

Q2 2026 RESEARCH REPORT

LA MIDCOUNTRIES

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SUBLEASE

Total Available Listings
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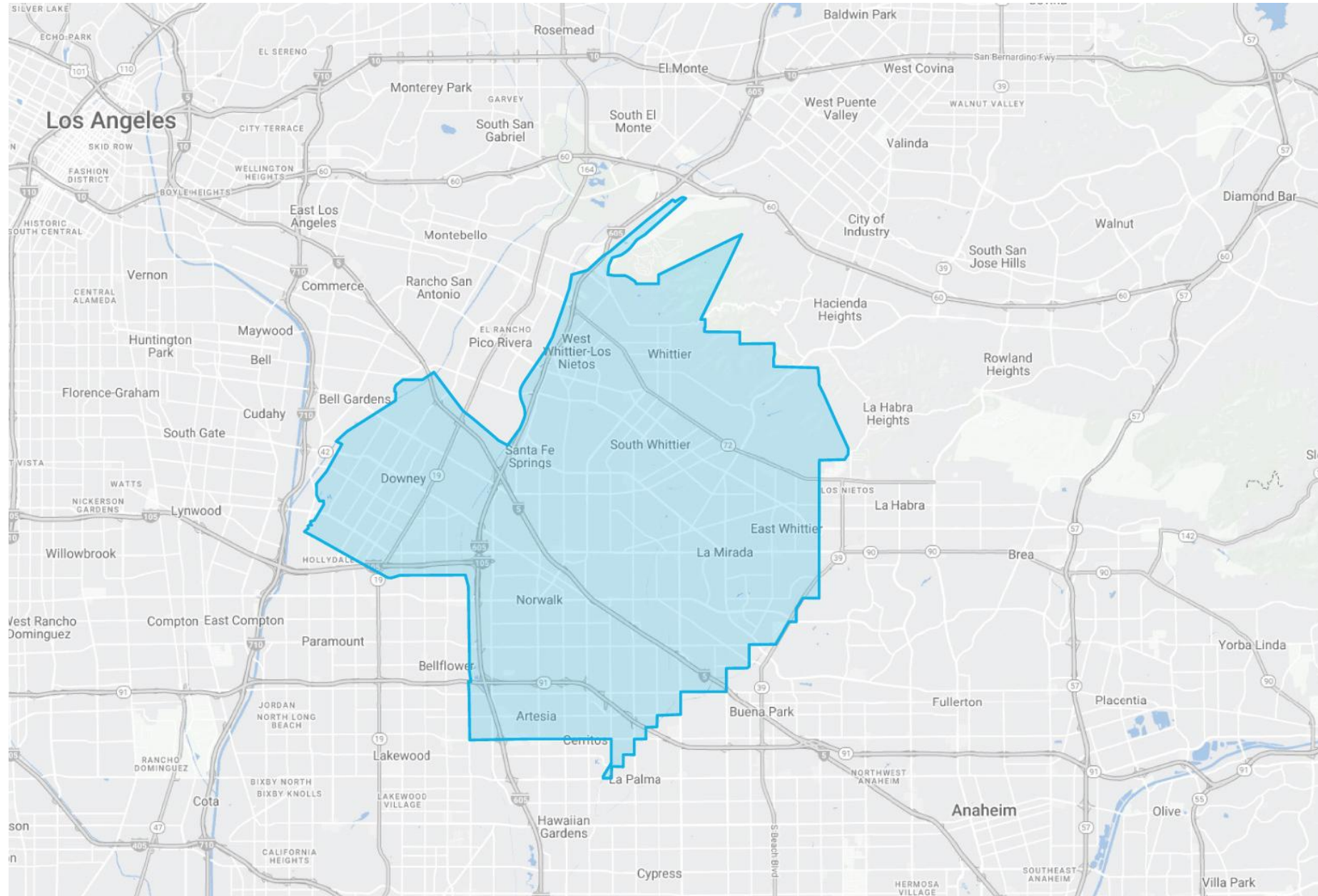
SALE

Total Available Listings
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UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

LA MIDCOUNTRIES COVERAGE AREA



**ALL
PROPERTY
TYPES**

Industrial, Office,
Retail & Land

800

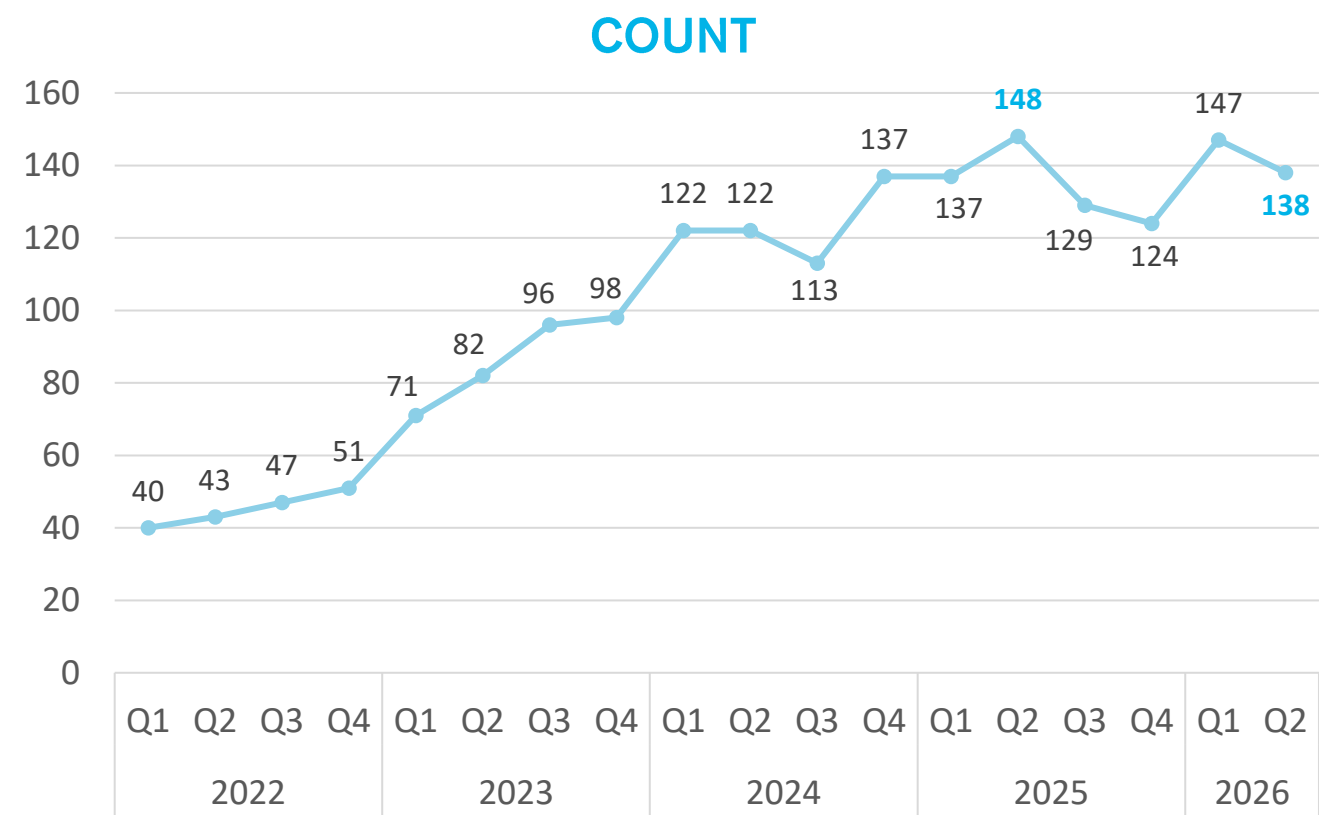
Listings across 10K
Properties in LA MidCounties

37K

Listings across 422K
Properties in SoCal

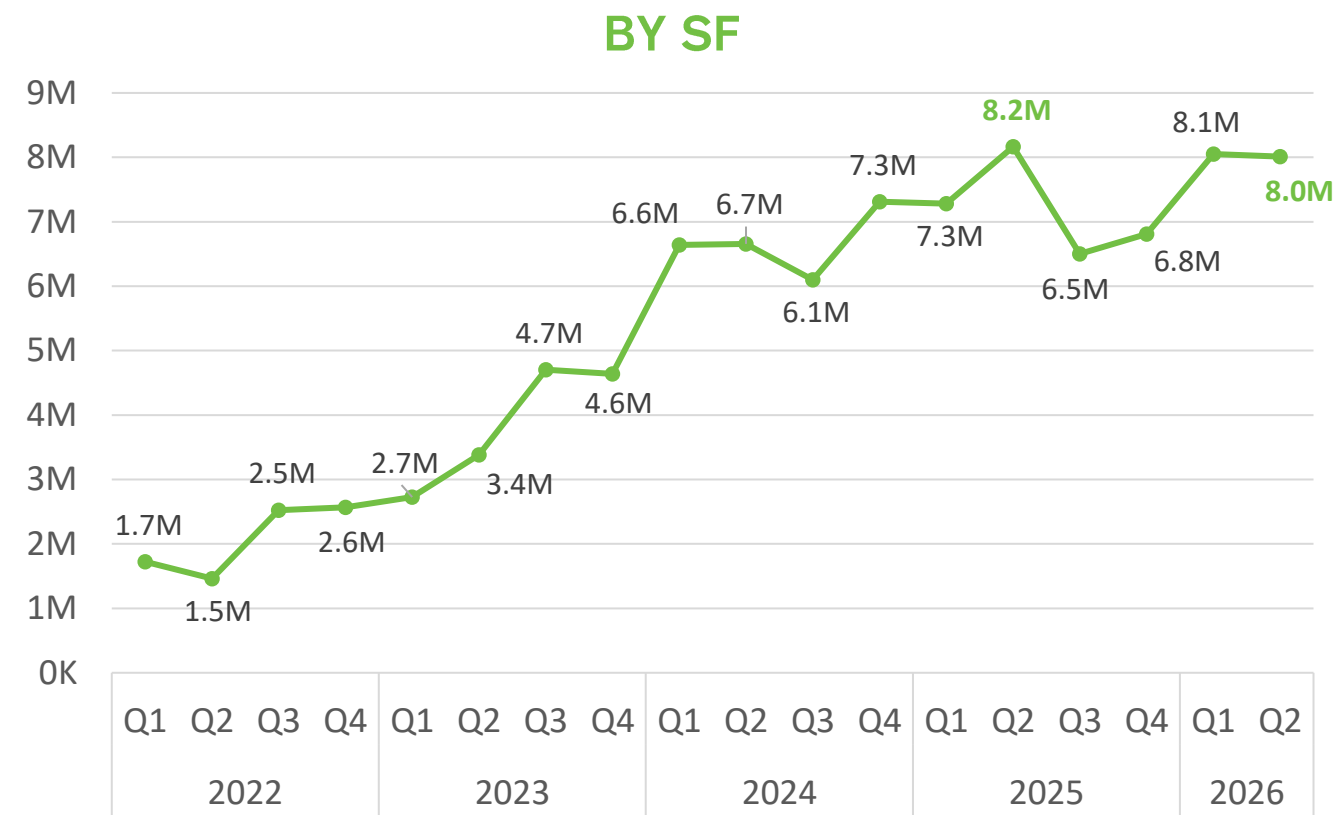
EXISTING AVAILABLE LISTINGS: DIRECT LEASE

