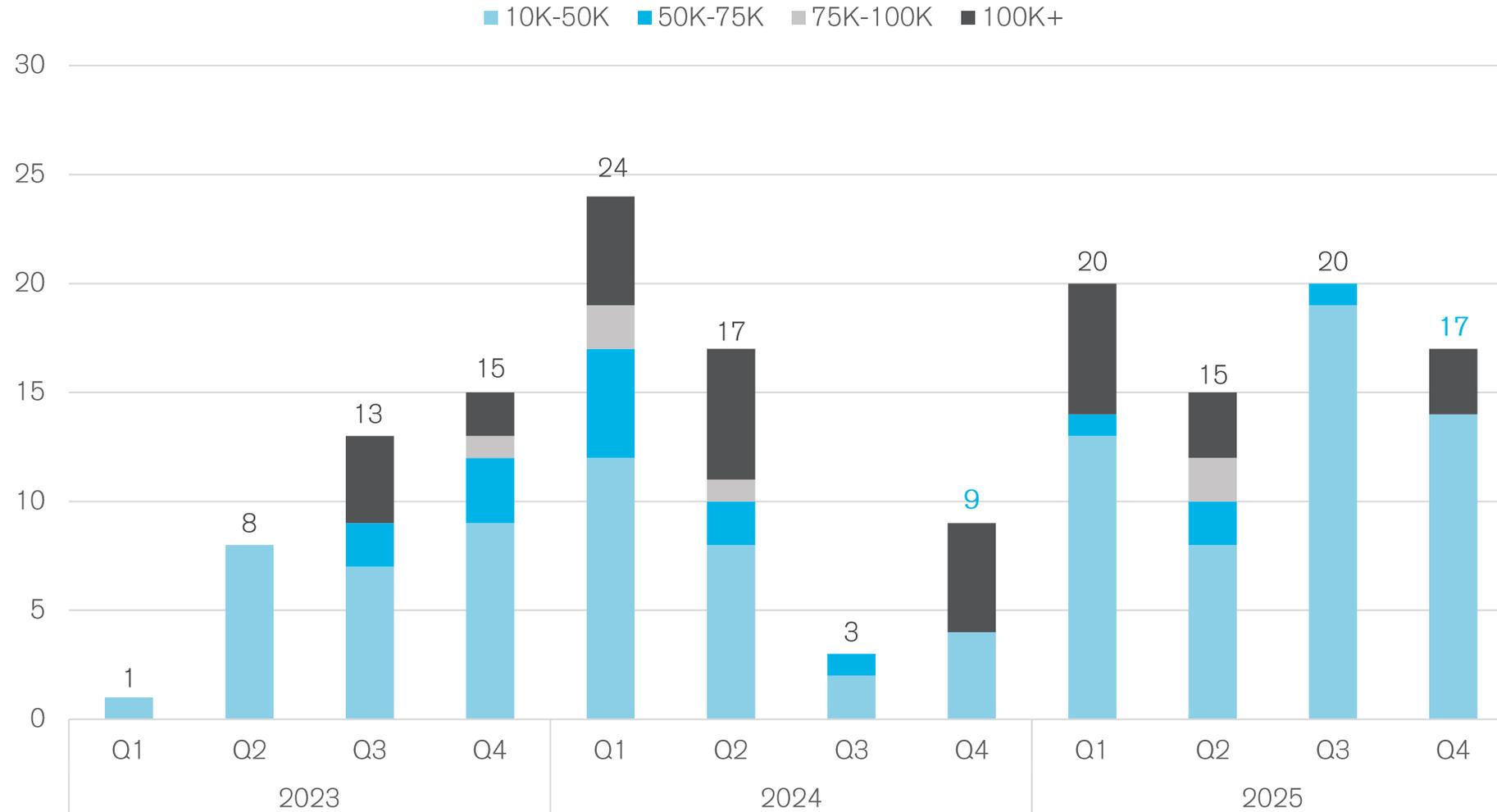
Increase in average asking rate since Q1 2021

