

Q2 2026 RESEARCH REPORT

LA EAST

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SUBLEASE

Total Available Listings
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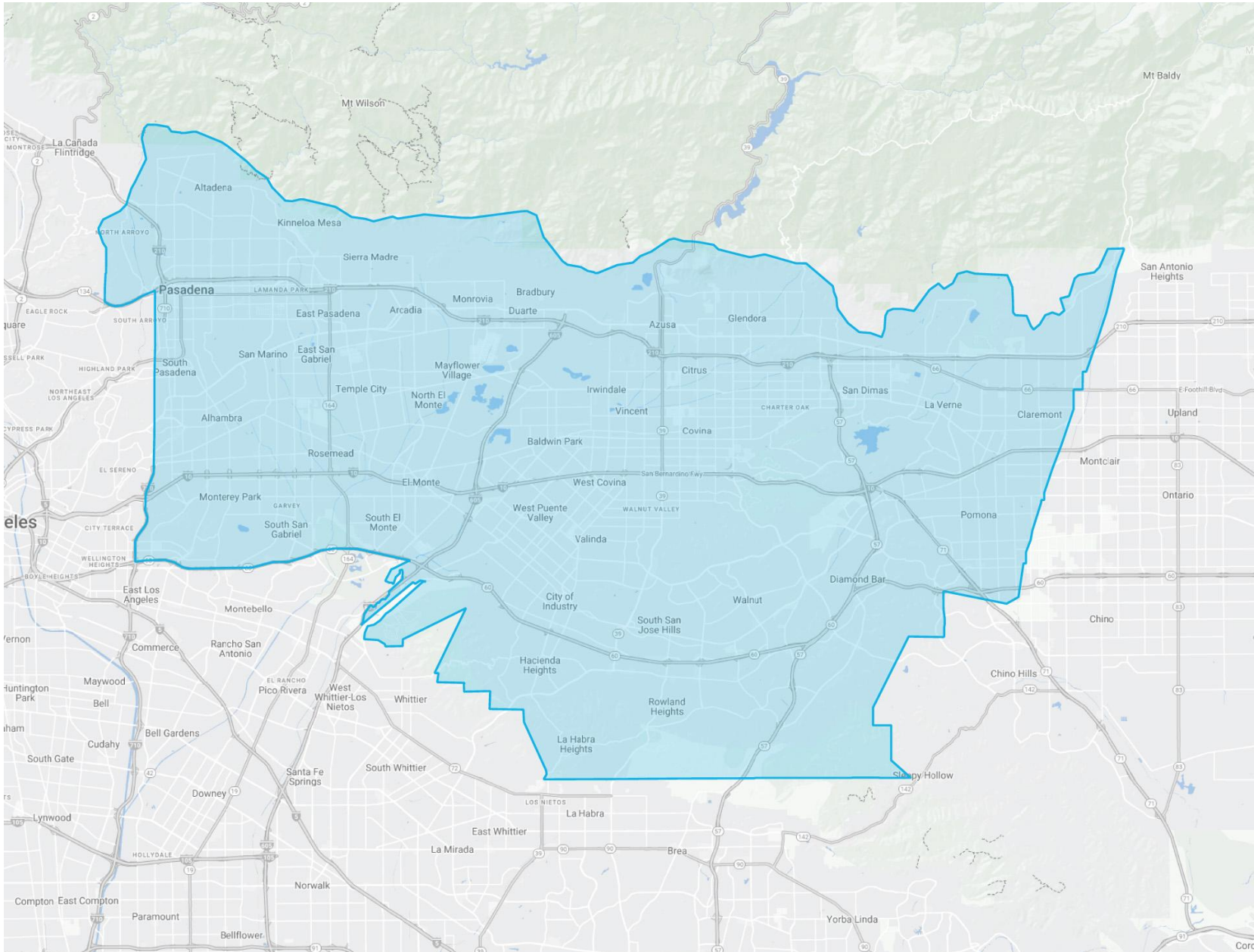
SALE

Total Available Listings
New Listings Added
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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

