

Q1 2026  
**RESEARCH REPORT**

LA MIDCOUNTIES

## **CONTENTS**

### **LA MIDCOUNTIES 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

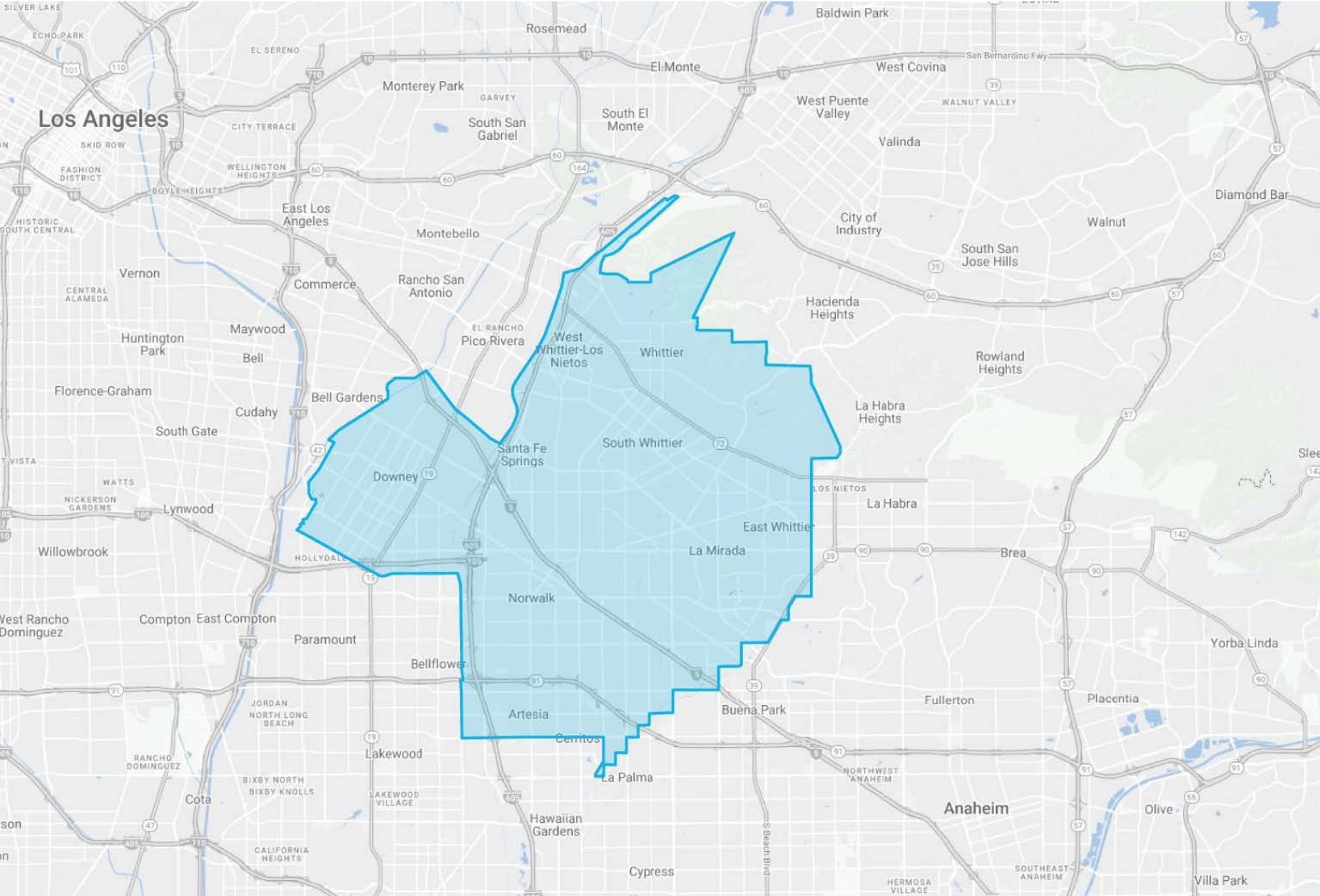
### **SALE**

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 MIDCOUNTIES COVERAGE AREA



**ALL  
PROPERTY  
TYPES**

Industrial, Office,  
Retail & Land

---

**800**

Listings across 10K  
Properties in LA MidCounties

---

**37K**

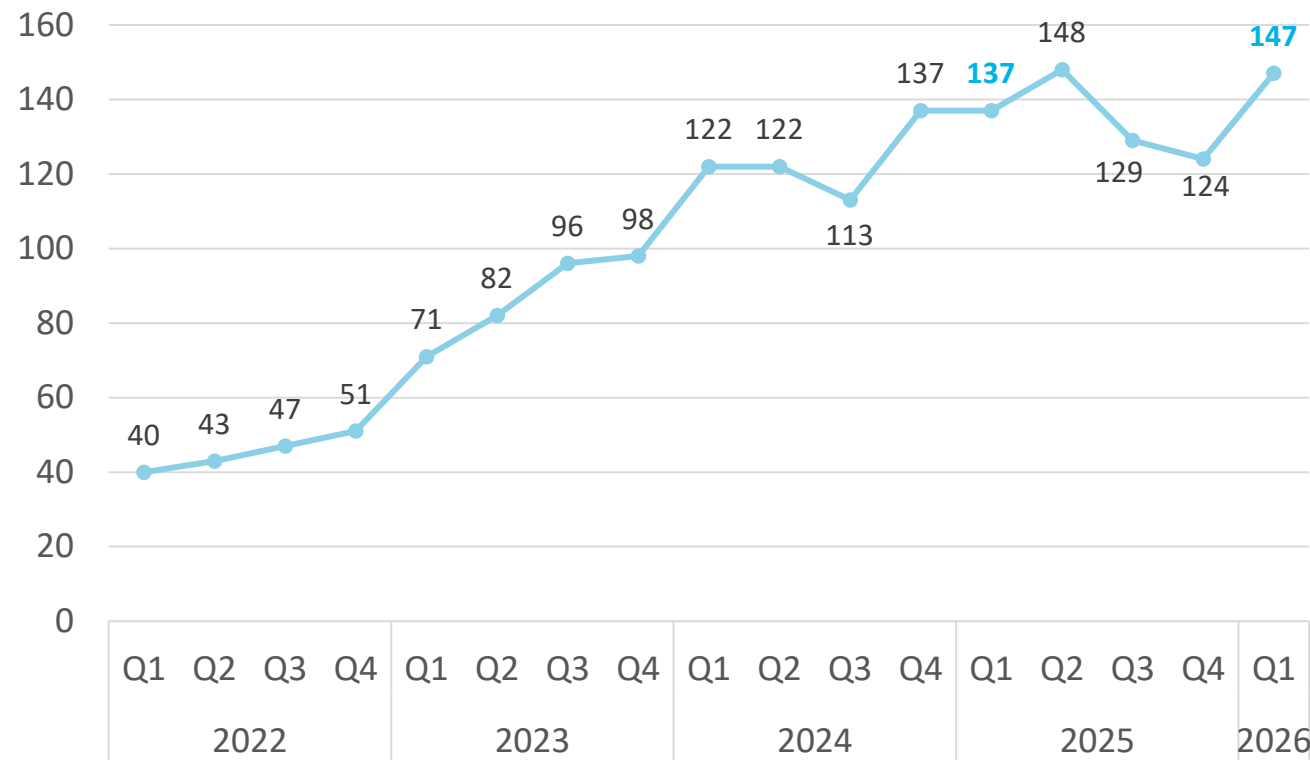
Listings across 422K  
Properties in SoCal