LA MIDCOUNTIES



▼ 7%

YOY decrease in number of listings

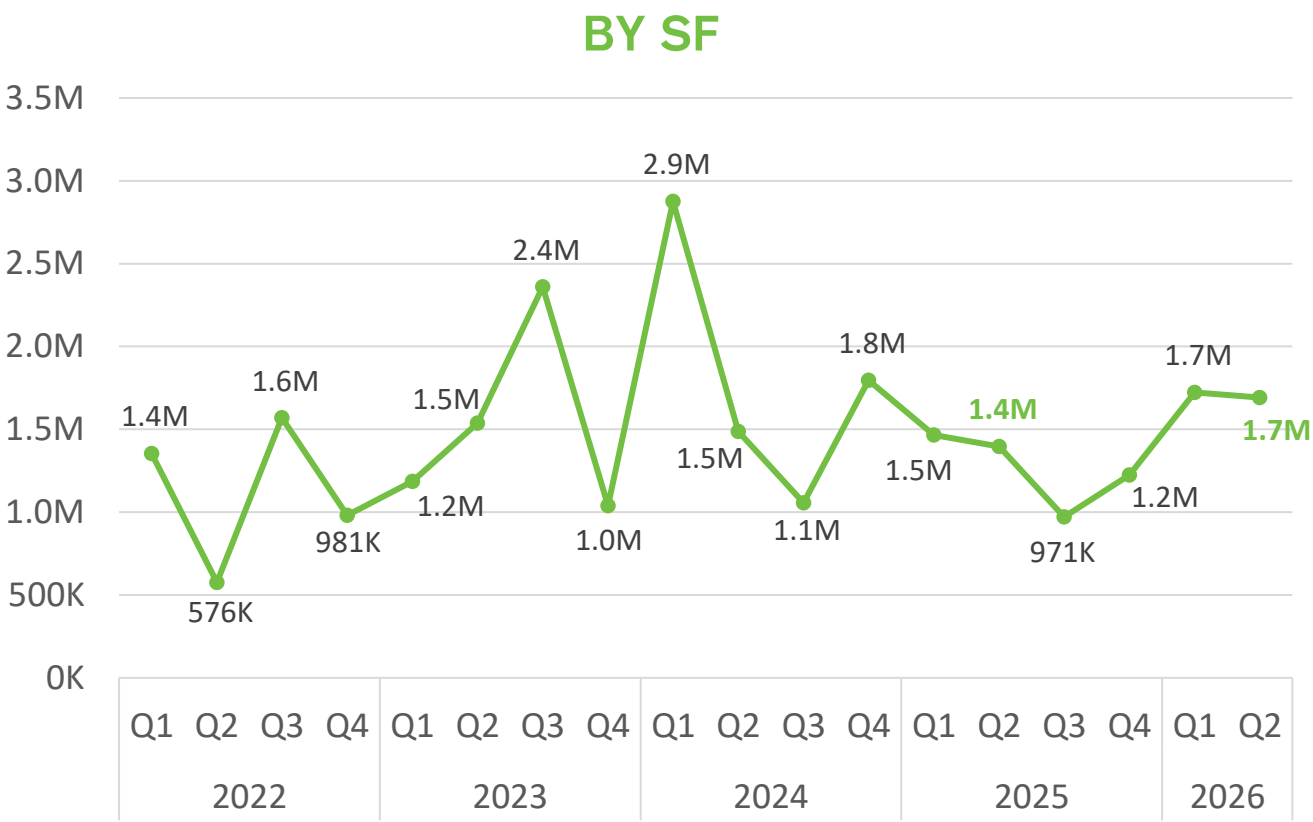
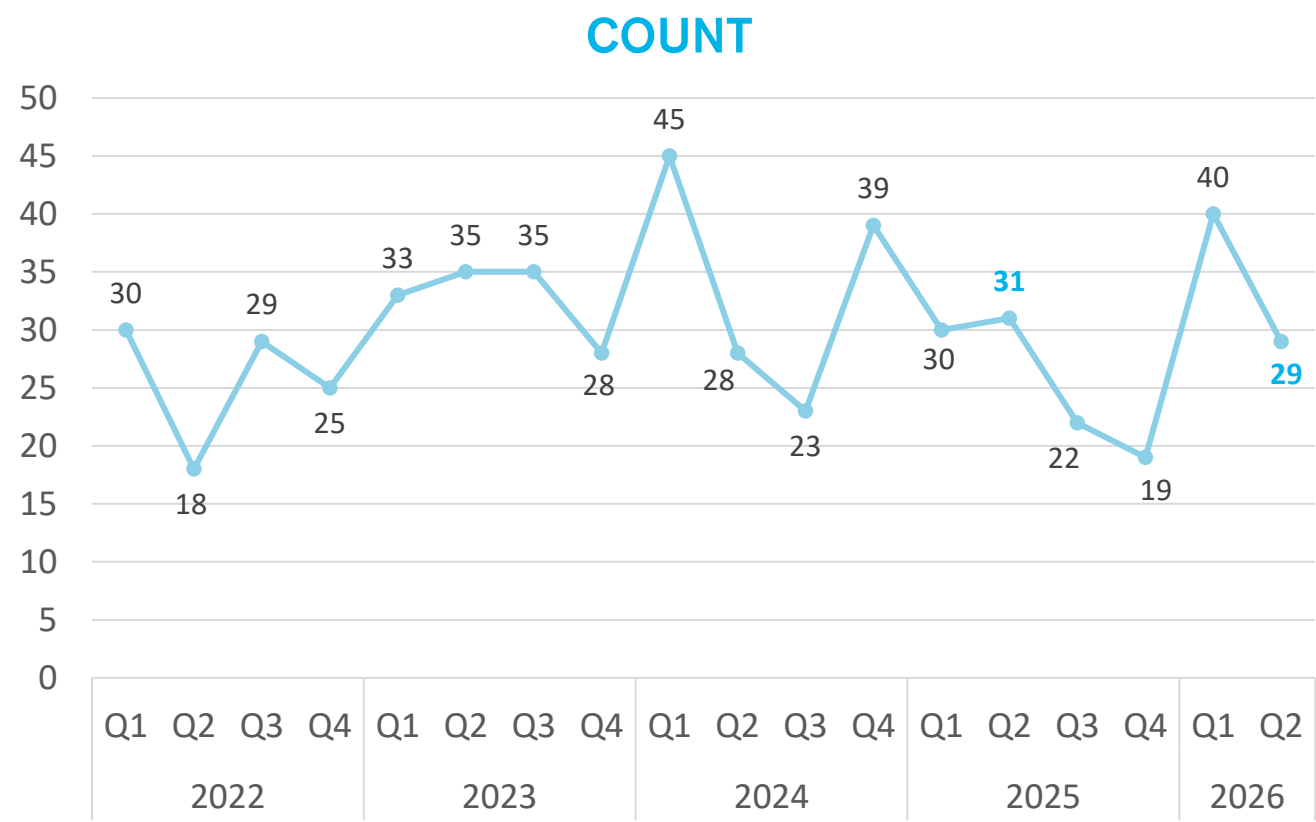