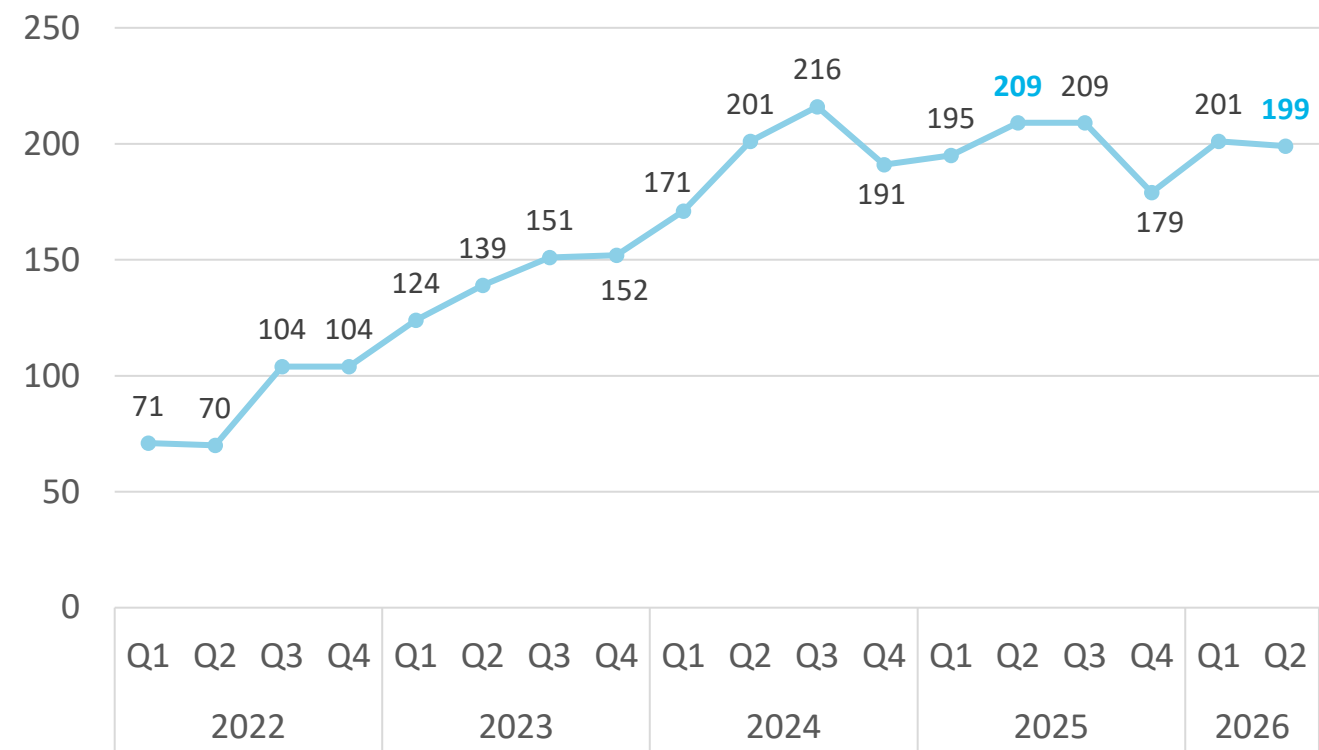
37K

Listings across 422K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

LA EAST

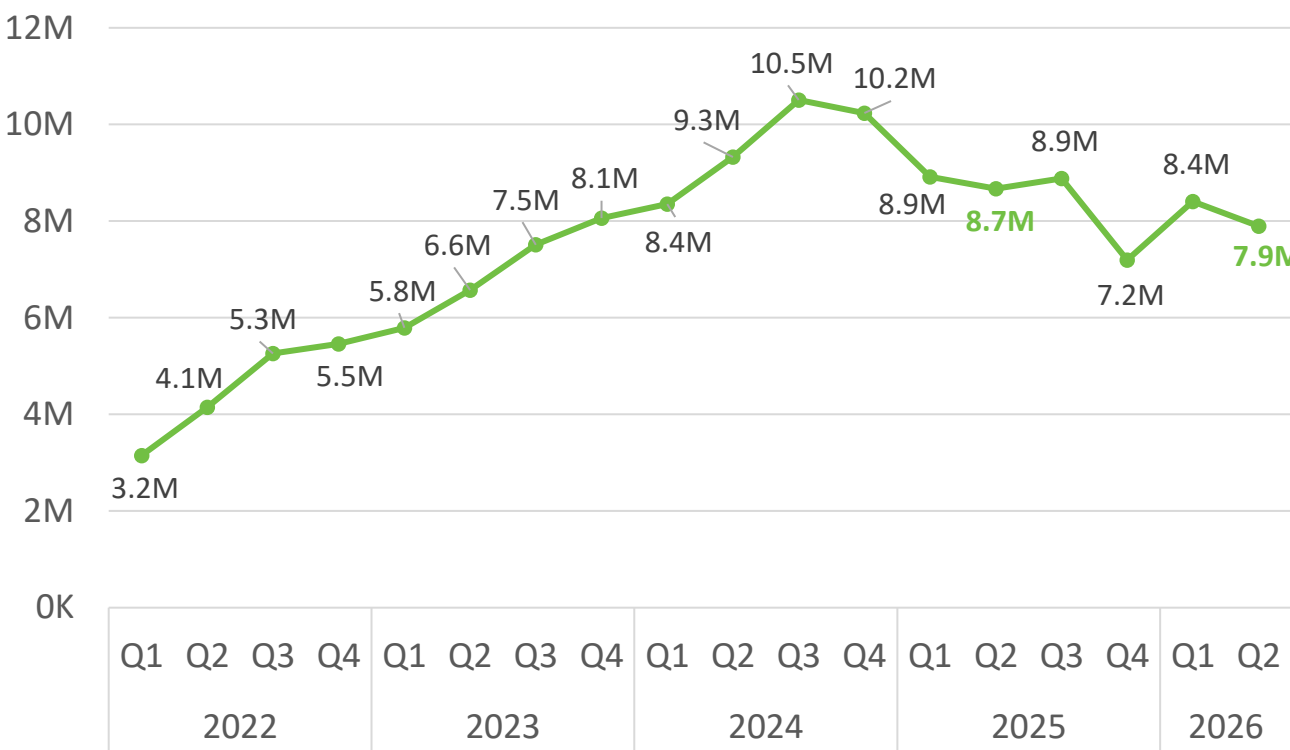
COUNT



▼ 5%

YOY decrease in number of listings

BY SF

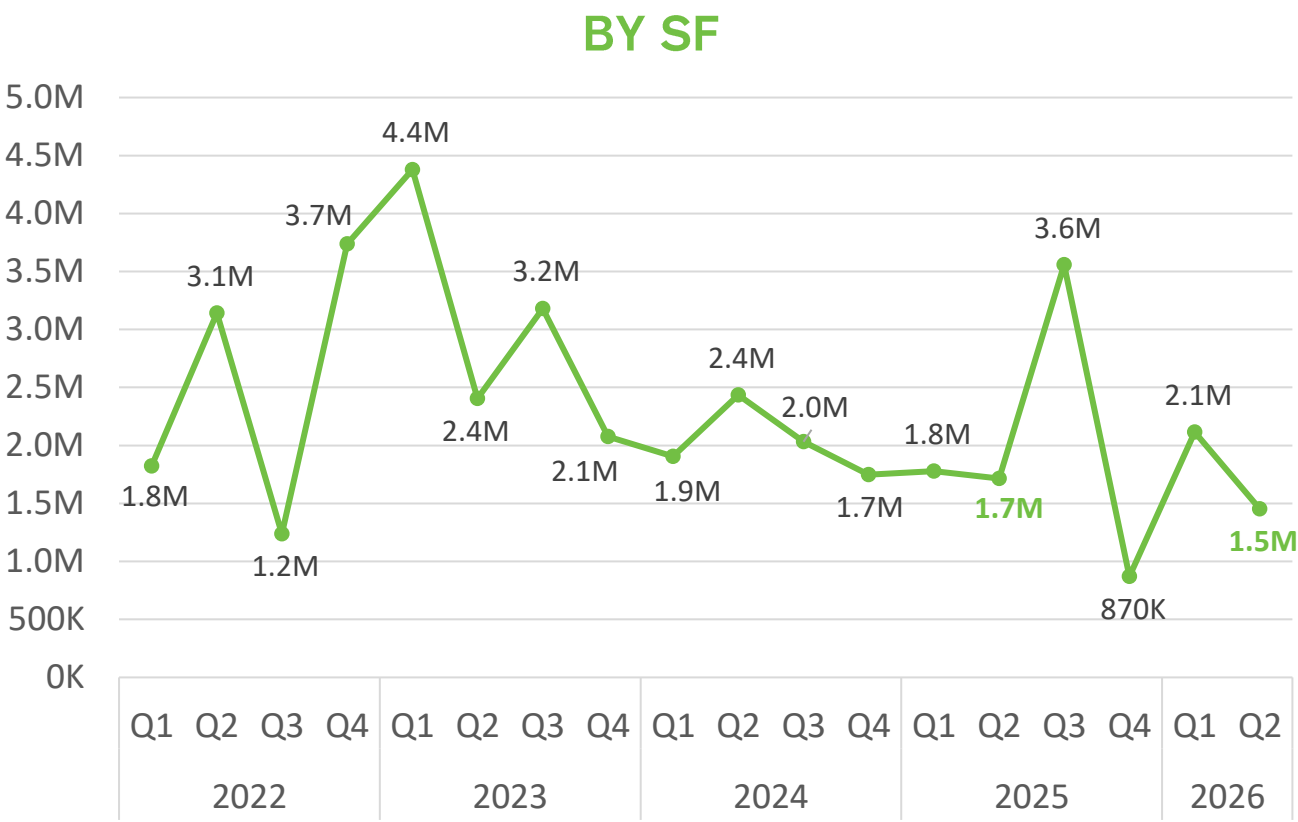
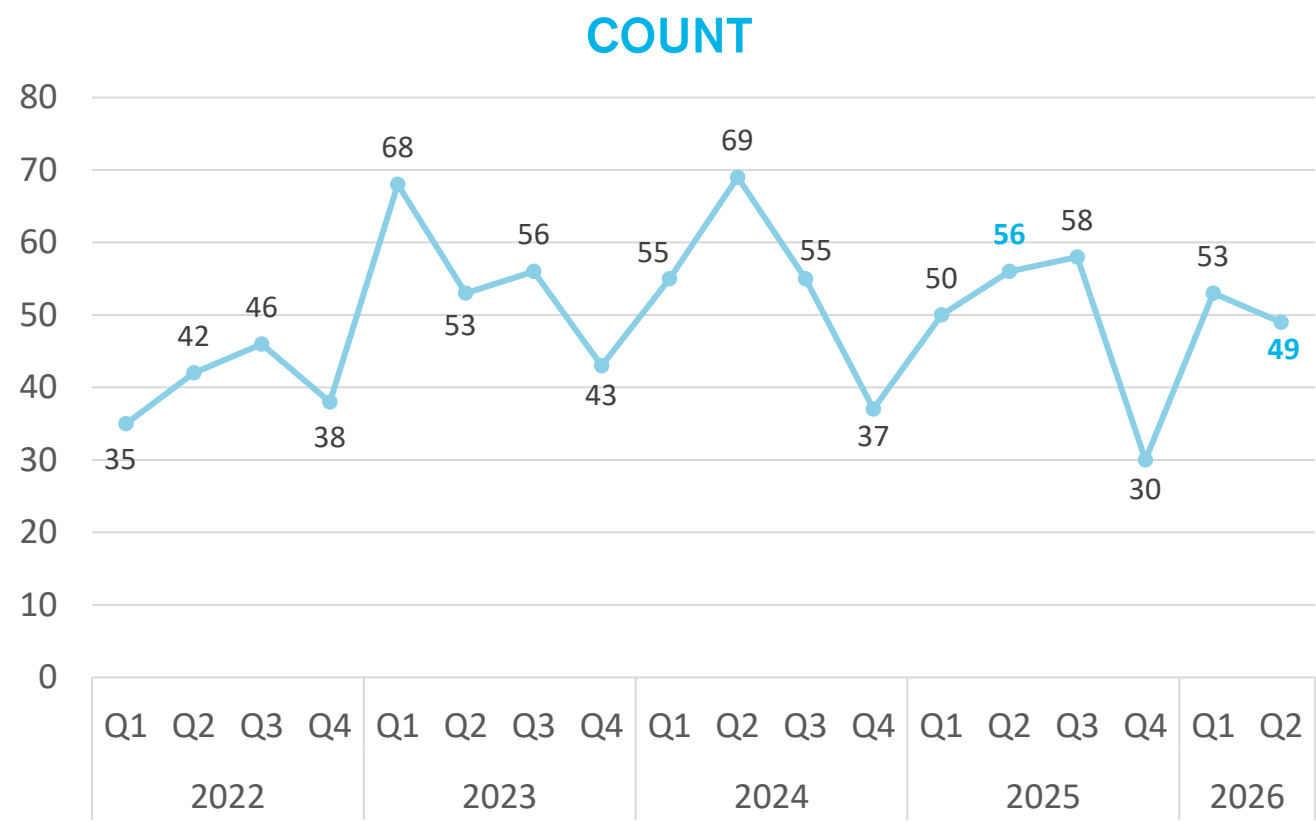


▼ 800K (9%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

LA EAST



▼ 13%

YOY decrease in number of listings added

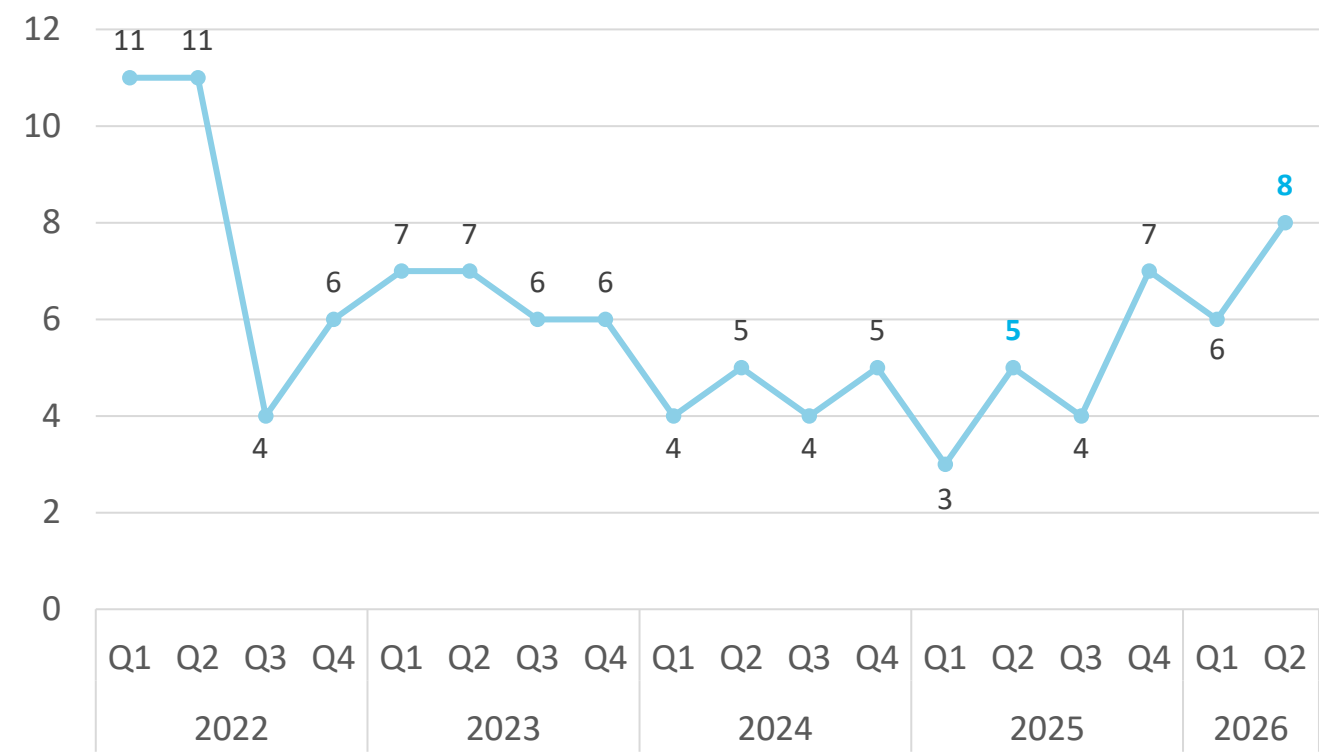
▼ 200K (12%)