---

# EXISTING AVAILABLE LISTINGS: DIRECT LEASE

## LA MIDCOUNTIES

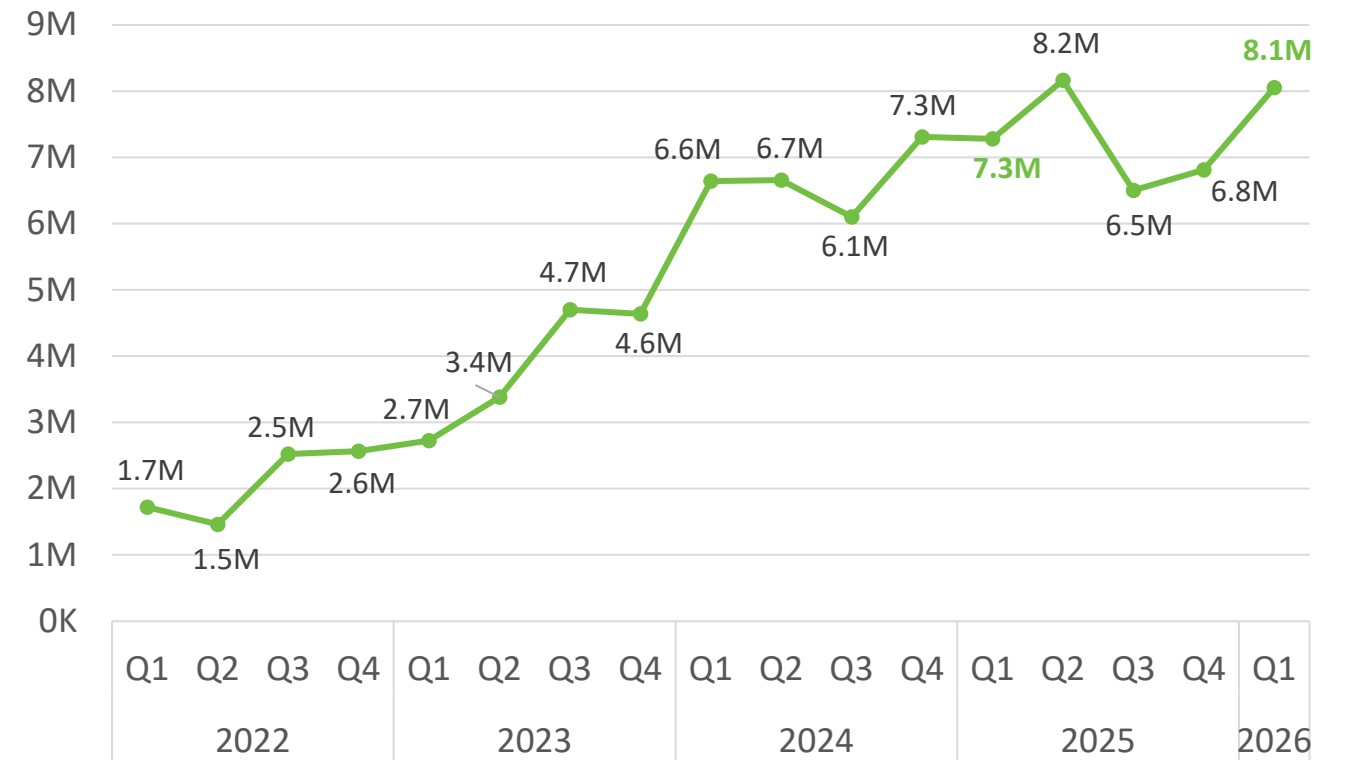
### COUNT



▲ **7%**

YOY increase in number of listings

### BY SF



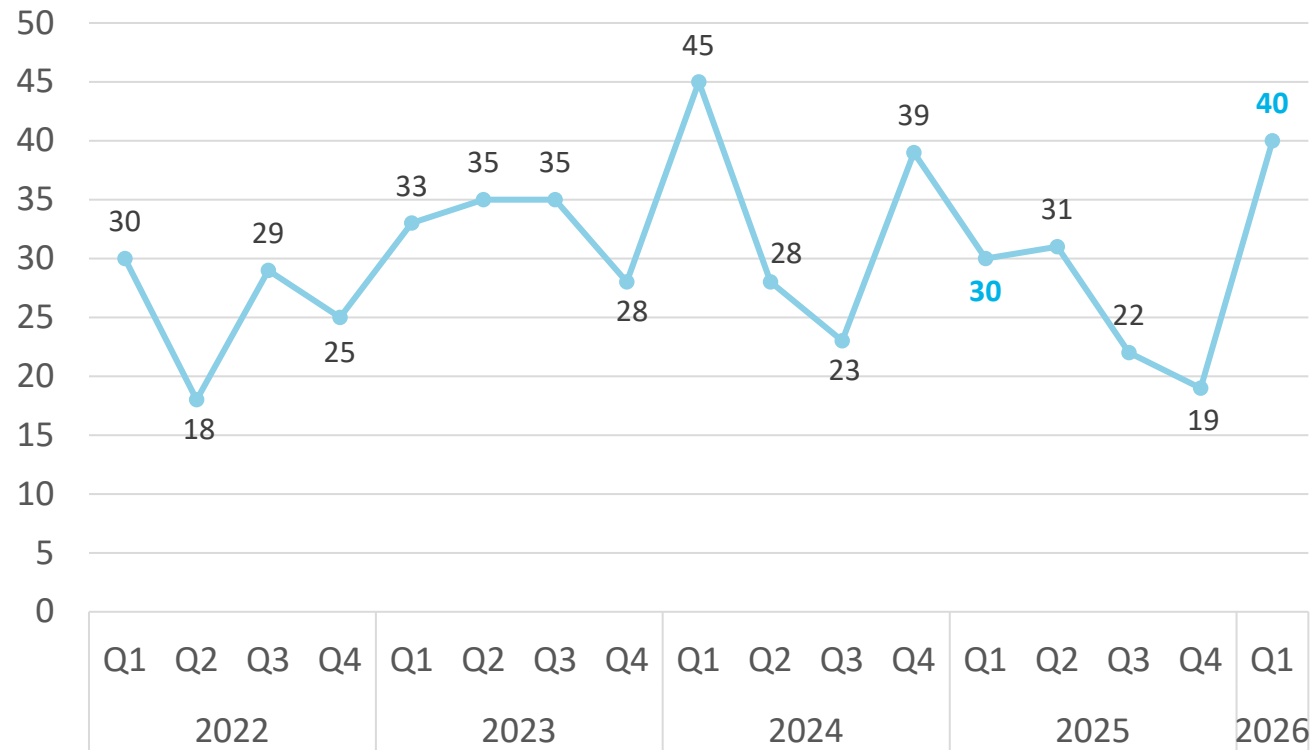
▲ **800K (11%)**

YOY increase in SF of listings

# NEW LISTINGS ADDED: DIRECT LEASE

## LA MIDCOUNTIES

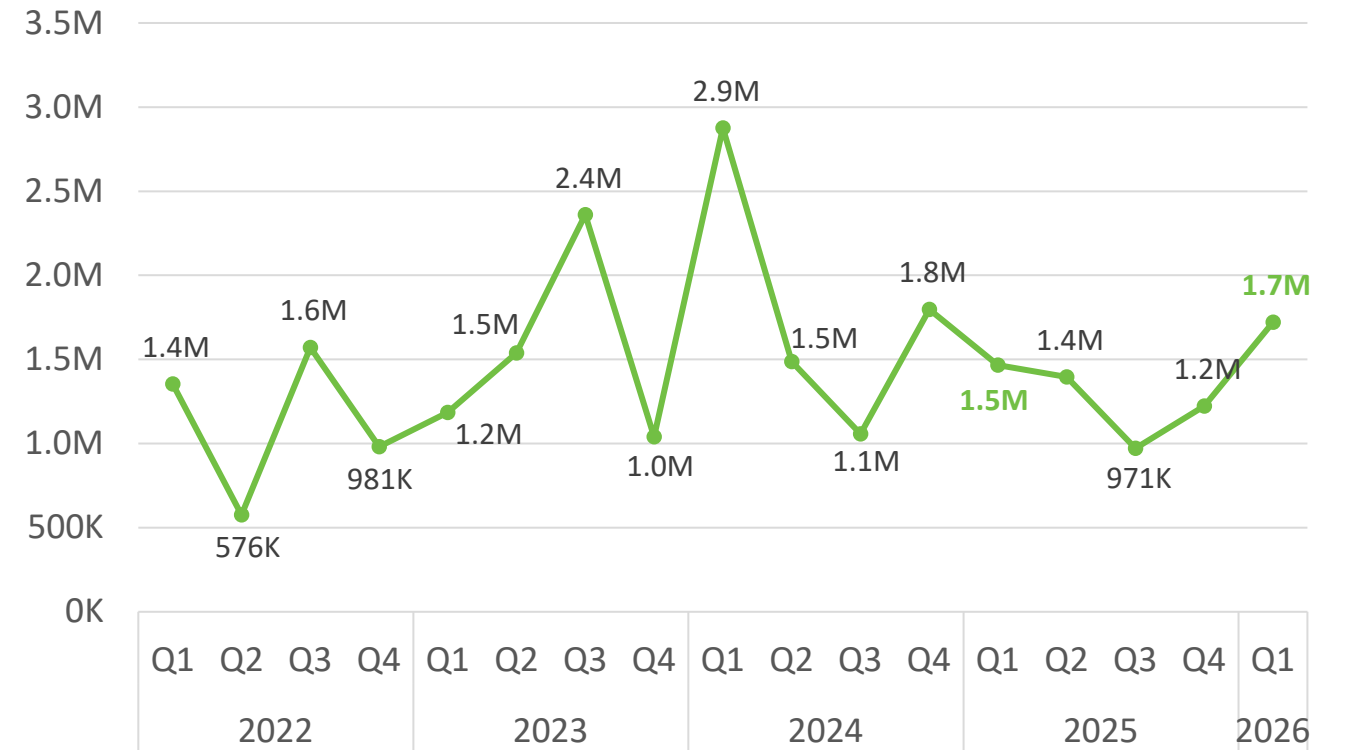
COUNT



▲ **33%**

YOY increase in number of listings added

BY SF



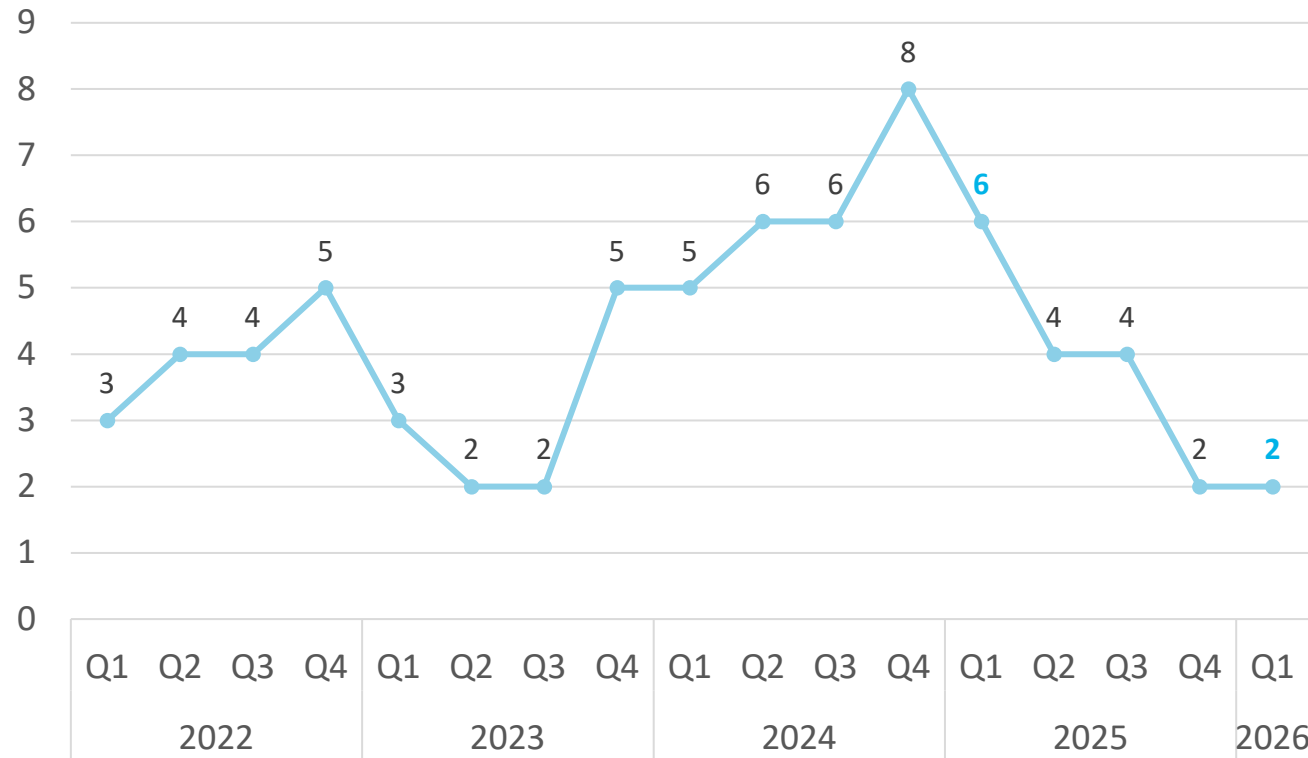
▲ **200K (13%)**

YOY increase in SF of listings added

# UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

## LA MIDCOUNTIES

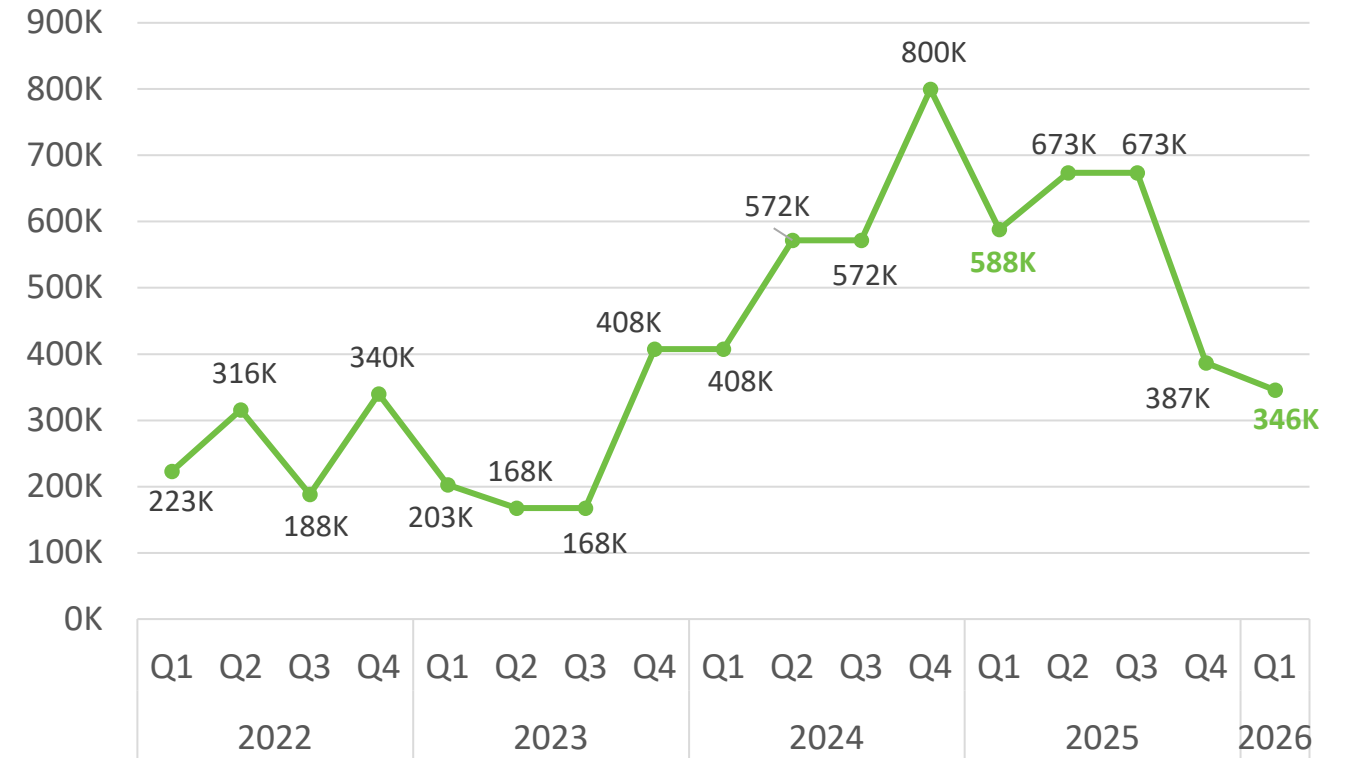
### COUNT



▼ **67%**

YOY decrease in number of listings

### BY SF



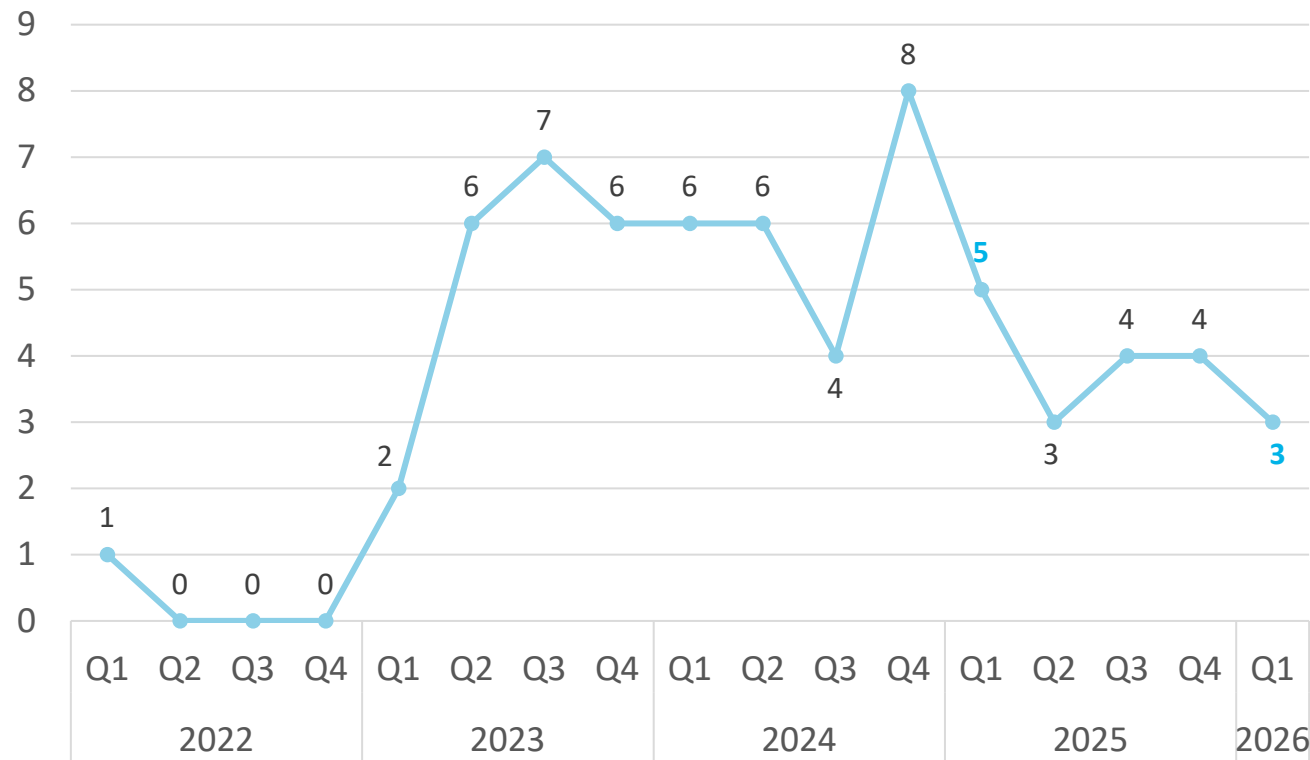
▼ **242K (41%)**

YOY decrease in SF of listings

# PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

## LA MIDCOUNTIES

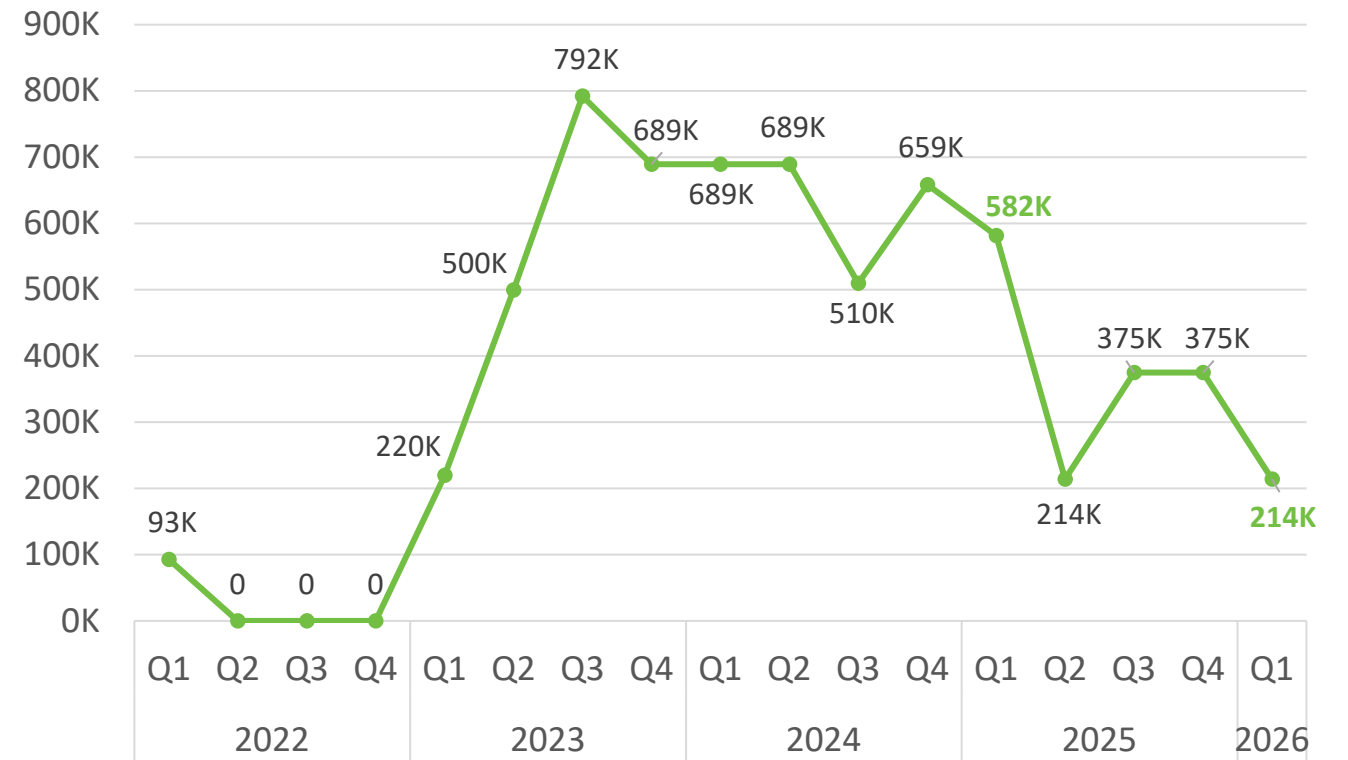
COUNT



▼ **40%**

YOY decrease in number of listings

BY SF



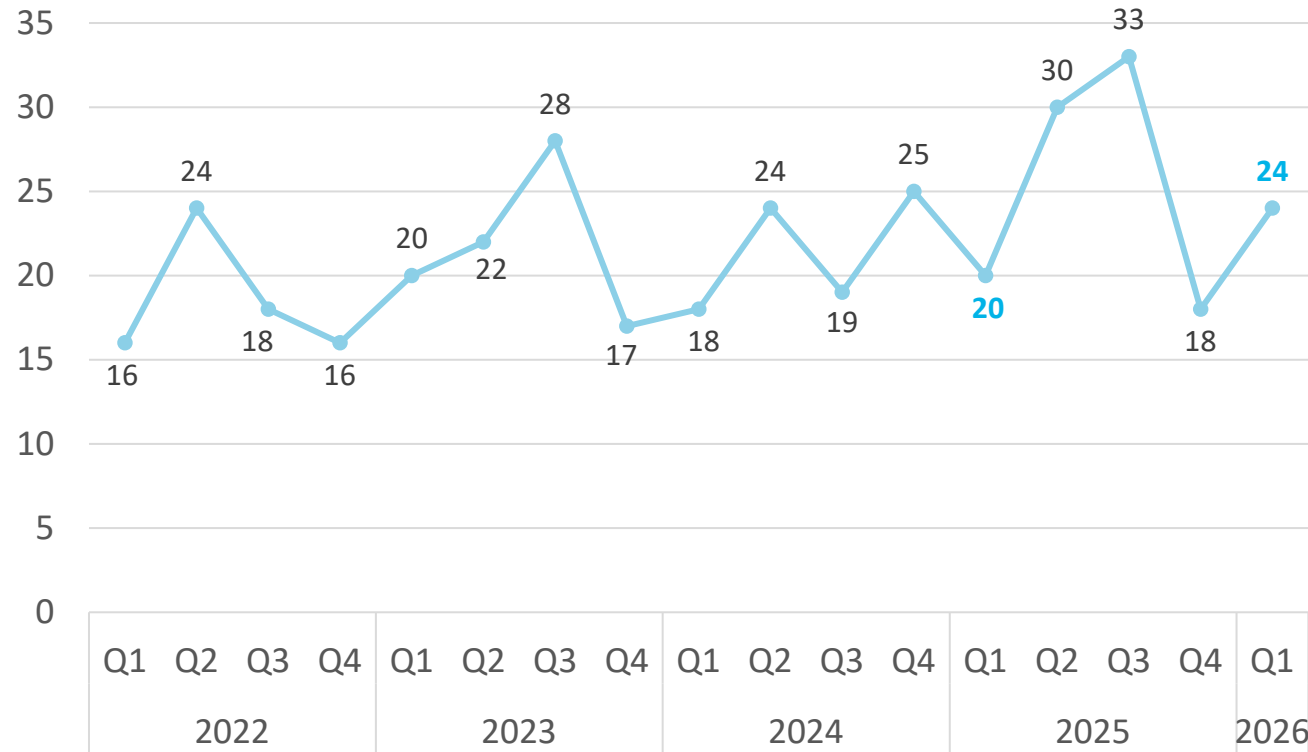
▼ **368K (63%)**

YOY decrease in SF of listings

# TRANSACTIONS: DIRECT LEASE

## LA MIDCOUNTIES

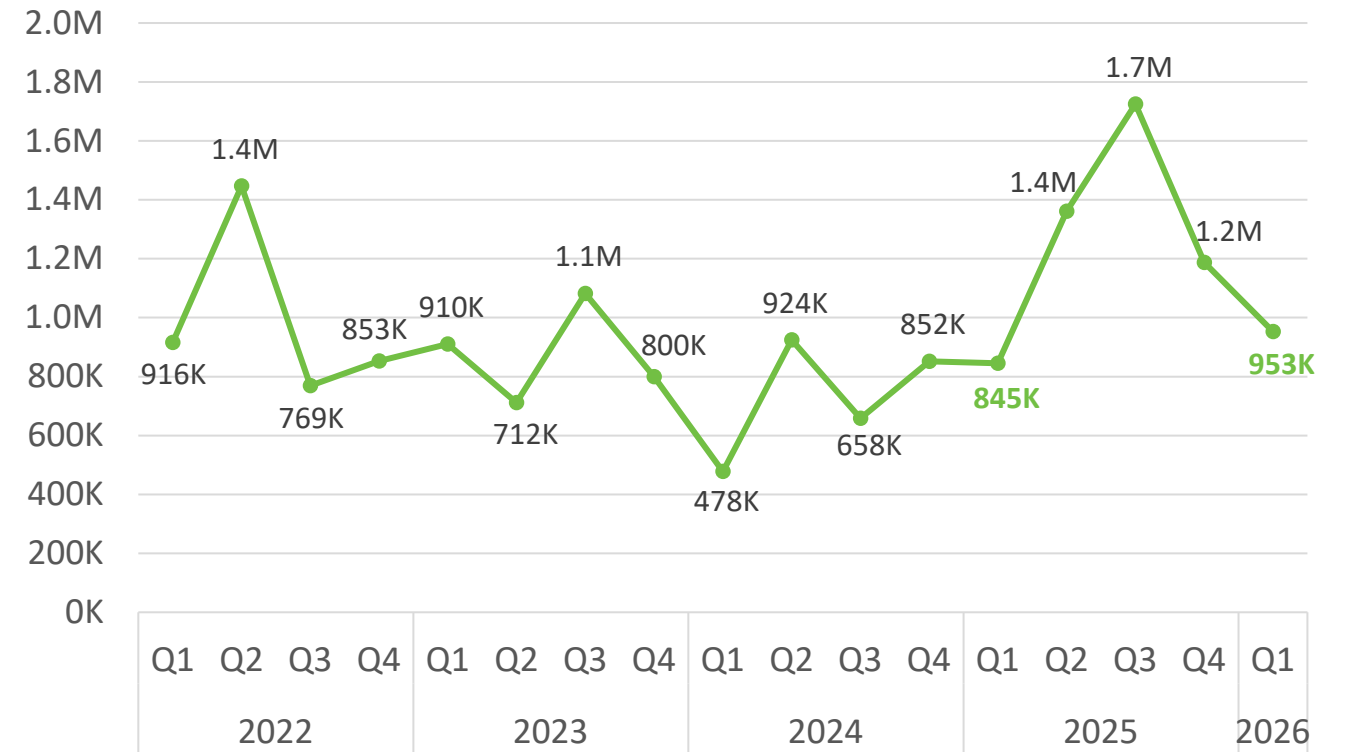
### COUNT



▲ **20%**

YOY increase in number of transactions

### BY SF



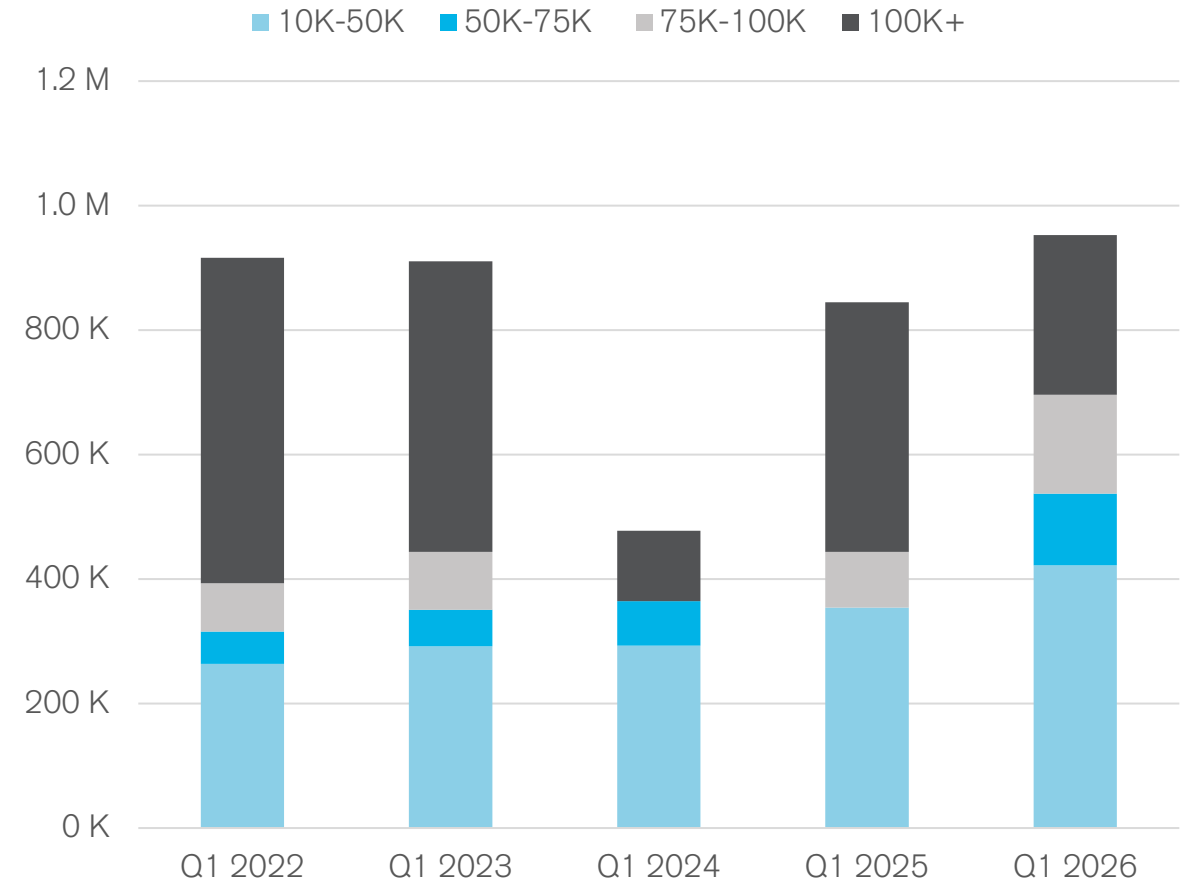
▲ **108K (13%)**

YOY increase in SF transacted

# DIRECT LEASE TRANSACTIONS BY SIZE

## LA MIDCOUNTIES

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	10 264K	15 292K	16 293K	16 354K	18 422K
50K-75K	1 52K	1 59K	1 72K	0	2 115K
75K-100K	1 78K	1 93K	0	1 89K	2 159K
100K+	4 523K	3 467K	1 113K	3 401K	2 257K
<b>Grand Total</b>	<b>16</b> <b>916K</b>	<b>20</b> <b>910K</b>	<b>18</b> <b>478K</b>	<b>20</b> <b>845K</b>	<b>24</b> <b>953K</b>