▼ 200K (2%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

LA MIDCOUNTIES



▼ **6%**

YOY decrease in number of listings added

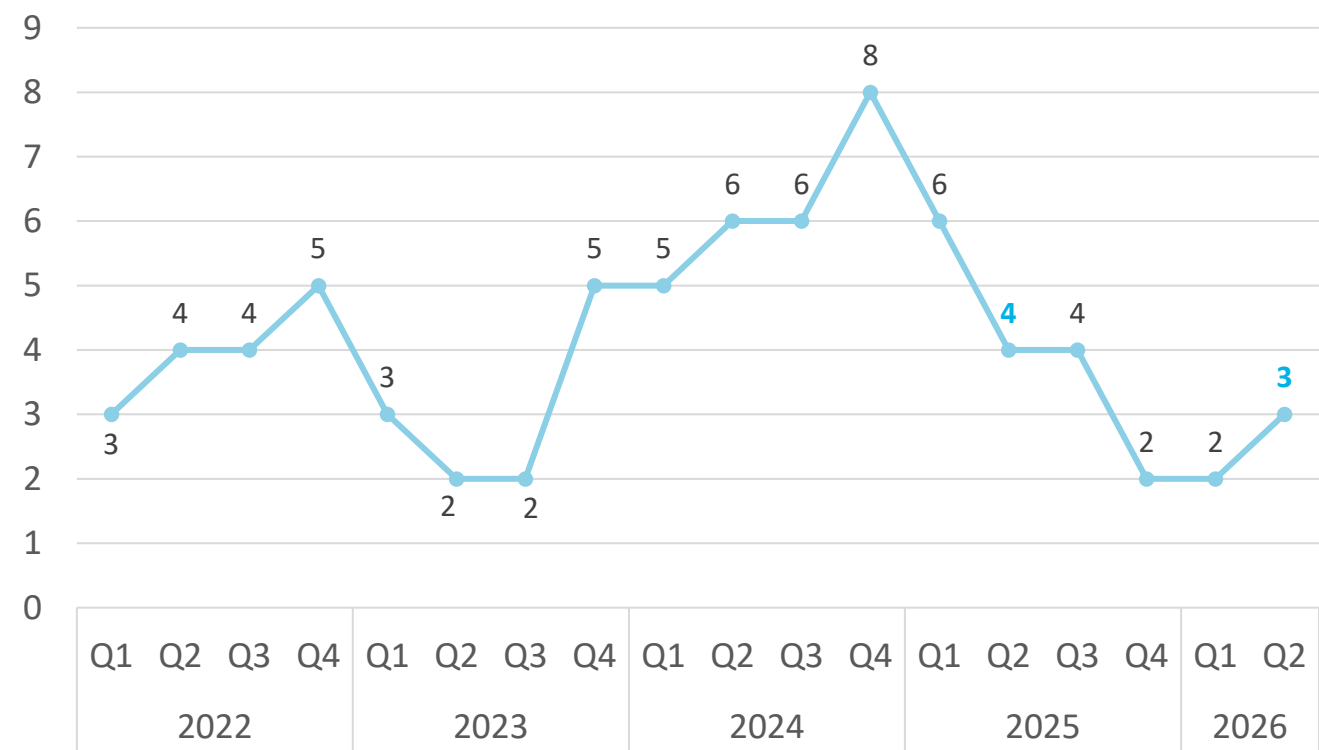
▲ **300K (21%)**

YOY increase in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

LA MIDCOUNTRIES

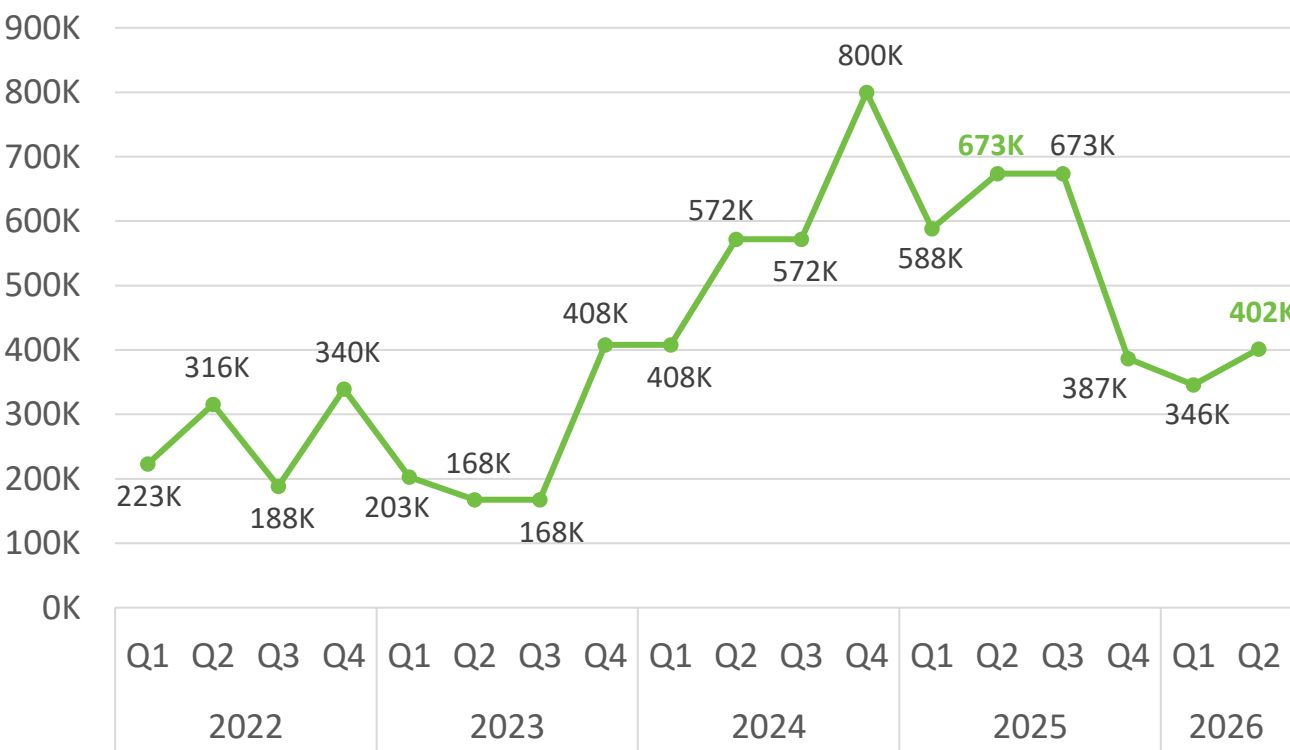
COUNT



▼ 25%

YOY decrease in number of listings

BY SF



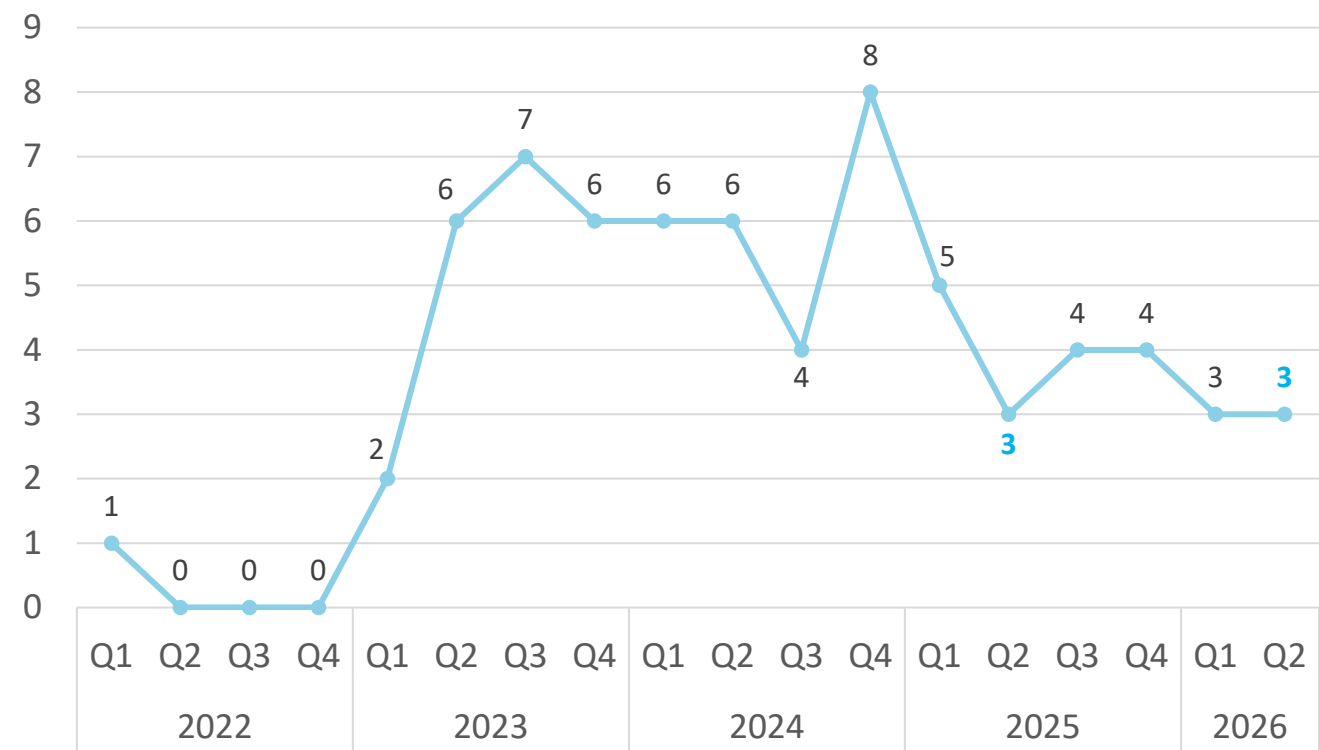
▼ 271K (40%)

YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

LA MIDCOUNTIES

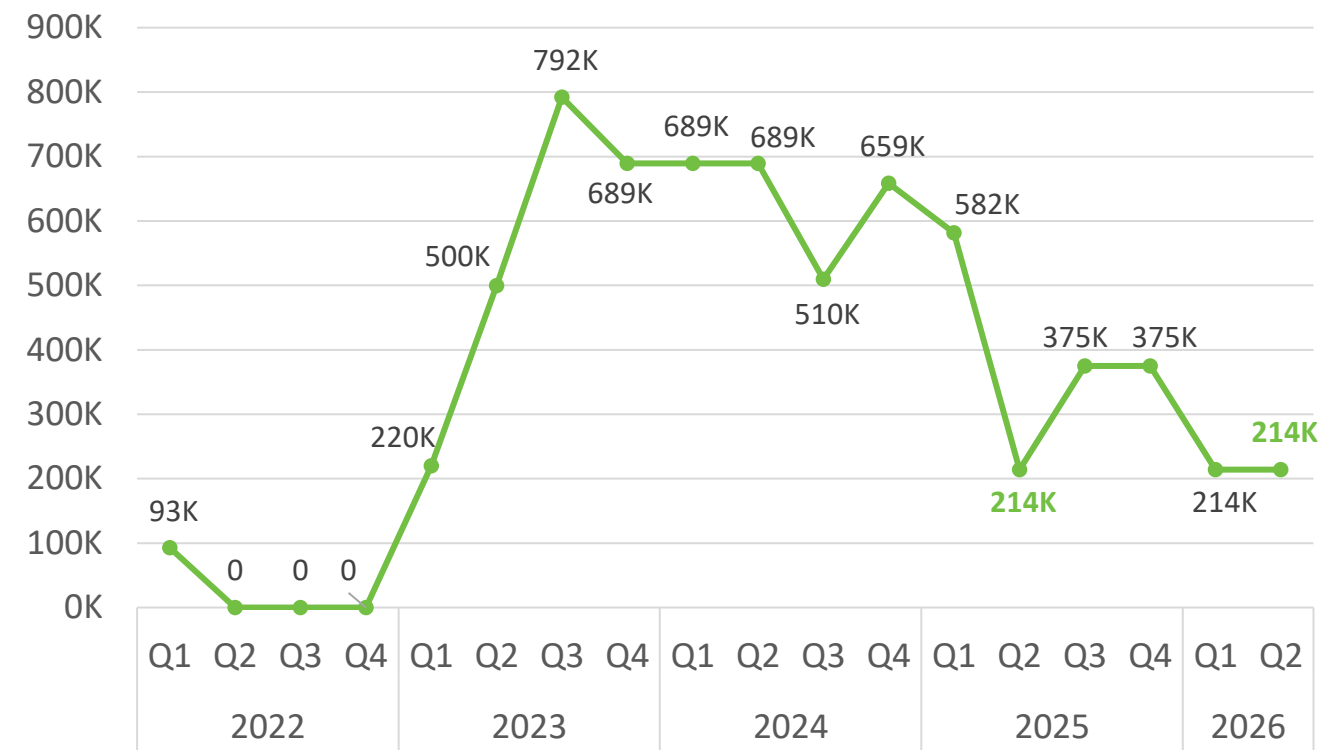
COUNT



0

No change YOY in number of listings

BY SF

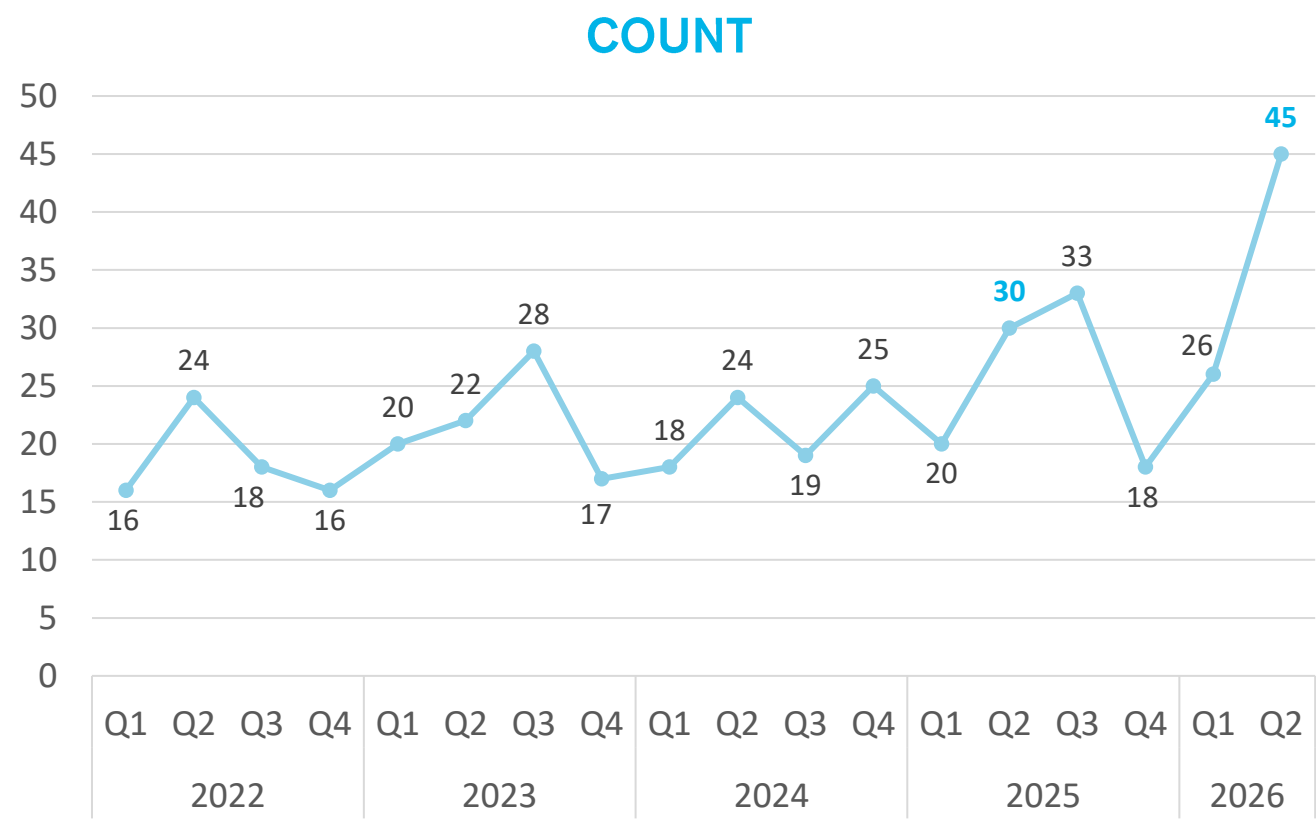


0

No change YOY in SF of listings

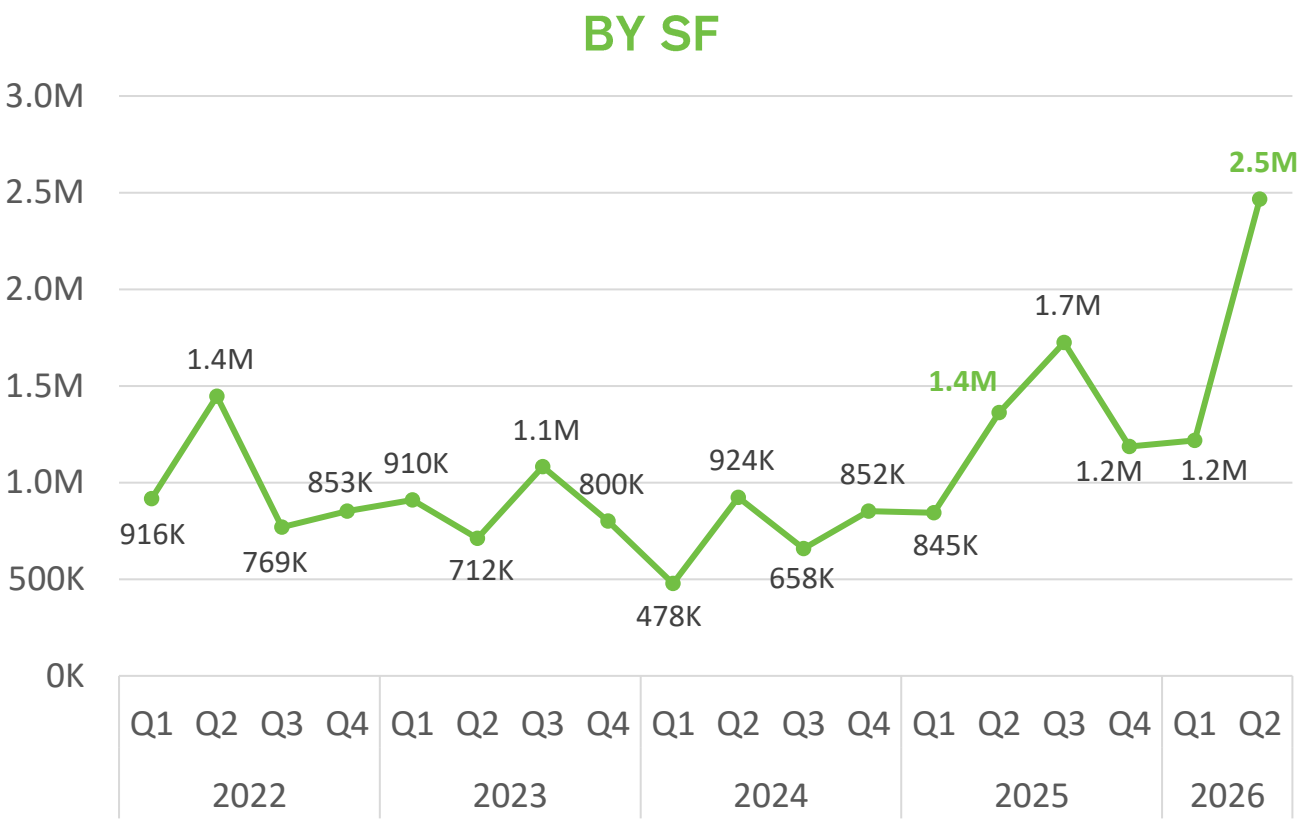
TRANSACTIONS: DIRECT LEASE

LA MIDCOUNTIES



▲ 50%

YOY increase in number of transactions



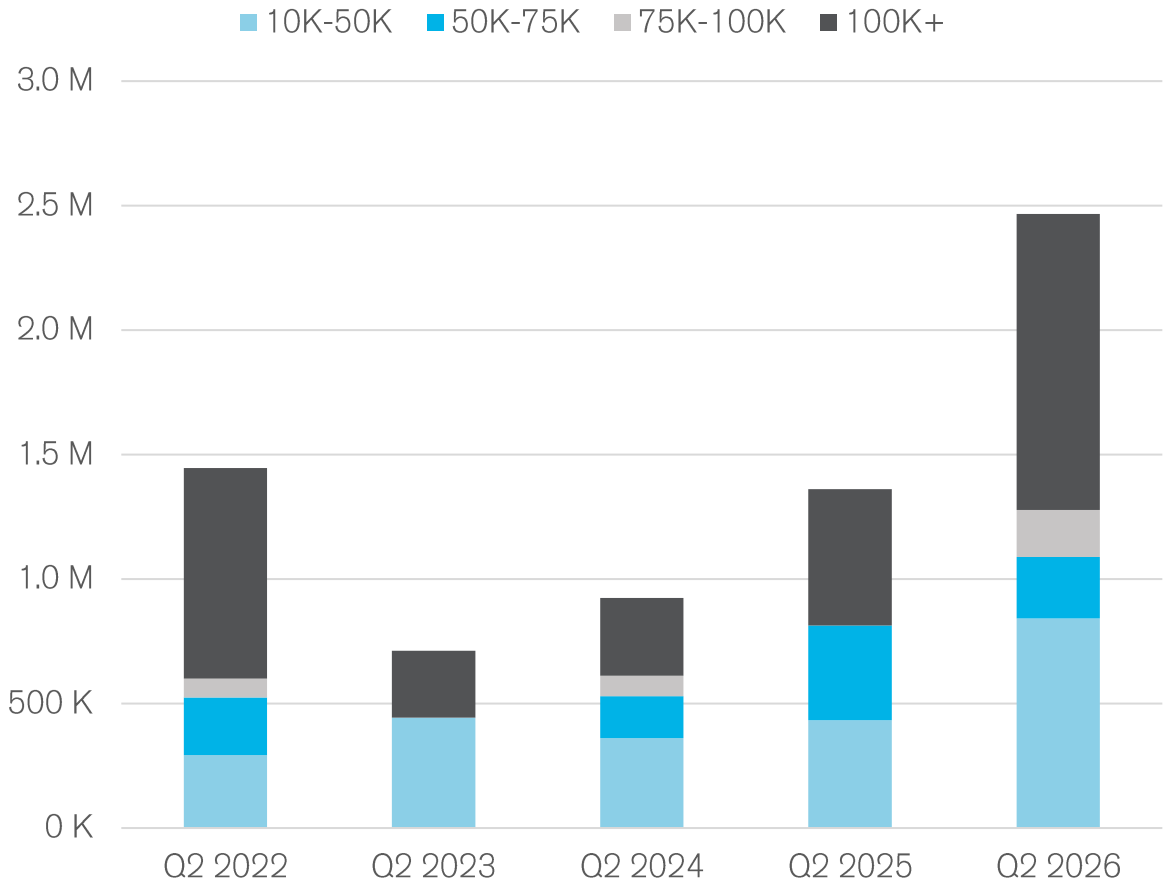
▲ 1.1M (79%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