▼ **\$0.04 (2%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

SOUTH BAY



▲ **89%**

YOY increase in number of rate reductions

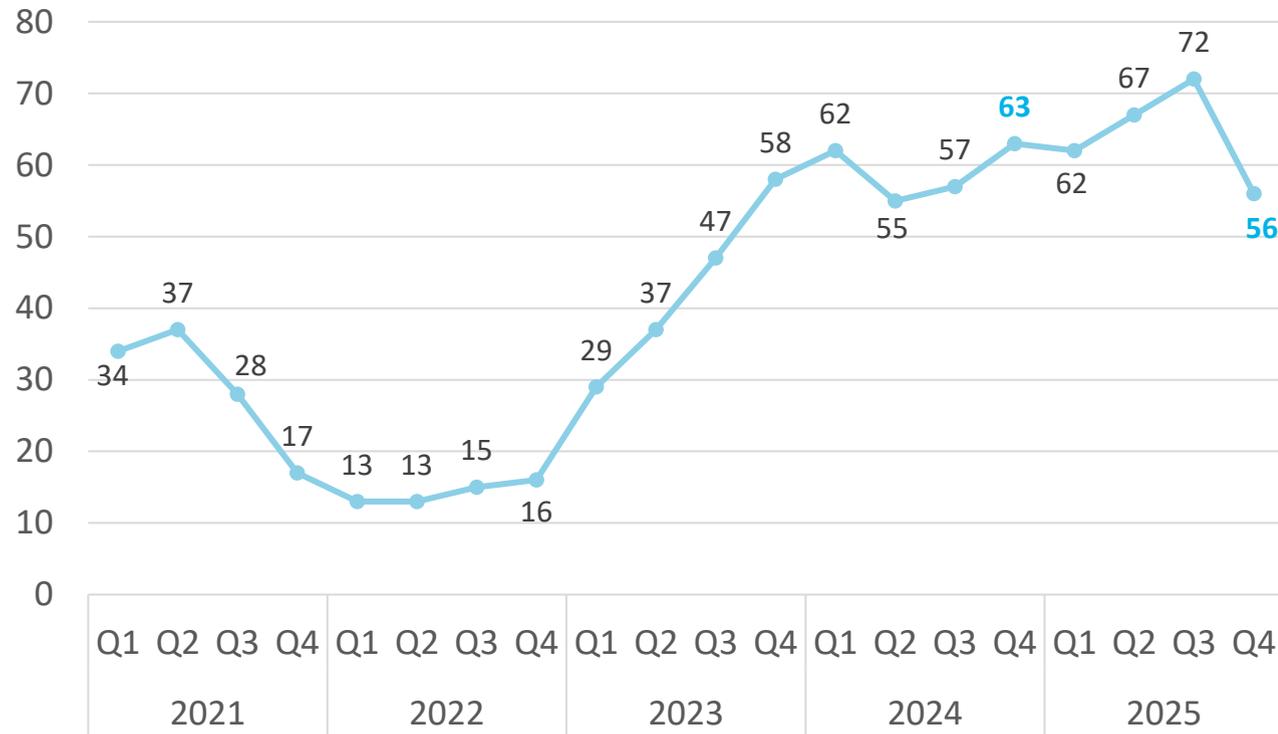
▼ **29%**

Decrease in number of rate reductions since Q1 2024

TOTAL AVAILABLE LISTINGS: SUBLEASE

SOUTH BAY

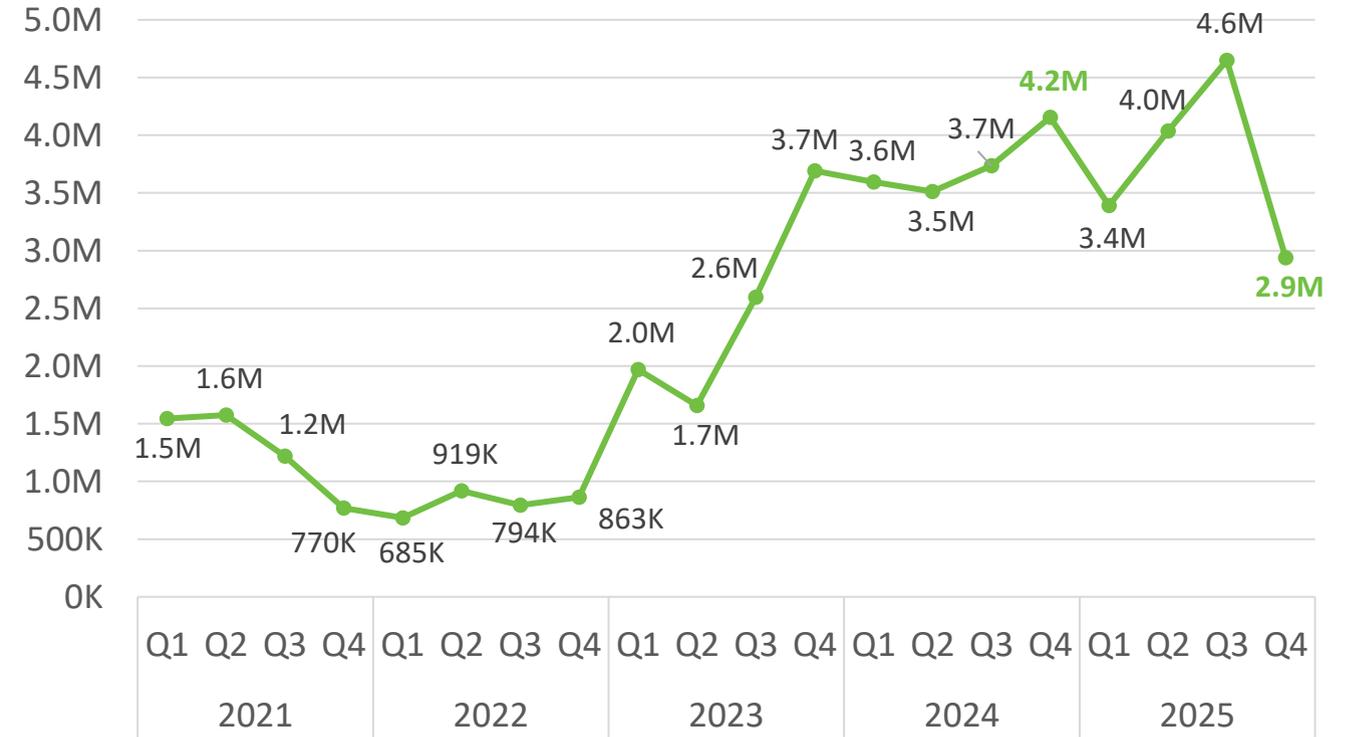
COUNT



▼ **11%**

YOY decrease in number of listings

BY SF



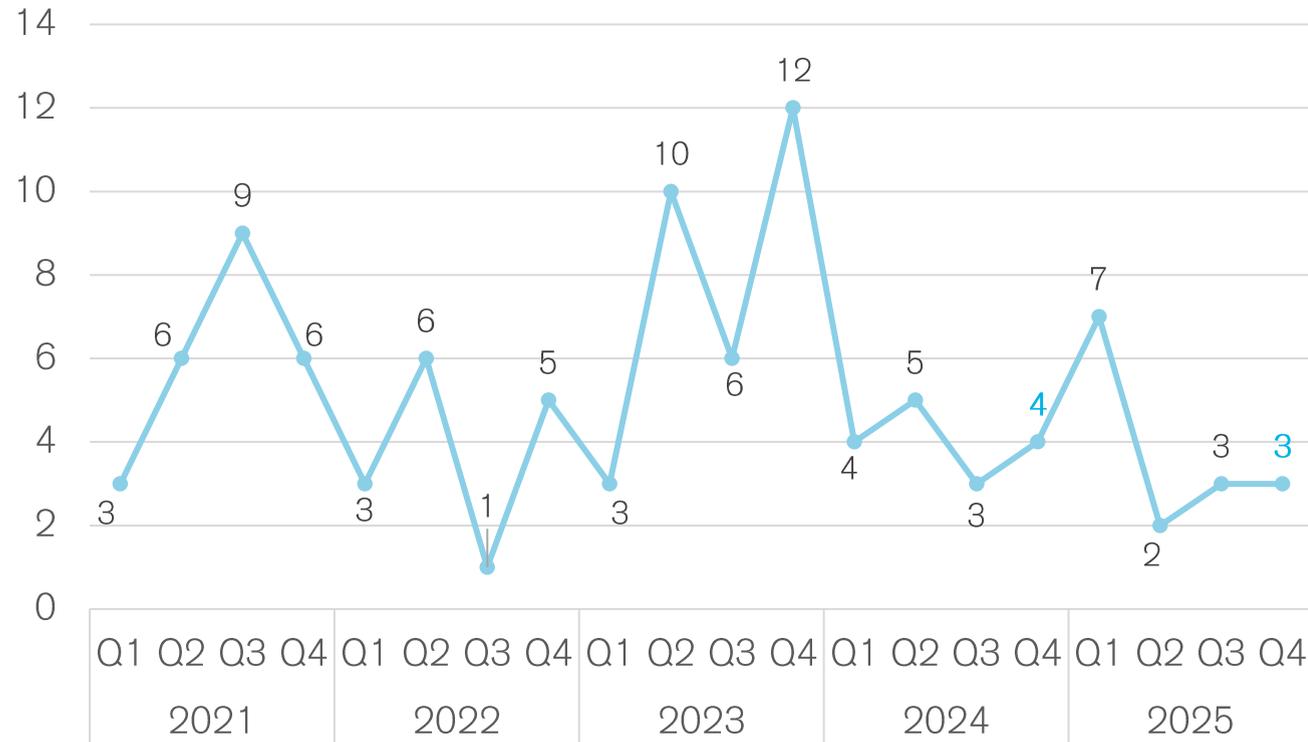
▼ **1.3M (31%)**

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

