

Q1 2026  
**RESEARCH REPORT**

LA EAST

## **CONTENTS**

### **LA EAST 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)  
Rate Reductions (Net)

#### **SUBLEASE**

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

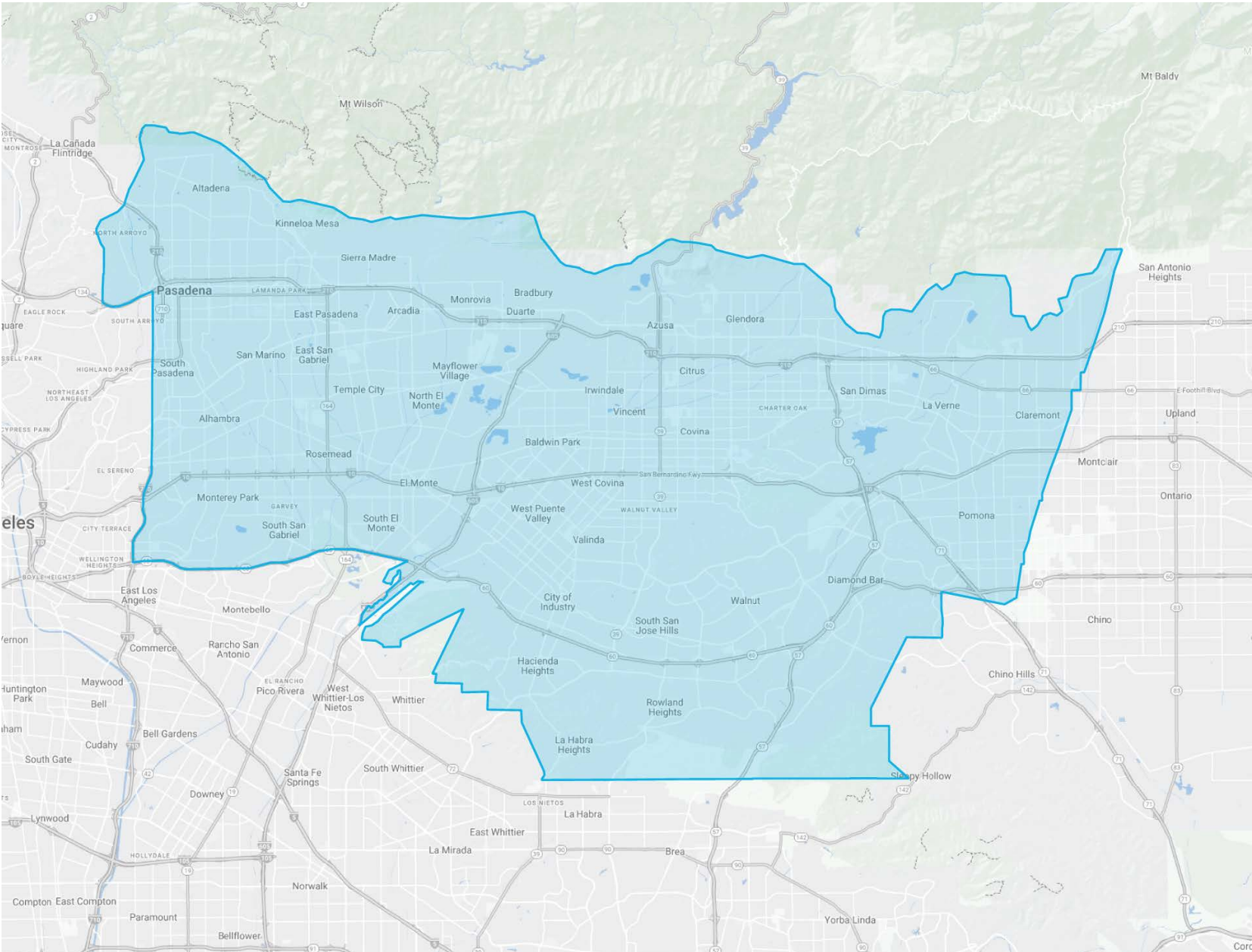
### **SALE**

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

### **UNDER CONSTRUCTION**

Under Construction Properties  
Delivered/Completed Properties

# LA EAST COVERAGE AREA



## ALL PROPERTY TYPES

Industrial, Office, Retail & Land

2,700

Listings across 43K Properties in LA East

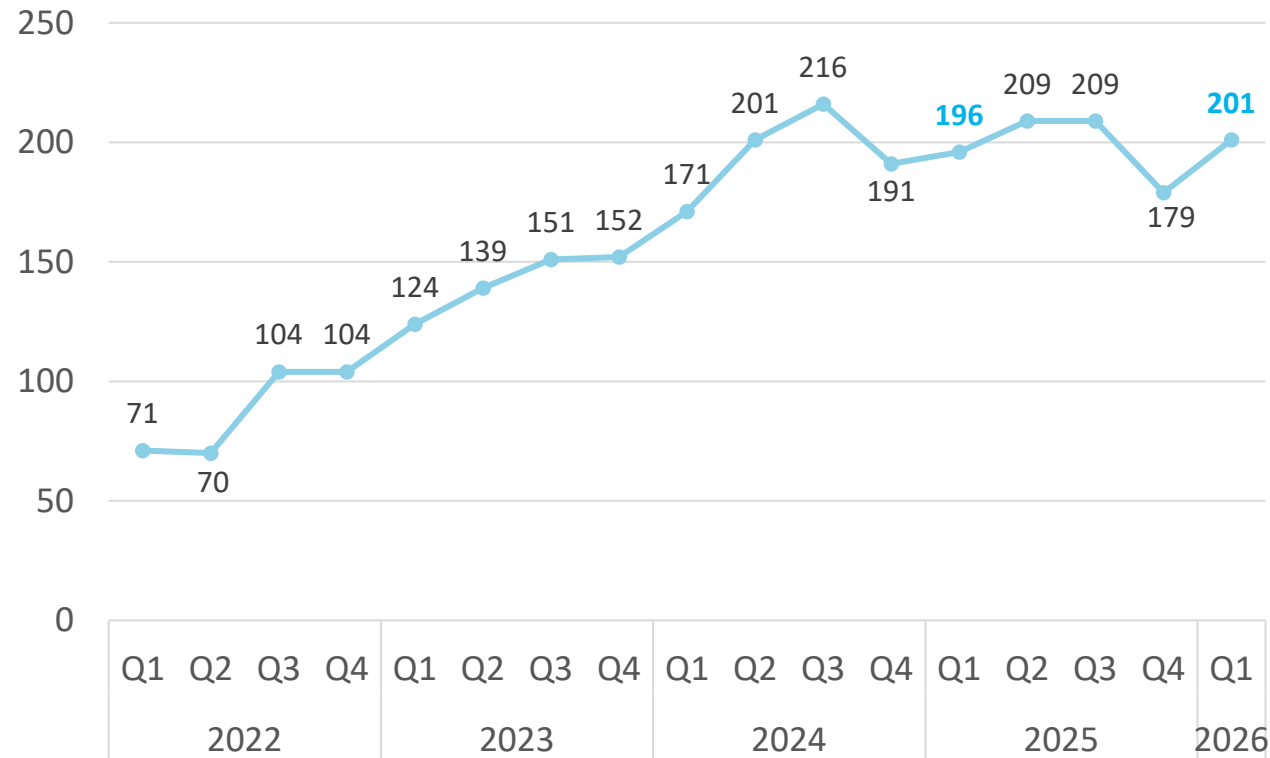
37K

Listings across 422K Properties in SoCal