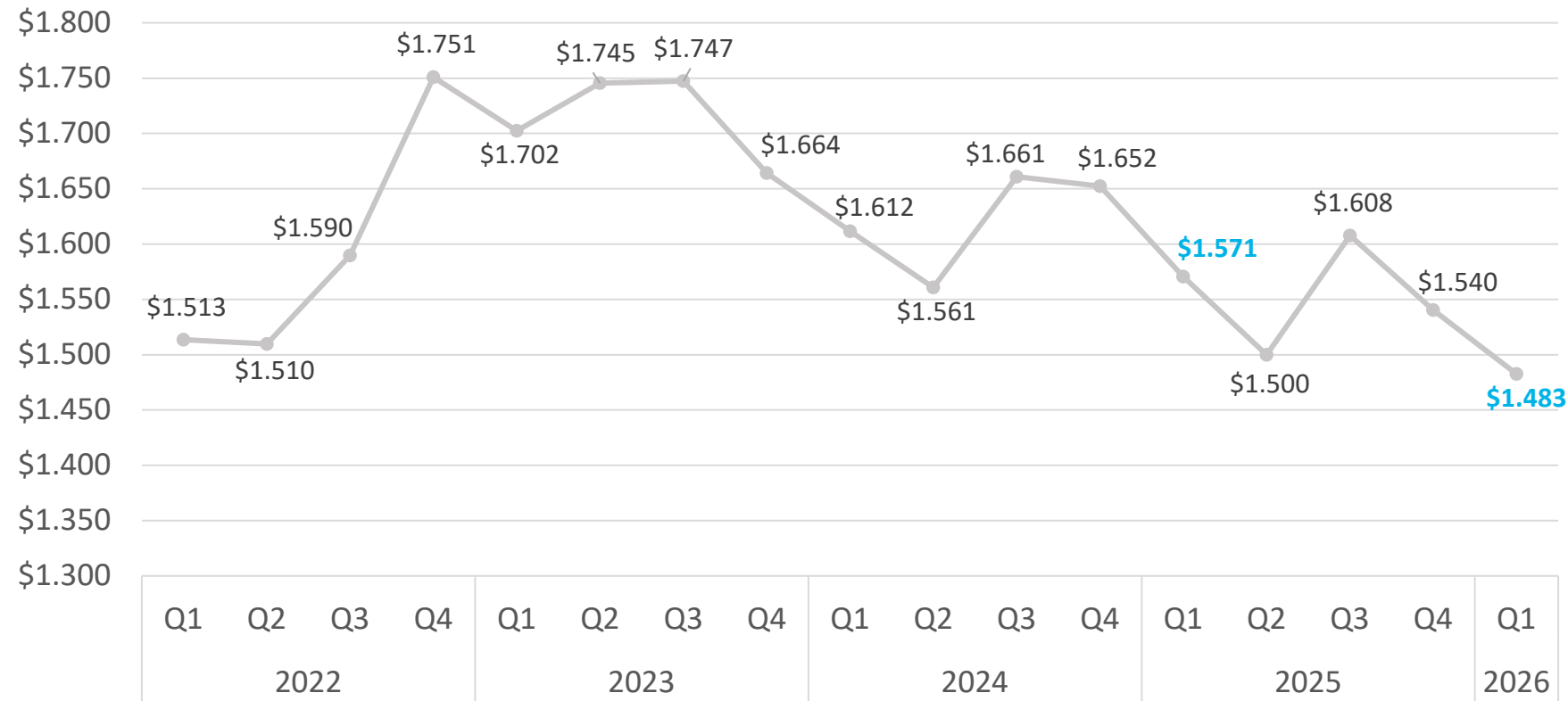


## 953K SF Transacted

Over 422K SF of all transacted SF was in buildings 10K-50K SF representing 44% of the total transacted square footage

# AVERAGE ASKING RATE (GROSS): DIRECT LEASE

## LA MIDCOUNTIES



▼ **\$0.03 (2%)**

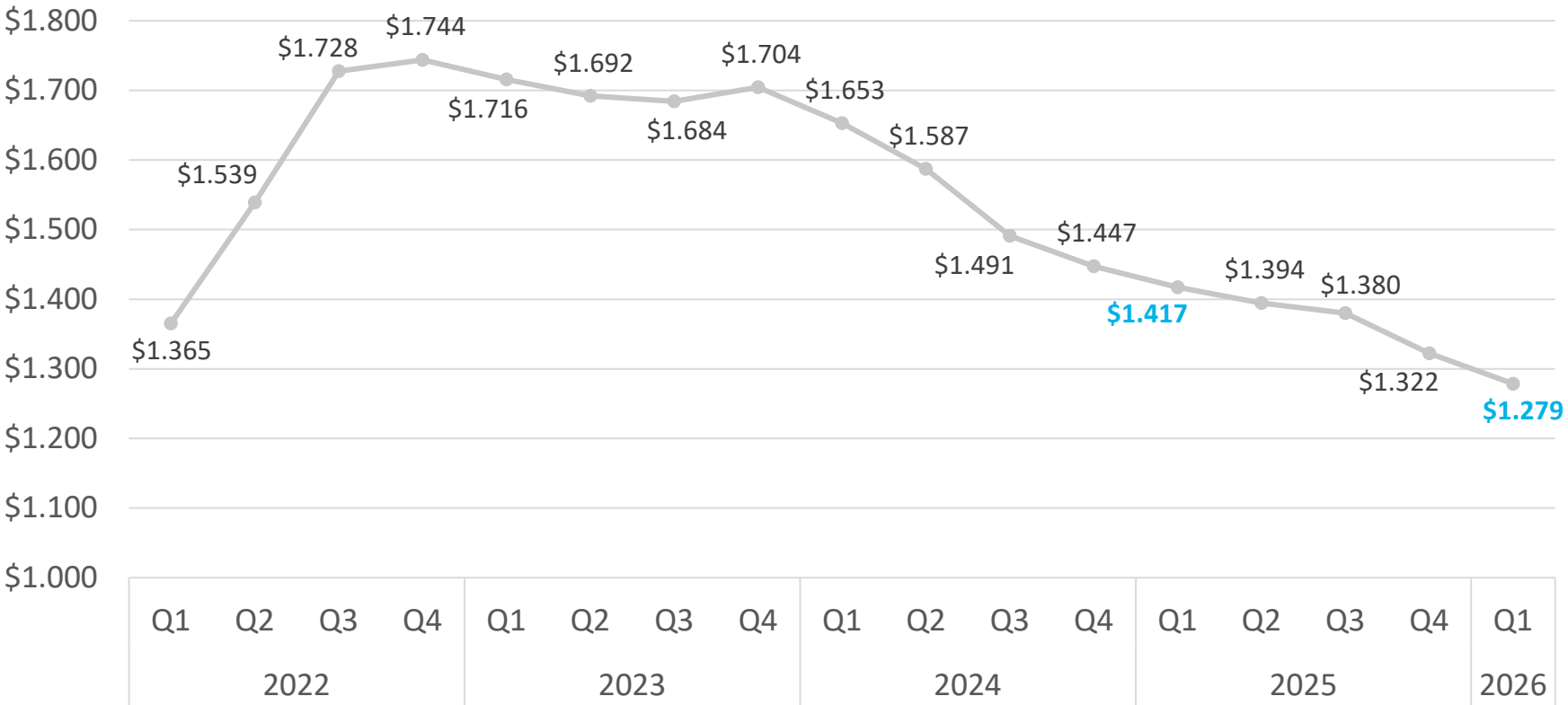
Decrease in average asking rate since Q1 2021

▼ **\$0.09 (6%)**

YOY decrease in average asking rate

# AVERAGE ASKING RATE (NET): DIRECT LEASE

## LA MIDCOUNTIES



▼ **\$0.09 (6%)**

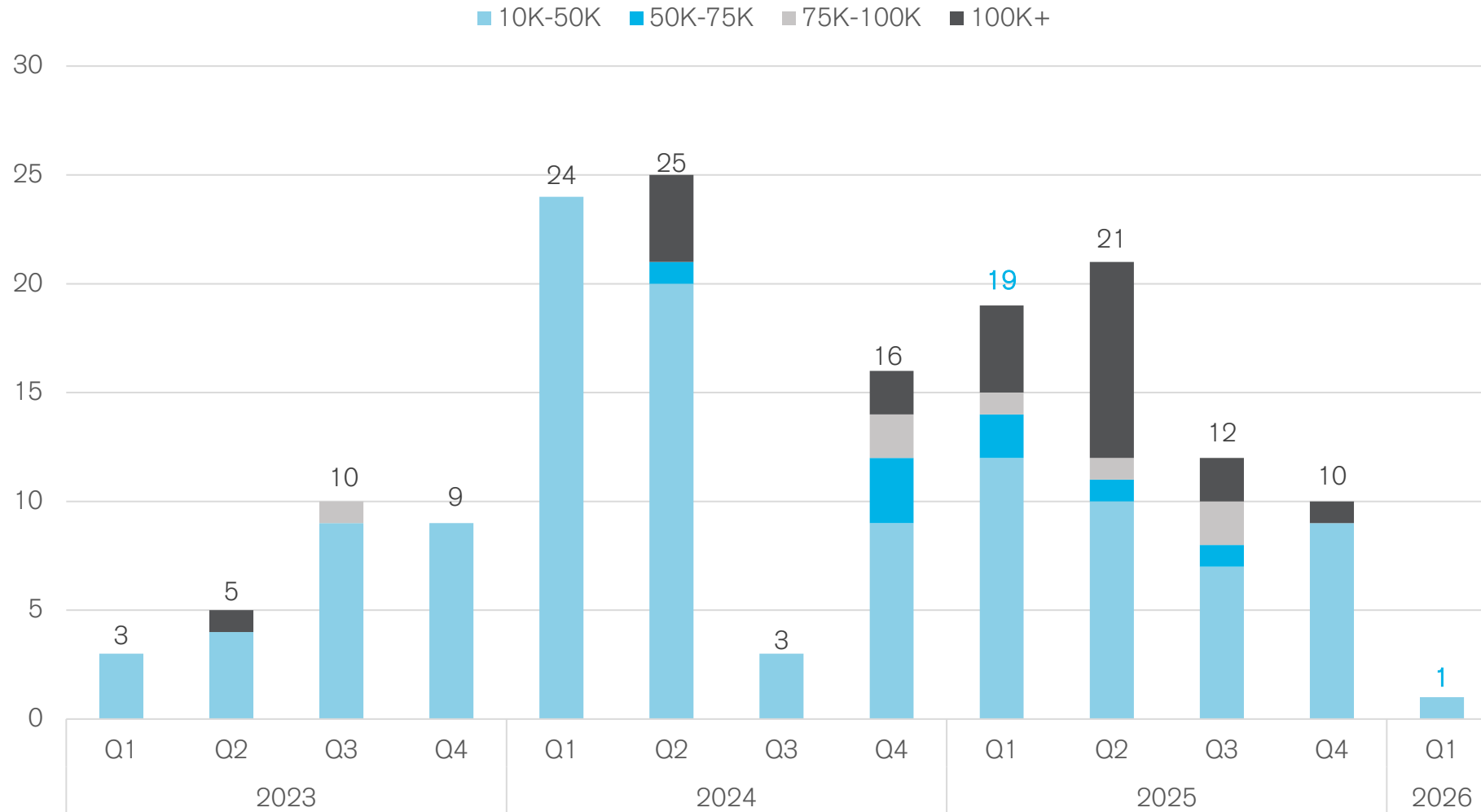
Increase in average asking rate since Q1 2022