SOUTH BAY

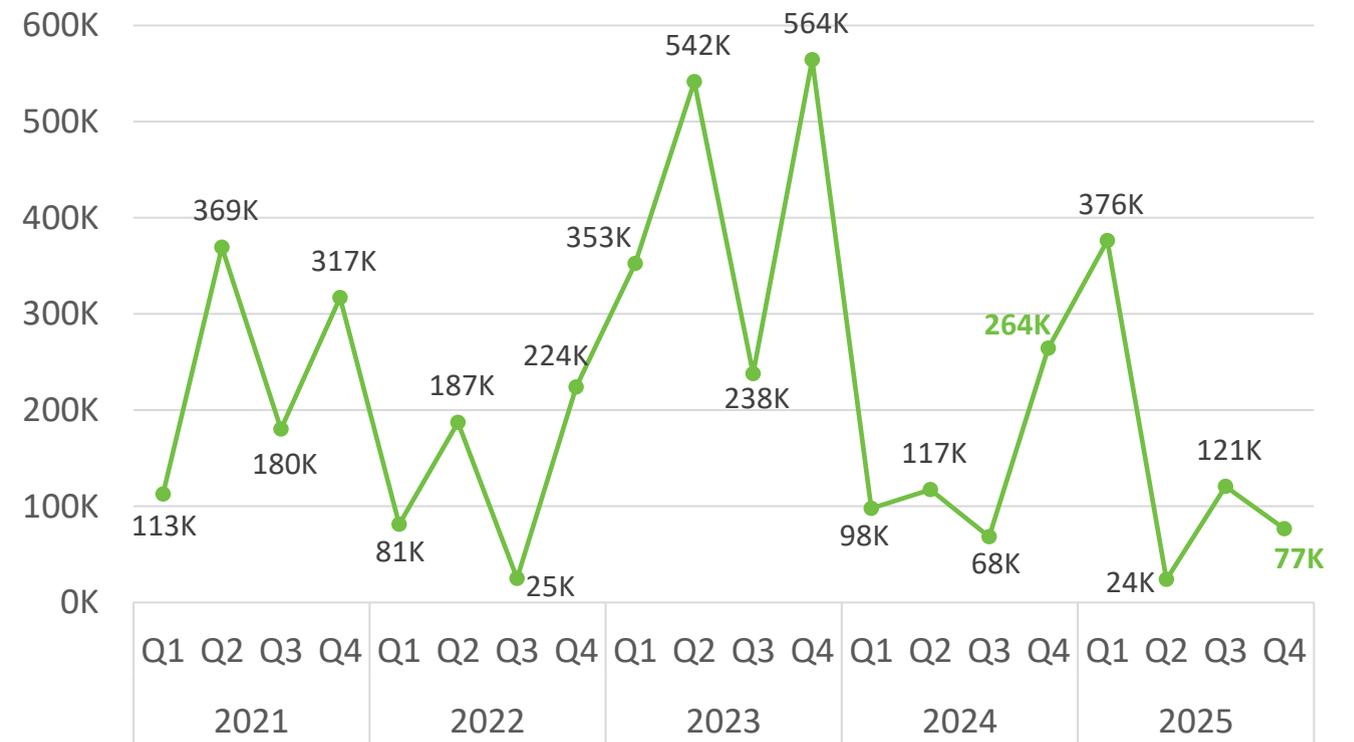
COUNT



▼ **25%**

YOY decrease in number of transactions

BY SF



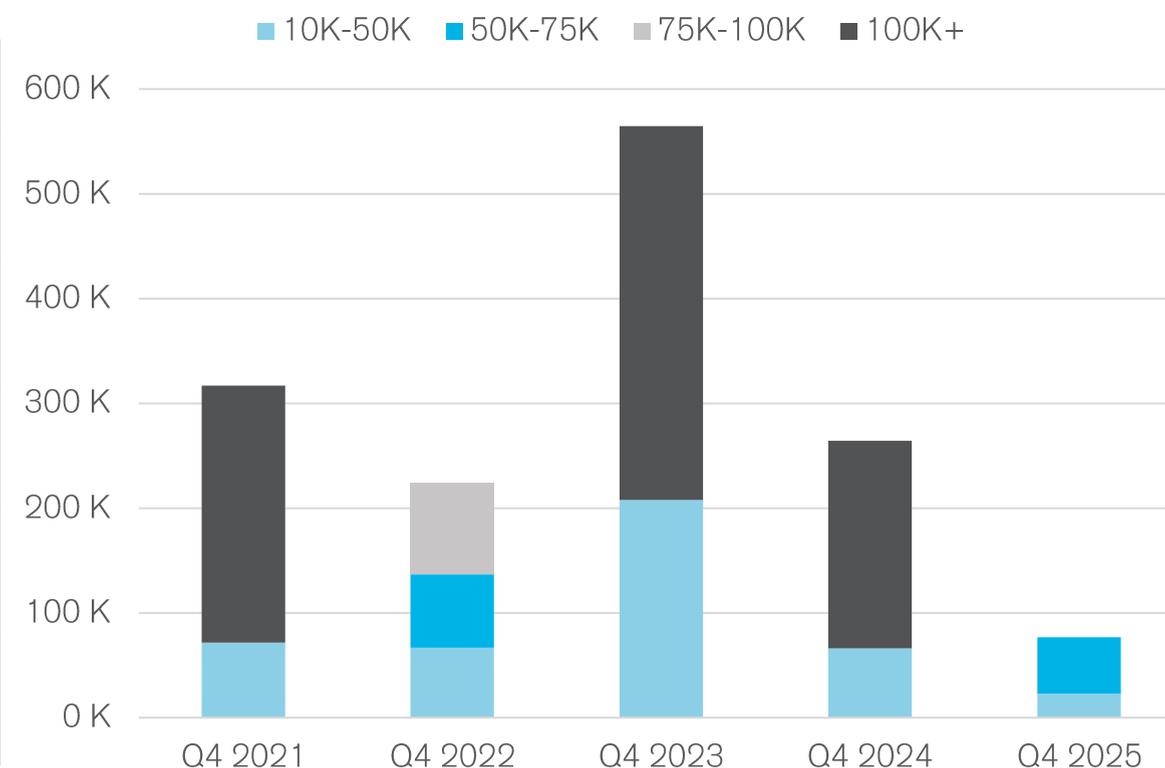
▼ **187K (71%)**

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

SOUTH BAY

	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025
10K-50K	4 71K	3 67K	10 208K	3 66K	2 23K
50K-75K	0	1 70K	0	0	1 54K
75K-100K	0	1 87K	0	0	0
100K+	2 246K	0	2 357K	1 198K	0
Grand Total	6 317K	5 224K	12 564K	4 264K	3 77K