# EXISTING AVAILABLE LISTINGS: DIRECT LEASE

## LA EAST

### COUNT



▲ **3%**

YOY increase in number of listings

### BY SF



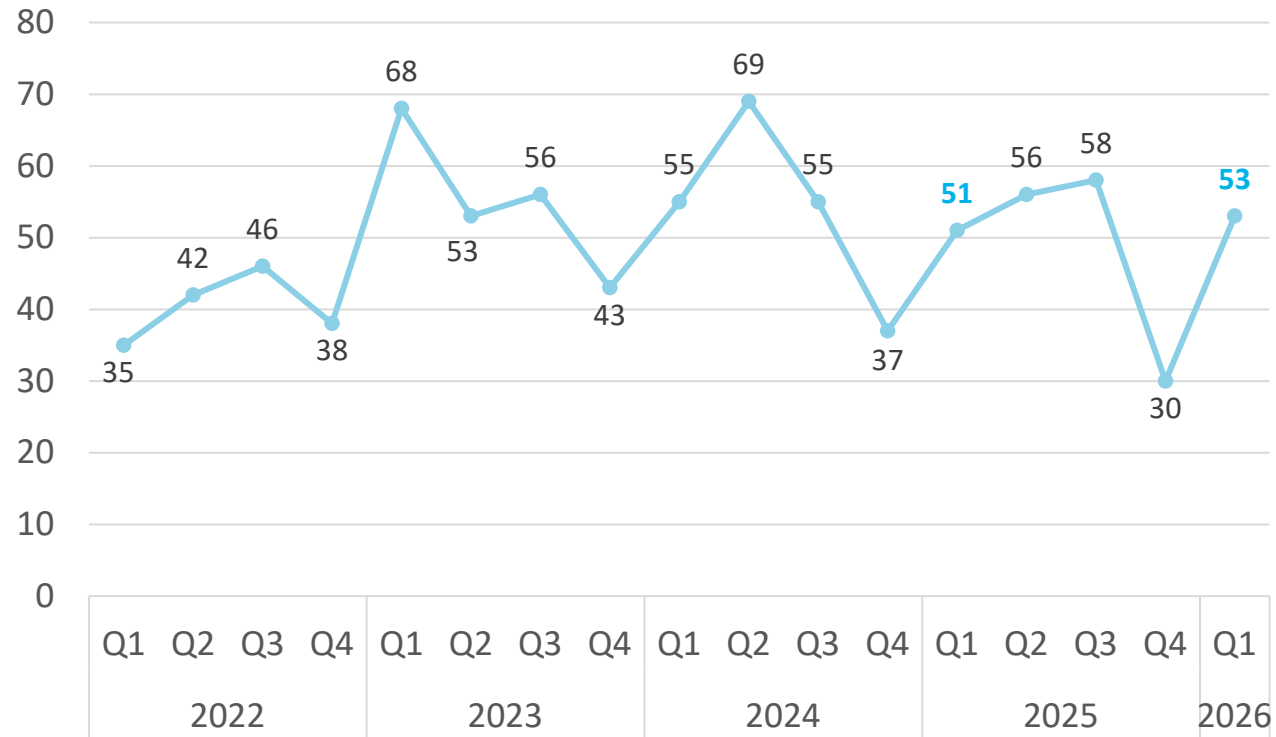
▼ **500K (6%)**

YOY decrease in SF of listings

# NEW LISTINGS ADDED: DIRECT LEASE

## LA EAST

### COUNT



▲ **4%**

YOY increase in number of listings added

### BY SF



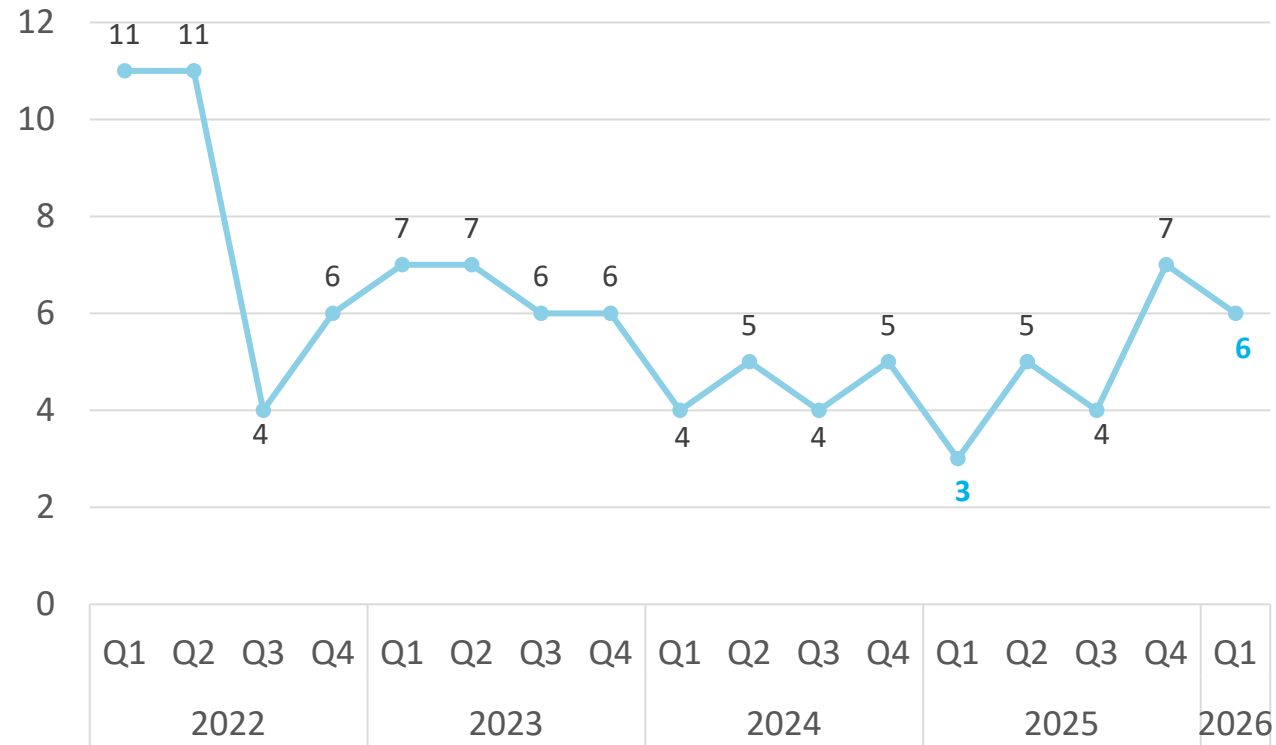
▲ **300K (17%)**

YOY increase in SF of listings added

# UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

## LA EAST

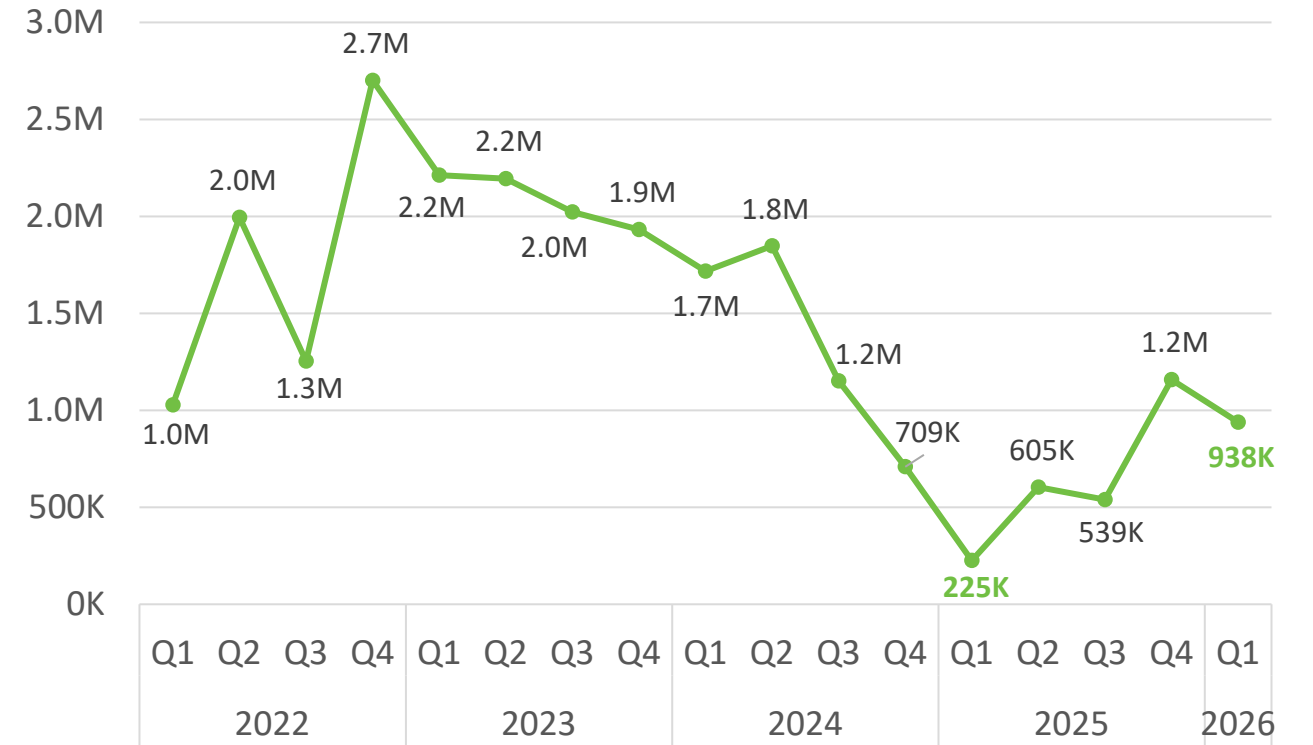
### COUNT



▲ **100%**

YOY increase in number of listings

### BY SF

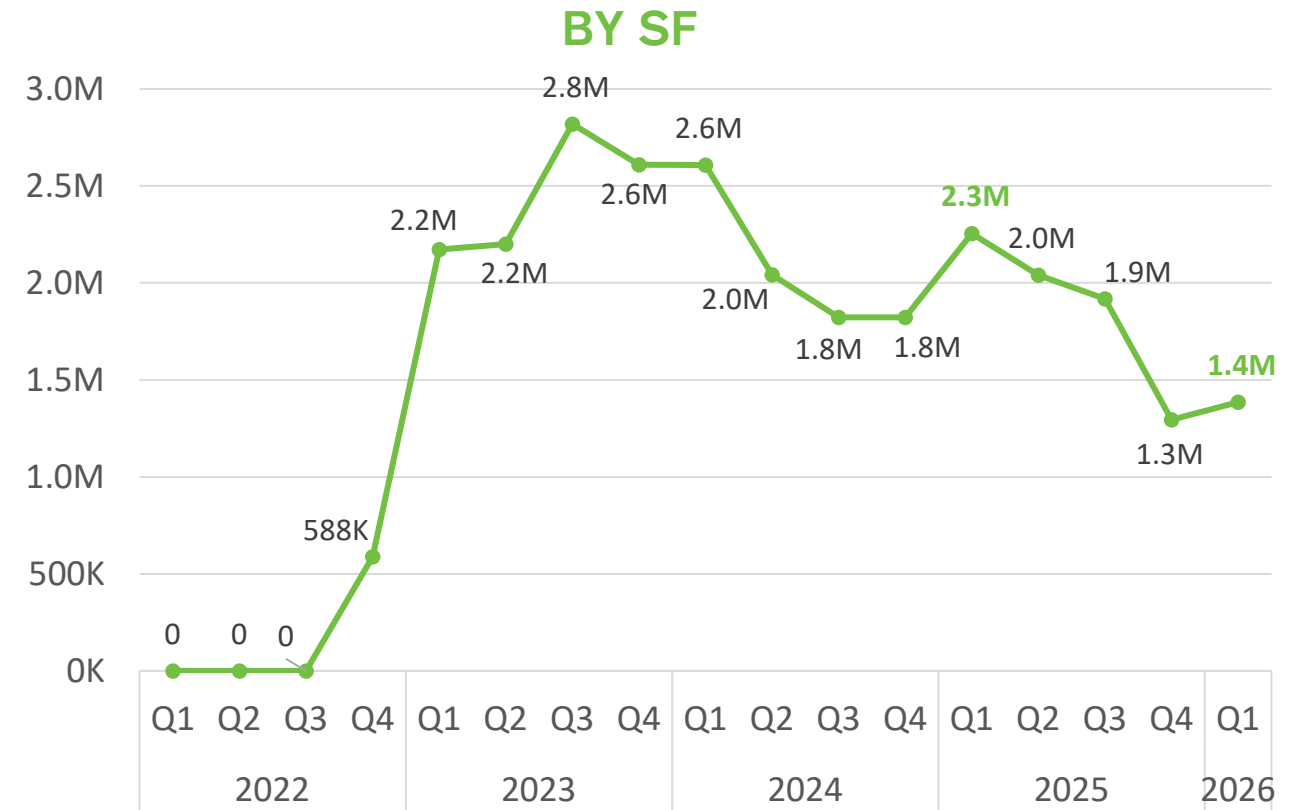
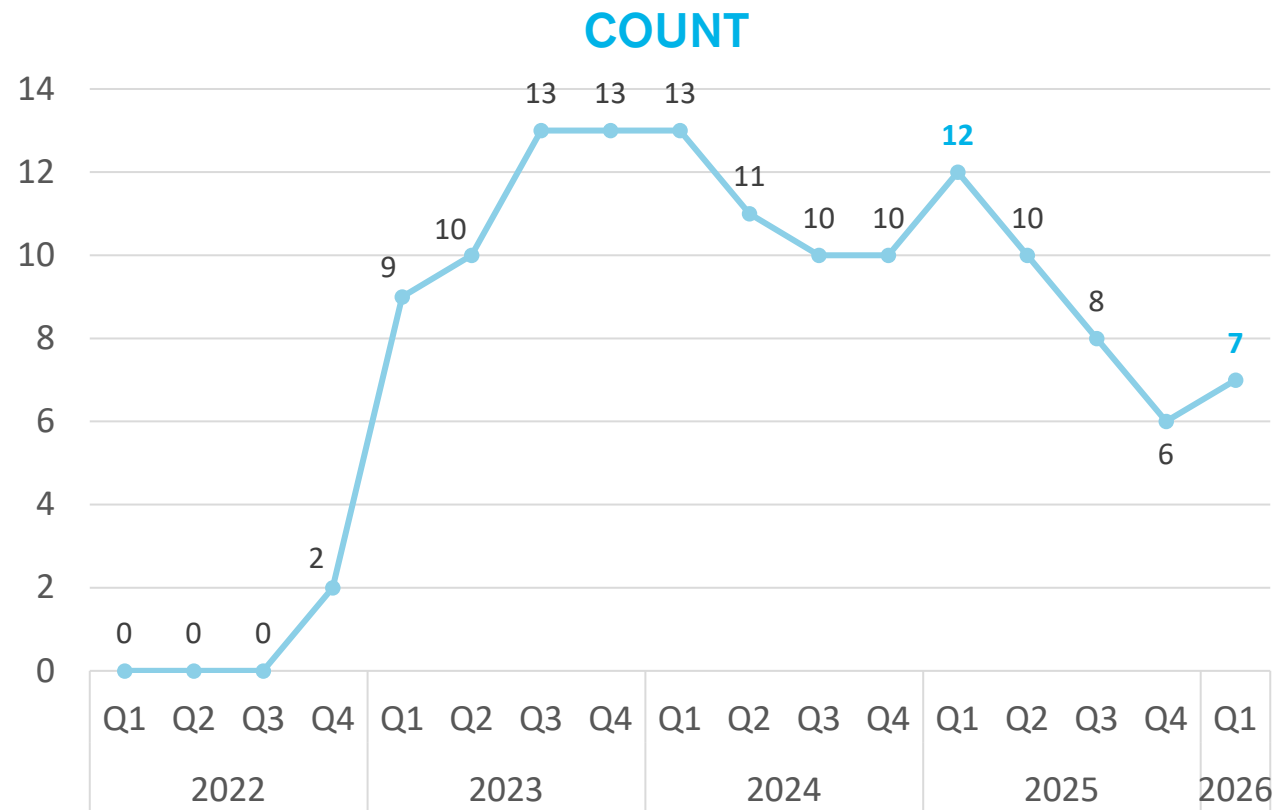