▼ **\$0.14 (10%)**

YOY decrease in average asking rate

# RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA EAST



▼ **95%**

YOY decrease in number of rate reductions

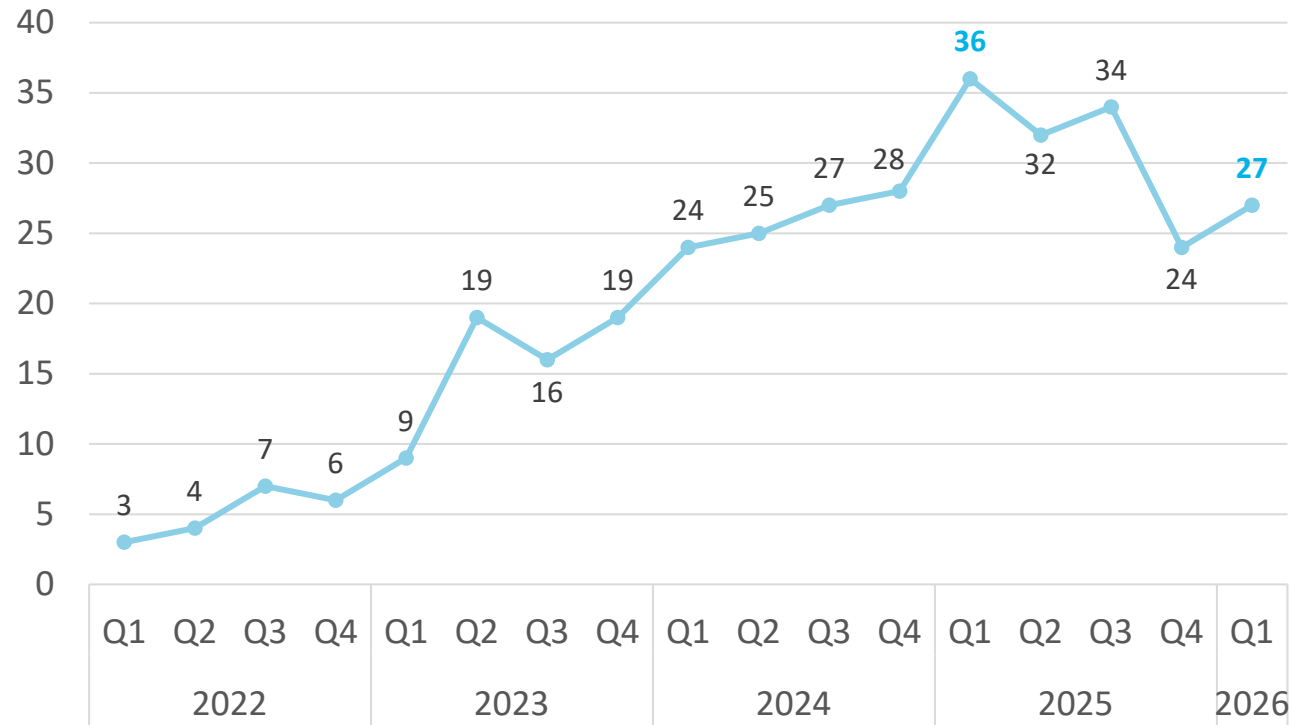
▼ **96%**

Decrease in number of rate reductions since Q2 2024

# TOTAL AVAILABLE LISTINGS: SUBLEASE

## LA MIDCOUNTIES

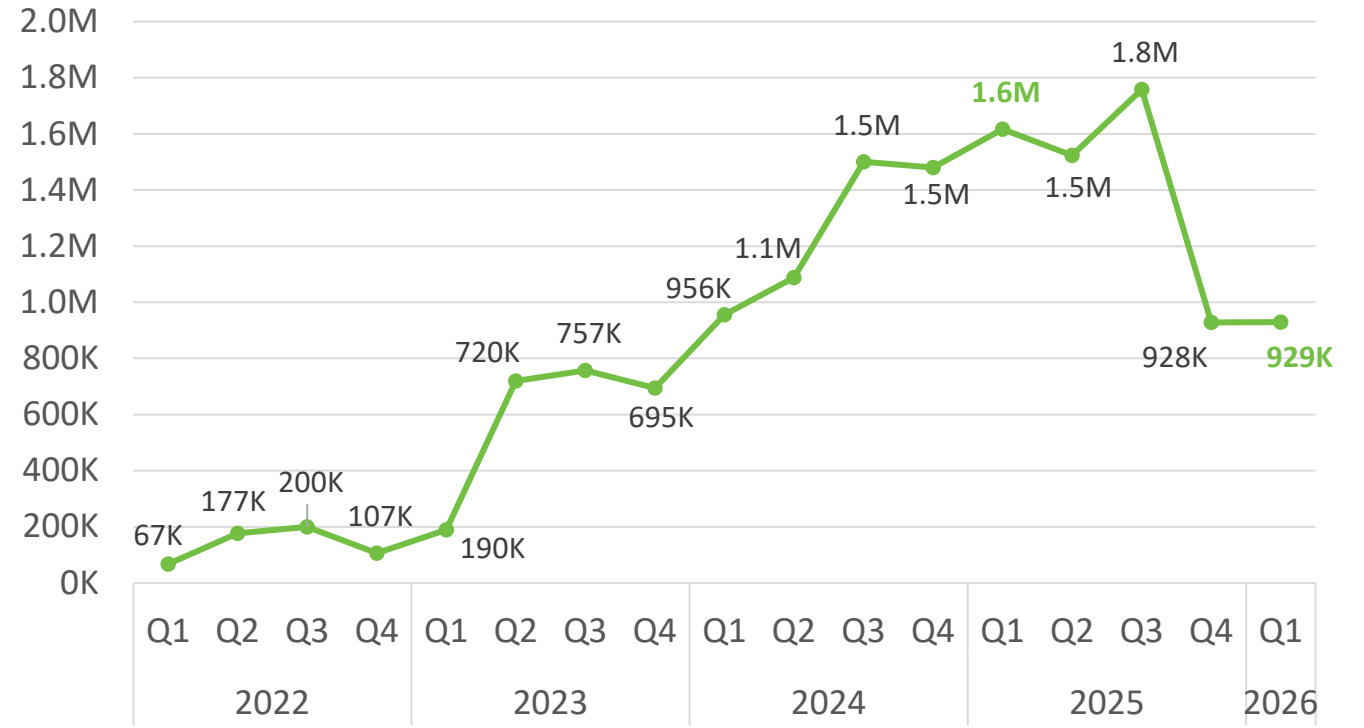
COUNT



▼ **25%**

YOY decrease in number of listings

BY SF



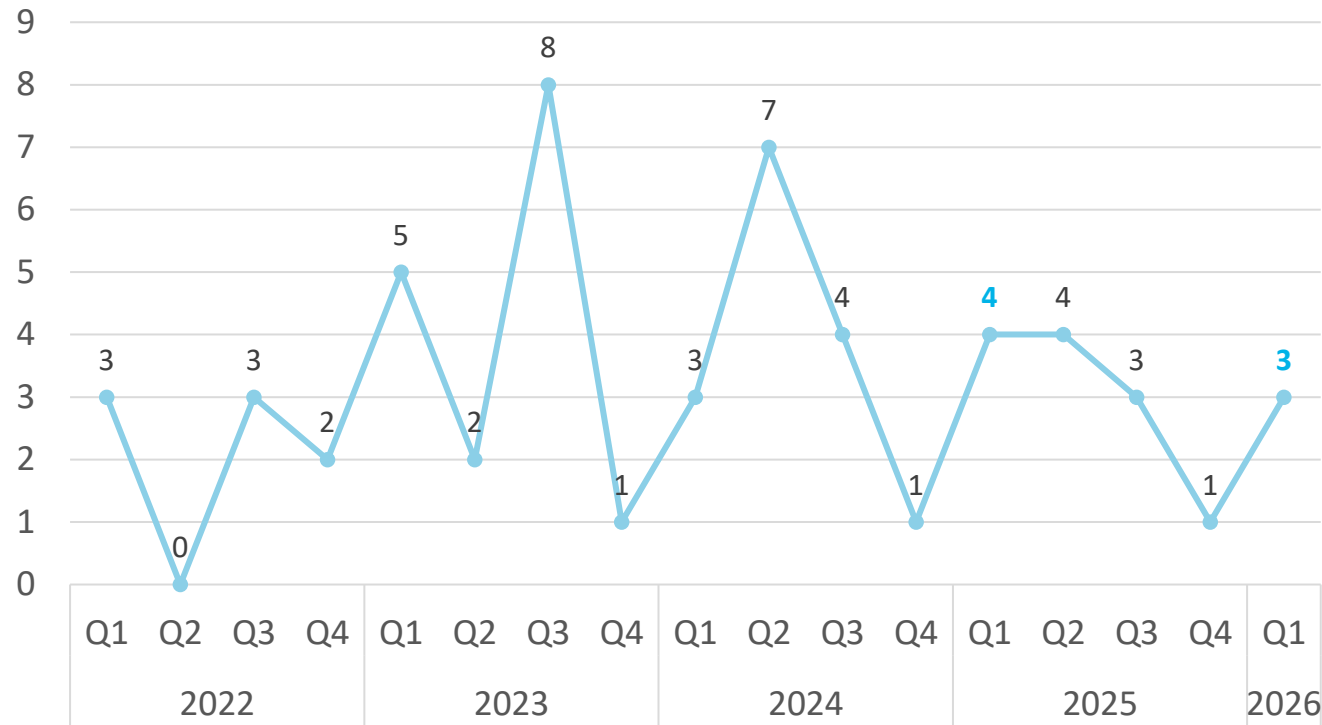
▼ **671K (42%)**

YOY decrease in SF of listings

# TRANSACTIONS: SUBLEASE

## LA MIDCOUNTIES

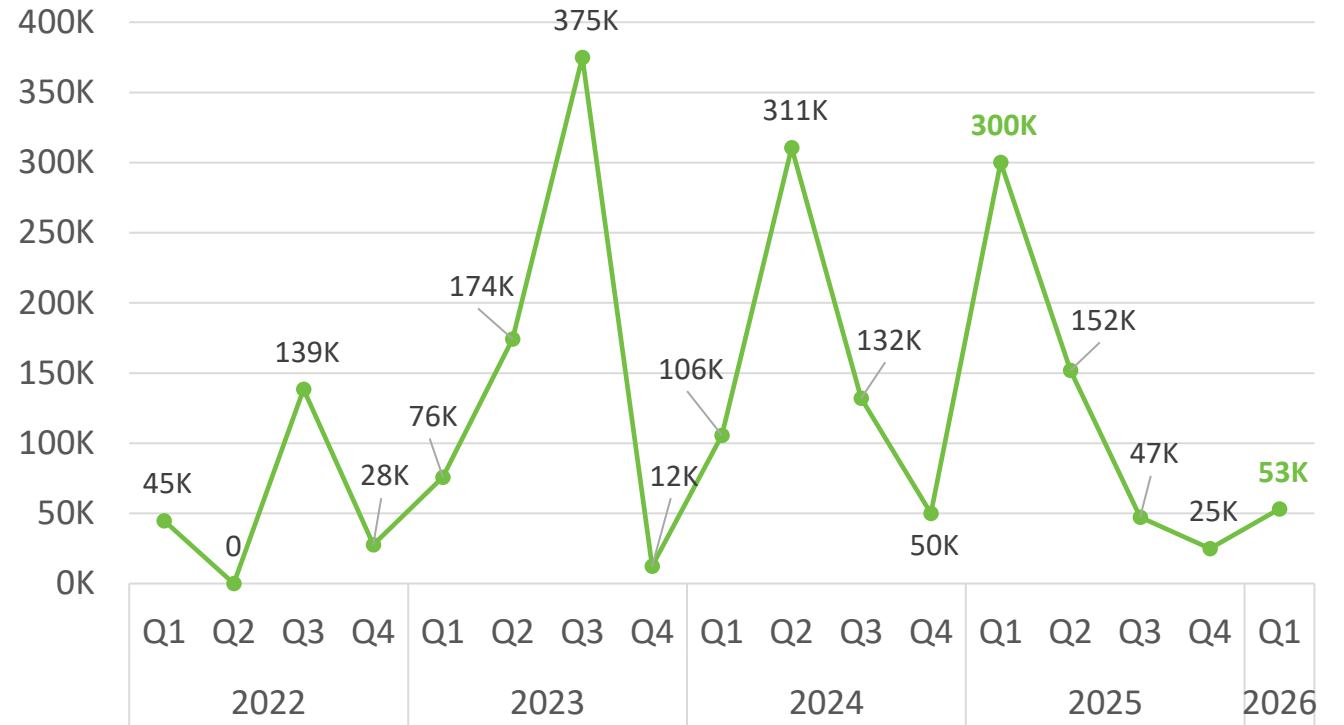
### COUNT



▼ **25%**

YOY decrease in number of transactions

### BY SF



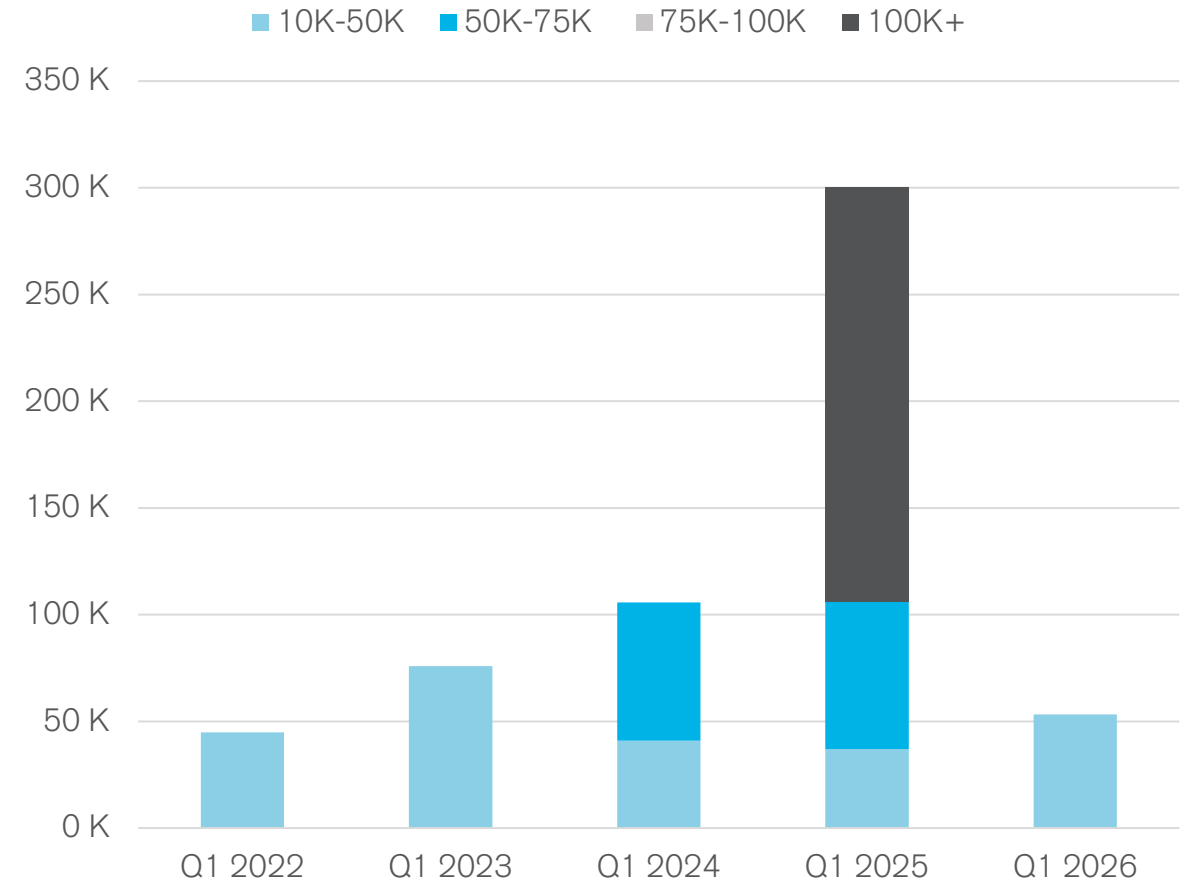
▼ **247K (82%)**

YOY decrease in SF transacted

# SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

## LA MIDCOUNTIES

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	3 45K	5 76K	2 41K	2 37K	3 53K
50K-75K	0	0	1 65K	1 69K	0
75K-100K	0	0	0	0	0
100K+	0	0	0	1 194K	0
<b>Grand Total</b>	<b>3 45K</b>	<b>5 76K</b>	<b>3 106K</b>	<b>4 300K</b>	<b>3 53K</b>