LA MIDCOUNTIES

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	16 293K	20 443K	17 361K	19 434K	32 842K
50K-75K	4 231K	0	3 168K	6 379K	4 246K
75K-100K	1 75K	0	1 82K	0	2 189K
100K+	3 847K	2 269K	3 312K	5 548K	7 1.2M
Grand Total	24 1.4M	22 712K	24 924K	30 1.4M	45 2.5M

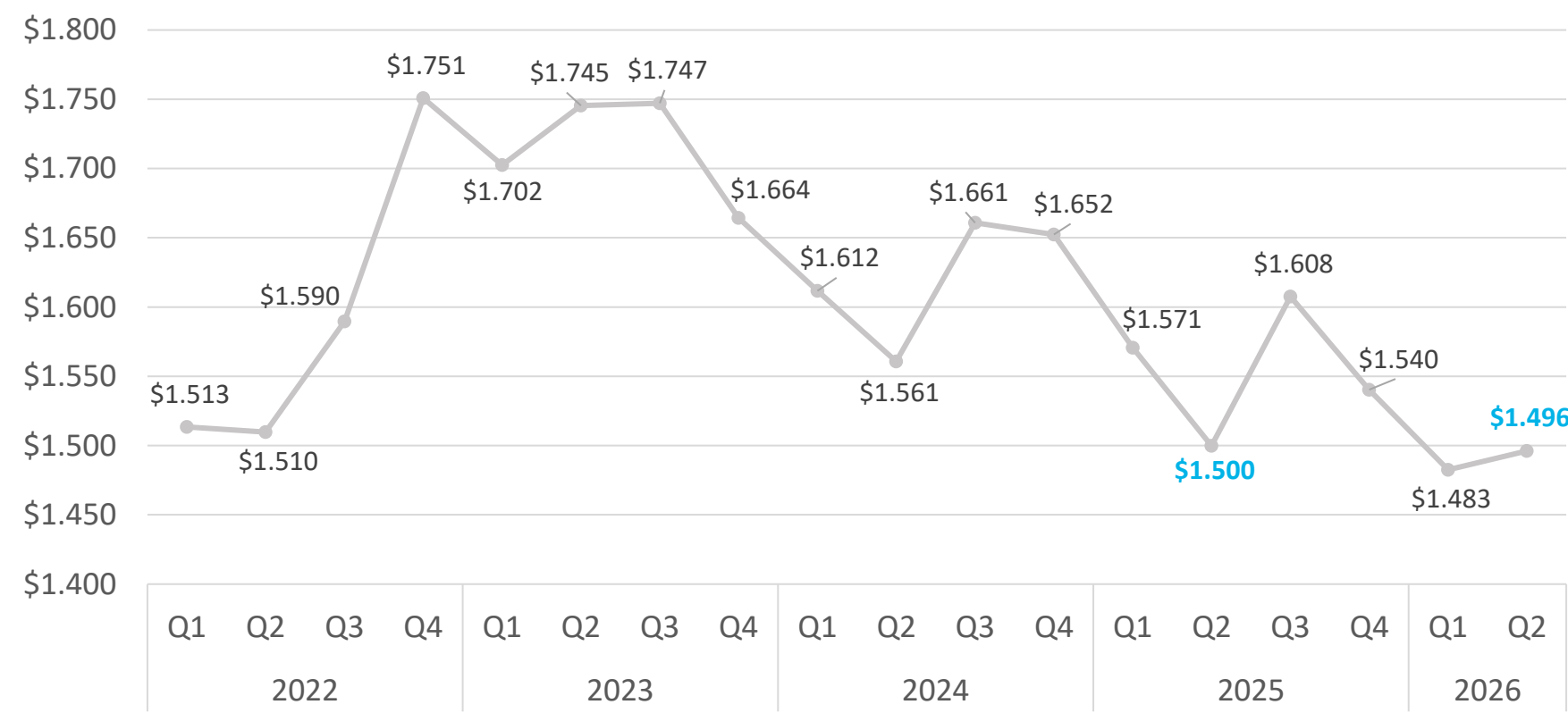


2.5M SF Transacted

Over 1.2M SF of all transacted SF was in buildings 100K+ SF representing 48% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

LA MIDCOUNTIES



▼ **\$0.02 (1%)**

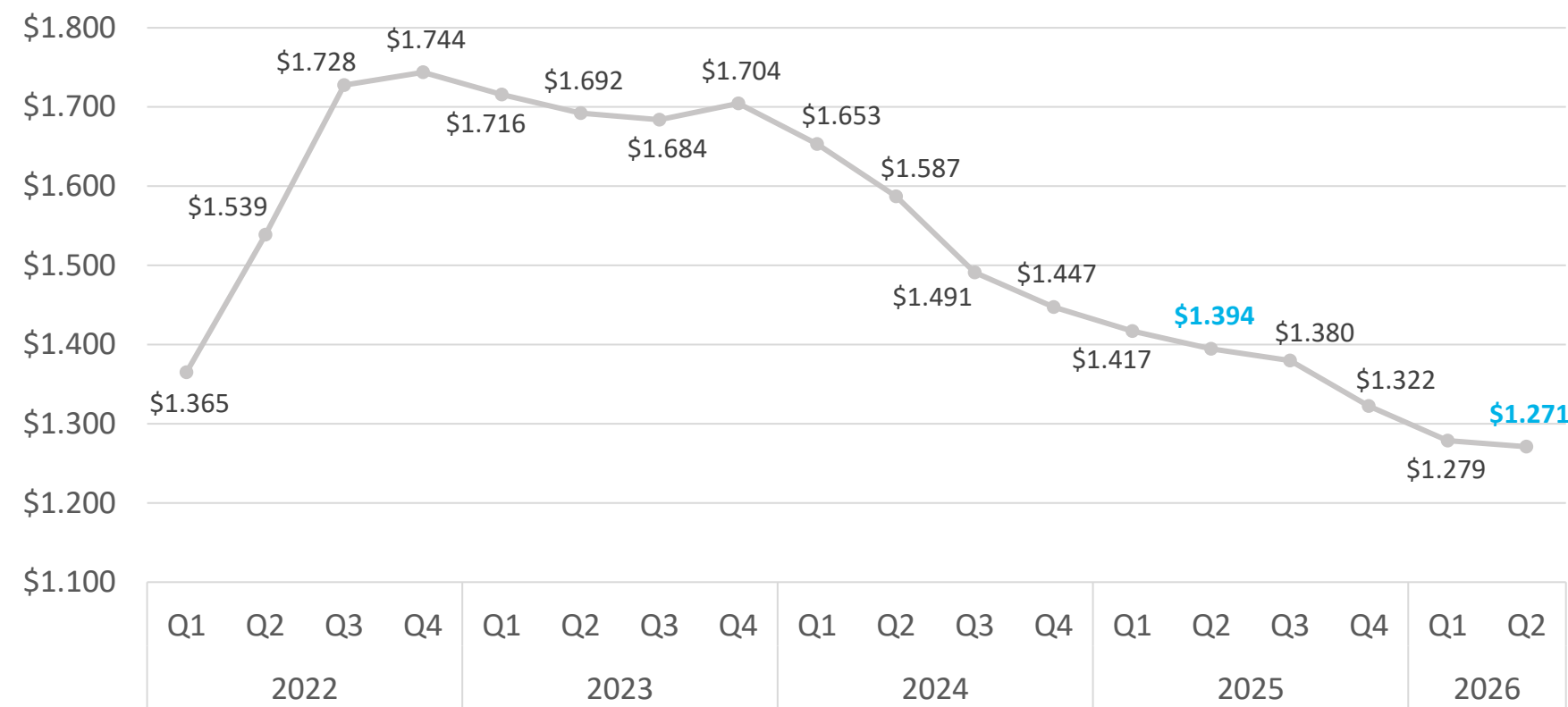
Decrease in average asking rate since Q1 2021