▲ **713K (317%)**

YOY increase in SF of listings

# PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

## LA EAST



▼ **42%**

YOY decrease in number of listings

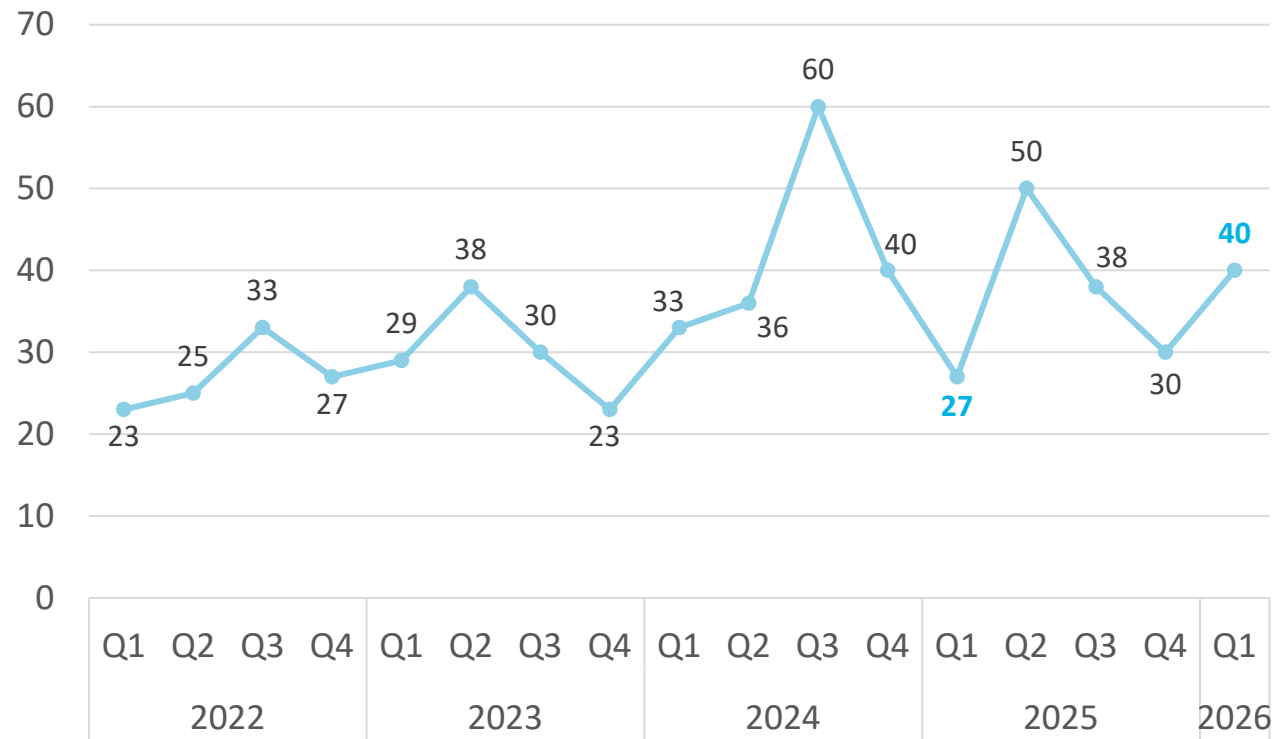
▼ **900K (39%)**

YOY decrease in SF of listings

# TRANSACTIONS: DIRECT LEASE

## LA EAST

### COUNT



▼ **48%**

YOY increase in number of transactions

### BY SF



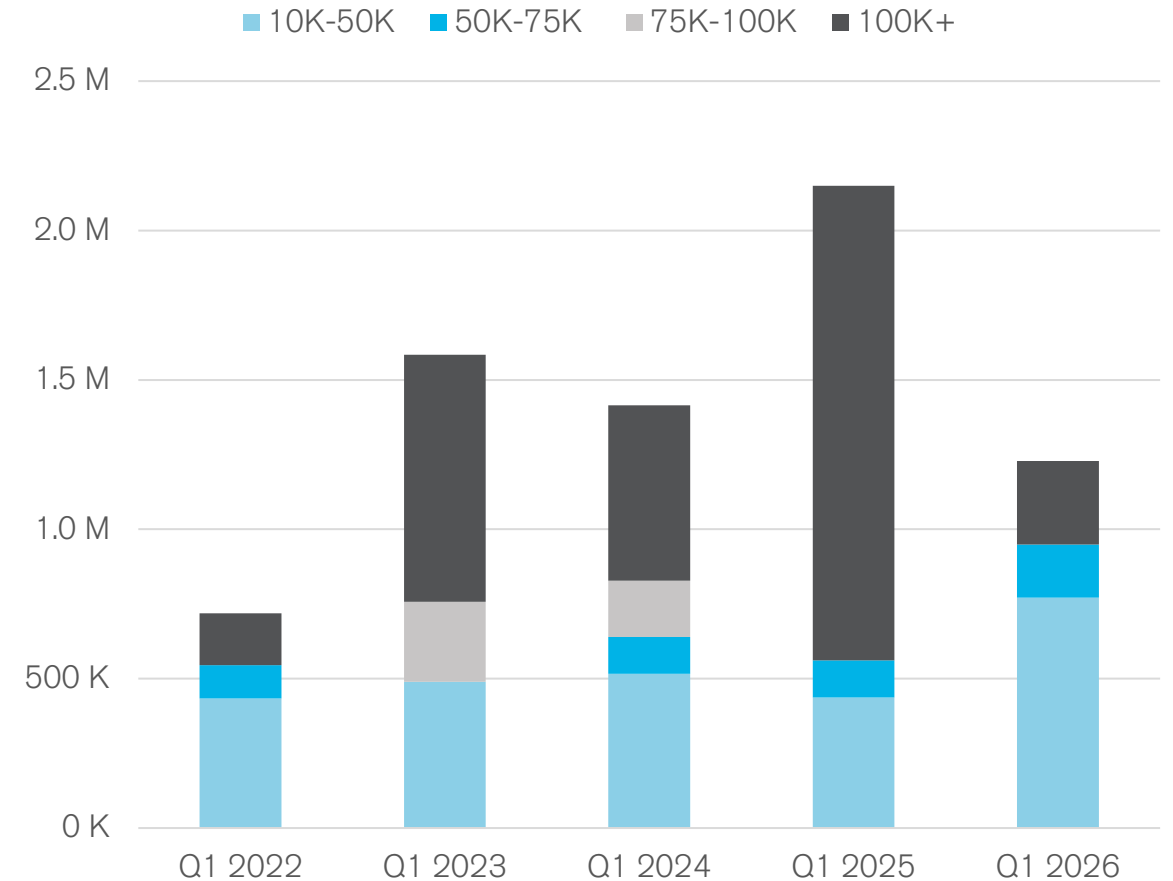
▼ **900K (43%)**

YOY decrease in SF transacted

# DIRECT LEASE TRANSACTIONS BY SIZE

## LA EAST

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	20 433K	23 490K	25 516K	19 438K	35 771K
50K-75K	2 112K	0K	2 124K	2 124K	3 178K
75K-100K	0	3 268K	2 188K	0	0
100K+	1 173K	3 827K	4 587K	6 1.6M	2 279K
<b>Grand Total</b>	<b>23</b> <b>718K</b>	<b>29</b> <b>1.6M</b>	<b>33</b> <b>1.4M</b>	<b>27</b> <b>2.1M</b>	<b>40</b> <b>1.2M</b>

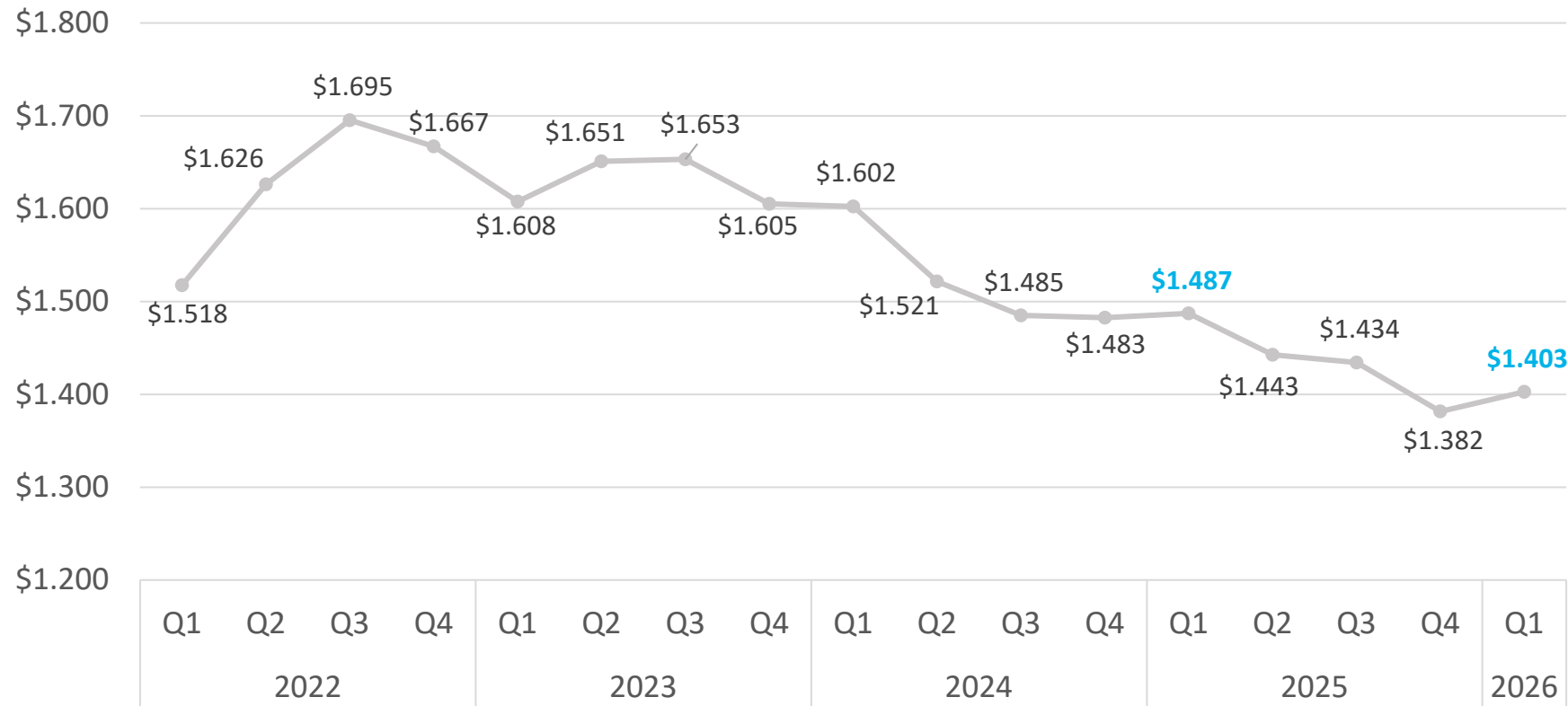


## 1.2M SF Transacted

Over 771K SF of all transacted SF was in buildings 10K-50K SF representing 64% of the total transacted square footage