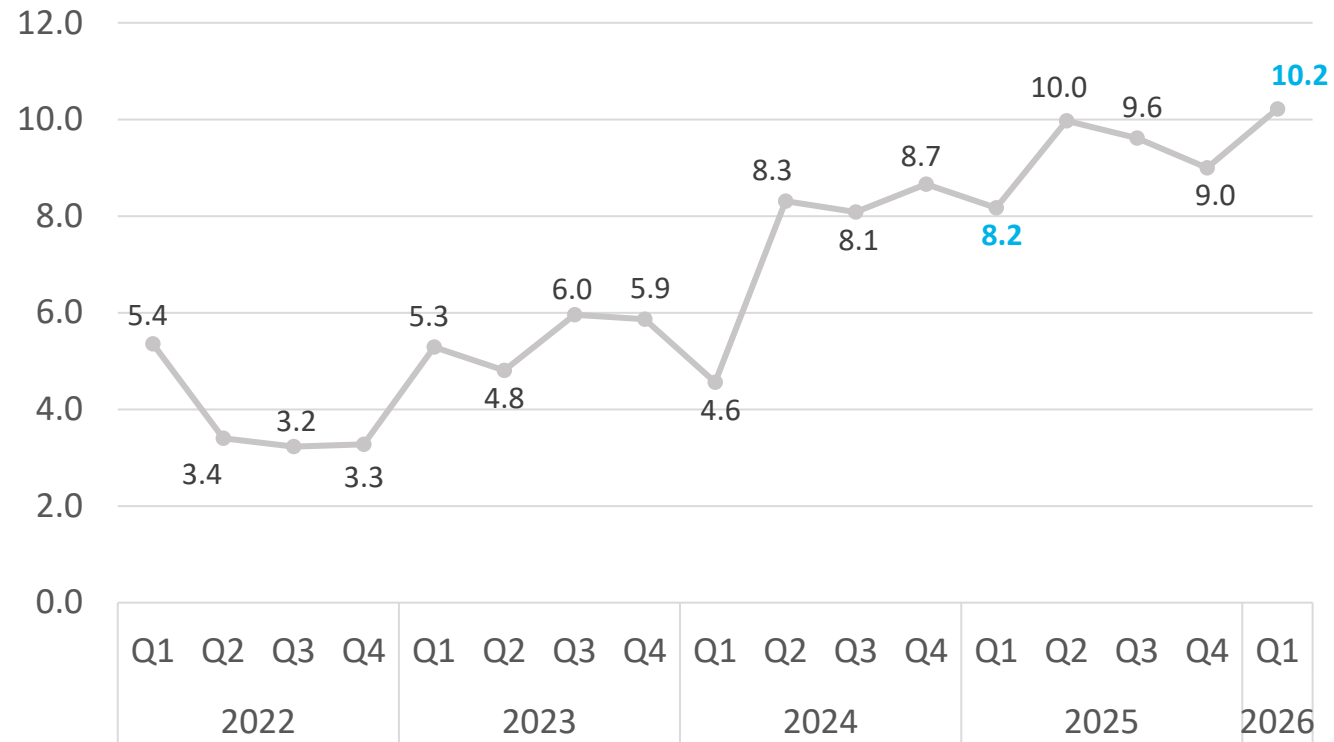
## 53K SF Subleased

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

# TRANSACTIONS: AVERAGE MONTHS ON MARKET

## LA MIDCOUNTIES

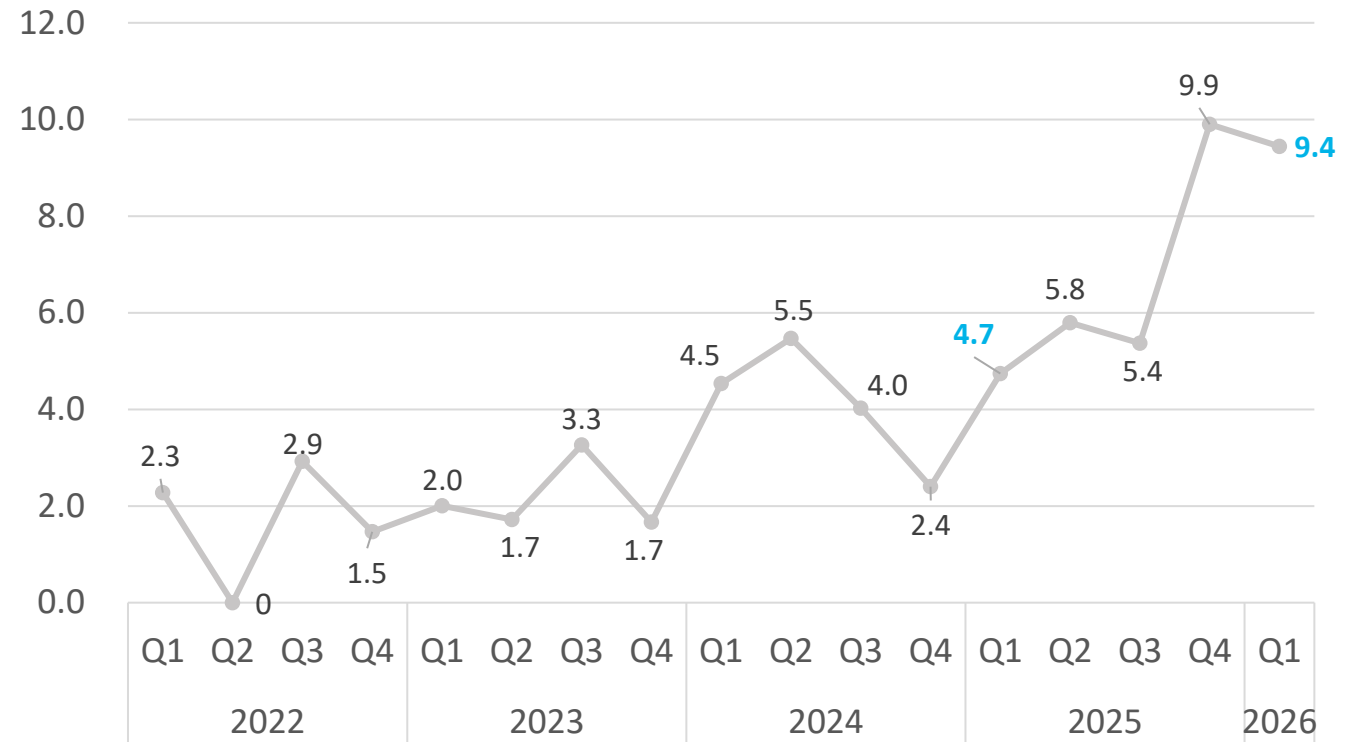
### DIRECT LEASE AVG MONTHS ON MARKET



▲ **2.0 Months (24%)**

YOY increase in time on market

### SUBLEASE AVG MONTHS ON MARKET



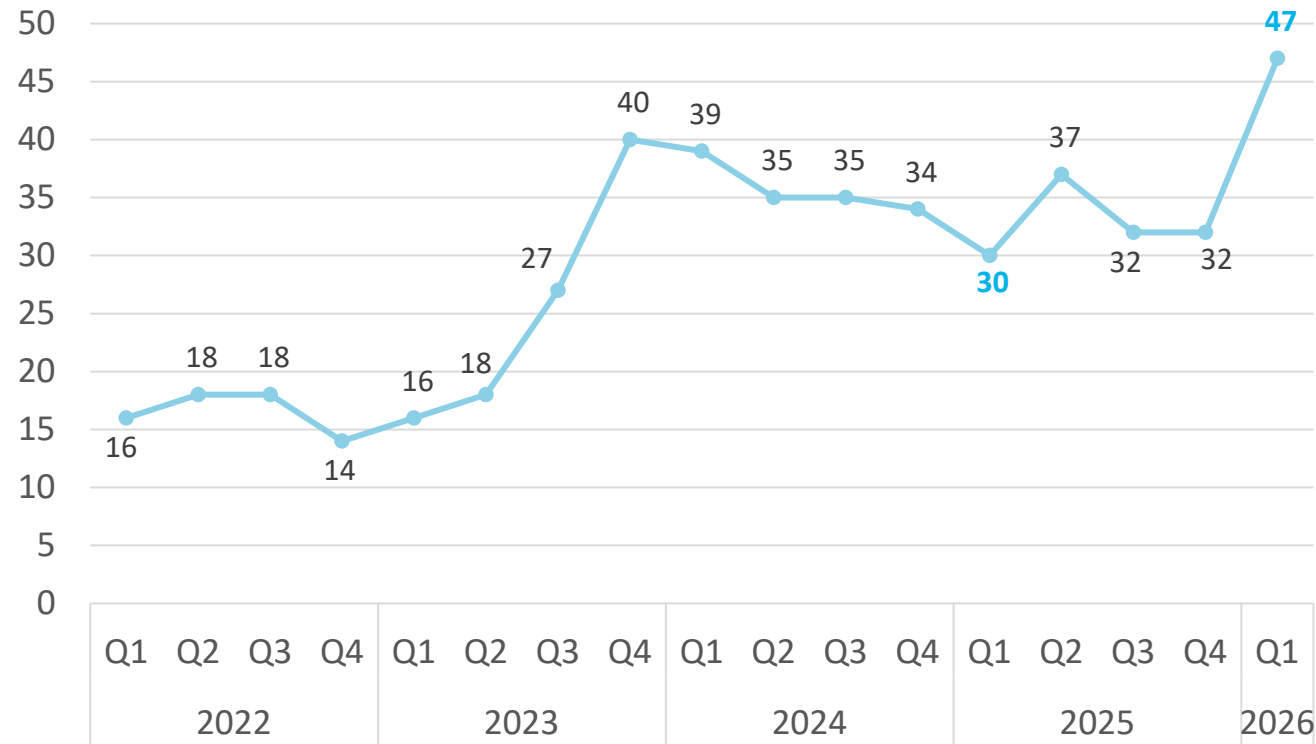
▲ **4.7 Months (100%)**

YOY increase in time on market

# TOTAL AVAILABLE LISTINGS: SALE

## LA MIDCOUNTIES

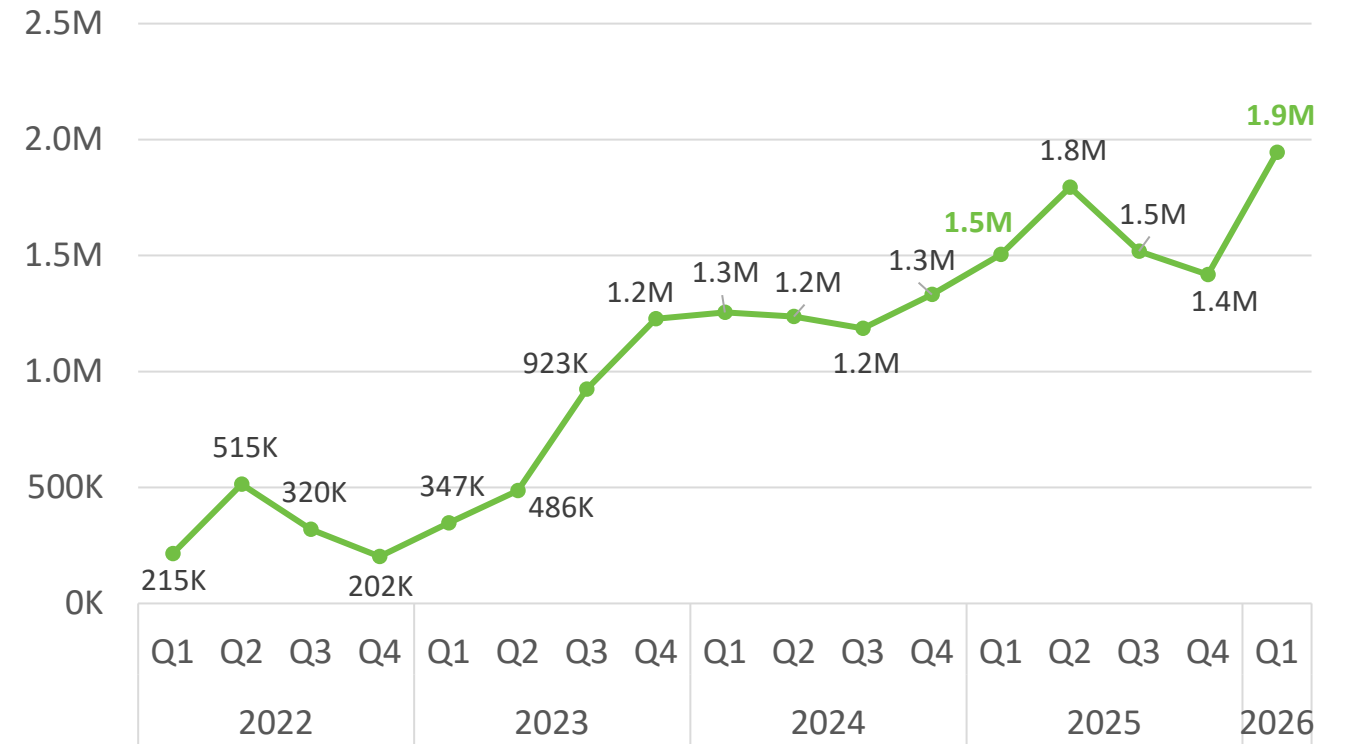
### COUNT



▲ **57%**

YOY increase in number of listings

### BY SF



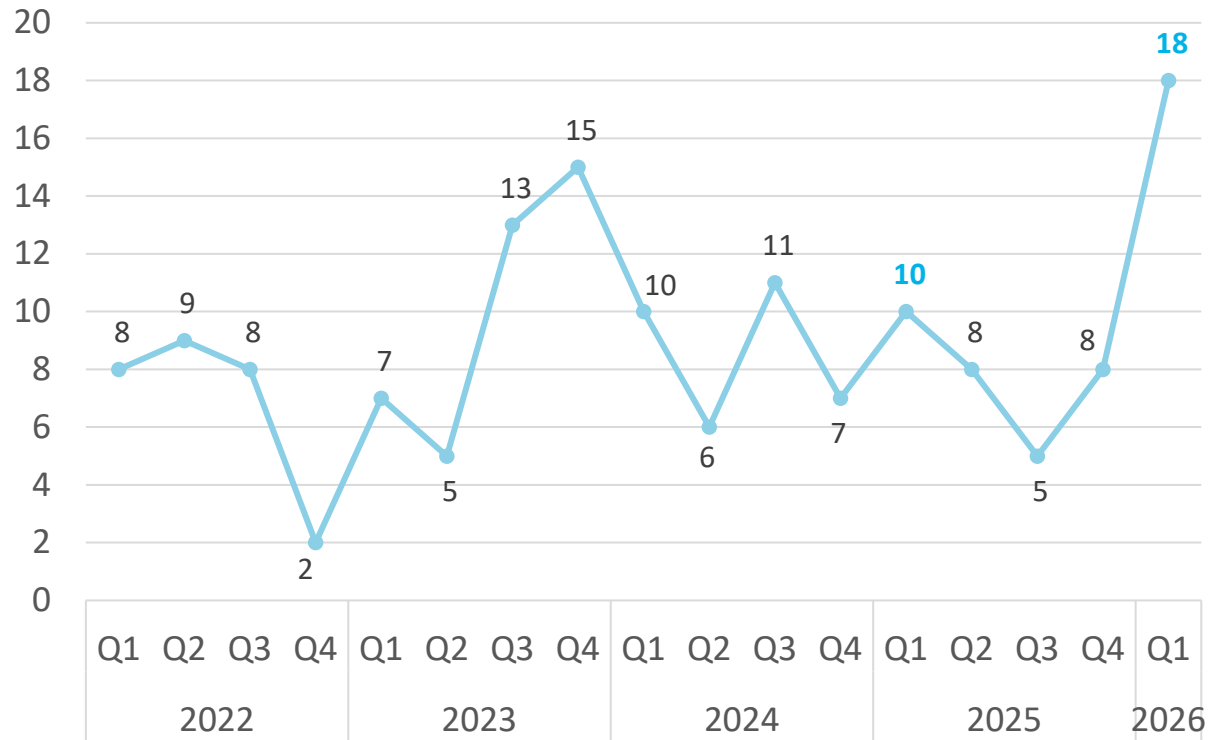
▲ **400K (27%)**

YOY increase in SF of listings