YOY decrease in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

LA EAST

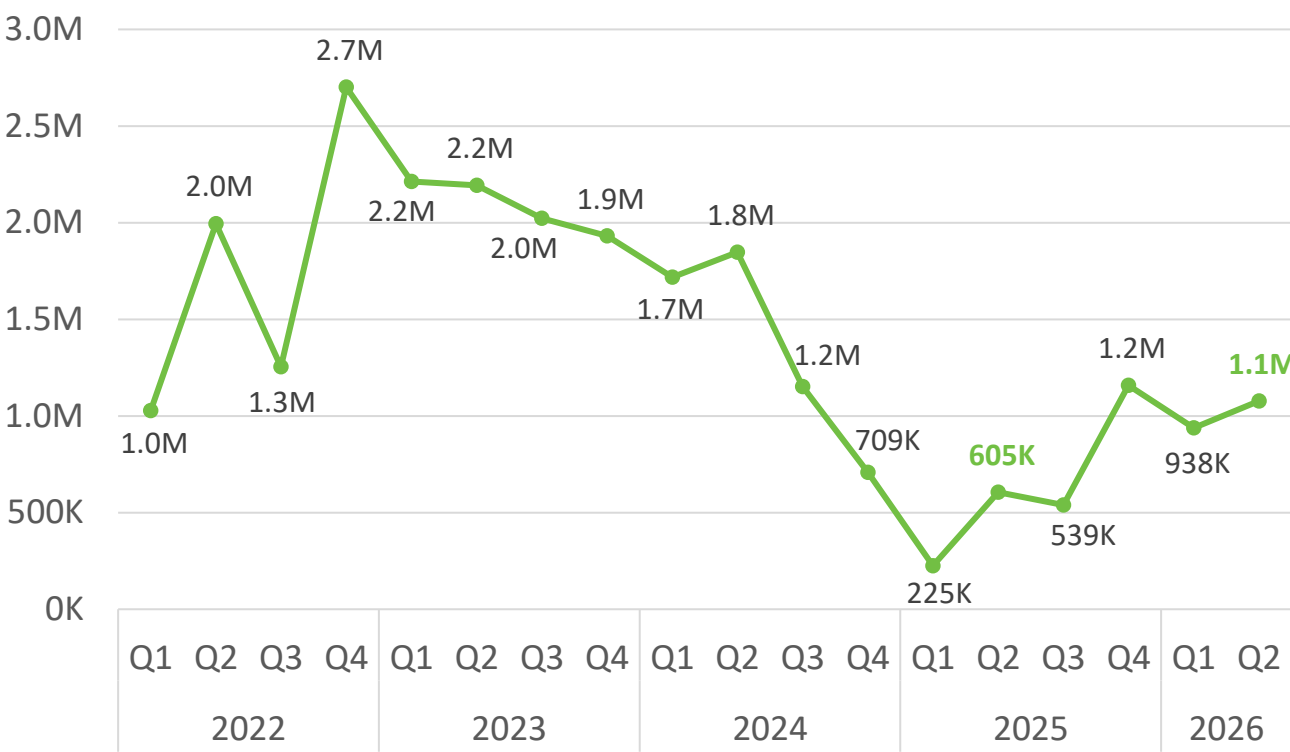
COUNT



▲ 60%

YOY increase in number of listings

BY SF

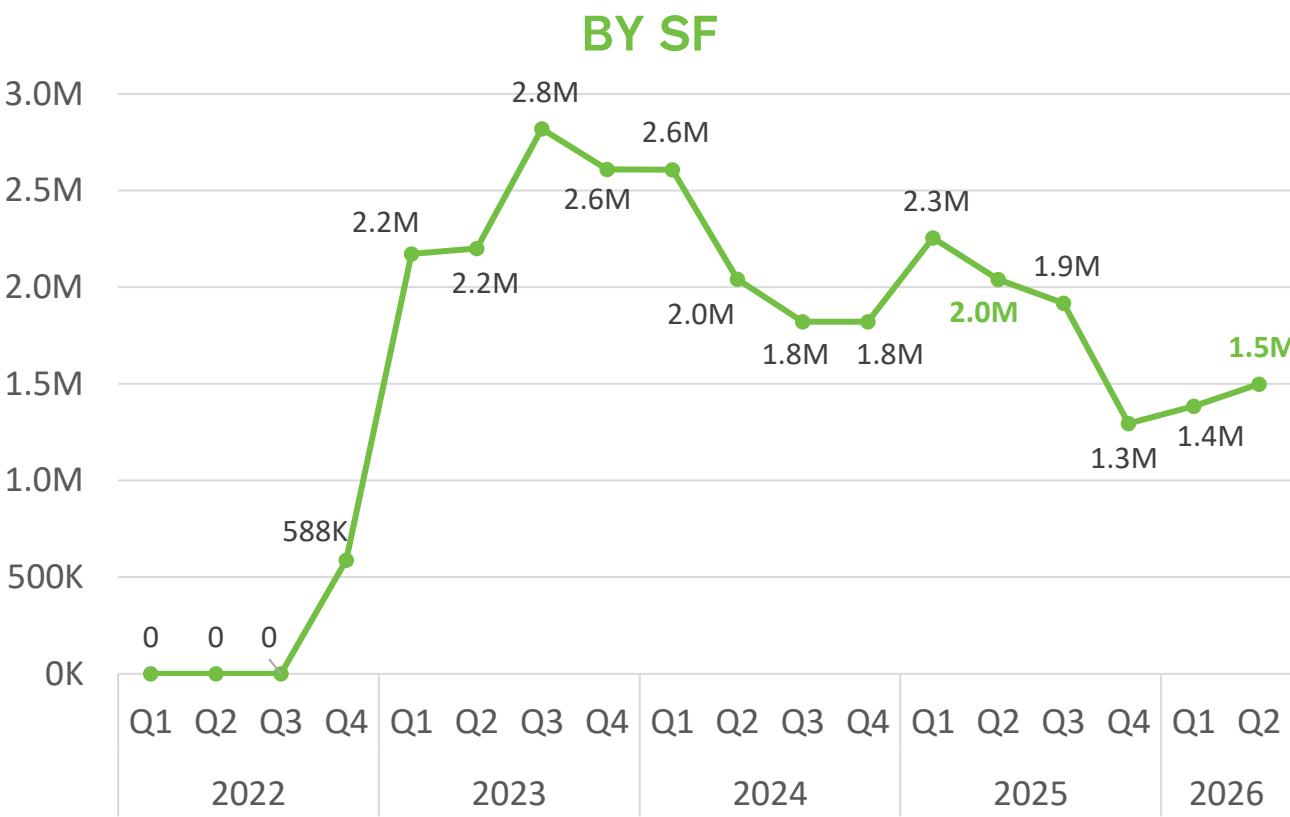
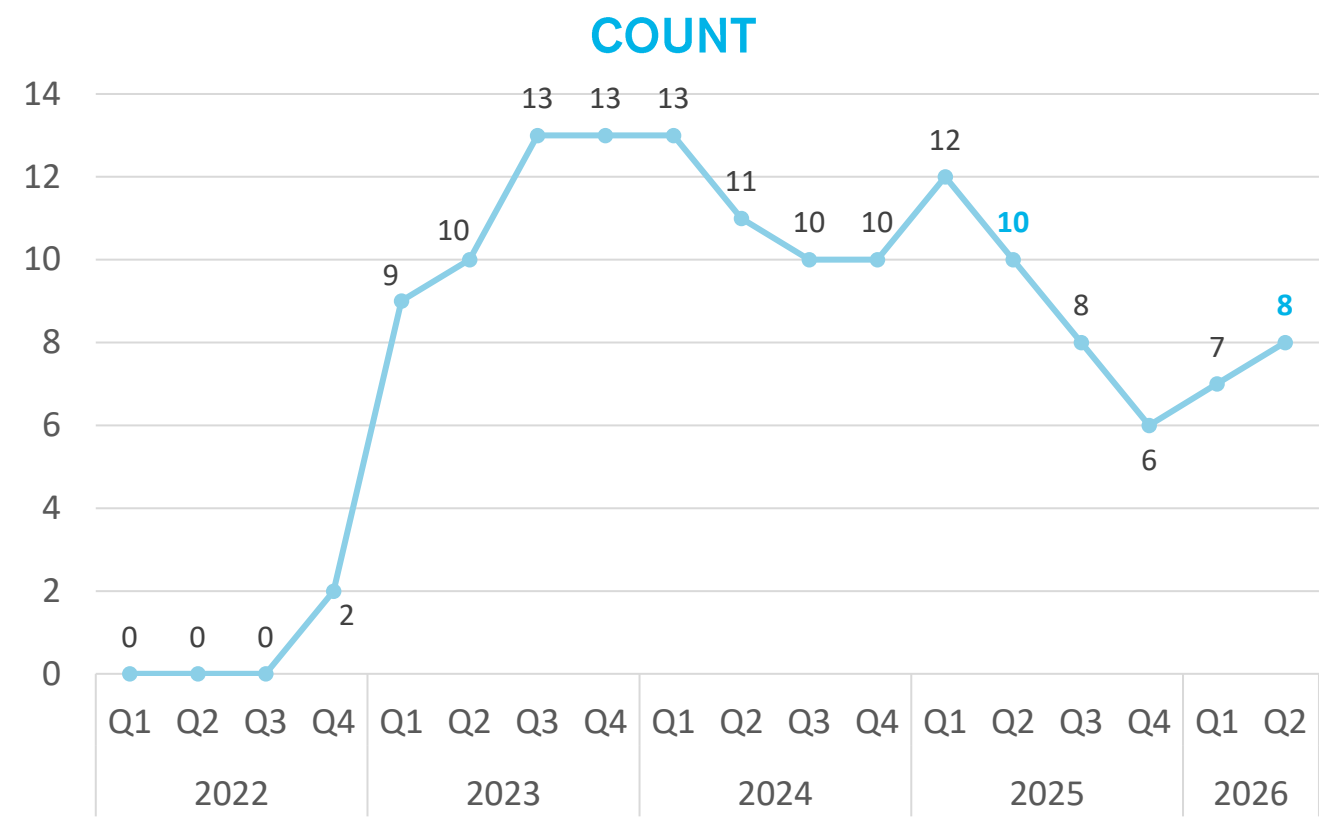


▲ 495K (82%)

YOY increase in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

LA EAST



▼ **20%**

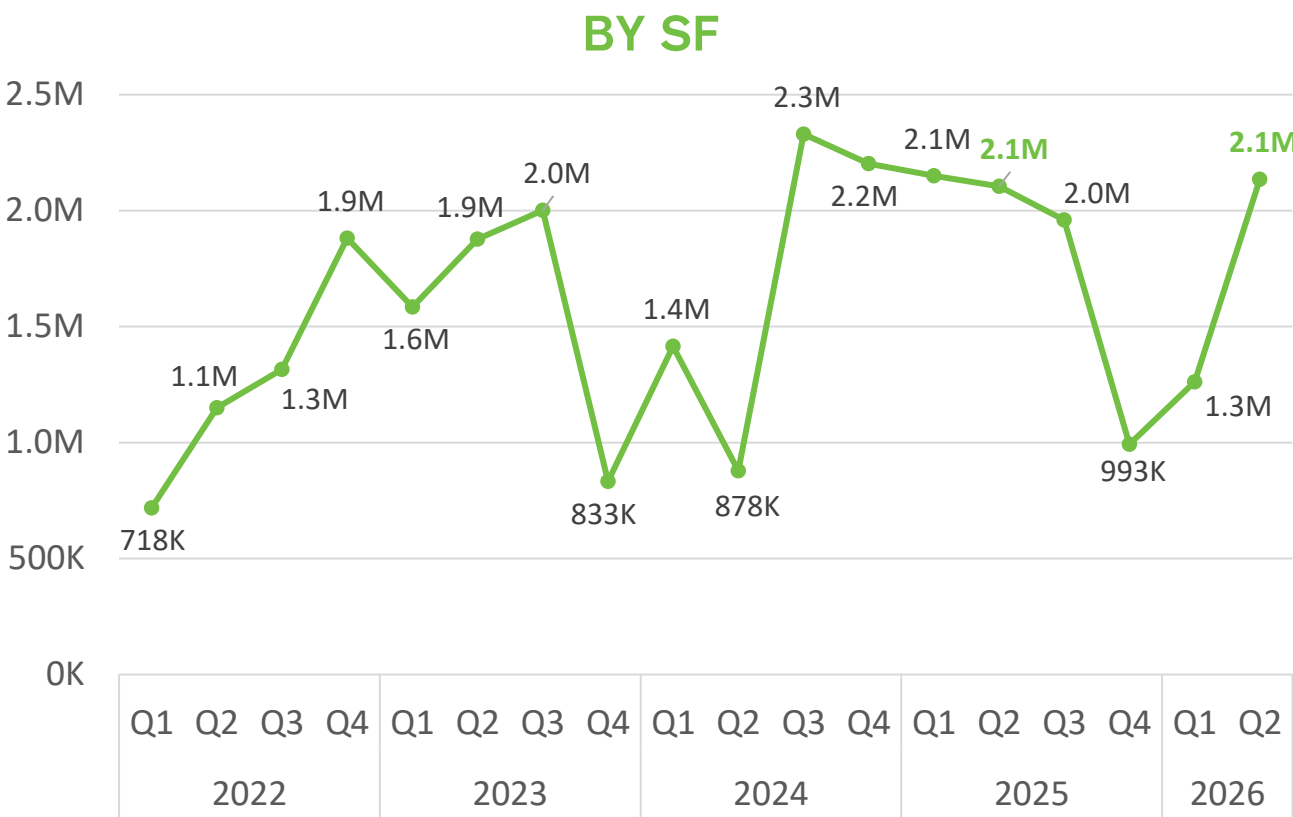
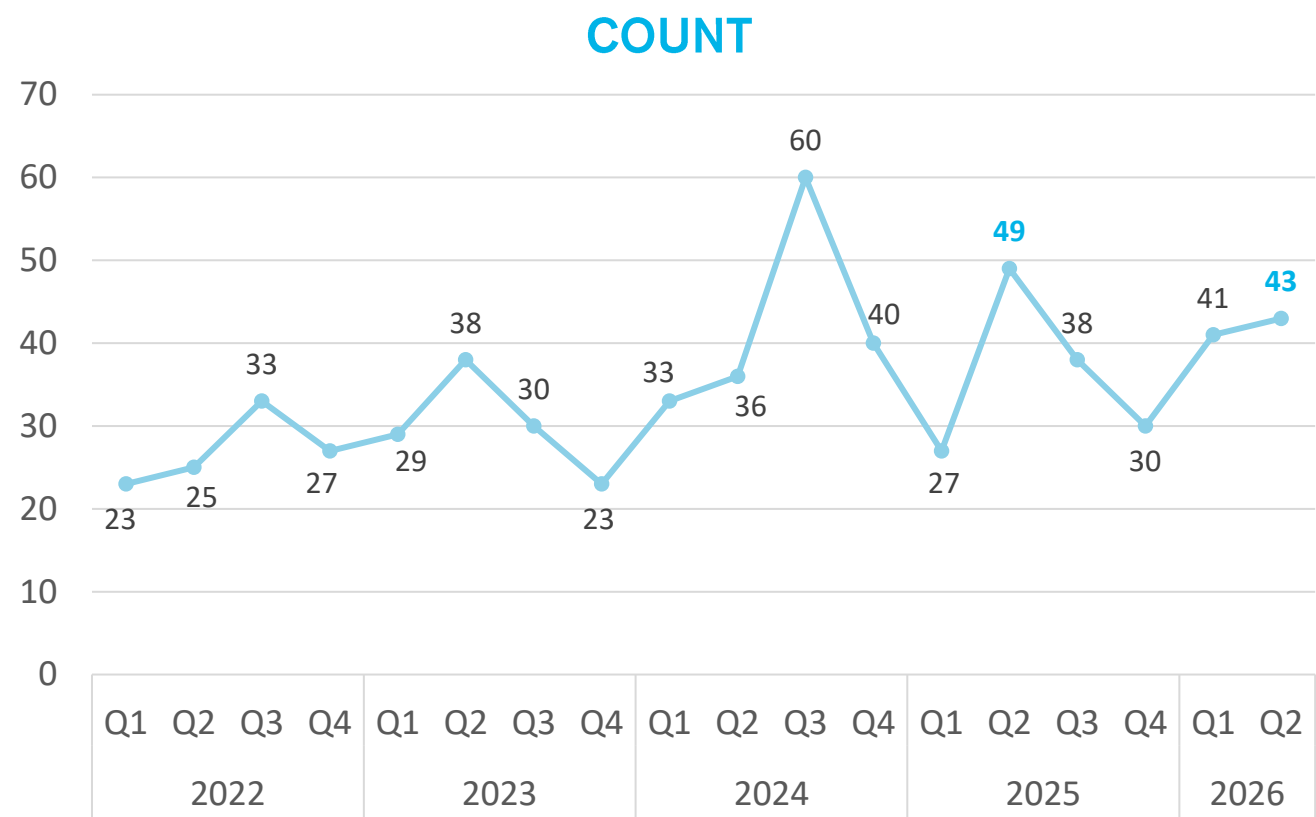
YOY decrease in number of listings