▼ **\$0.004 (0.3%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

LA MIDCOUNTIES

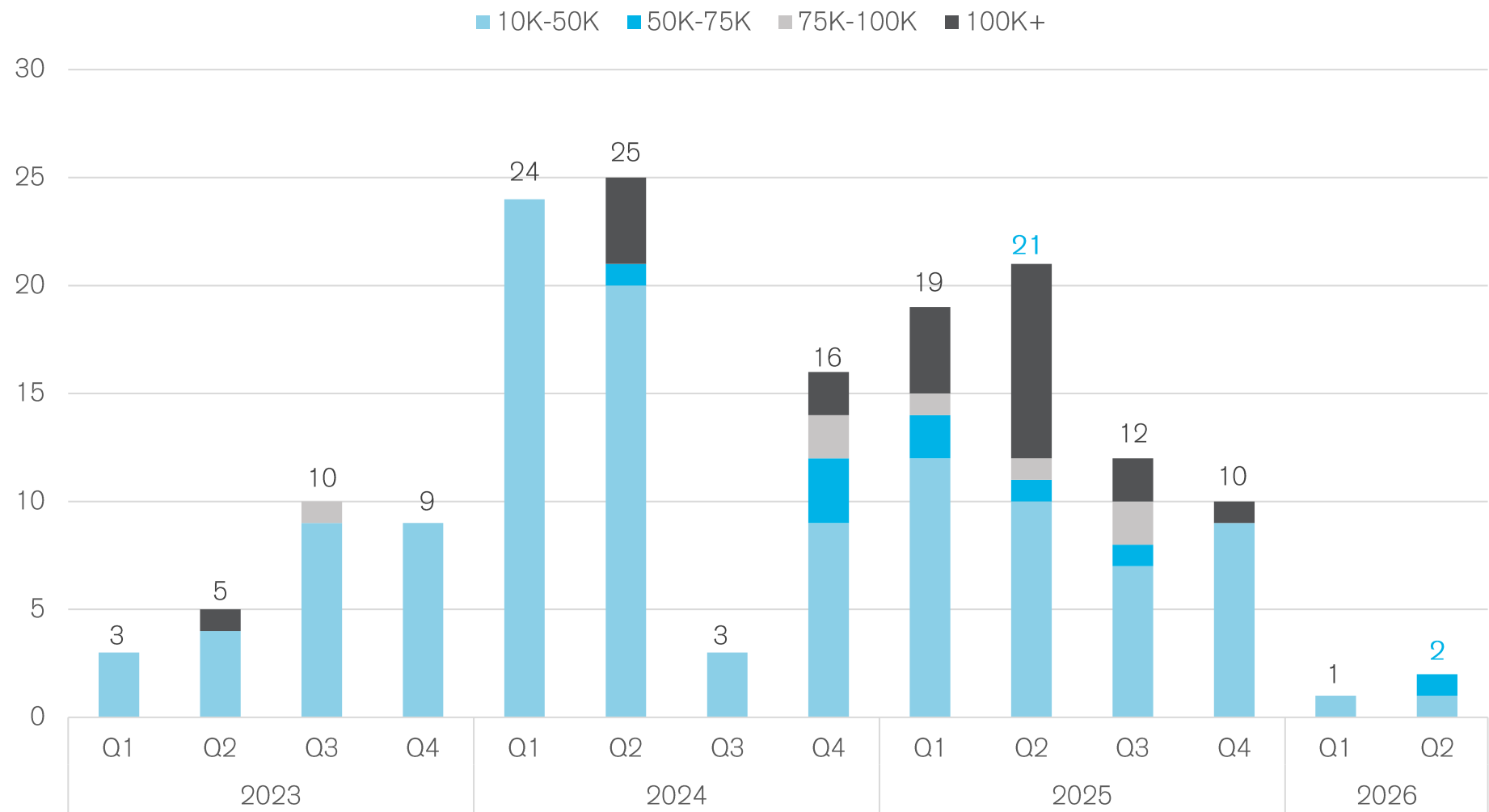


▼ **\$0.09 (7%)**
Increase in average asking rate since
Q1 2022

▼ **\$0.12 (9%)**
YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA EAST



▼ 90%

YOY decrease in number of rate reductions

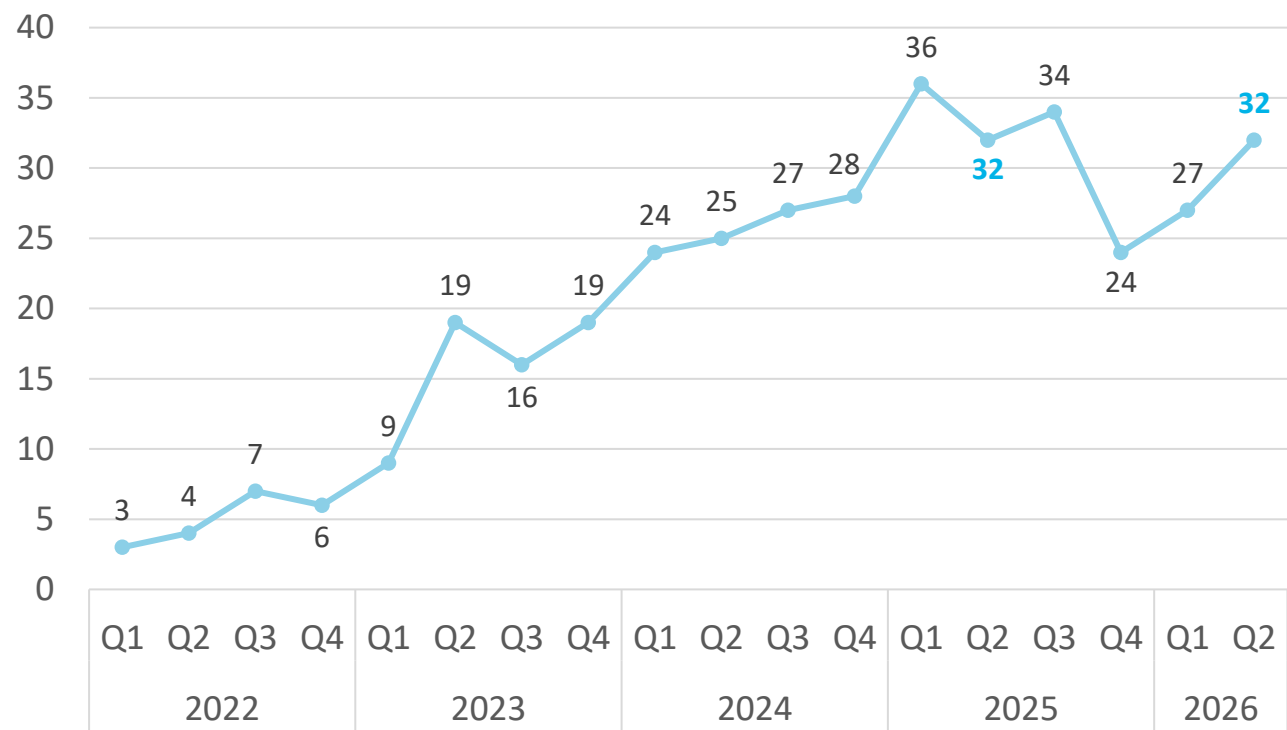
▼ 92%

Decrease in number of rate reductions since Q2 2024

TOTAL AVAILABLE LISTINGS: SUBLEASE

LA MIDCOUNTIES

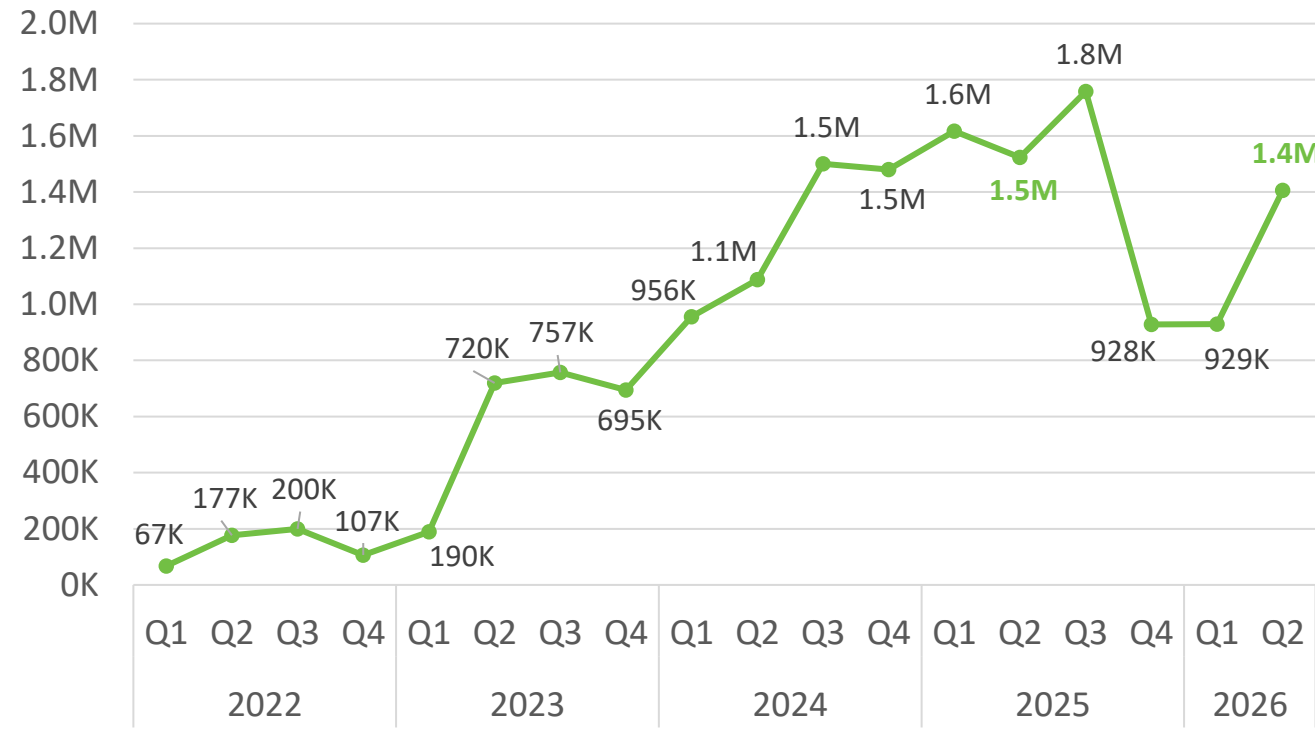
COUNT



0

No change YOY in number of listings

BY SF

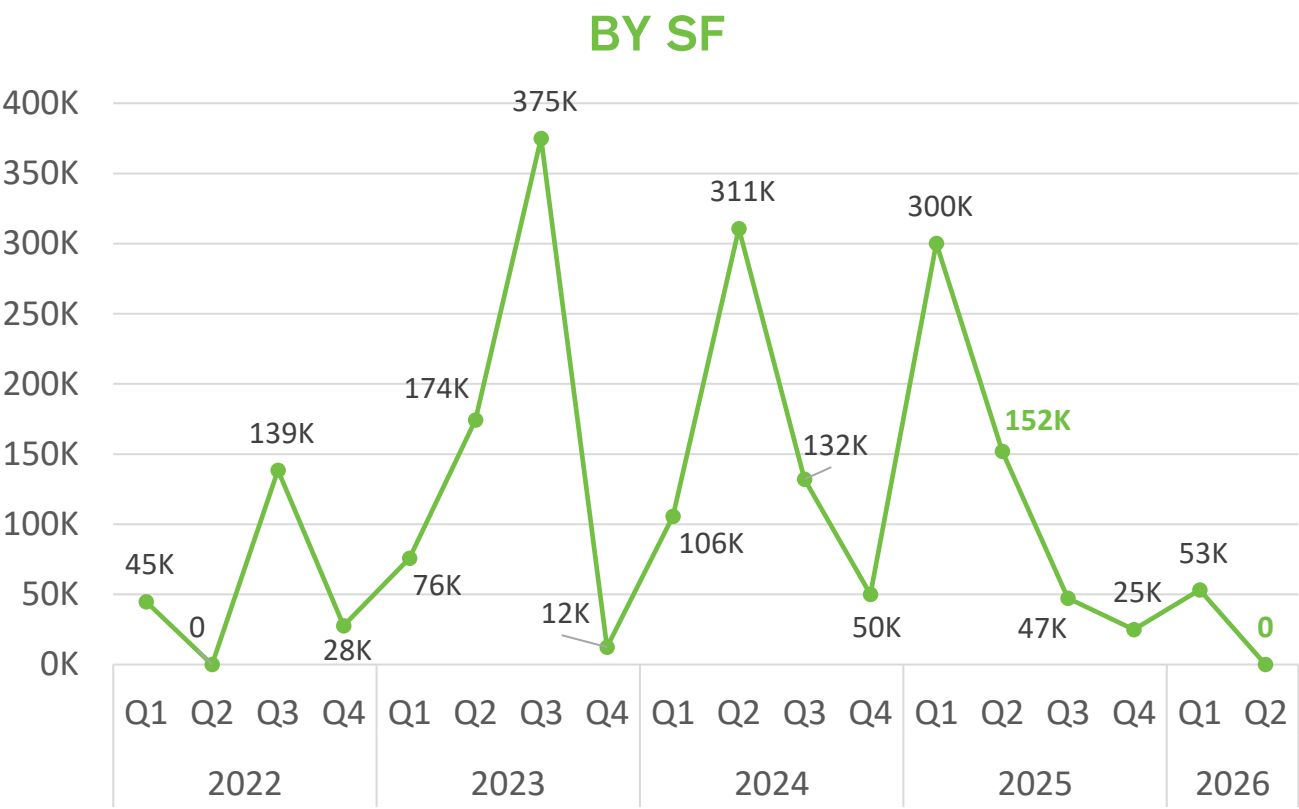