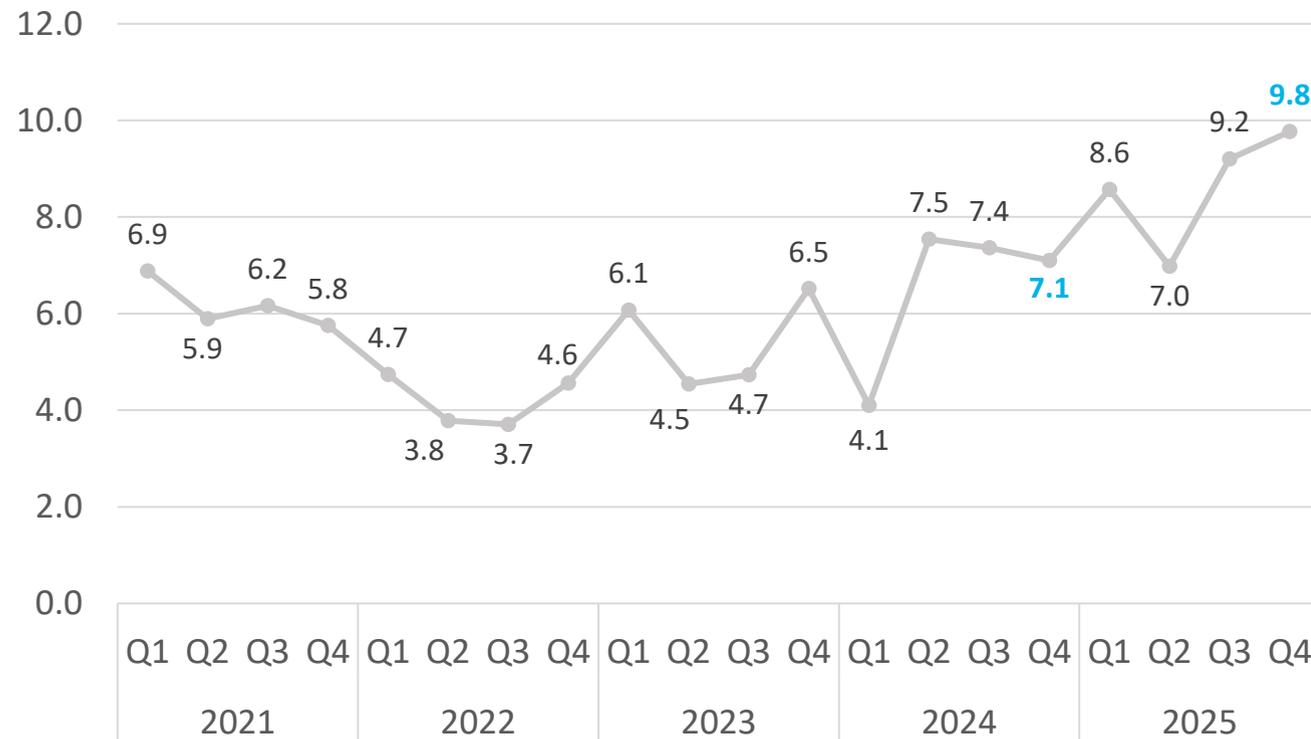
77K SF Subleased

54K of all subleased SF was in buildings 50K-75K SF representing 70% of the total subleased square footage