▼ **500K (25%)**

YOY decrease in SF of listings

TRANSACTIONS: DIRECT LEASE

LA EAST



▼ 12%

YOY increase in number of transactions

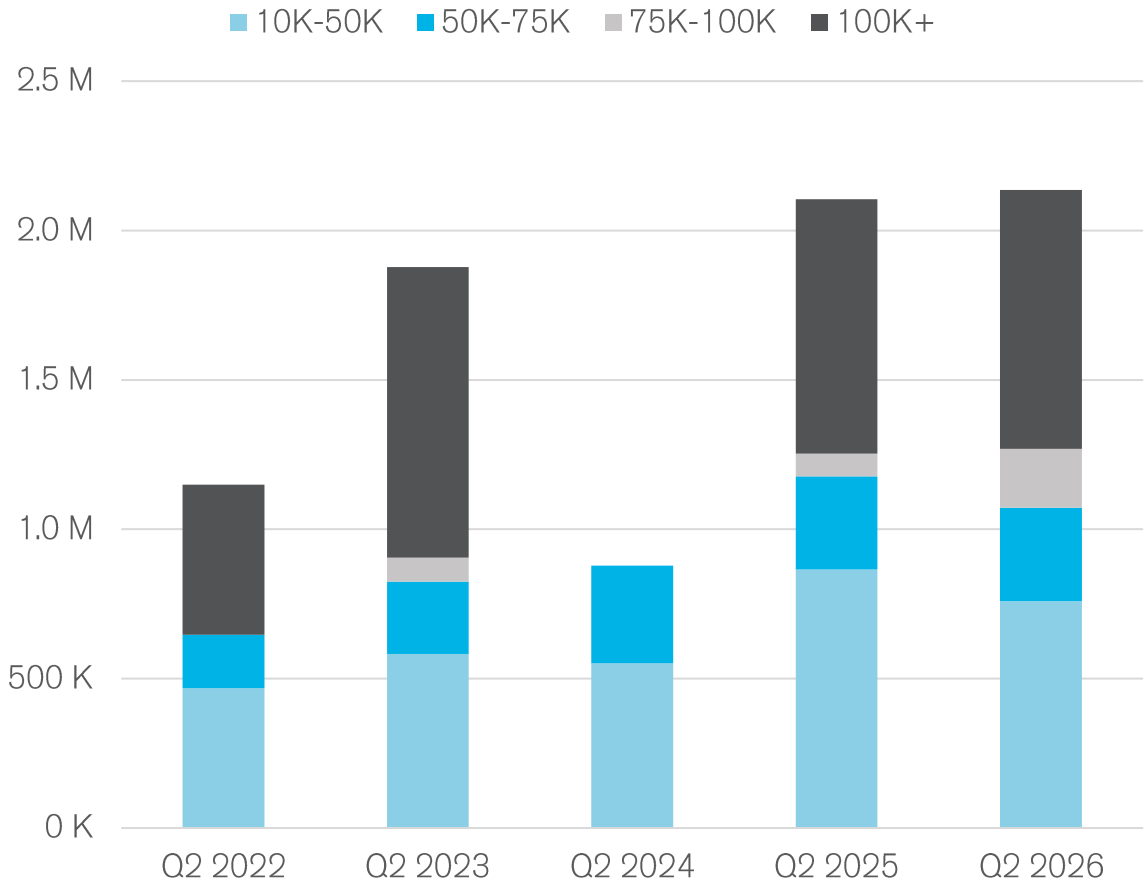
0

No change YOY in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

LA EAST

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	20 179K	29 242K	31 327K	38 313K	30 314K
50K-75K	3 468K	4 583K	5 551K	5 865K	5 759K
75K-100K	0K	1 81K	0K	1 76K	2 197K
100K+	2 503K	4 972K	0K	5 851K	6 866K
Grand Total	25 1.1M	38 1.9M	36 878K	49 2.1M	43 2.1M

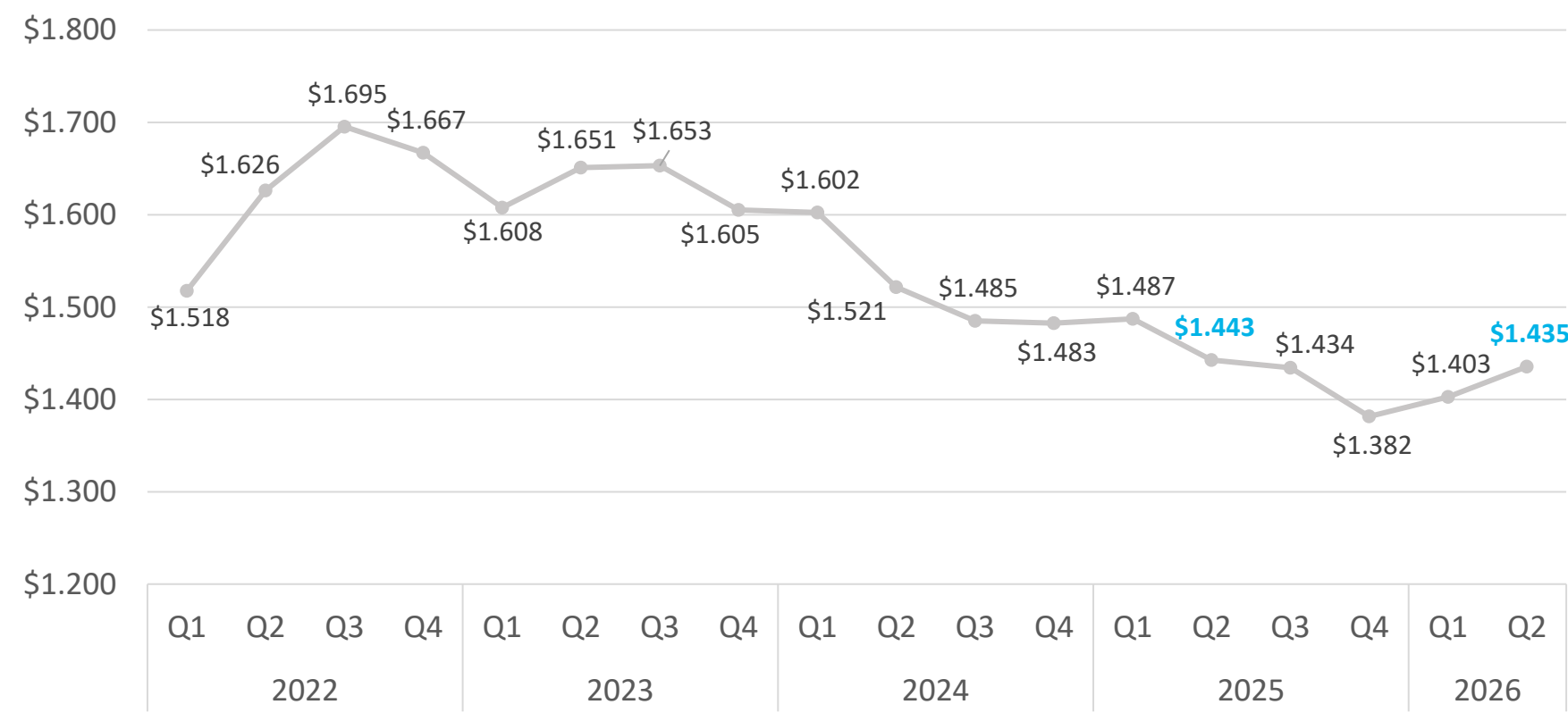


2.1 M SF Transacted

Over 866K SF of all transacted SF was in buildings 100K+ SF representing 41% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

LA EAST

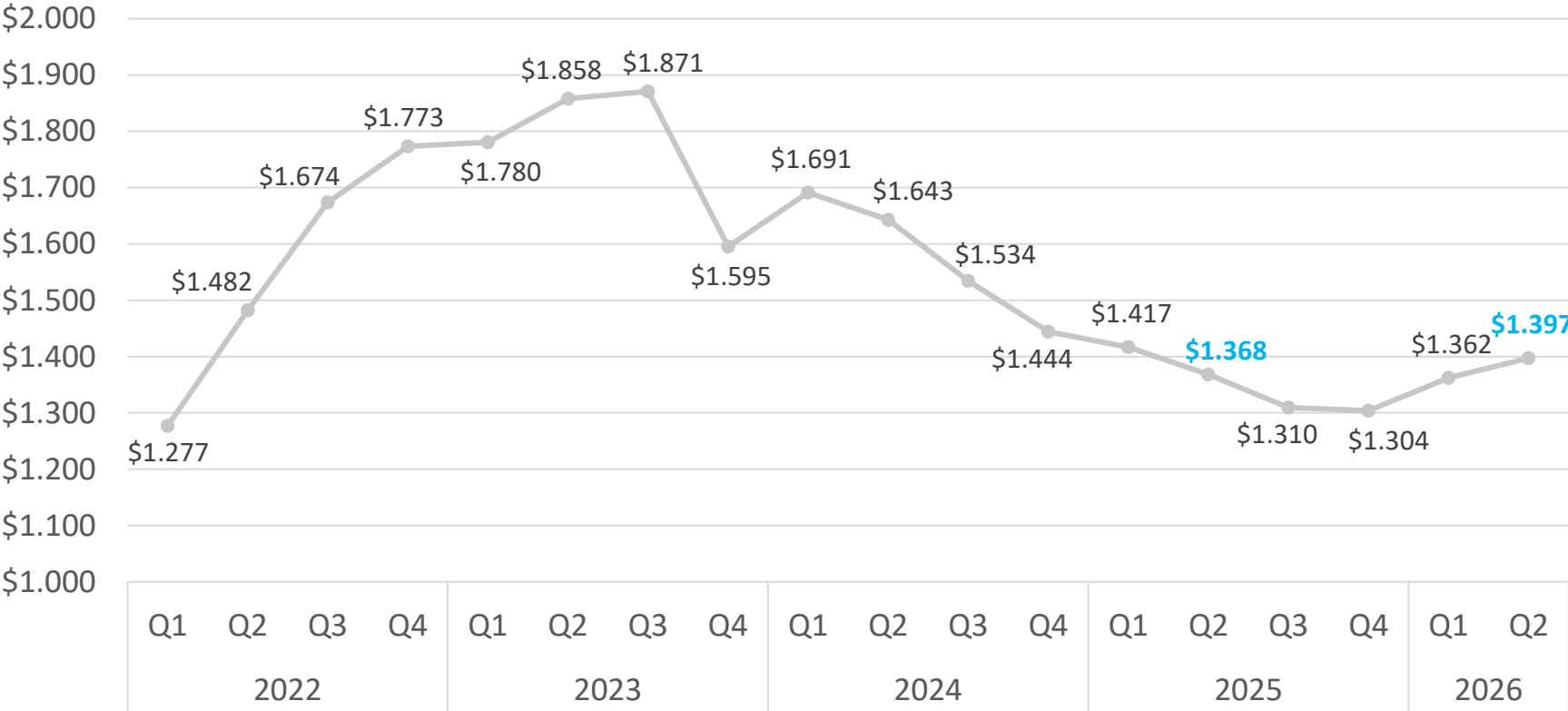


▼ **\$0.08 (5%)**
Decrease in average asking rate since Q1 2022

▼ **\$0.01 (1%)**
YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

LA EAST

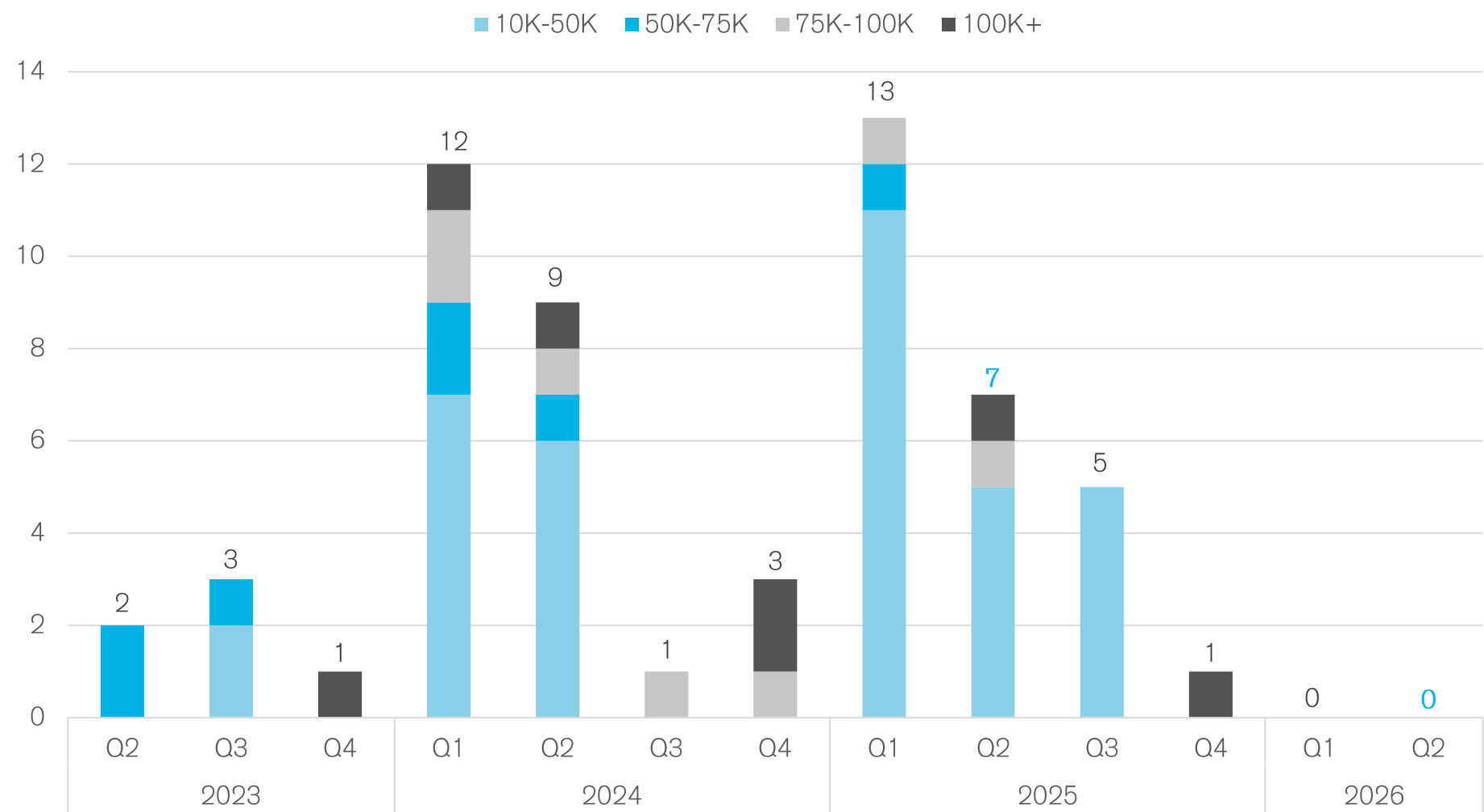


▲ **\$0.12 (9%)**
Increase in average asking rate since Q1 2022

▲ **\$0.03 (2%)**
YOY increase in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA EAST