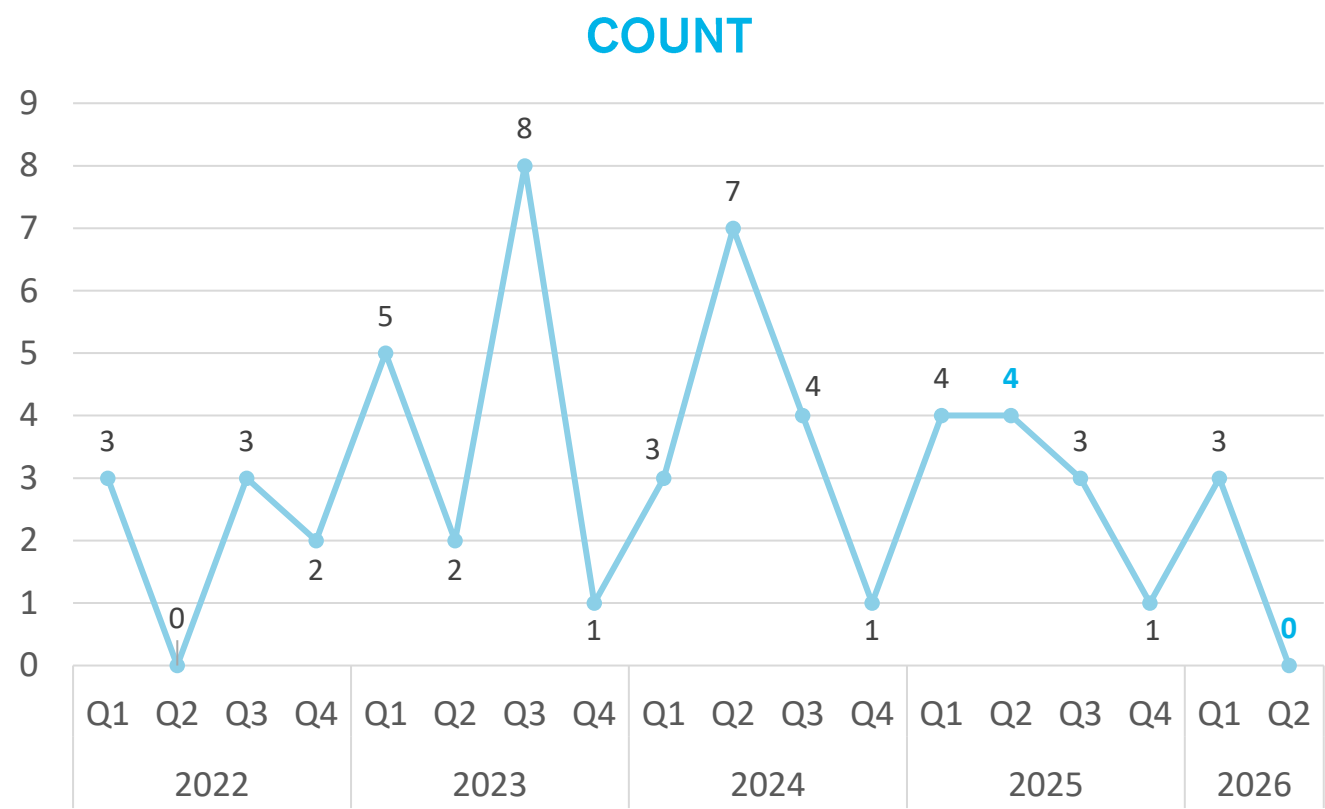


▼ 100K (7%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

LA MIDCOUNTIES



▼ 100%

YOY decrease in number of transactions

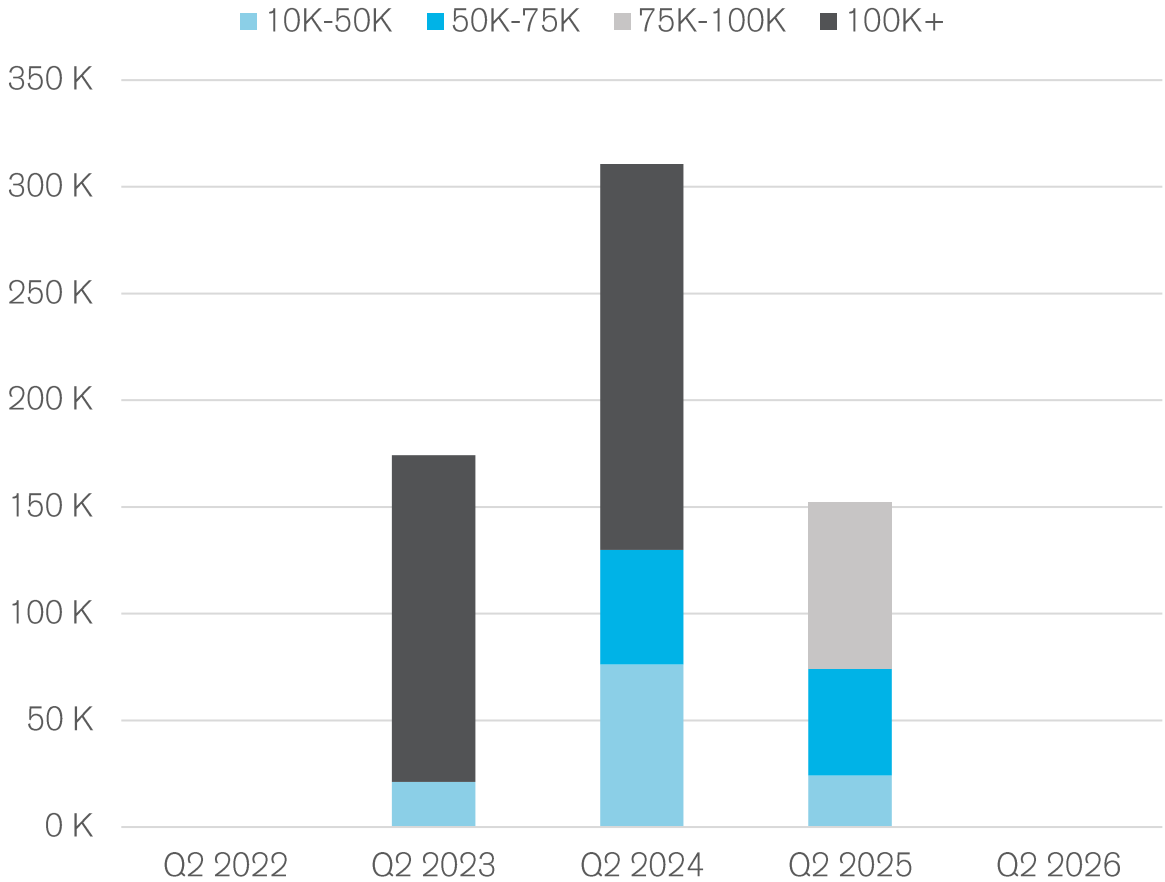
▼ 152K (100%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

LA MIDCOUNTIES

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	0	1 21K	5 76K	2 24K	0
50K-75K	0	0	1 54K	1 50K	0
75K-100K	0	0	0	1 78K	0
100K+	0	1 153K	1 181K	0	0
Grand Total	0	2 174K	7 311K	4 152K	0



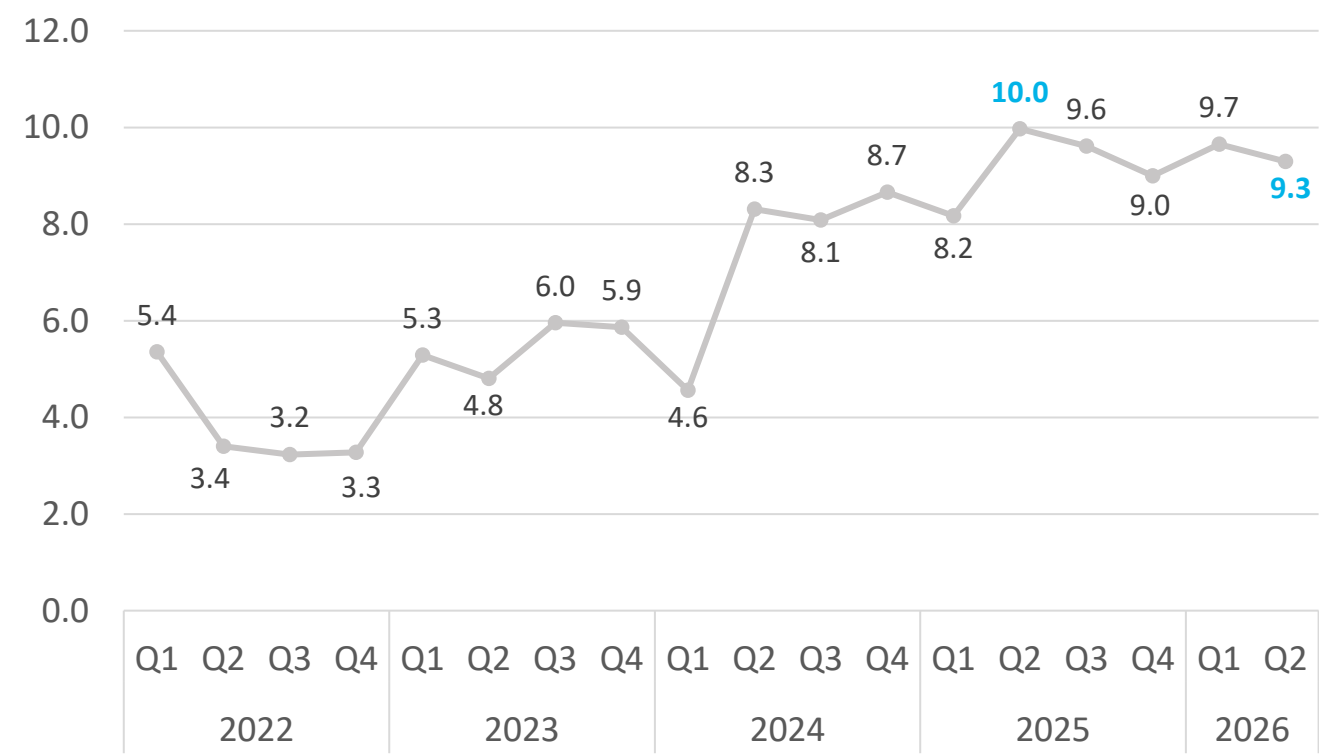
0 SF Subleased

There were no sublease transactions in Q2 2026.