TRANSACTIONS: AVERAGE MONTHS ON MARKET

SOUTH BAY

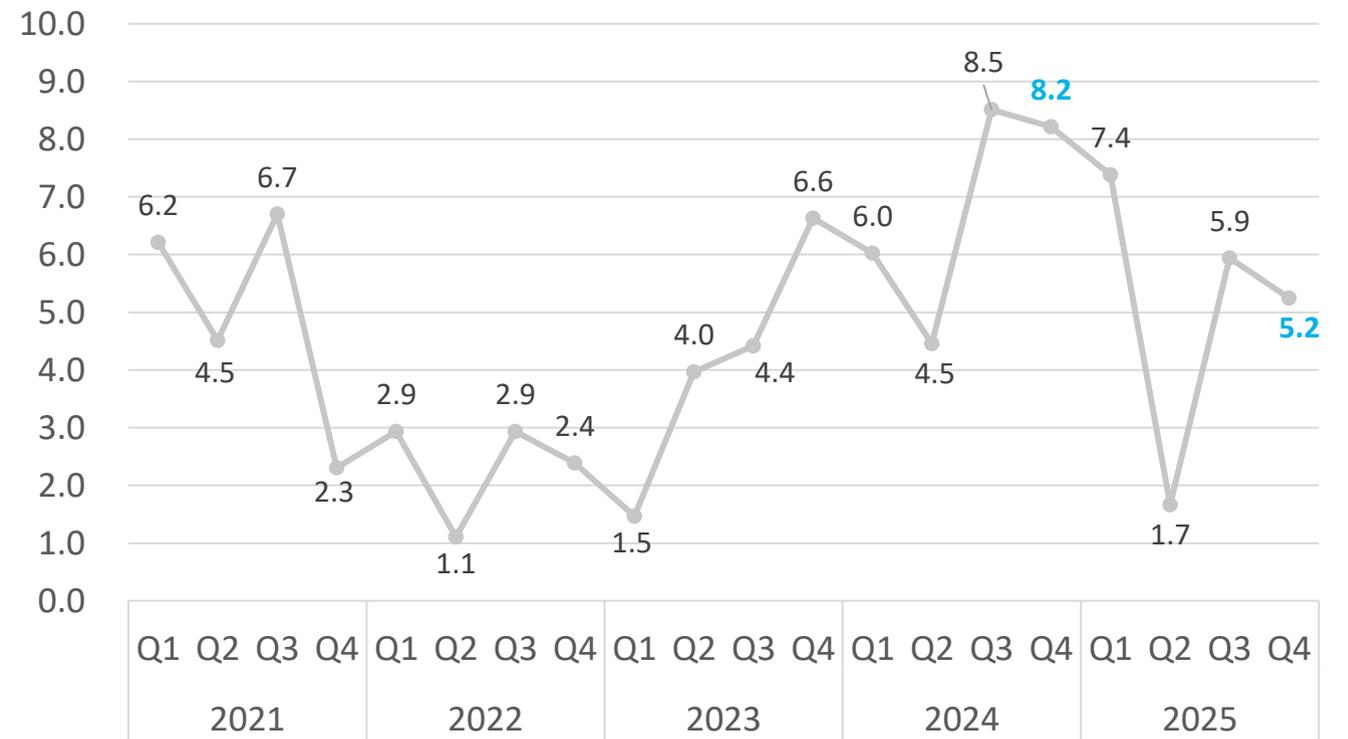
DIRECT LEASE AVG MONTHS ON MARKET



▲ **2.7 Months (38%)**

YOY increase in time on market

SUBLEASE AVG MONTHS ON MARKET



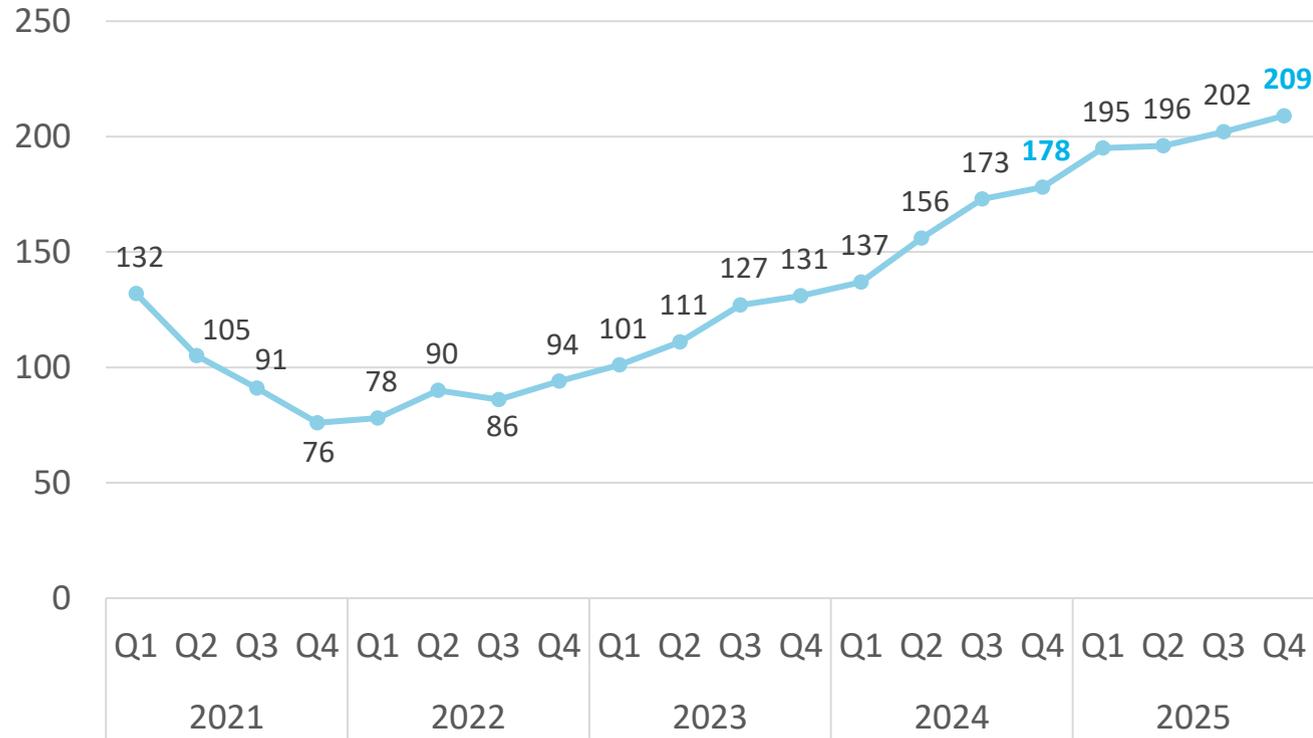
▼ **3.0 Months (37%)**

YOY decrease in time on market

TOTAL AVAILABLE LISTINGS: SALE

SOUTH BAY

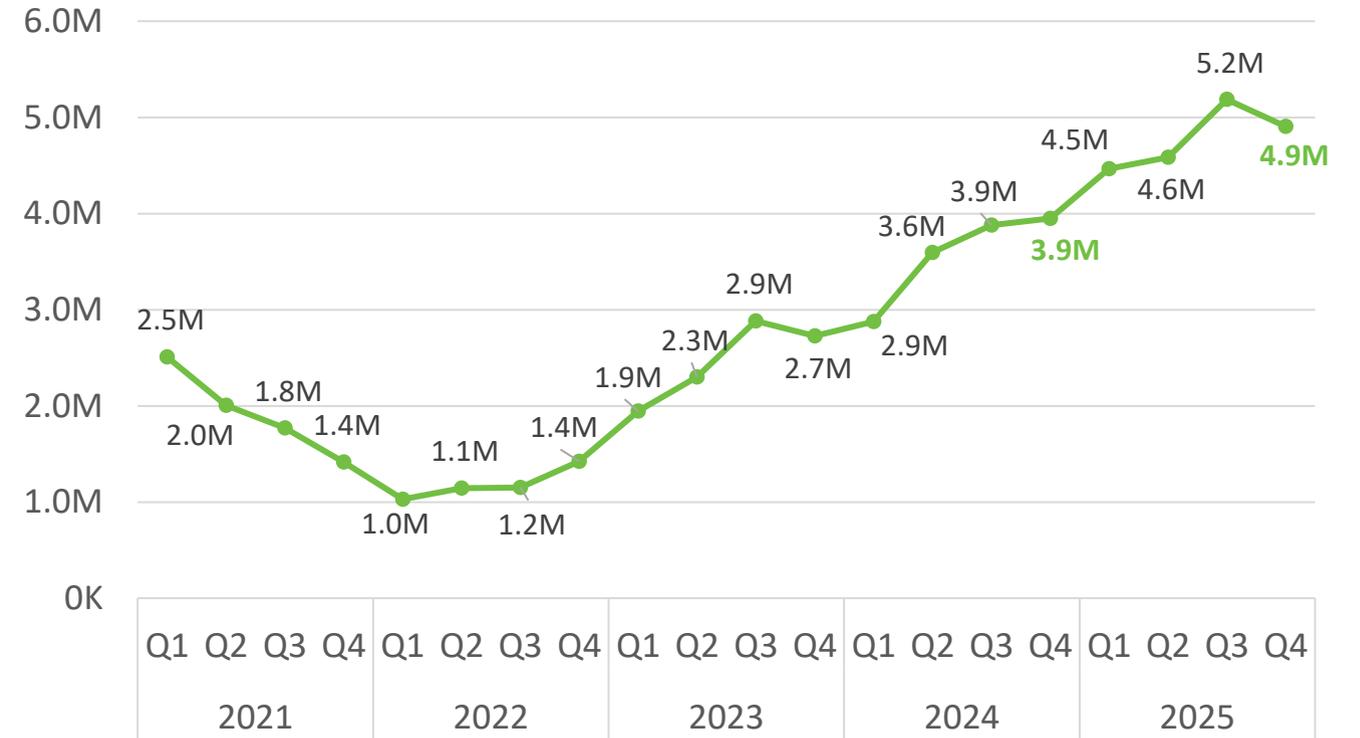
COUNT



▲ **17%**

YOY increase in number of listings