▼ 100%

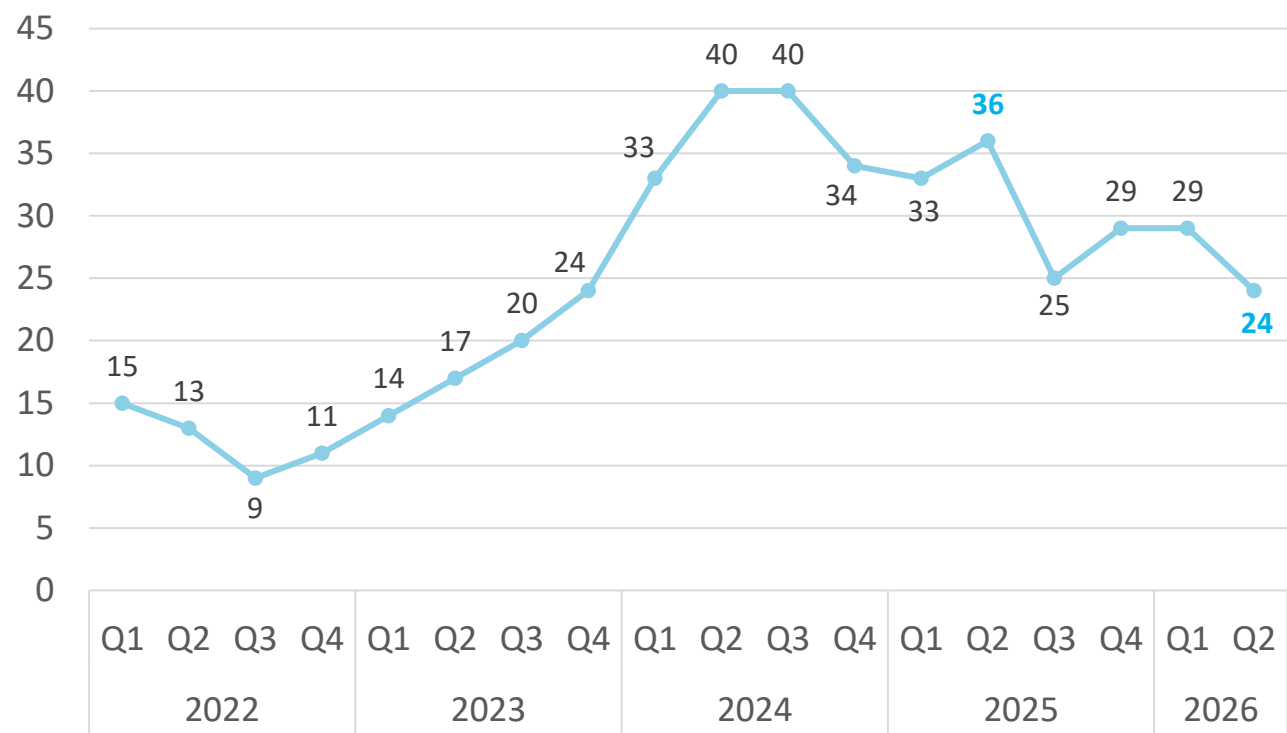
YOY decrease in number of rate reductions

▼ 100%

Decrease in number of rate reductions since Q1 2024

TOTAL AVAILABLE LISTINGS: SUBLEASE LA EAST

COUNT



▼ 33%

YOY decrease in number of listings

BY SF

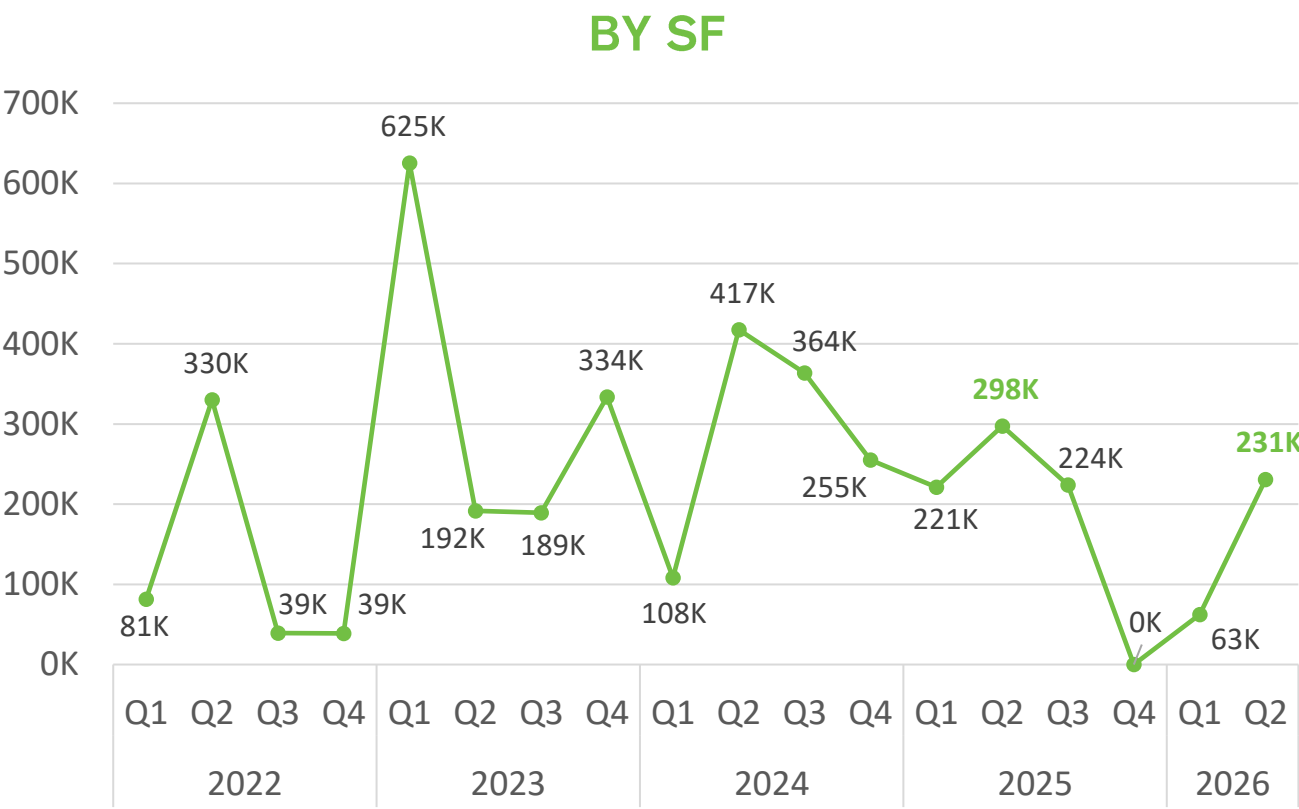
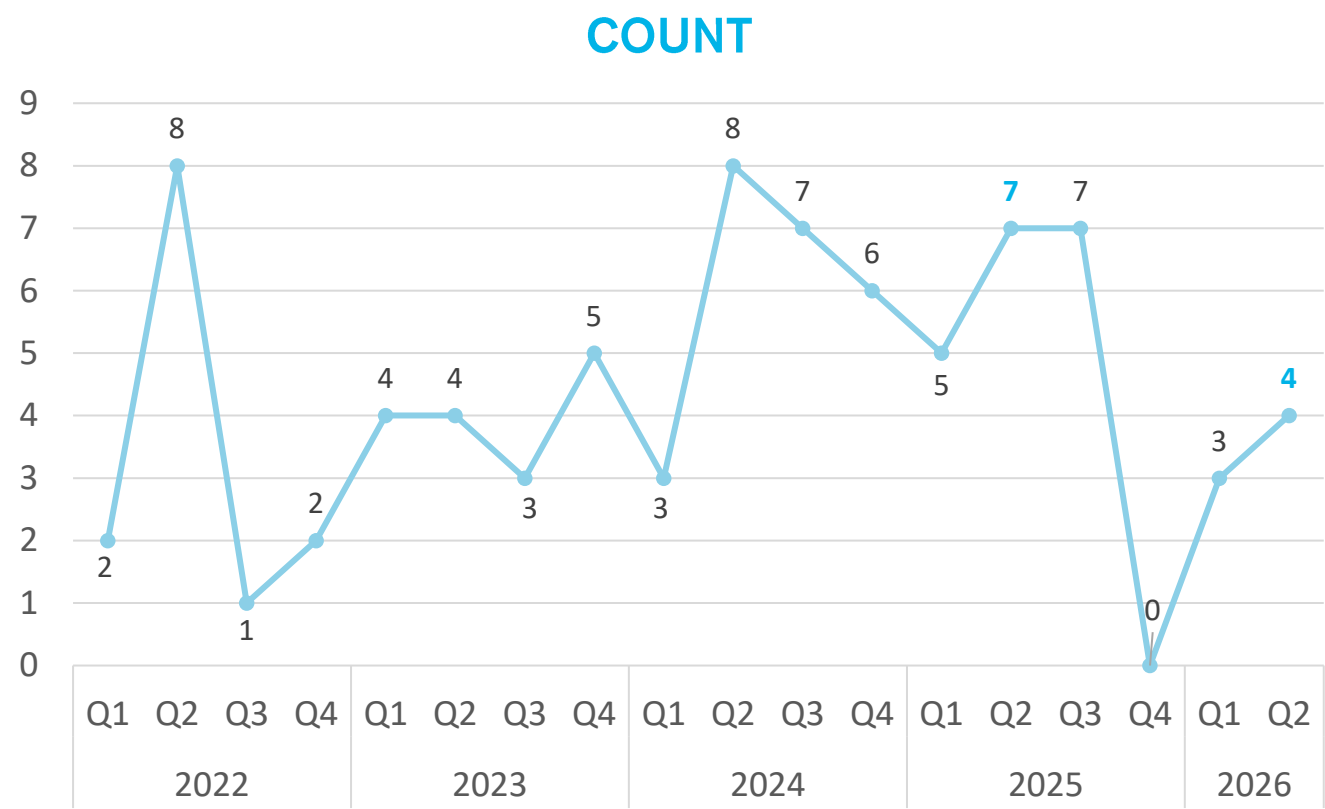