# NEW LISTINGS ADDED: SALE

## LA MIDCOUNTIES

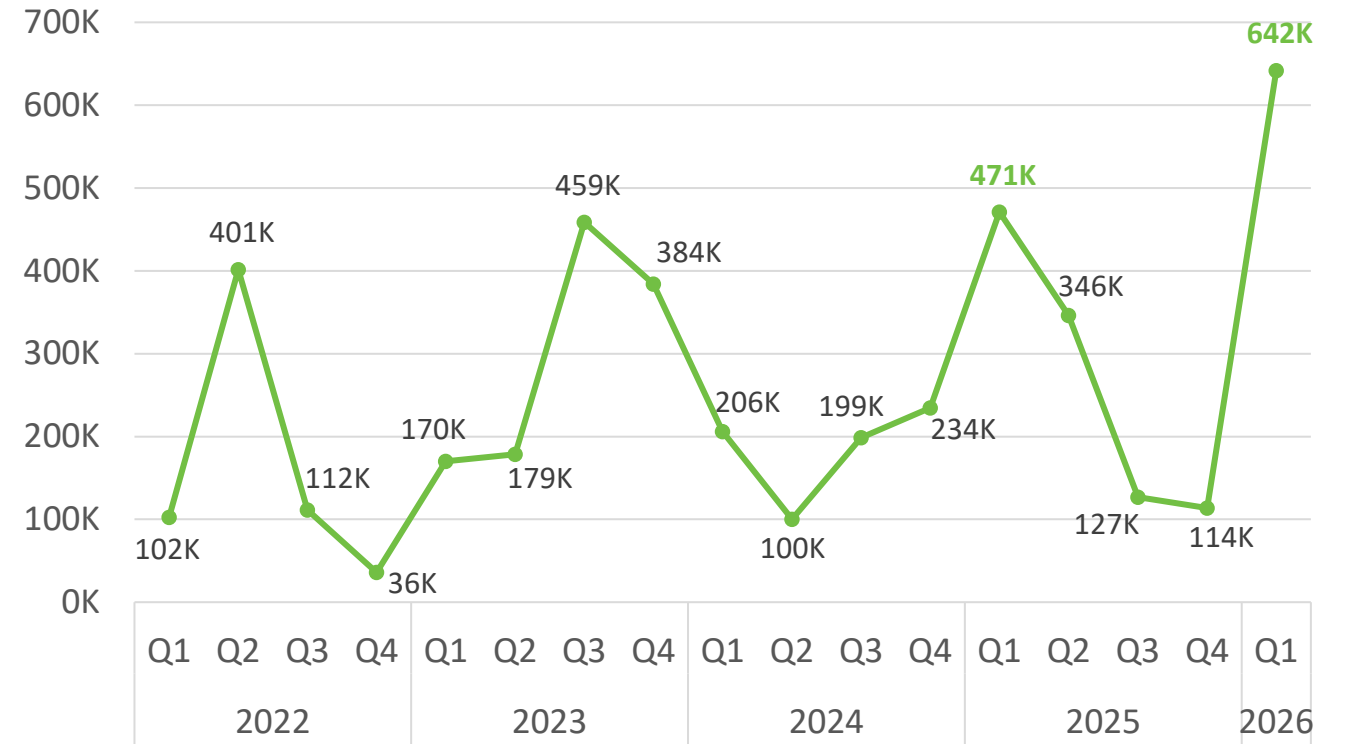
### COUNT



▲ **80%**

YOY increase in number of listings added

### BY SF



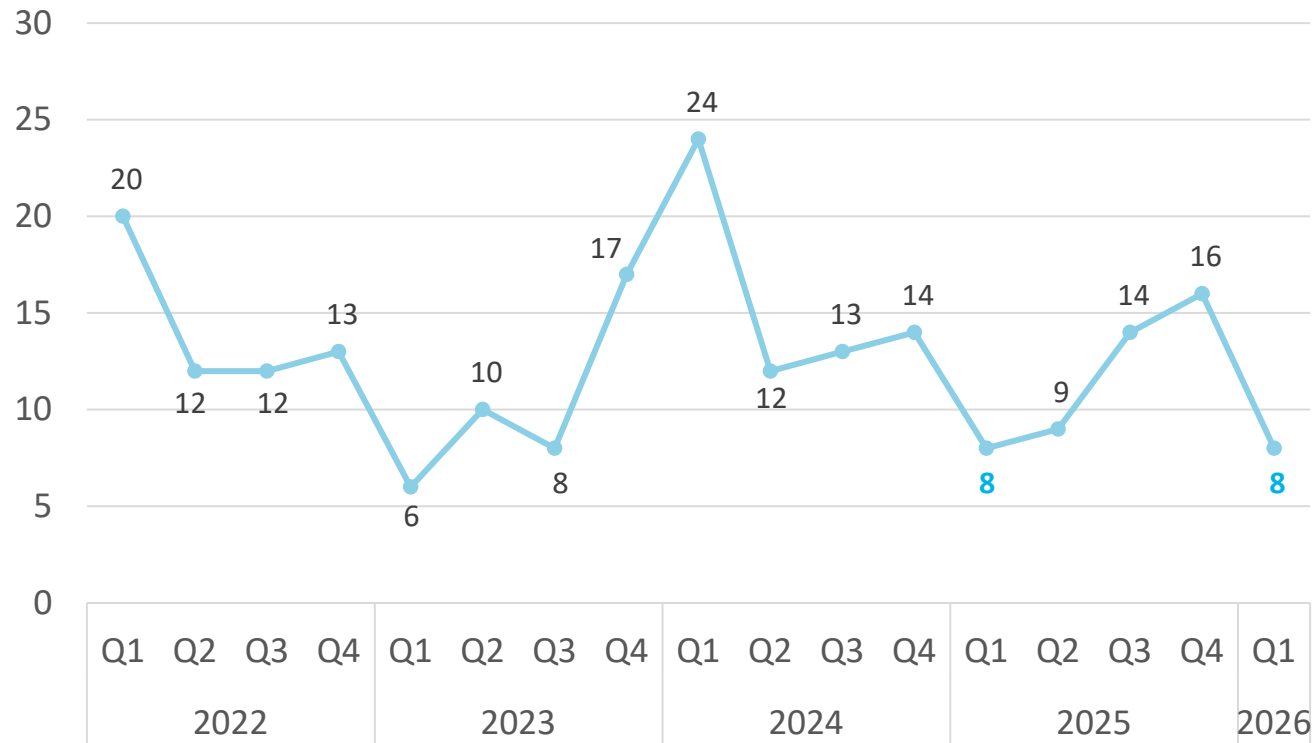
▲ **171K (36%)**

YOY increase in SF added

# SALE COMPARABLES

## LA MIDCOUNTIES

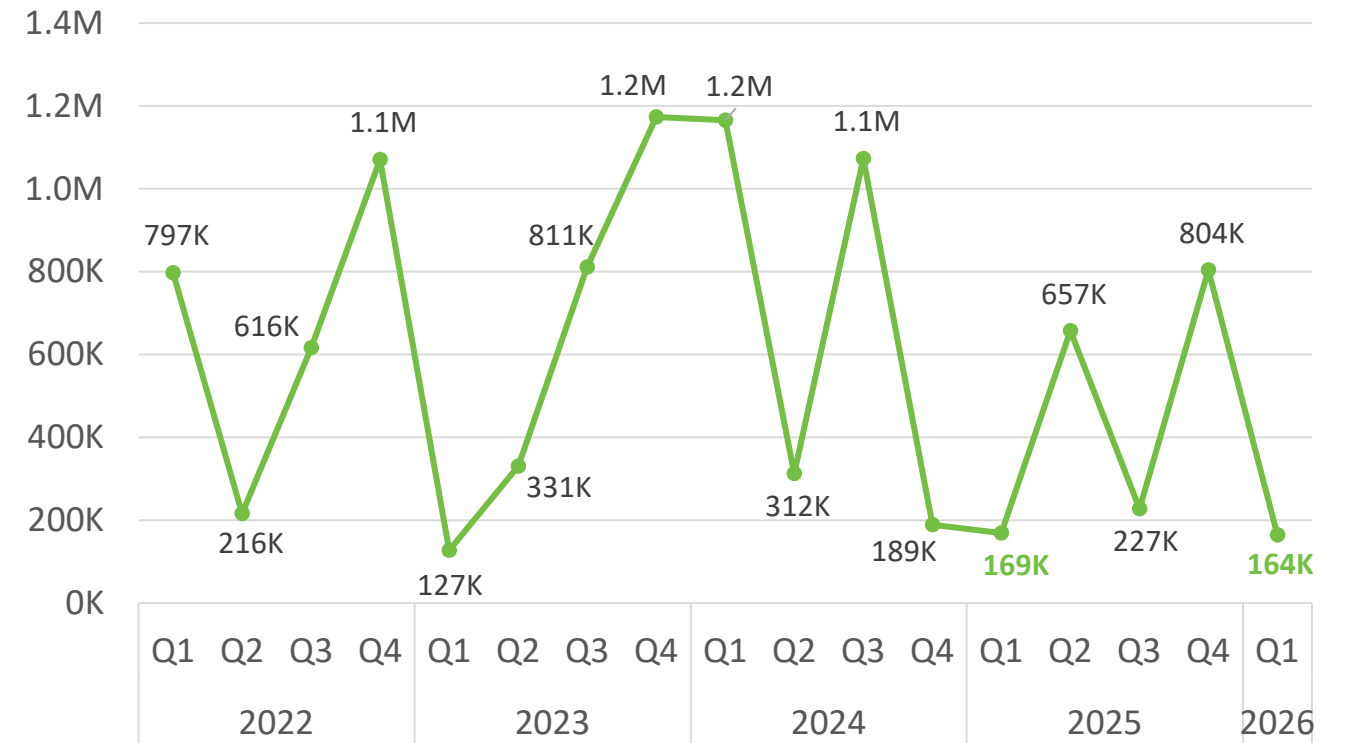
### COUNT



0

No change in number of transactions

### BY SF



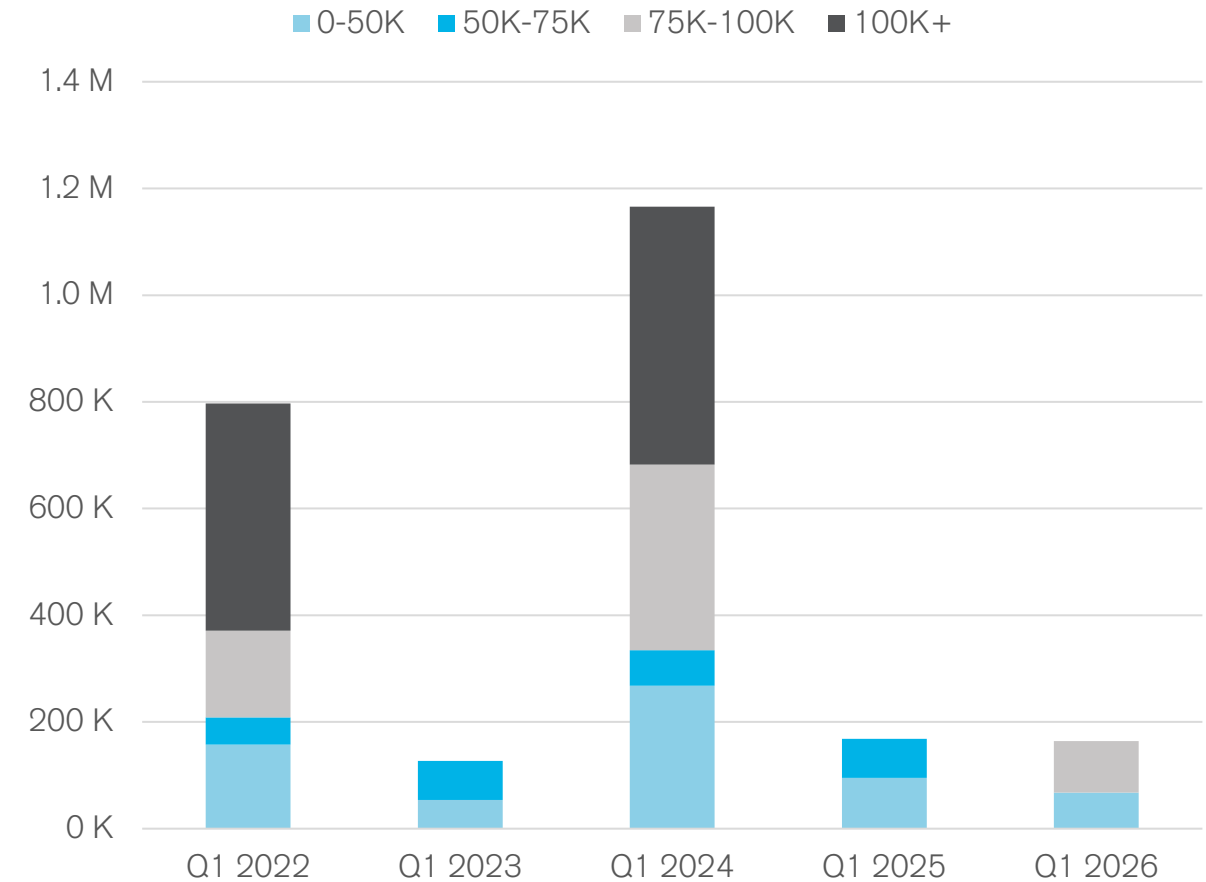
▼ 5K (3%)

YOY decrease in SF sold

# SALE COMPS BY SIZE

## LA MIDCOUNTIES

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
0-50K	14 158K	5 54K	16 268K	7 95K	7 67K
50K-75K	1 51K	1 73K	1 66K	1 73K	0
75K-100K	2 163K	0	4 348K	0	1 97K
100K+	3 426K	0	3 483K	0	0