# AVERAGE ASKING RATE (GROSS): DIRECT LEASE

## LA EAST



▼ **\$0.12 (8%)**

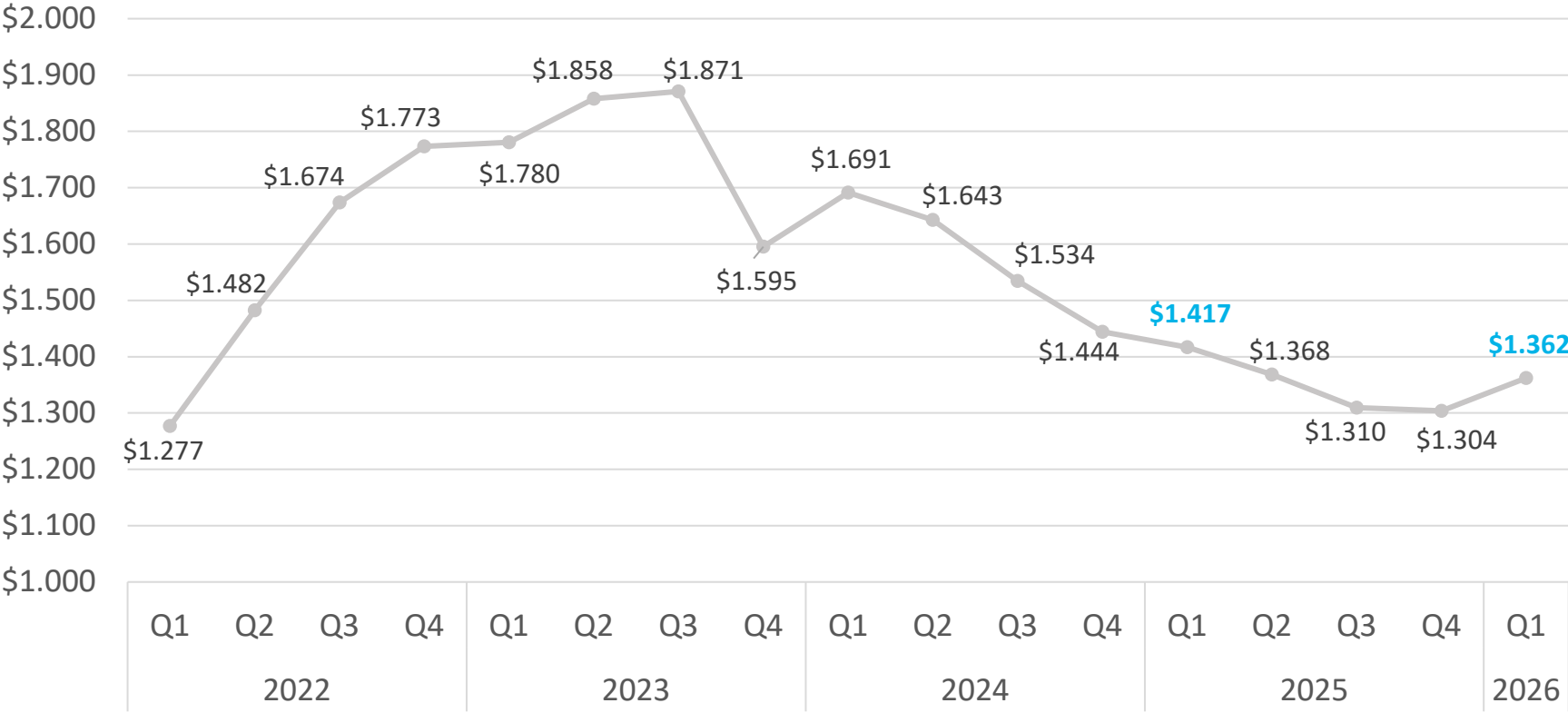
Decrease in average asking rate since Q1 2022

▼ **\$0.08 (6%)**

YOY decrease in average asking rate

# AVERAGE ASKING RATE (NET): DIRECT LEASE

## LA EAST



▲ **\$0.09 (7%)**

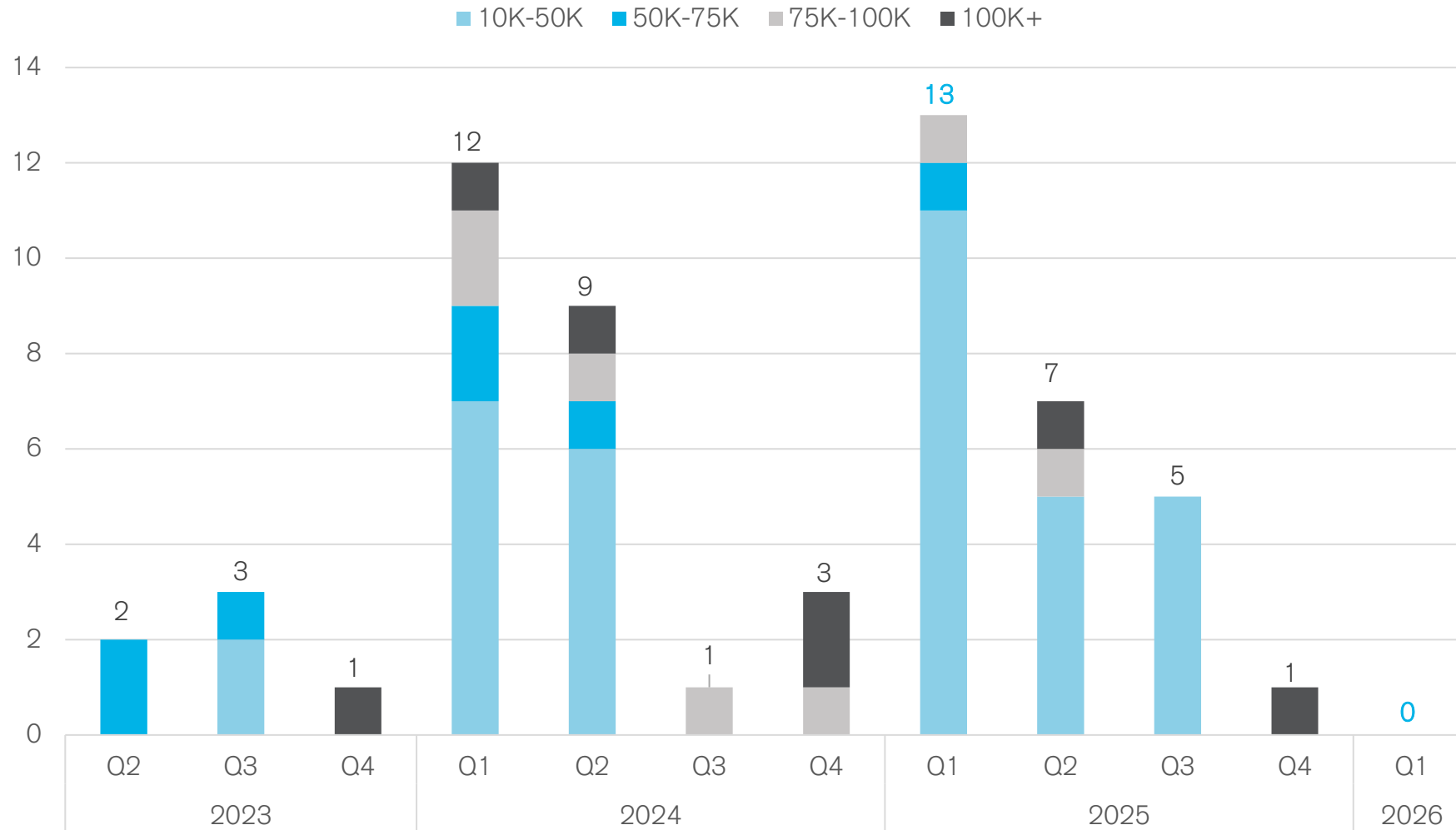
Increase in average asking rate since Q1 2022

▼ **\$0.06 (4%)**

YOY decrease in average asking rate

# RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA EAST



▼ **100%**

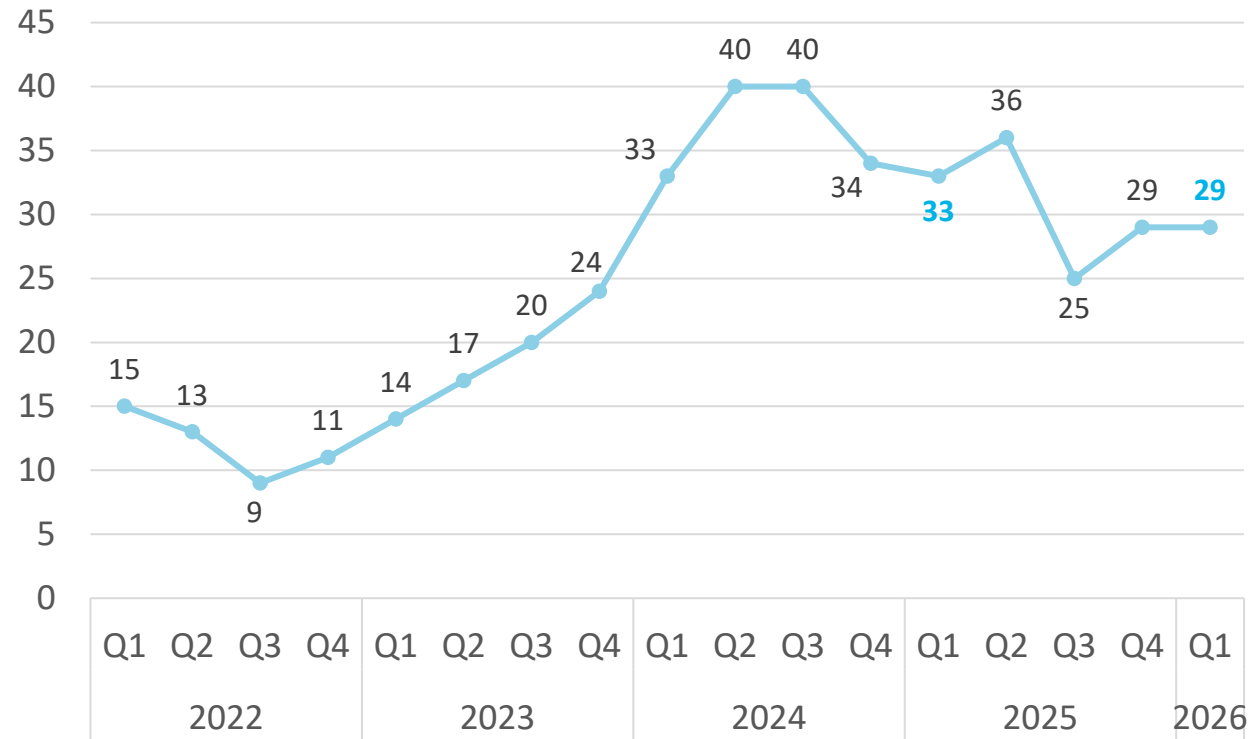
YOY decrease in number of rate reductions