BY SF



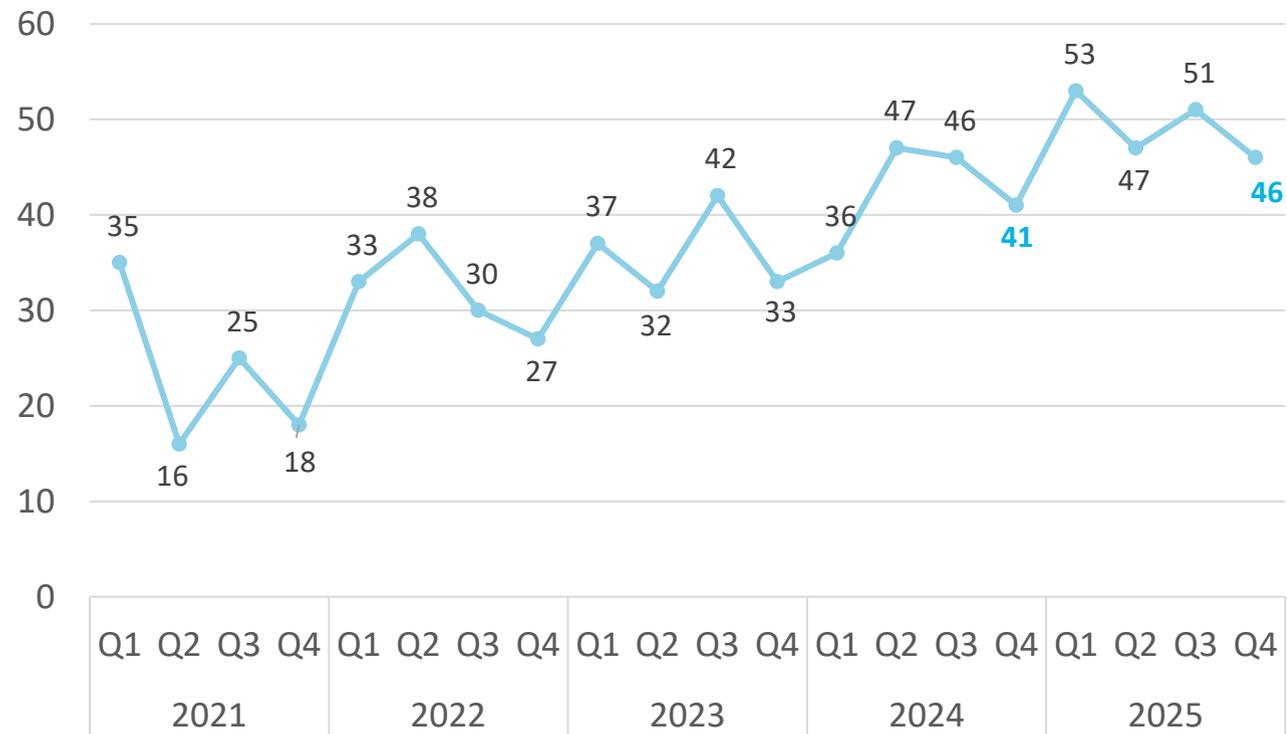
▲ **1.0M (26%)**

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

SOUTH BAY

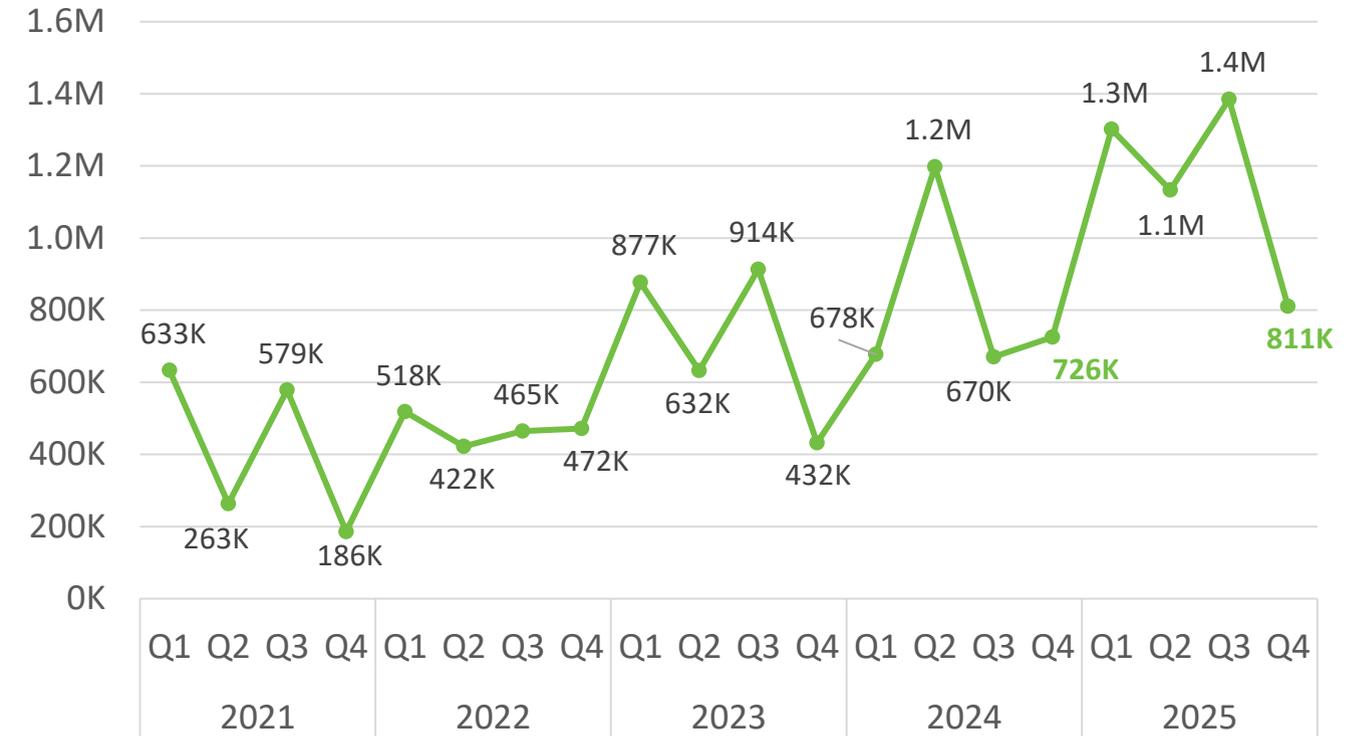
COUNT



▲ **12%**

YOY increase in number of listings added

BY SF



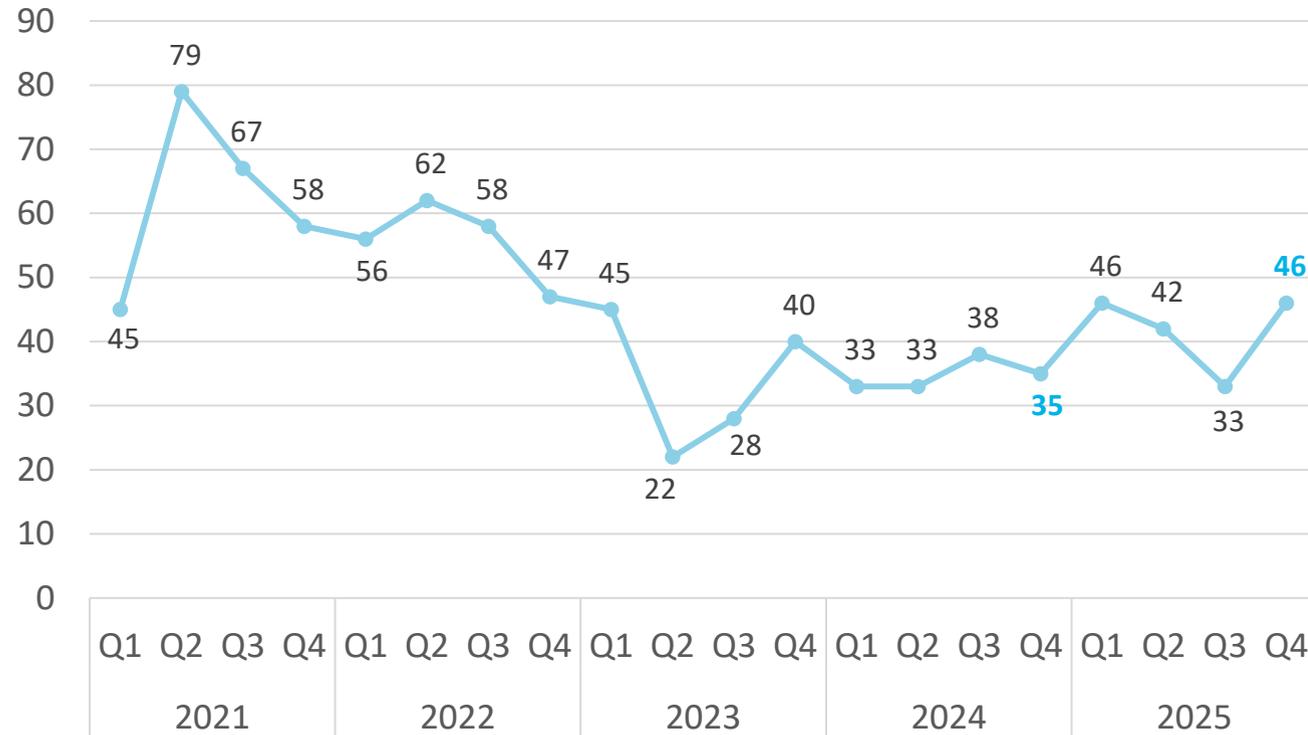
▲ **85K (12%)**

YOY increase in SF added

SALE COMPARABLES

SOUTH BAY

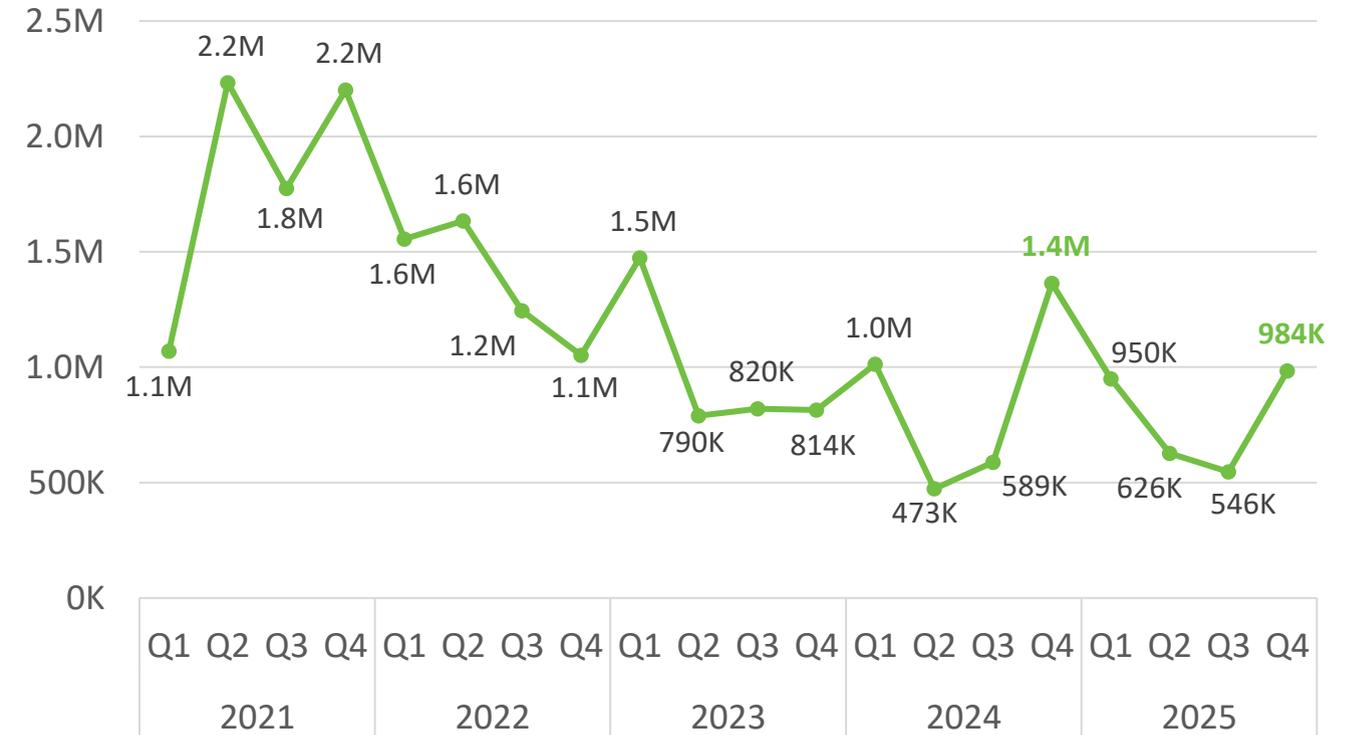
COUNT



▲ **31%**