<b>Grand Total</b>	<b>20</b> <b>797K</b>	<b>6</b> <b>127K</b>	<b>24</b> <b>1.2M</b>	<b>8</b> <b>169K</b>	<b>8</b> <b>164K</b>

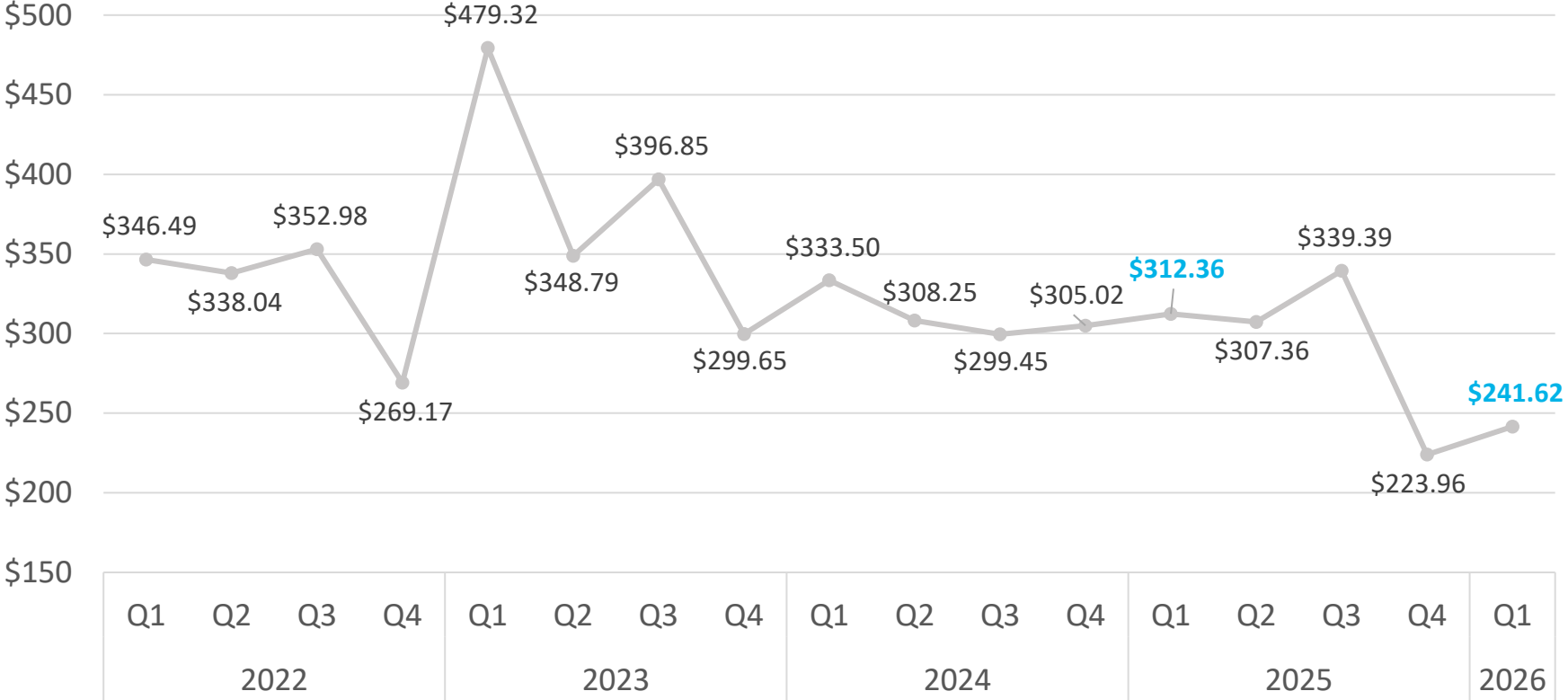


## 164K SF Sold

Over 97K SF of all SF sold was in buildings 75K-100K SF representing 59% of the total transacted square footage

# SOLD PRICE/SF

## LA MIDCOUNTIES



▼ **\$104.87 (30%)**

Decrease in average sold price since Q1 2022

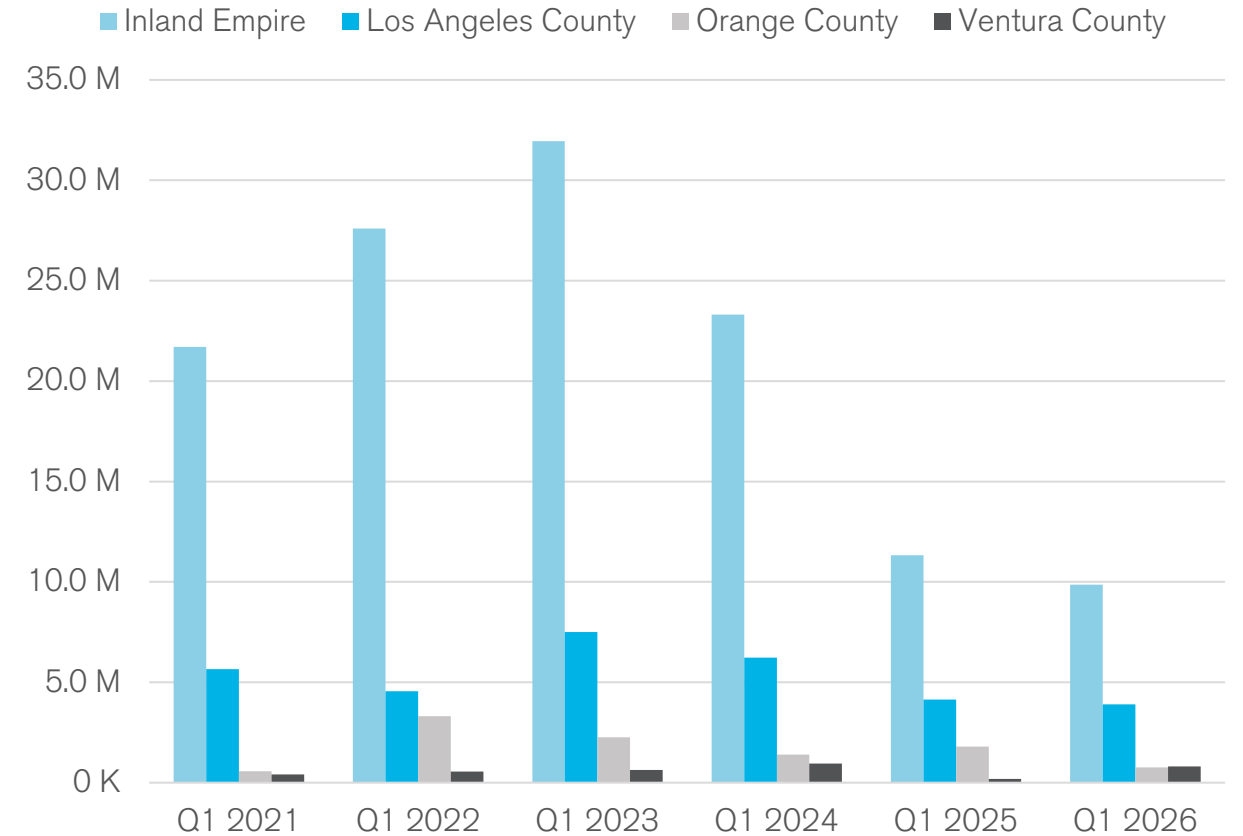
▼ **\$70.74 (23%)**

YOY decrease 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

**911K SF (6%)**

Total SF under construction in LA MidCounties 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

## 217K SF

Total delivered construction in LA MidCounties in Q1 2026

## 5.3M SF

Projected to be delivered in Q2 2026