▼ **100%**

Decrease in number of rate reductions since Q1 2024

# TOTAL AVAILABLE LISTINGS: SUBLEASE LA EAST

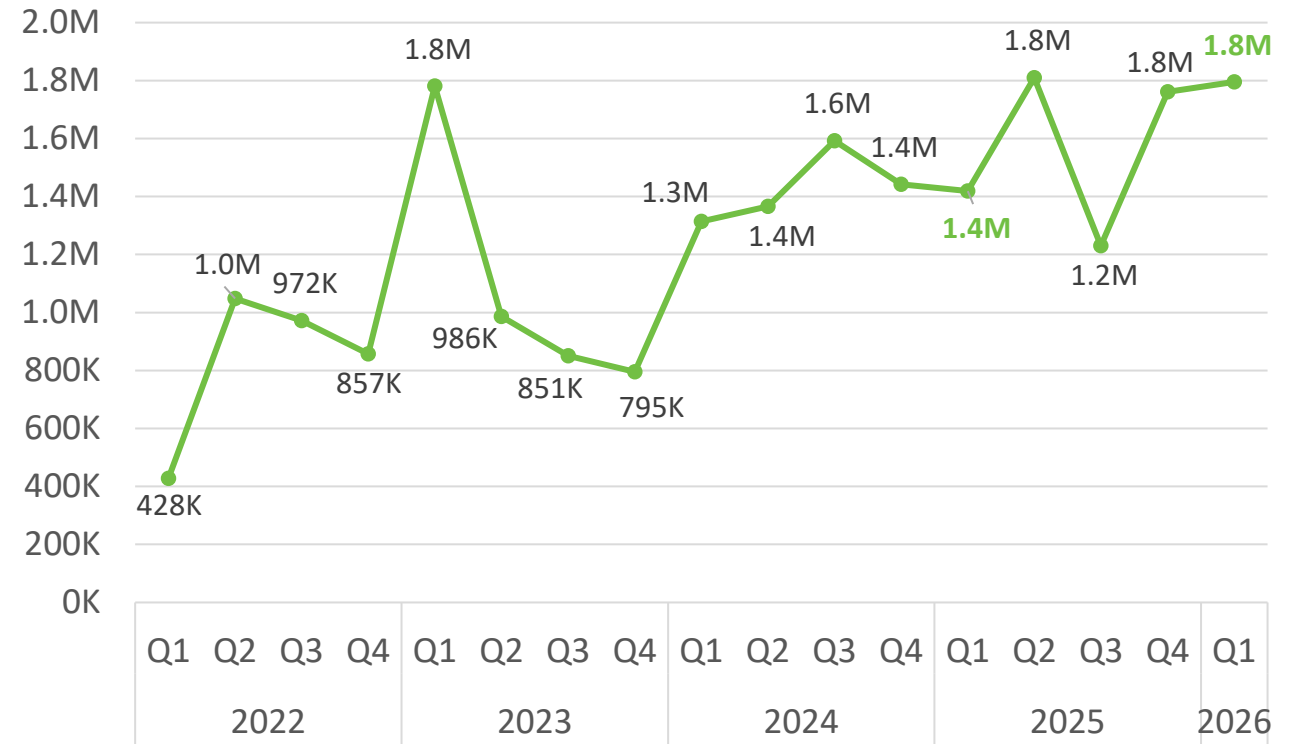
## COUNT



▼ **12%**

YOY decrease in number of listings

## BY SF



▲ **400K (29%)**

YOY increase in SF of listings

# TRANSACTIONS: SUBLEASE

## LA EAST

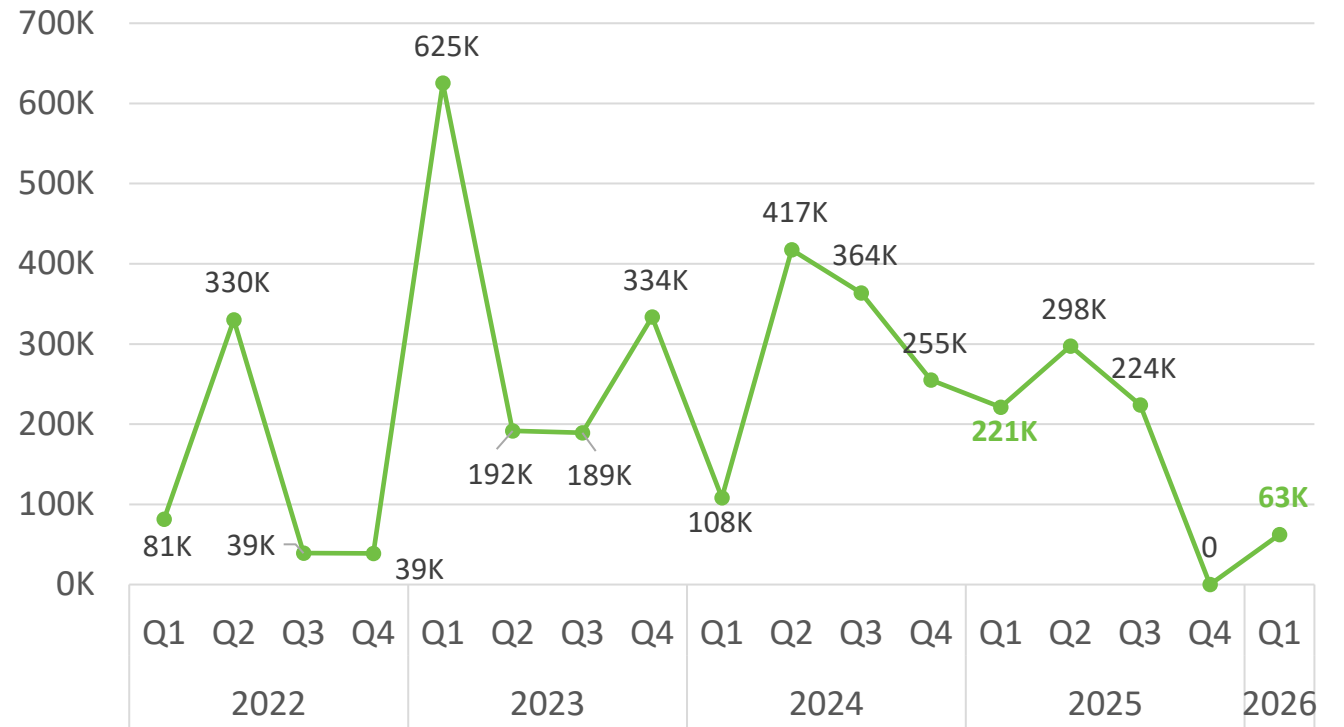
### COUNT



▼ **40%**

YOY decrease in number of transactions

### BY SF

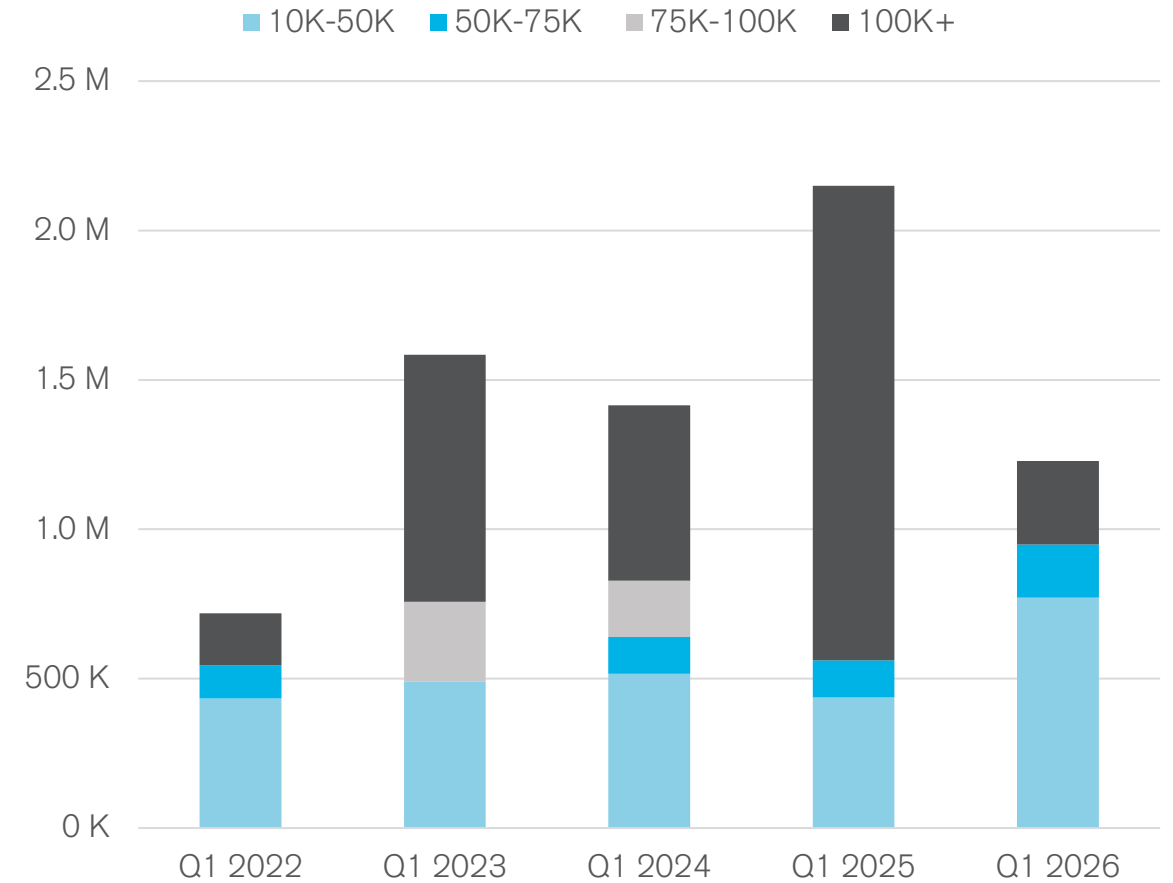


▼ **158K (71%)**

YOY decrease in SF transacted

# SUBLEASE TRANSACTIONS BY SIZE & REGION: SF LA EAST

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	1 15K	1 12K	2 38K	4 96K	3 63K
50K-75K	1 66K	1 57K	1 70K	0	0
75K-100K	0	1 84K	0	0	0
100K+	0	1 473K	0	1 126K	0
<b>Grand Total</b>	<b>2</b> <b>81K</b>	<b>4</b> <b>625K</b>	<b>3</b> <b>108K</b>	<b>5</b> <b>221K</b>	<b>3</b> <b>63K</b>