YOY increase in number of transactions

BY SF



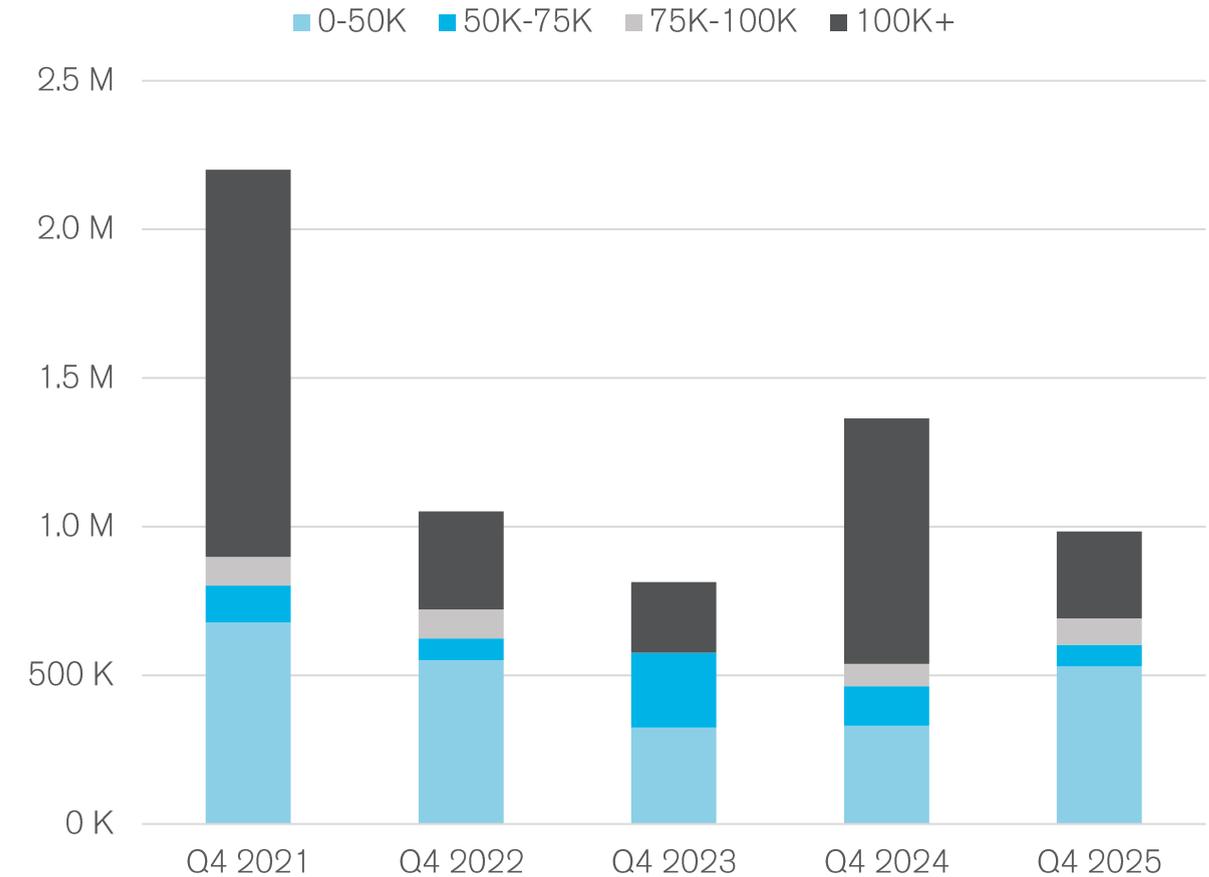
▼ **416K (30%)**

YOY decrease in SF sold

SALE COMPS BY SIZE

SOUTH BAY

	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025
0-50K	49 677K	42 552K	34 324K	29 331K	42 529K
50K-75K	2 124K	1 73K	4 252K	2 132K	1 74K
75K-100K	1 97K	1 97K	0	1 75K	1 88K
100K+	6 1.3M	3 330K	2 238K	3 825K	2 293K
Grand Total	58 2.2M	47 1.1M	40 814K	35 1.4M	46 984K