▼ 700K (39%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

LA EAST



▼ 43%

YOY decrease in number of transactions

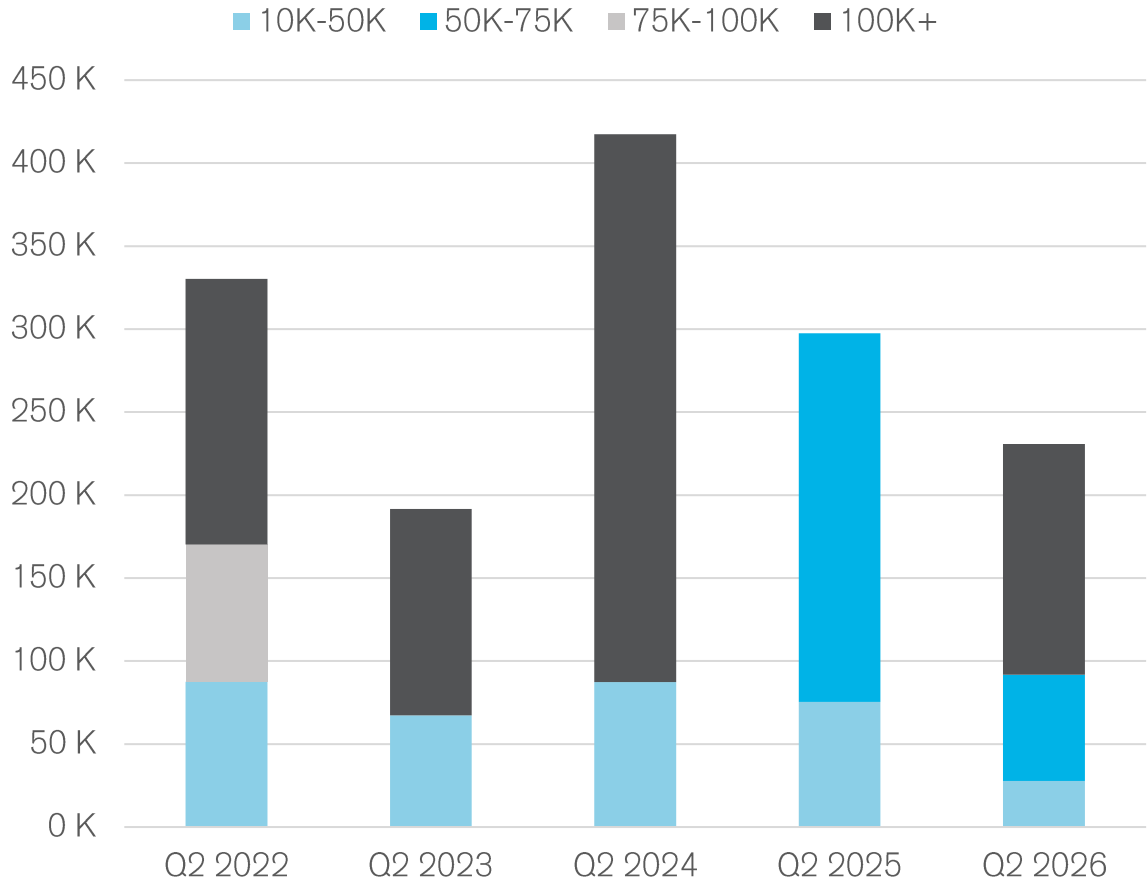
▼ 67K (22%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

LA EAST

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	6 88K	3 67K	5 87K	3 75K	2 28K
50K-75K	0	0	0	4 222K	1 64K
75K-100K	1 83K	0	0	0	0
100K+	1 160K	1 124K	3 330K	0	1 139K
Grand Total	8 330K	4 192K	8 417K	7 298K	4 231K



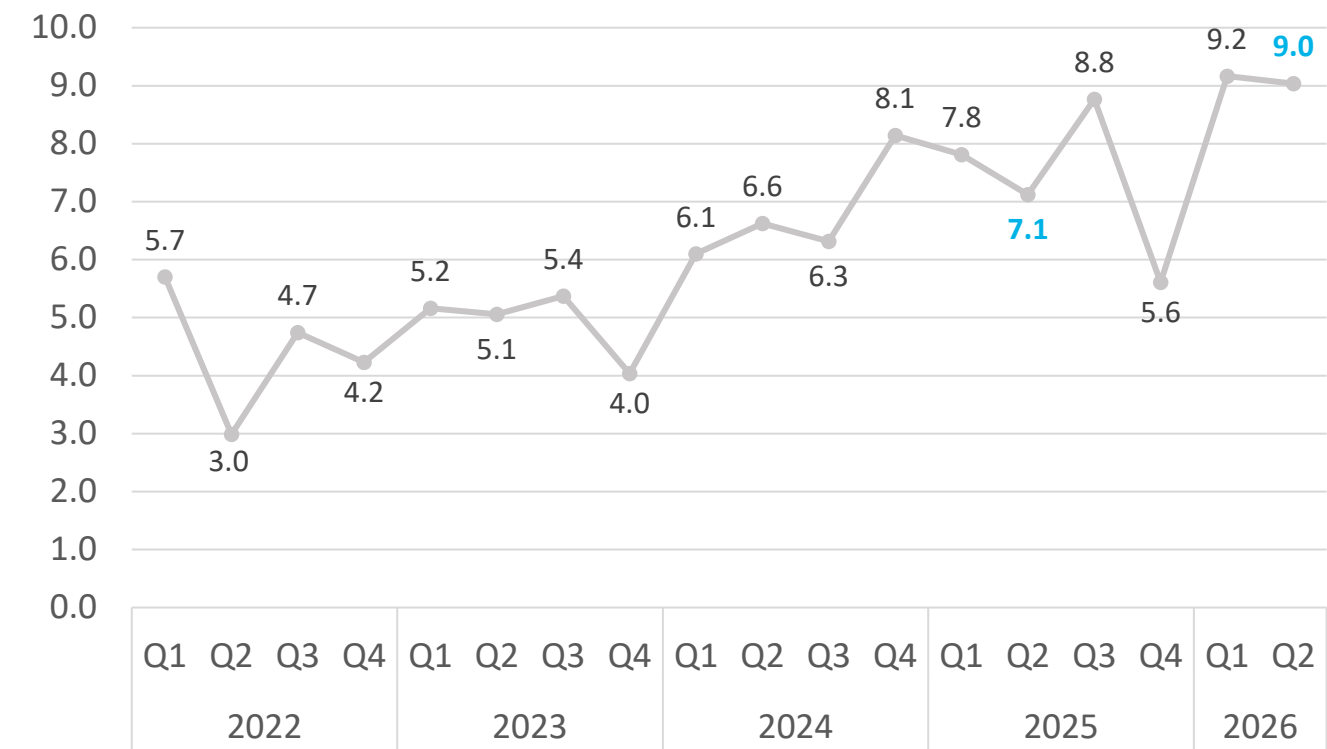
231K SF Subleased

Over 139K SF of all subleased SF was in buildings 100K+ SF representing 60% of the total subleased square footage

TRANSACTIONS: AVERAGE MONTHS ON MARKET

LA EAST

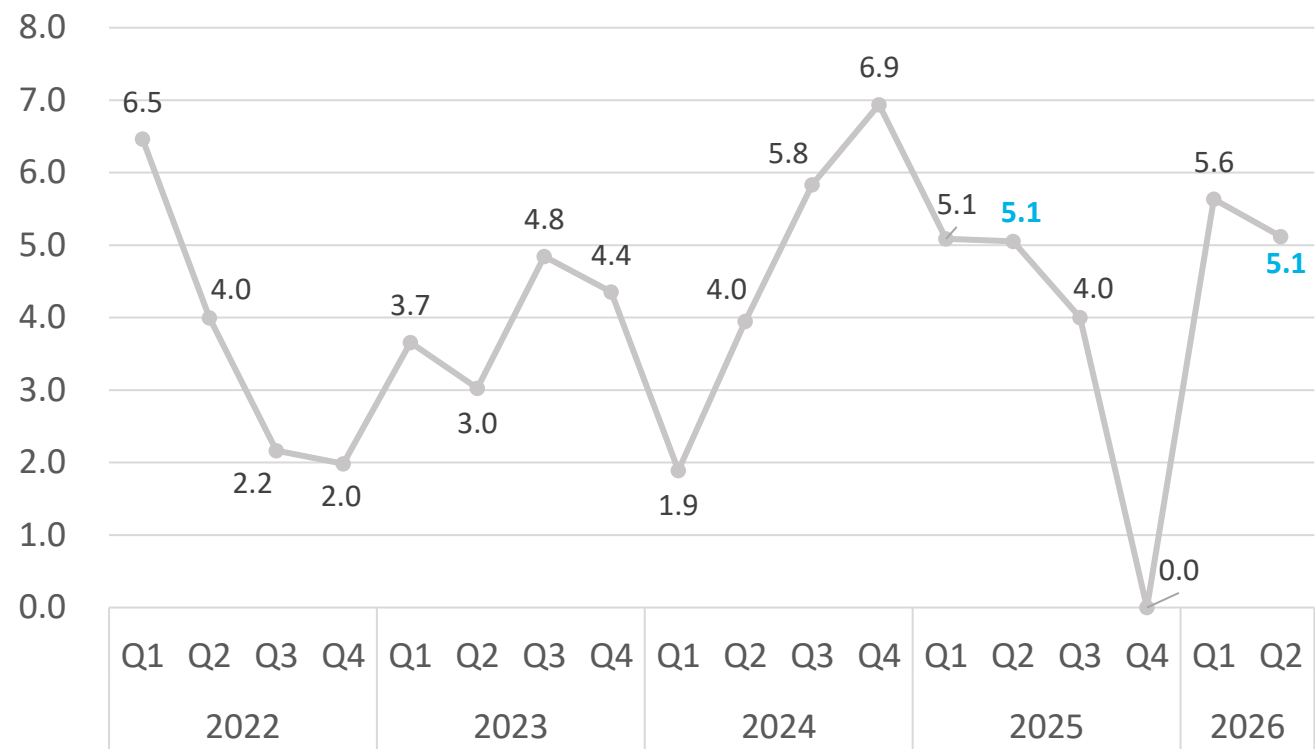
DIRECT LEASE AVG MONTHS ON MARKET



▲ 1.9 Months (27%)