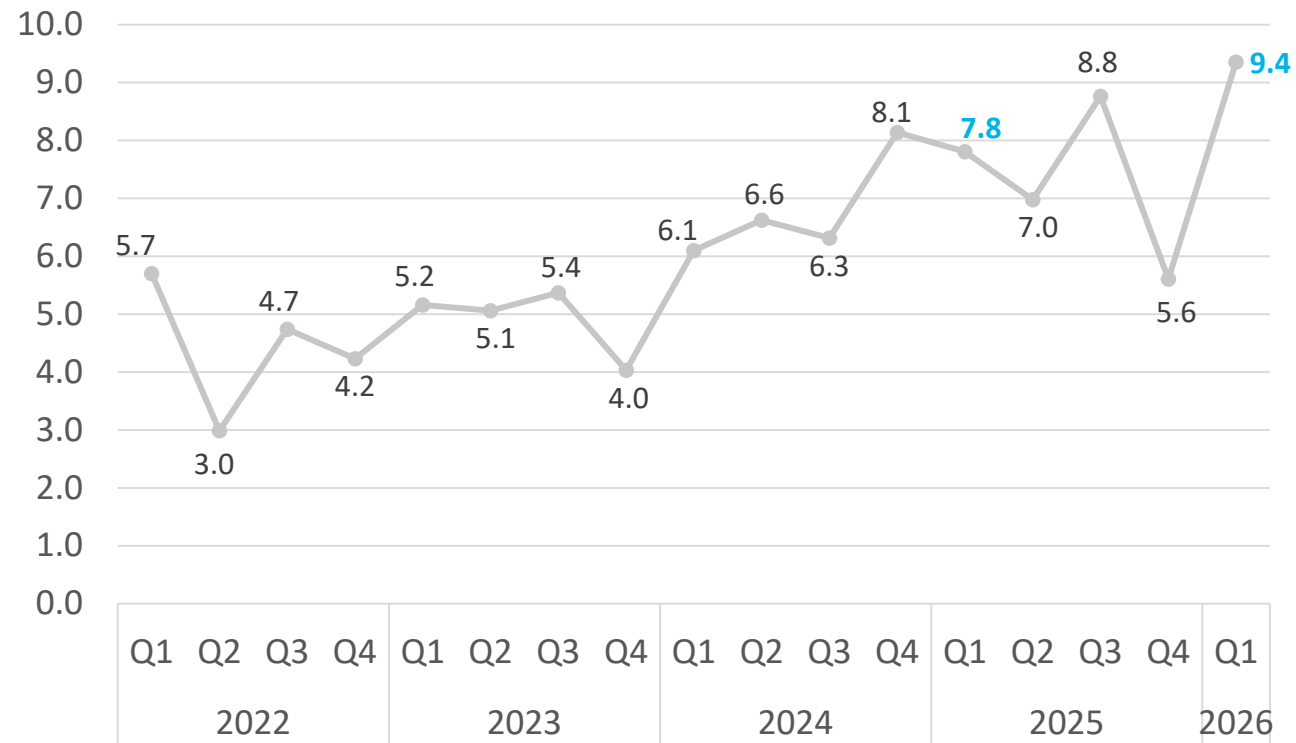
## 63K SF Subleased

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

# TRANSACTIONS: AVERAGE MONTHS ON MARKET

## LA EAST

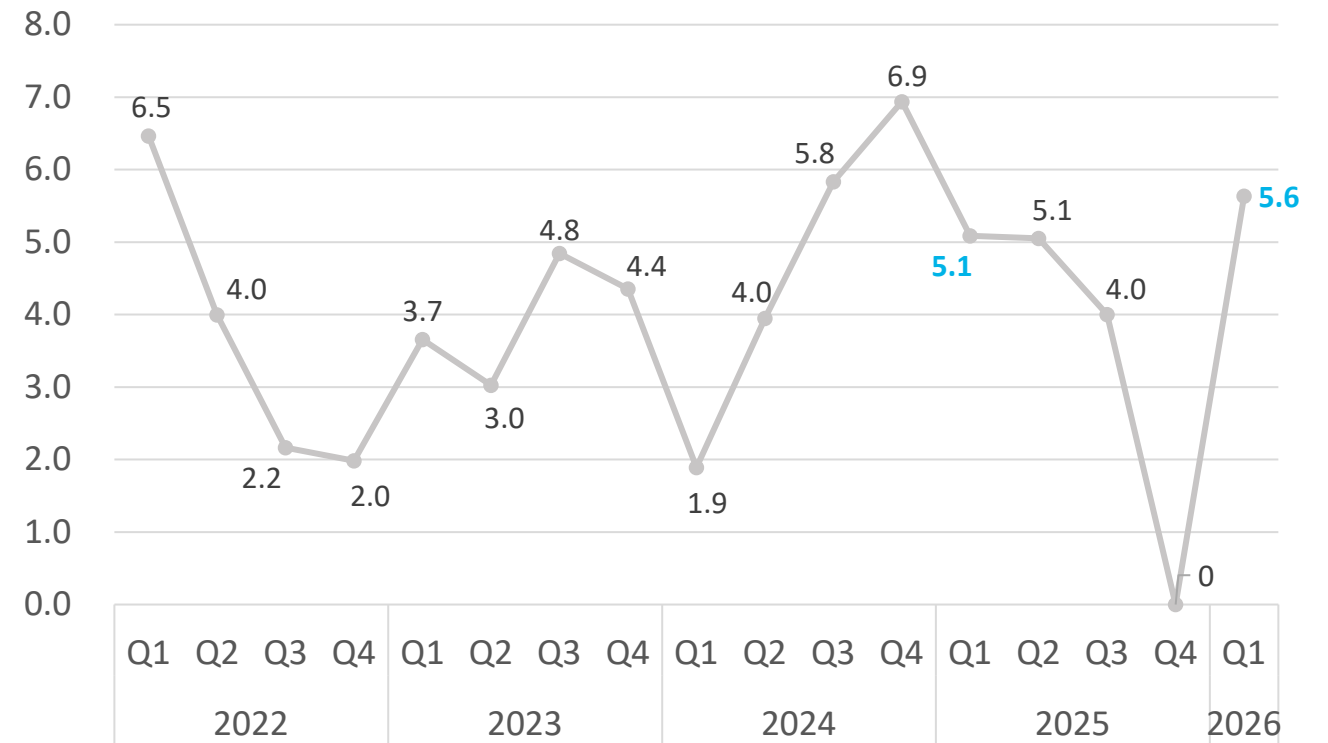
### DIRECT LEASE AVG MONTHS ON MARKET



▲ **1.6 Months (21%)**

YOY increase in time on market

### SUBLEASE AVG MONTHS ON MARKET



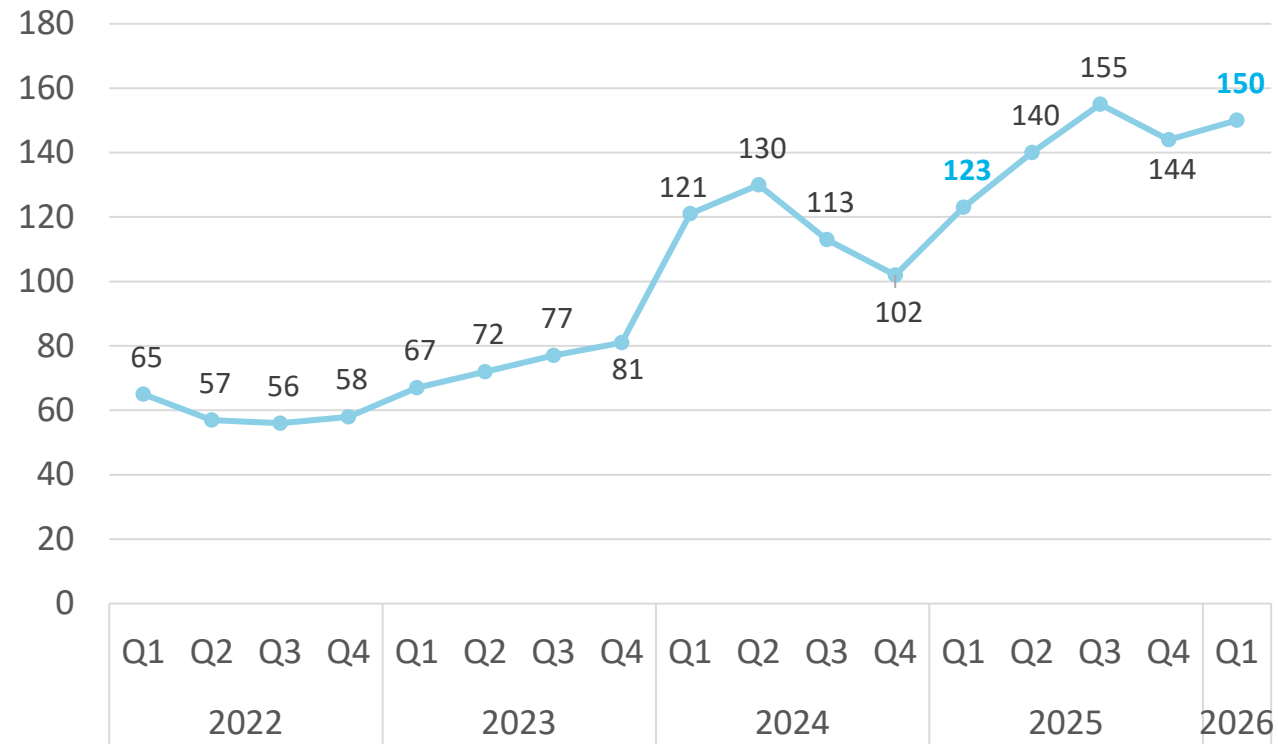
▲ **0.5 Months (10%)**

YOY increase in time on market

# TOTAL AVAILABLE LISTINGS: SALE

## LA EAST

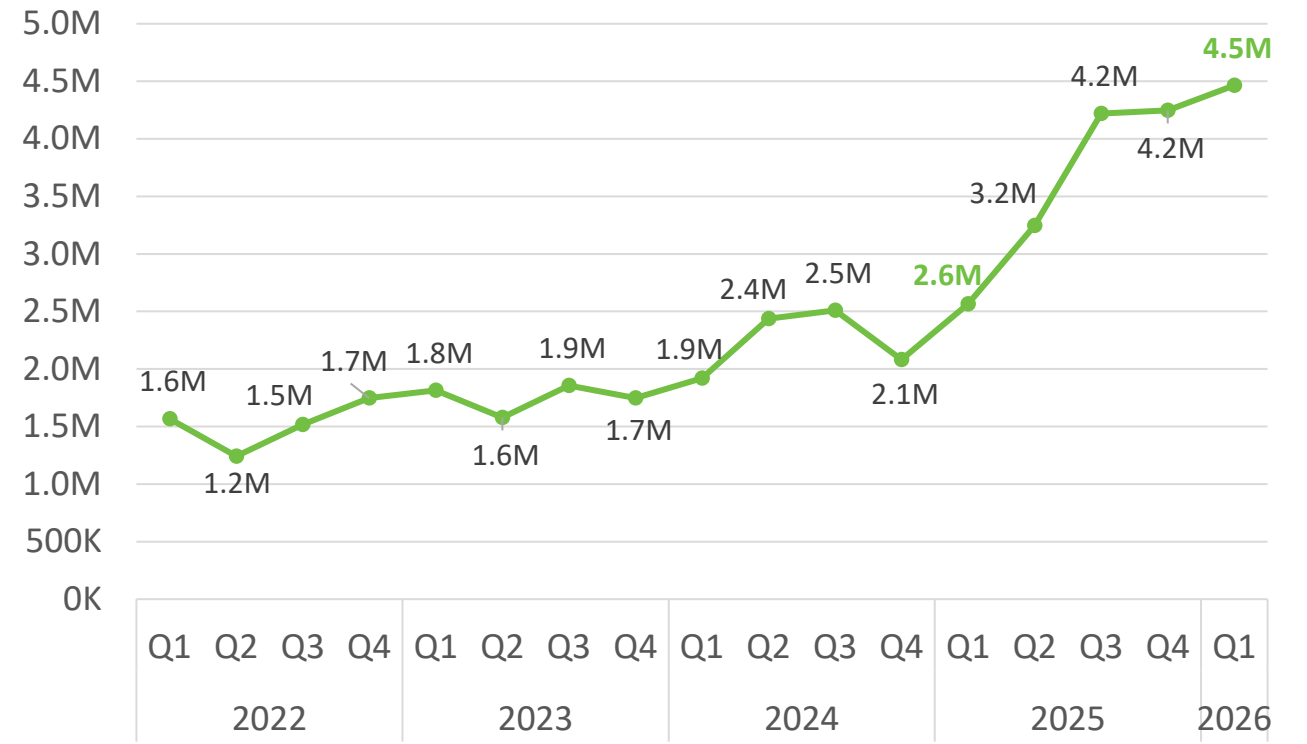
### COUNT



▲ **22%**

YOY increase in number of listings

### BY SF



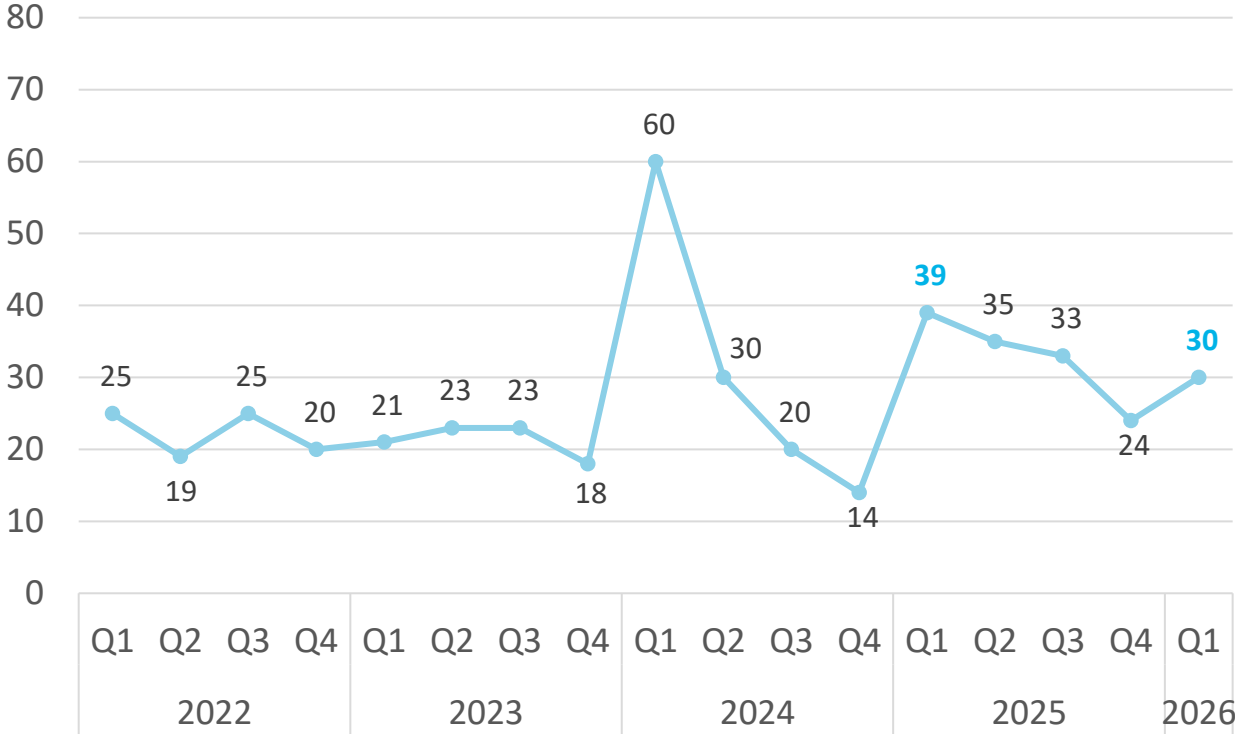
▲ **1.9M (73%)**

YOY increase in SF of listings

# NEW LISTINGS ADDED: SALE

LA EAST

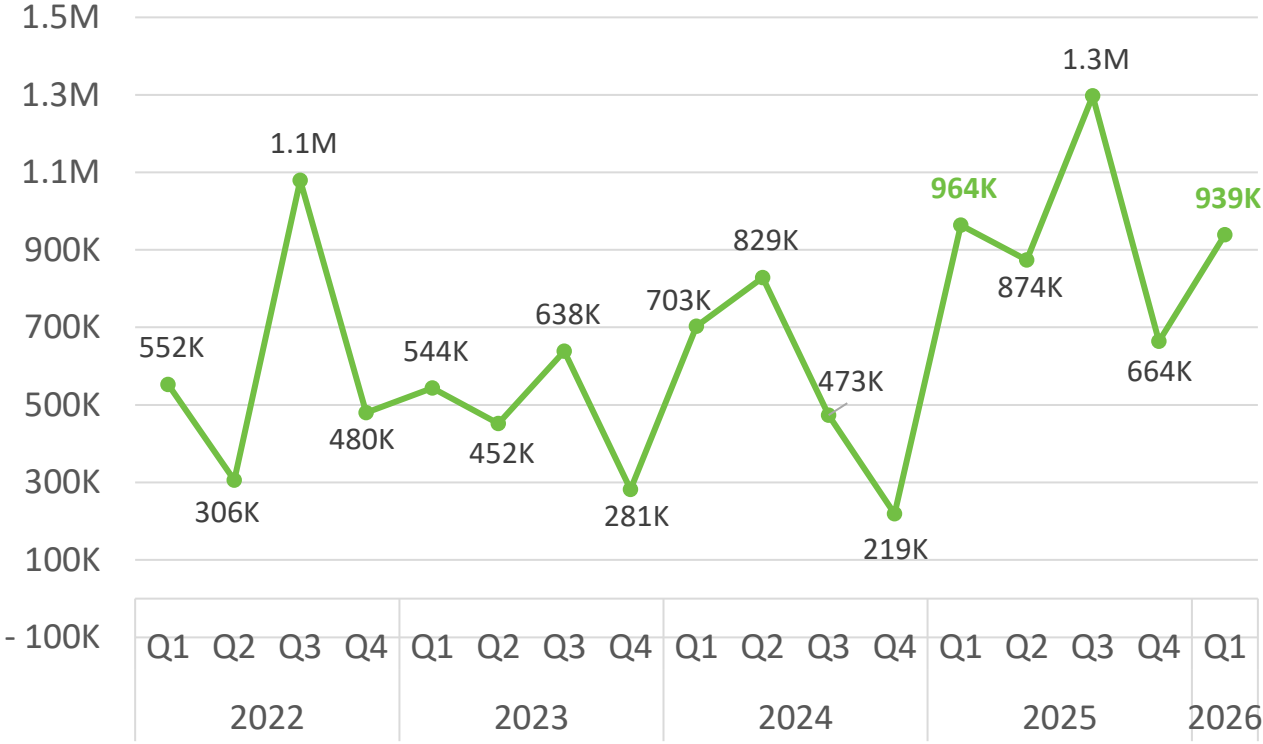
COUNT



▼ **23%**

YOY decrease in number of listings added

BY SF



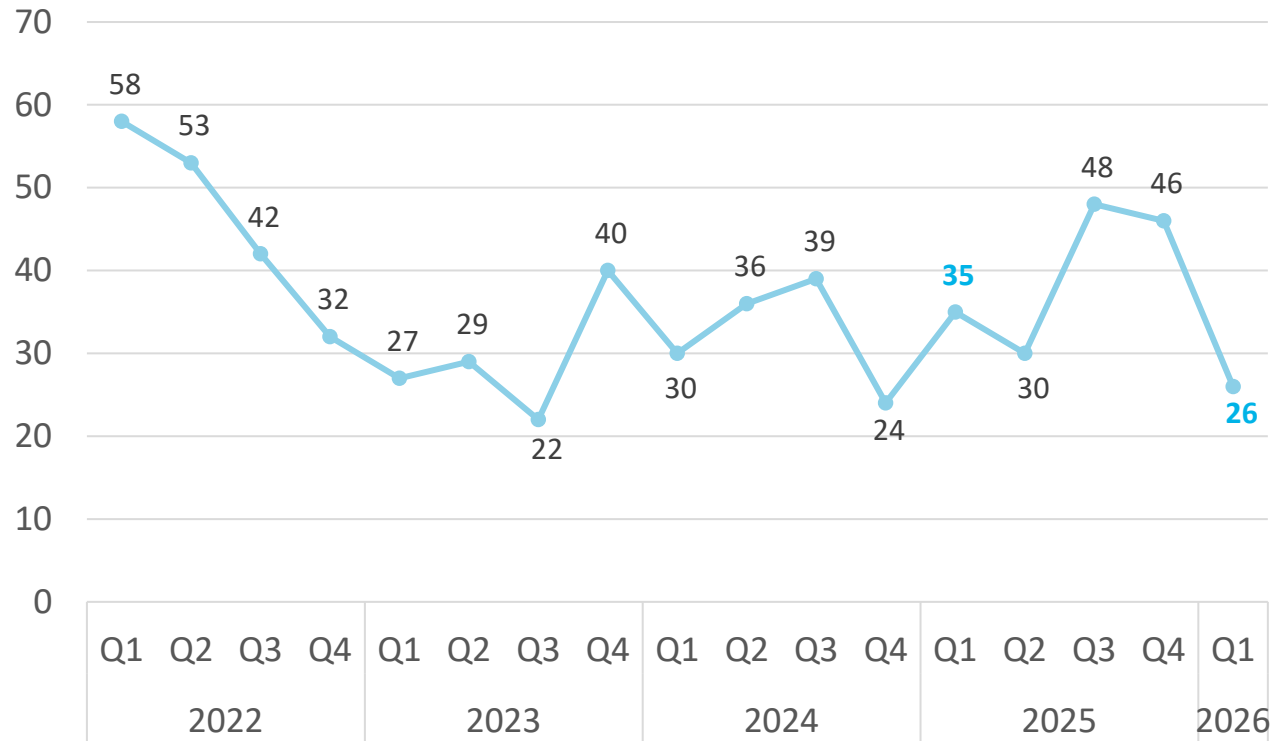
▼ **25K (3%)**

YOY decrease in SF added

# SALE COMPARABLES

## LA EAST

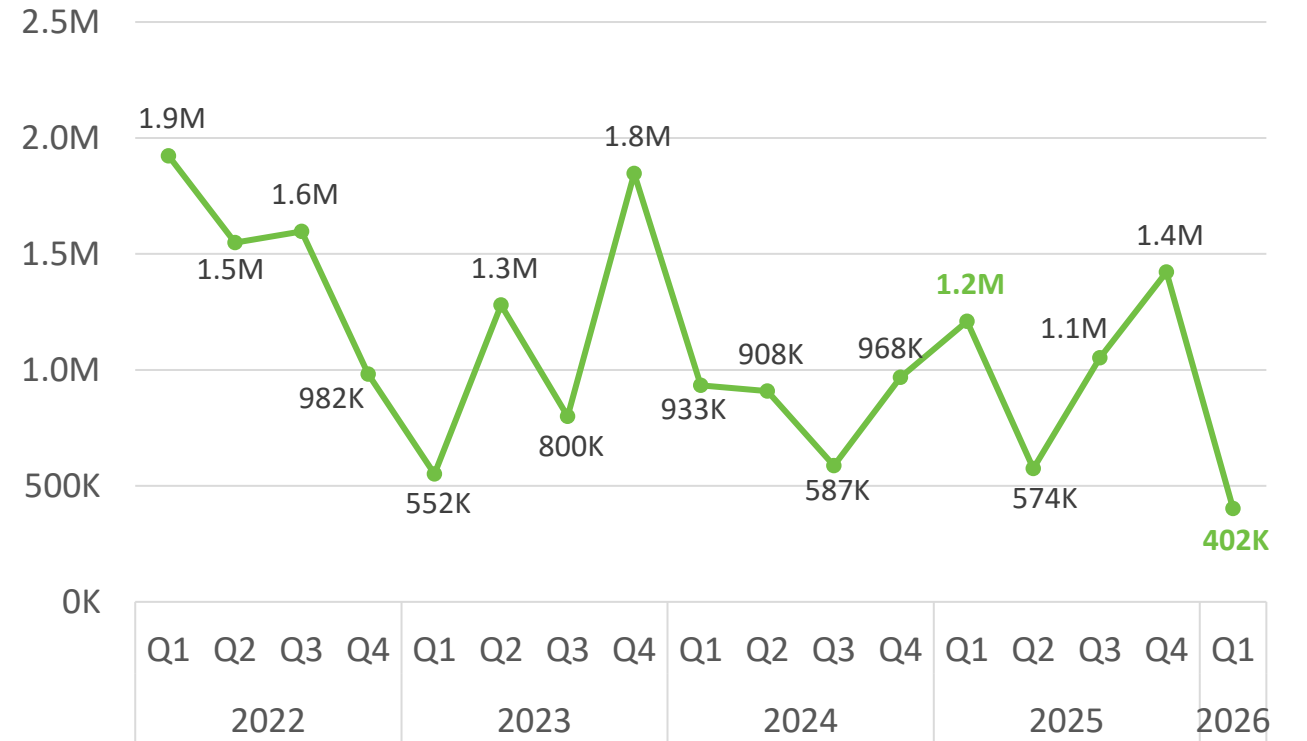
### COUNT



▼ **26%**

YOY decrease in number of transactions