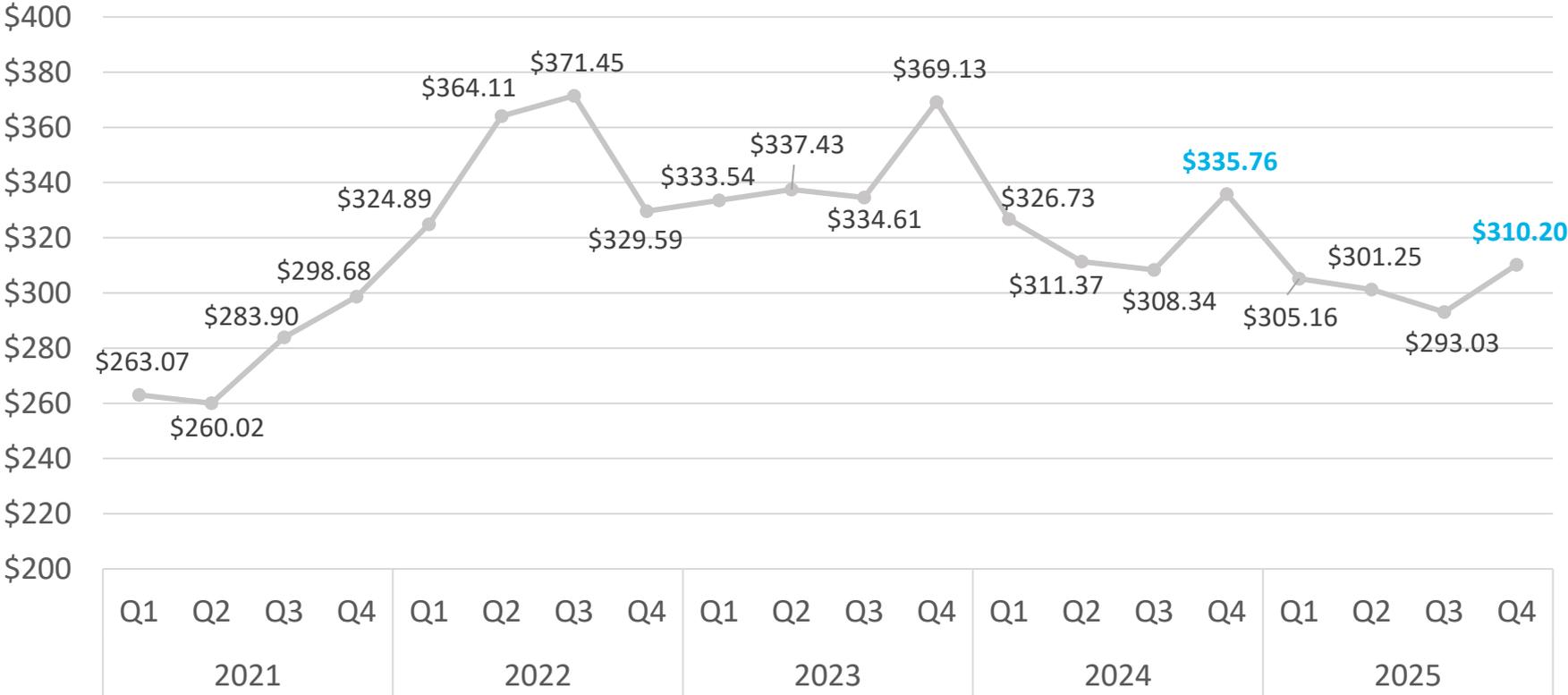


984K SF Sold

Over 529K SF of all SF sold was in buildings 0-50K SF representing 54% of the total transacted square footage

SOLD PRICE/SF

SOUTH BAY



▲ **\$47.13 (18%)**

Increase in average sold price since Q1 2021

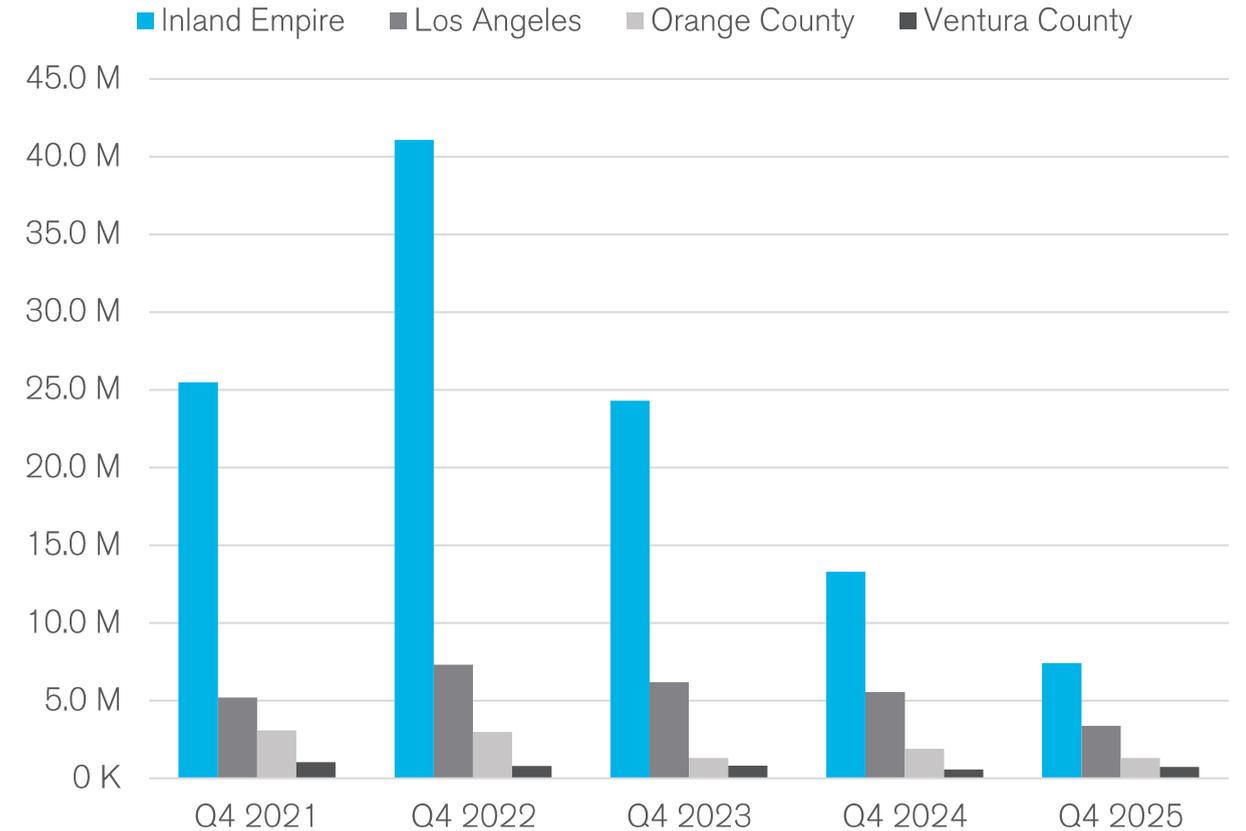
▼ **\$25.56 (8%)**

YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2021 – 2025

IE, LA, OC, VENTURA COUNTY

Region	Q4 2021	Q4 2022	Q4 2023	Q4 2024	Q4 2025	YOY % Change
Inland Empire	25.5 M	41.1 M	24.3 M	13.3 M	7.4 M	▼ 44%
Los Angeles County	5.2 M	7.3 M	6.2 M	5.5 M	3.4 M	▼ 39%
Orange County	571 K	3.0 M	1.3 M	1.9 M	1.3 M	▼ 32%
Ventura County	412 K	793 K	806 K	574 K	738 K	▲ 28%
Total	34.8 M	52.2 M	32.7 M	21.3 M	12.8 M	▼ 40%



▼ **40%**

YOY decrease in SF under construction

12.8M SF

Total SF under construction in Q4 2025

584K SF (5%)

Total SF under construction in South Bay Q4 2025

DELIVERED/COMPLETED PROPERTIES: 2021 – 2025

IE, LA, OC, VENTURA COUNTY

Region	2021	2022	2023	2024	2025	Projected
						Q1 2026
Inland Empire	15.1 M	22.0 M	34.7 M	23.1 M	11.6 M	2.4 M
LA East	1.3 M	1.4 M	2.0 M	2.5 M	394 K	160 K
LA MidCounties	584 K	287 K	23 K	367 K	880 K	119 K
LA Central	89 K	696 K	332 K	1.2 M	379 K	217 K
South Bay	851 K	1.5 M	1.6 M	1.1 M	2.2 M	224 K
LA Northwest	1.0 M	606 K	354 K	479 K	1.1 M	621 K
Orange County	459 K	1.9 M	3.1 M	1.6 M	2.5 M	393 K
Ventura County	2.3 M	345 K	427 K	322 K	582 K	0
Total	21.8 M	28.7 M	42.5 M	30.6 M	19.7 M	4.1 M

3.5M SF

Total delivered construction in Q4 2025

2.2M SF

Total delivered construction in South Bay in 2025

4.1M SF

Projected to be delivered in Q1 2026