YOY increase in time on market

SUBLEASE AVG MONTHS ON MARKET

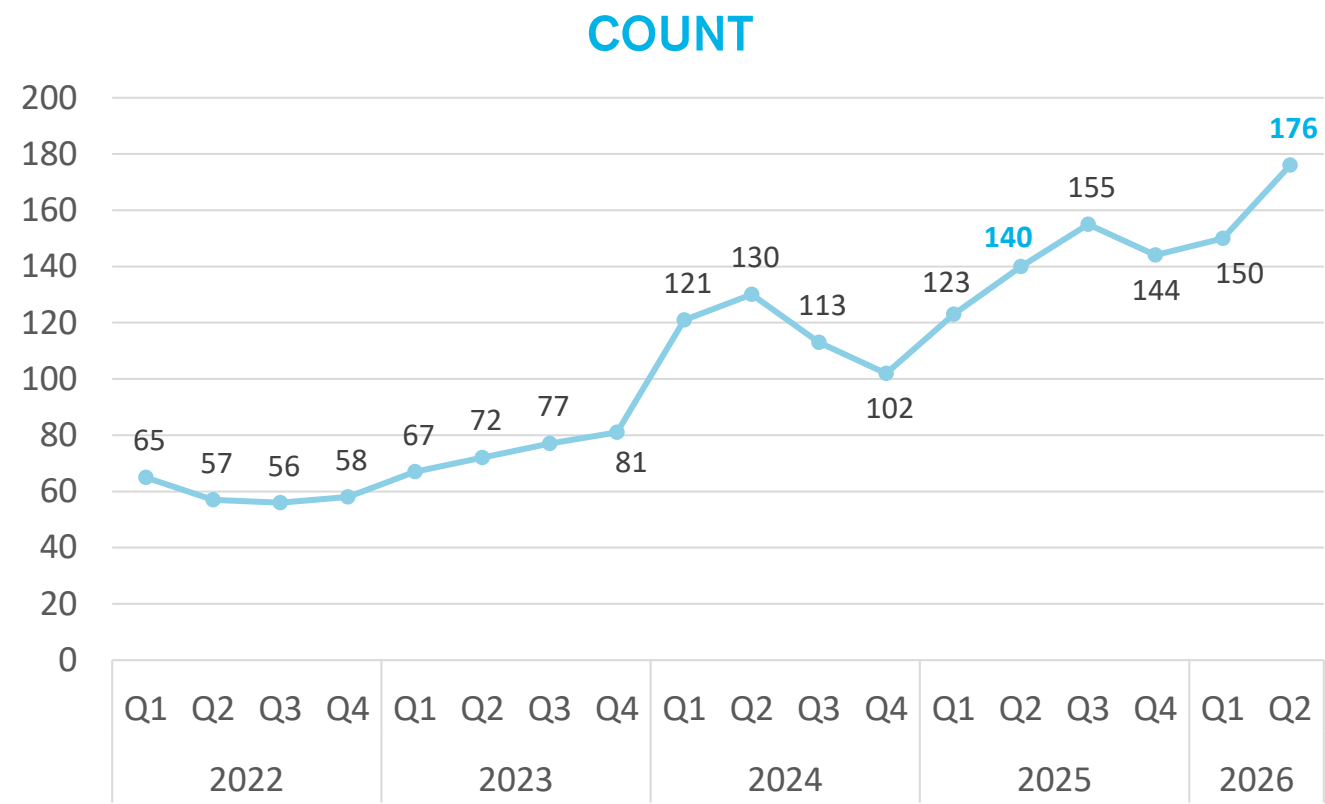


0

No change YOY in time on market

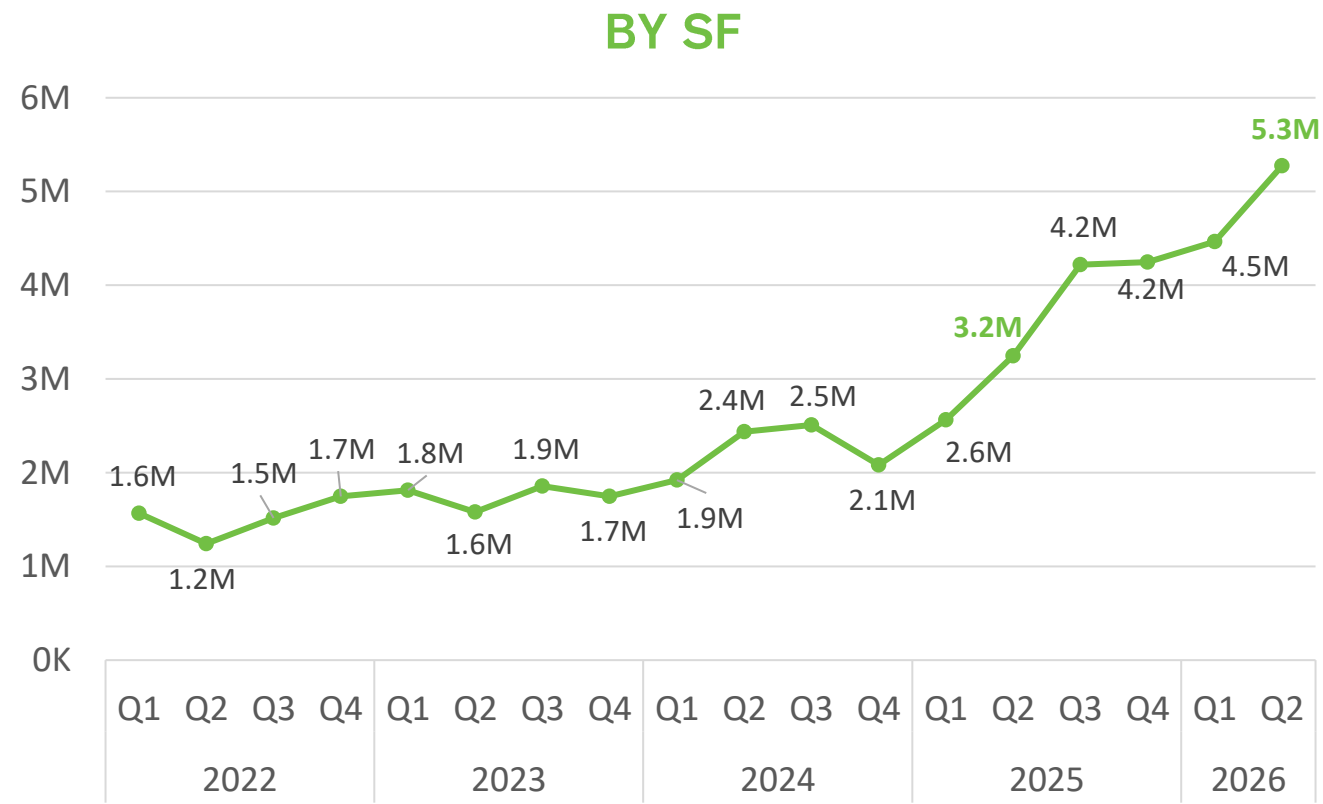
TOTAL AVAILABLE LISTINGS: SALE

LA EAST



▲ 26%

YOY increase in number of listings



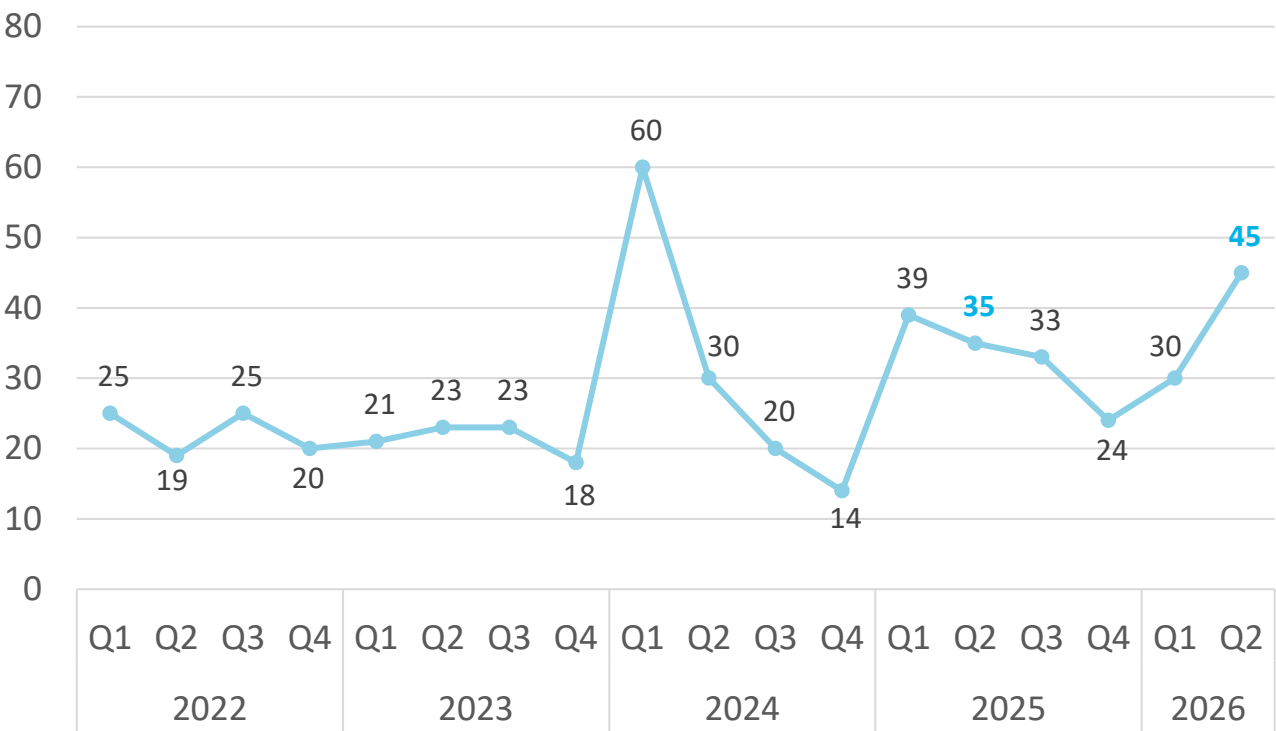
▲ 2.1 M (66%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

LA EAST

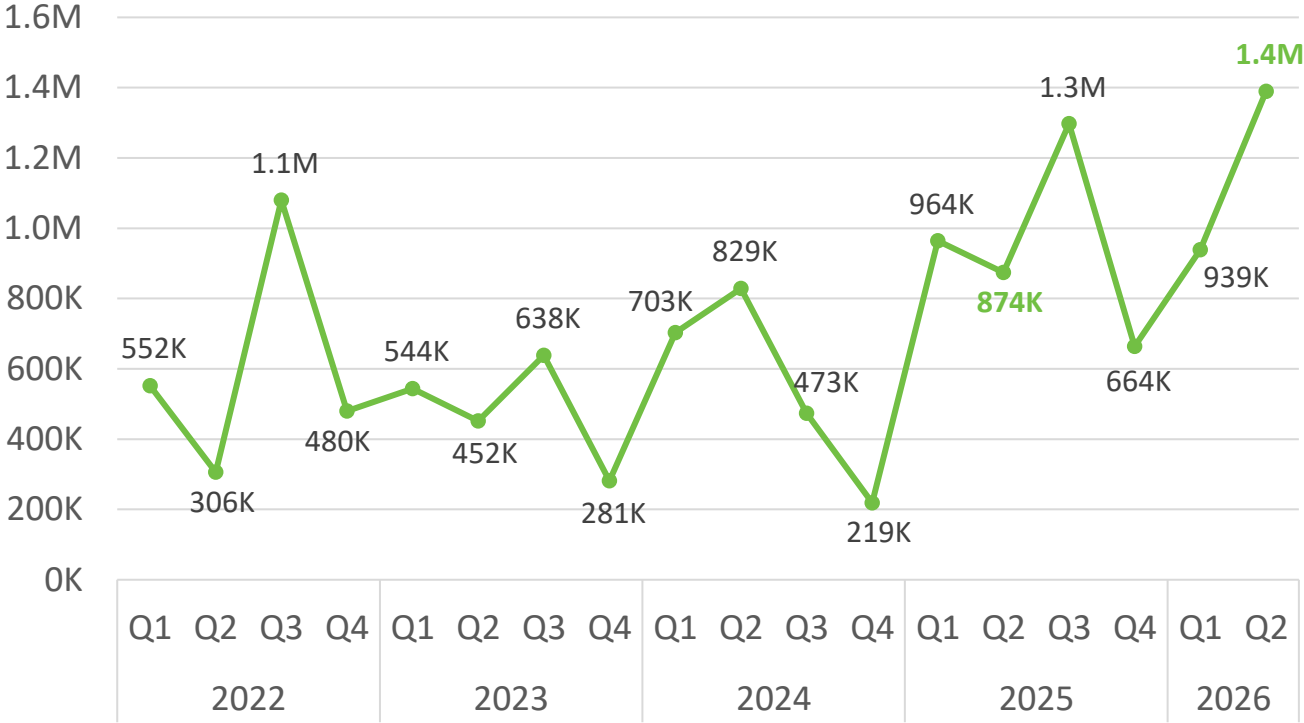
COUNT



▲ 29%

YOY increase in number of listings added

BY SF



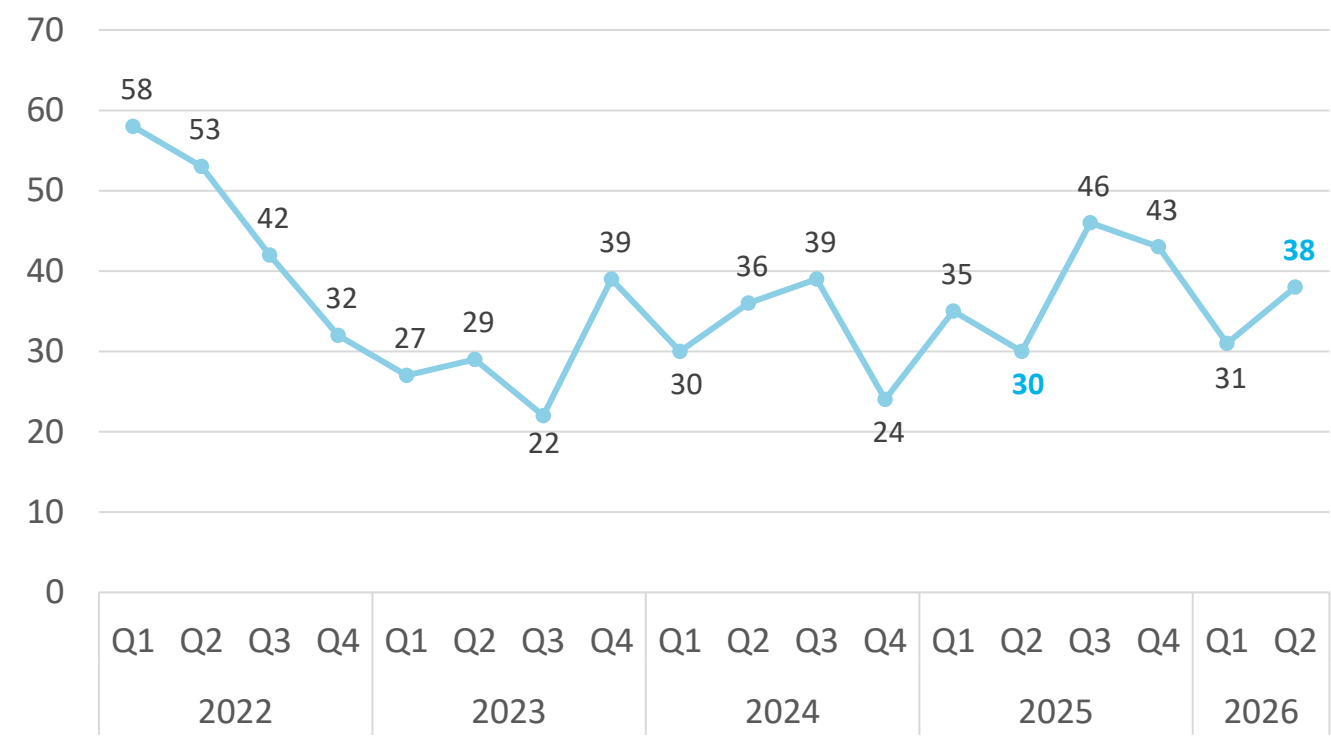
▲ 526K (60%)