### BY SF



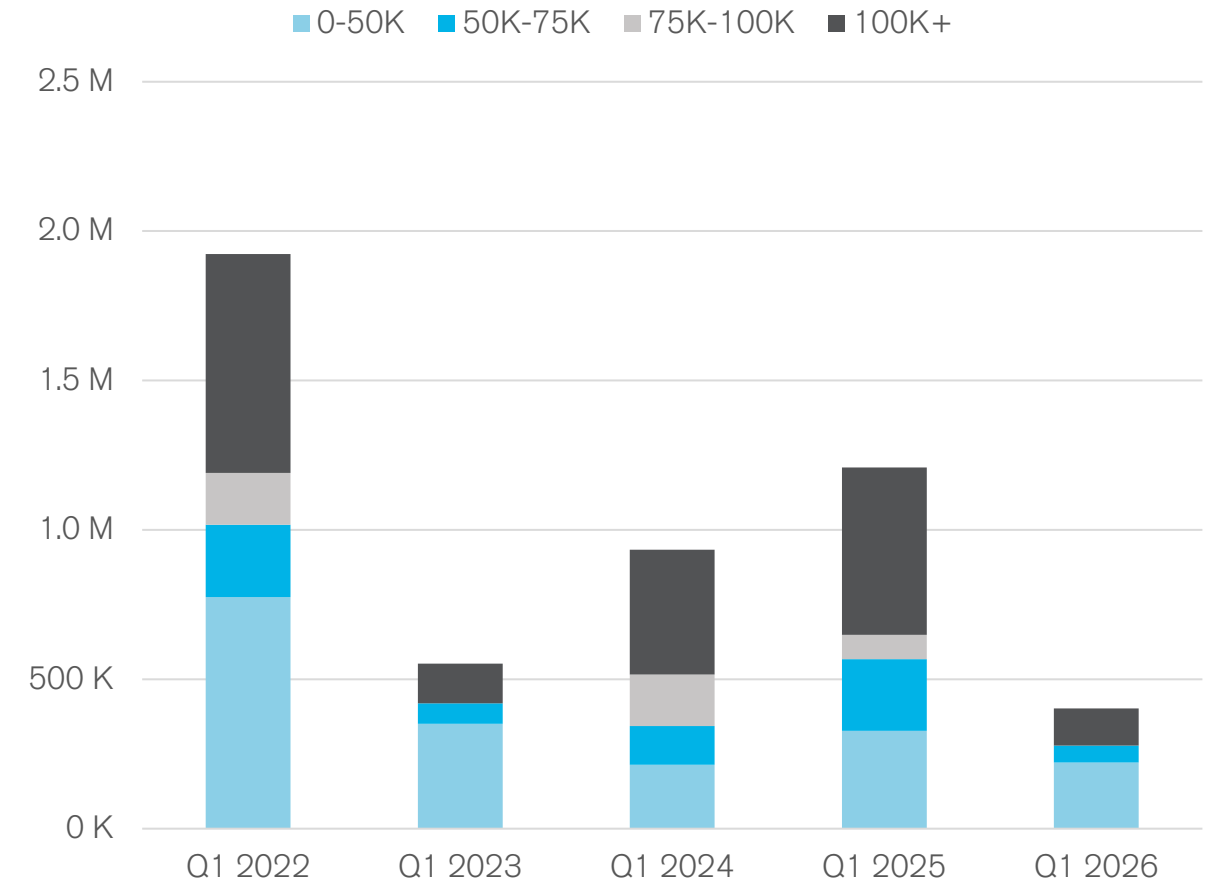
▼ **798K (67%)**

YOY decrease in SF sold

# SALE COMPS BY SIZE

## LA EAST

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
0-50K	47 775K	25 351K	24 214K	27 328K	24 222K
50K-75K	4 242K	1 69K	2 130K	4 240K	1 56K
75K-100K	2 174K	0	2 172K	1 81K	0
100K+	5 732K	1 132K	2 417K	3 560K	1 124K
<b>Grand Total</b>	<b>58 1.9M</b>	<b>27 552K</b>	<b>30 933K</b>	<b>35 1.2M</b>	<b>26 402K</b>

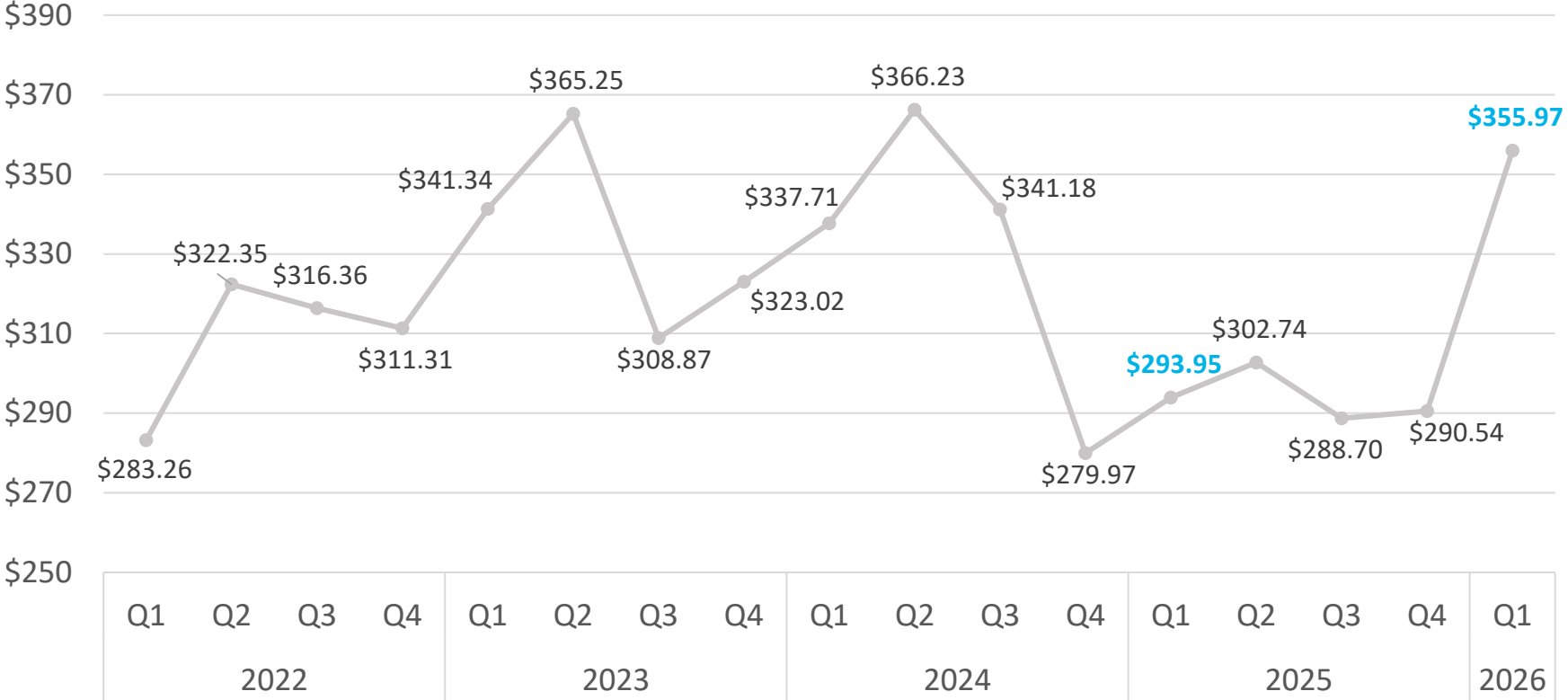


## 402K SF Sold

Over 222K SF of all SF sold was in buildings 0-50K SF representing 55% of the total transacted square footage

# SOLD PRICE/SF

## LA EAST



▲ **\$72.71 (26%)**

Increase in average sold price since Q1 2022

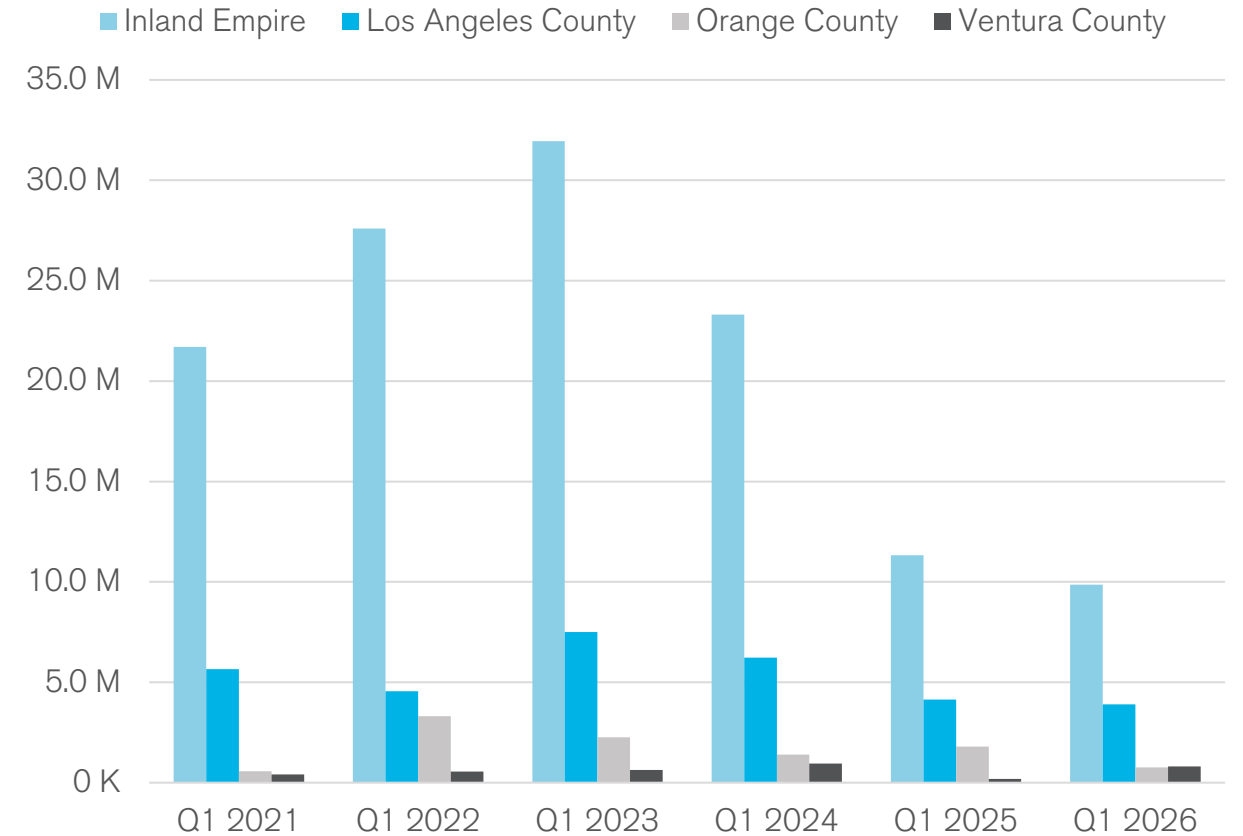
▲ **\$62.02 (21%)**

YOY increase in average sold price

# UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026	YOY % Change
Inland Empire	27.6 M	31.9 M	23.3 M	11.3 M	9.9 M	▼ 12%
Los Angeles County	4.6 M	7.5 M	6.2 M	4.1 M	3.9 M	▼ 5%
Orange County	3.3 M	2.3 M	1.4 M	1.8 M	755 K	▼ 58%