YOY increase in SF added

SALE COMPARABLES

LA EAST

COUNT



▲ 27%

YOY increase in number of transactions

BY SF



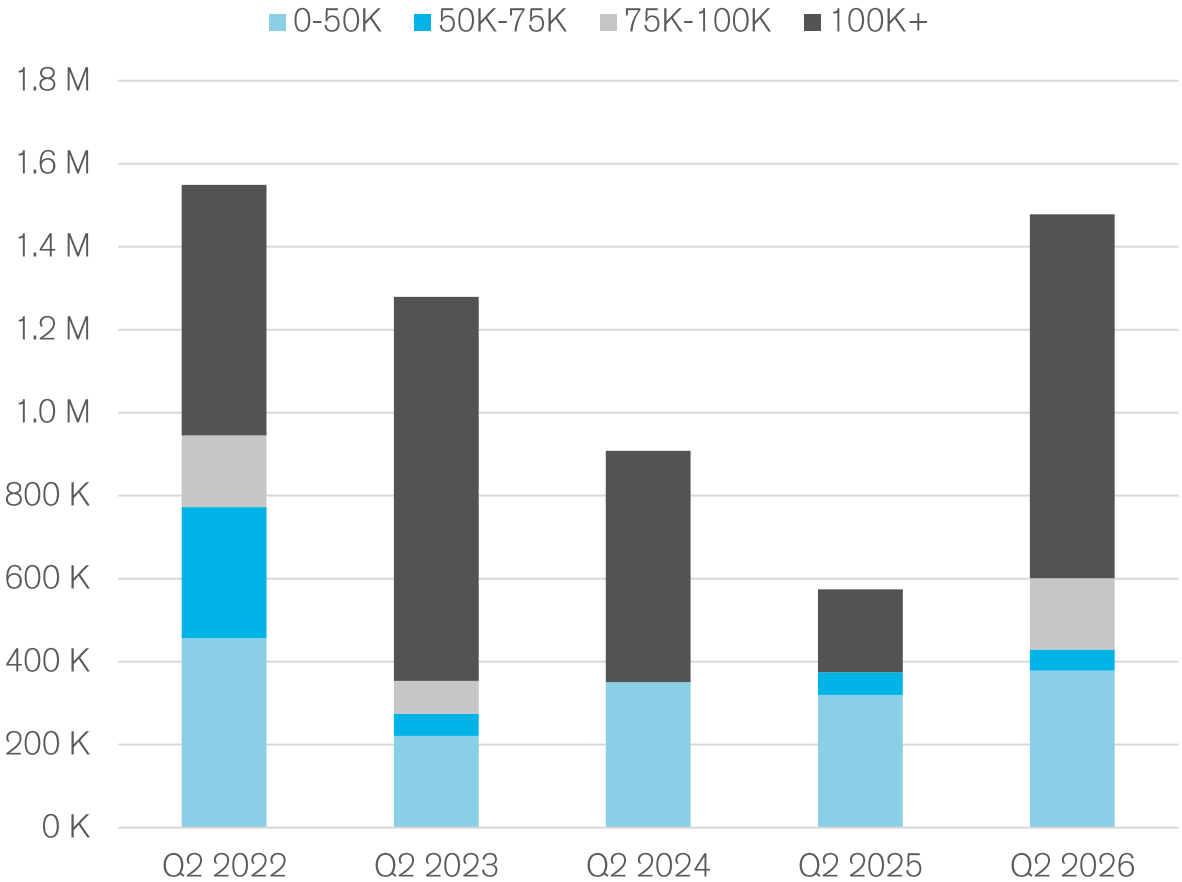
▲ 926K (161%)

YOY increase in SF sold

SALE COMPS BY SIZE

LA EAST

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
0-50K	43 457K	22 221K	33 351K	28 320K	30 379K
50K-75K	5 316K	1 53K	0	1 55K	1 51K
75K-100K	2 173K	1 79K	0	0	2 172K
100K+	3 604K	5 926K	3 557K	1 200K	5 877K
Grand Total	53 1.5M	29 1.3M	36 908K	30 574K	38 1.5M

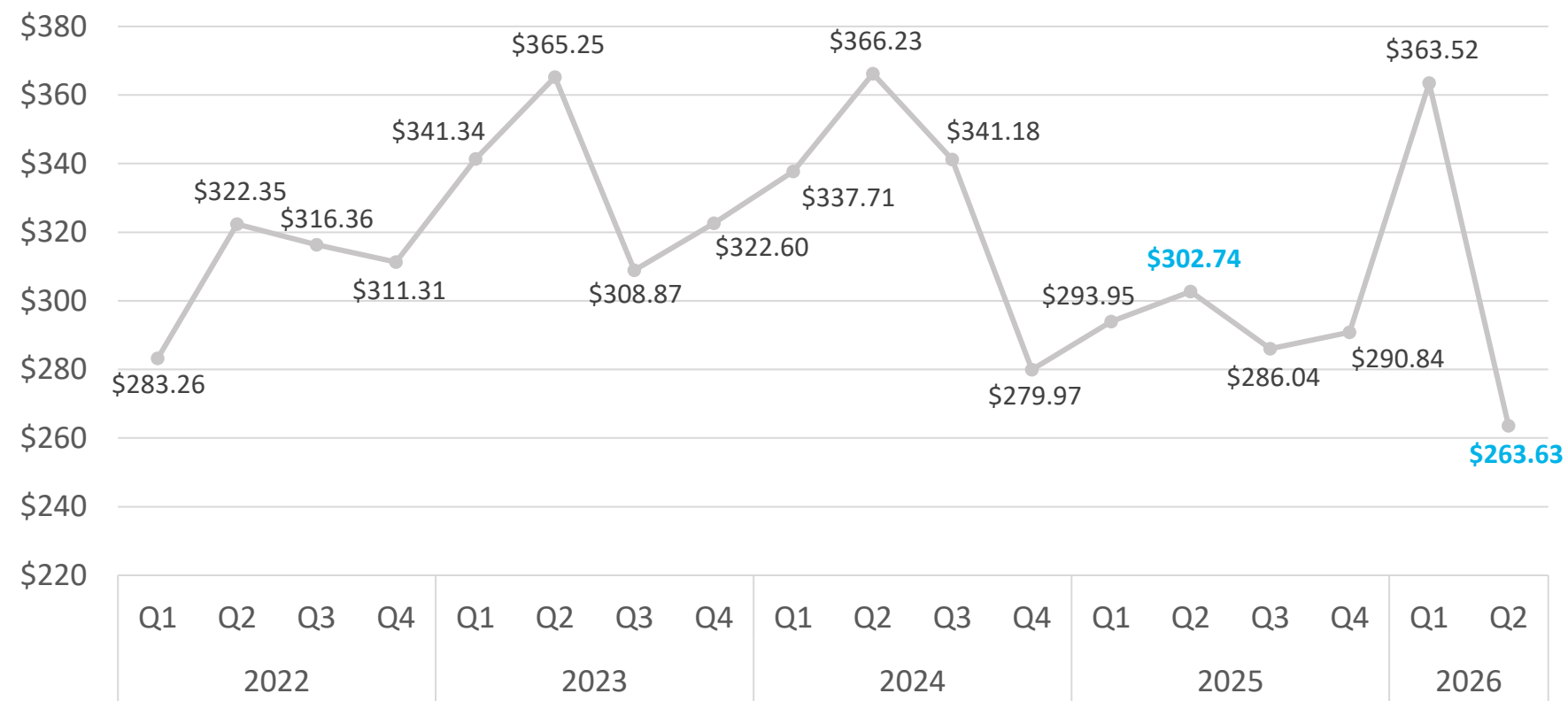


1.5M SF Sold

Over 877K SF of all SF sold was in buildings 100K+ SF representing 58% of the total transacted square footage

SOLD PRICE/SF

LA EAST



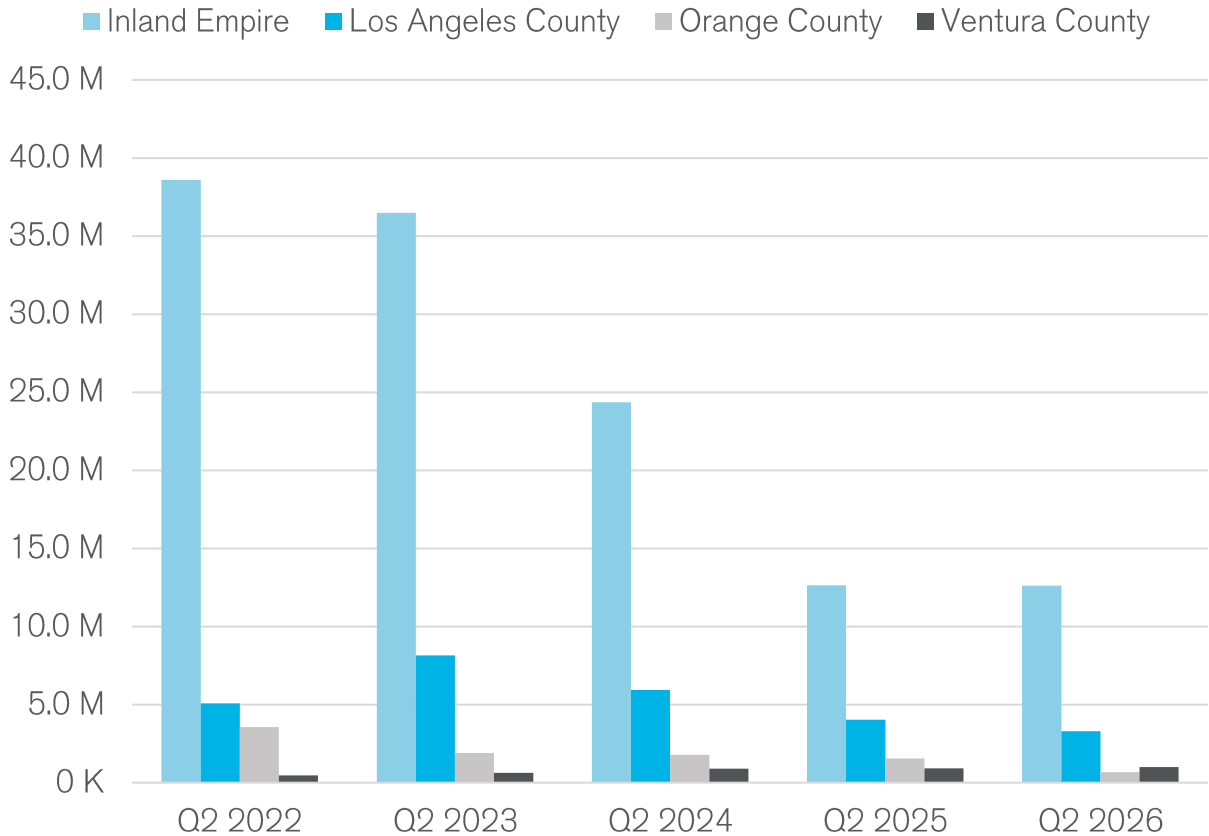
▼ **\$19.63 (7%)**
Decrease in average sold price since Q1 2022

▼ **\$39.11 (13%)**
YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026	YOY % Change
Inland Empire	38.6 M	36.5 M	24.4 M	12.6 M	12.6 M	▼ 0.2%
Los Angeles County	5.1 M	8.2 M	5.9 M	4.0 M	3.3 M	▼ 18%
Orange County	3.6 M	1.9 M	1.8 M	1.5 M	671 K	▼ 57%
Ventura County	464 K	626 K	898 K	918 K	991 K	▲ 8%
Total	47.7 M	47.2 M	33.0 M	19.1 M	17.6 M	▼ 8%



▼ 8%

YOY decrease in SF under construction

17.6M SF

Total SF under construction in Q2 2026

818K SF (5%)

Total SF under construction in LA East Q2 2026

DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Q1 2026	Q2 2026	Projected
							Q3 2026
Inland Empire	21.9 M	35.1 M	24.9 M	14.7 M	508 K	520 K	4.0 M
LA East	696 K	326 K	1.2 M	379 K	133 K	353 K	203 K
LA MidCounties	1.4 M	2.0 M	2.5 M	394 K	59 K	186 K	160 K
LA Central	287 K	23 K	367 K	880 K	70 K	5 K	0
South Bay	553 K	291 K	479 K	1.1 M	0	11 K	698 K
LA Northwest	1.9 M	3.1 M	1.3 M	3.5 M	584 K	279 K	397 K
Orange County	1.5 M	1.6 M	1.1 M	2.2 M	190 K	30 K	338 K
Ventura County	345 K	427 K	322 K	582 K	0	0	738 K
Total	28.6 M	42.9 M	32.1 M	23.7 M	1.5 M	1.4 M	6.5 M

1.4M SF

Total delivered construction
in Q2 2026

353K SF

Total delivered construction in LA
East in Q2 2026

6.5M SF

Projected to be delivered in Q3 2026