Ventura County	561 K	631 K	953 K	181 K	812 K	▲ 349%
<b>Total</b>	<b>36.0 M</b>	<b>42.3 M</b>	<b>31.9 M</b>	<b>17.5 M</b>	<b>15.3 M</b>	<b>▼ 13%</b>



**▼ 13%**

YOY decrease in SF under construction

**15.3M SF**

Total SF under construction in Q1 2026

**948K SF (6%)**

Total SF under construction in LA East Q1 2026

# DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Q1 2026	Projected
						Q2 2026
Inland Empire	21.9 M	35.2 M	23.1 M	14.7 M	2.4 M	2.6 M
LA East	1.4 M	2.0 M	2.5 M	394 K	119 K	5 K
LA MidCounties	287 K	23 K	367 K	1.3 M	217 K	489 K
LA Central	734 K	288 K	1.2 M	437 K	160 K	447 K
South Bay	1.5 M	1.9 M	1.1 M	2.2 M	393 K	167 K
LA Northwest	493 K	354 K	479 K	1.1 M	224 K	97 K
Orange County	1.9 M	3.1 M	1.5 M	3.8 M	621 K	708 K
Ventura County	519 K	427 K	322 K	582 K	0 K	738 K
<b>Total</b>	<b>28.7 M</b>	<b>43.2 M</b>	<b>30.5 M</b>	<b>24.6 M</b>	<b>4.1 M</b>	<b>5.3 M</b>

**4.1 M SF**

Total delivered construction in Q1 2026

**119K SF**

Total delivered construction in LA East in Q1 2026

**5.3M SF**

Projected to be delivered in Q2 2026