TRANSACTIONS: AVERAGE MONTHS ON MARKET

LA MIDCOUNTIES

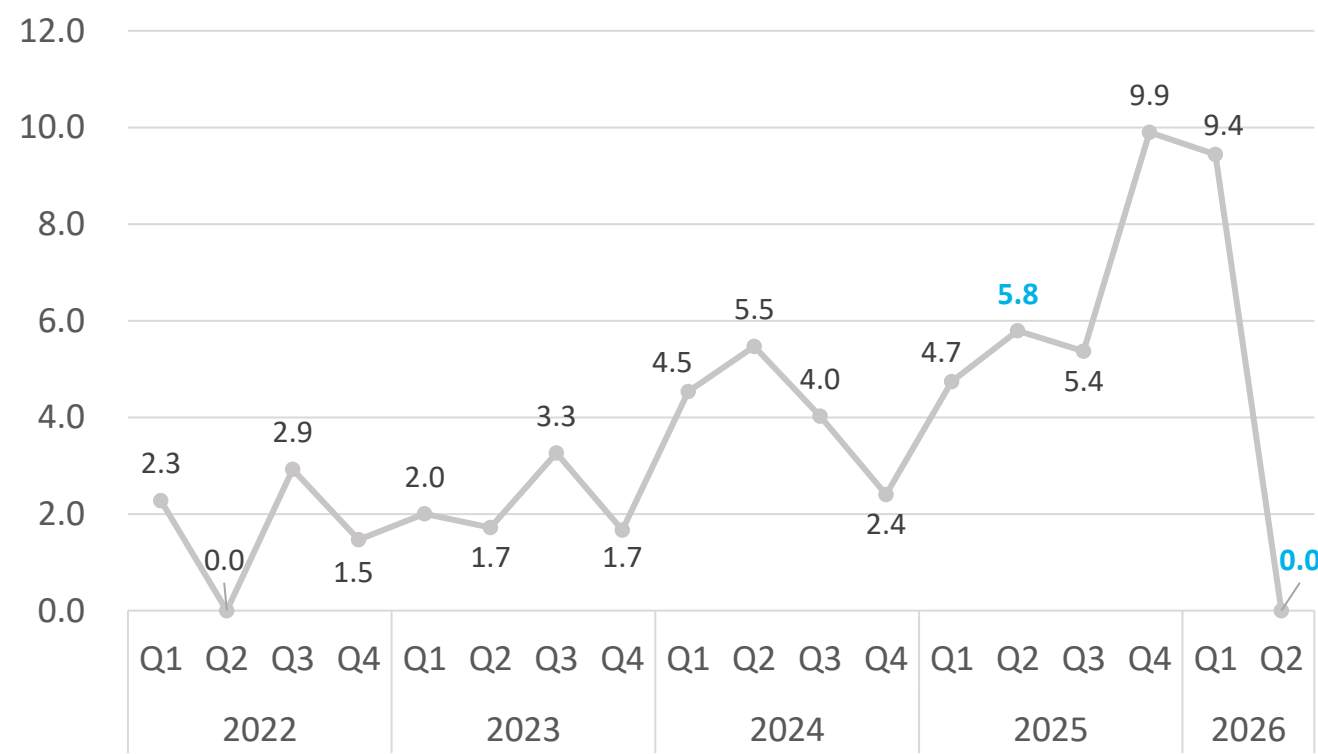
DIRECT LEASE AVG MONTHS ON MARKET



▼ **0.7 Months (7%)**

YOY decrease in time on market

SUBLEASE AVG MONTHS ON MARKET



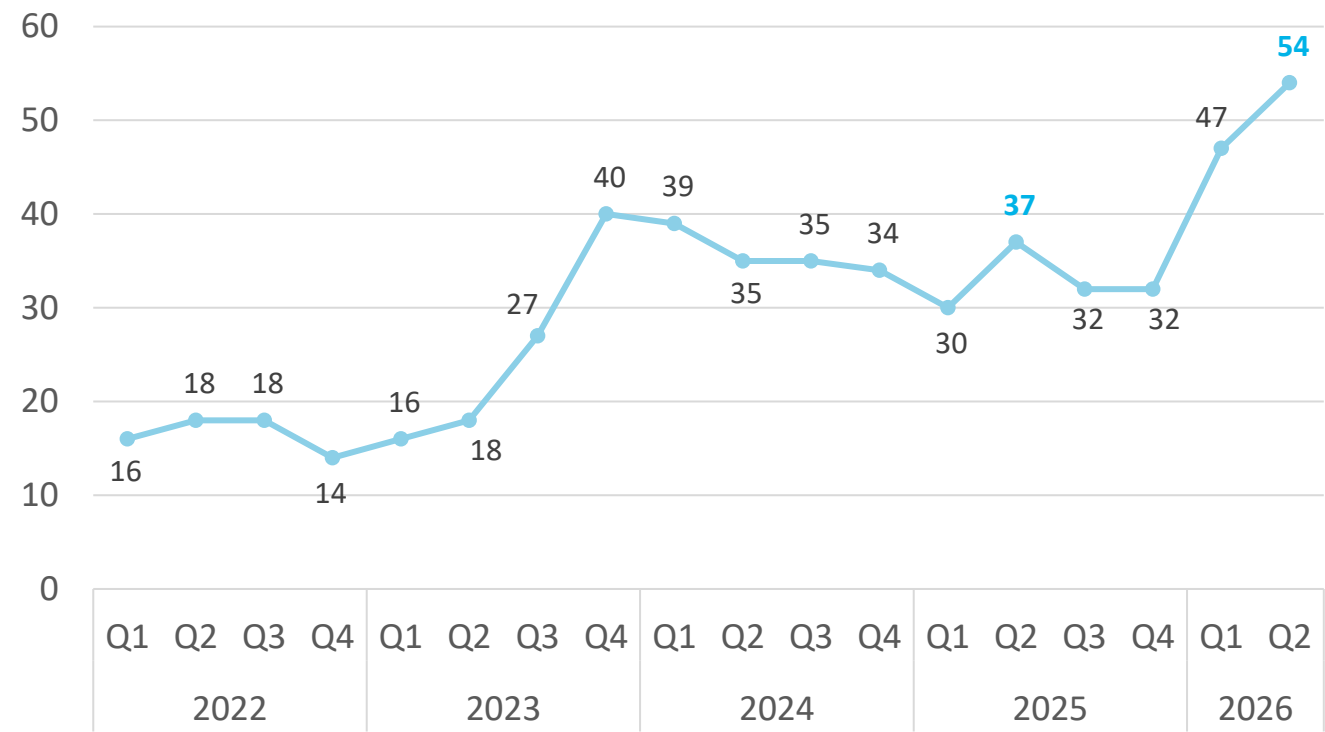
▼ **5.8 Months (100%)**

YOY decrease in time on market

TOTAL AVAILABLE LISTINGS: SALE

LA MIDCOUNTIES

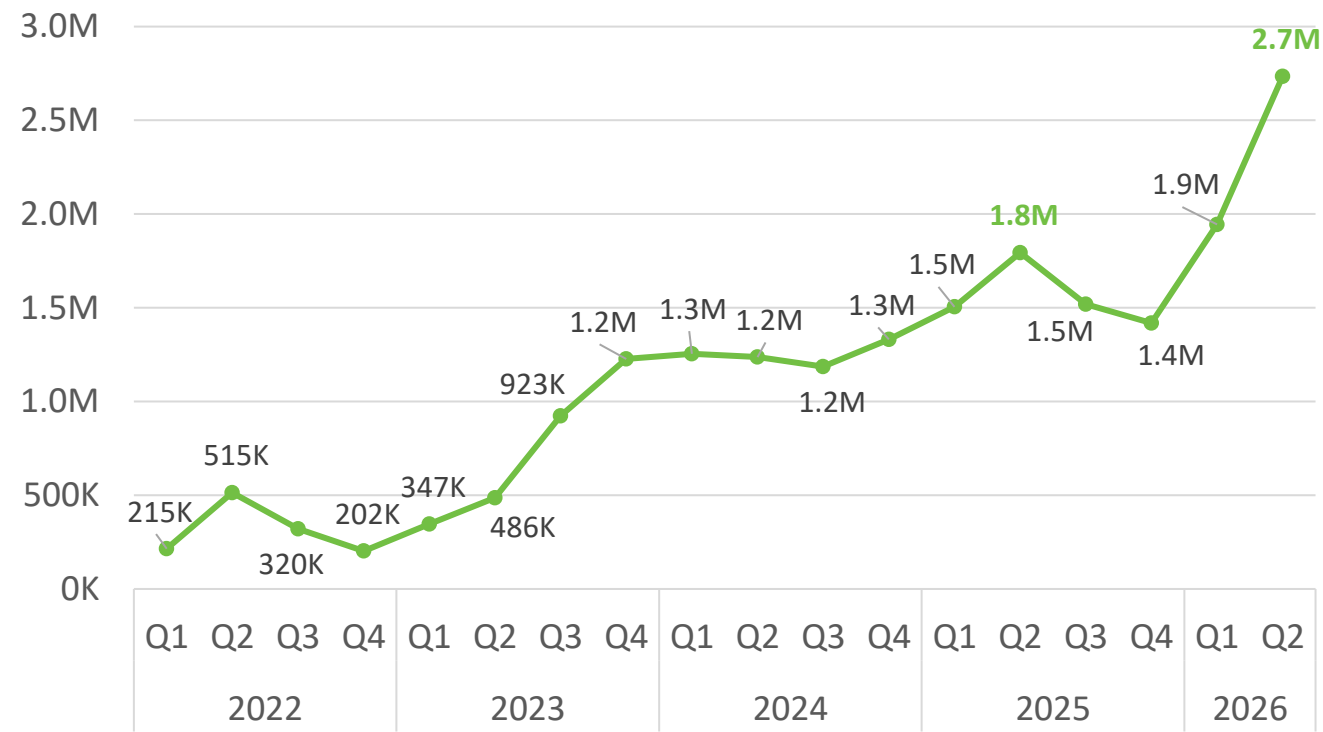
COUNT



▲ 46%

YOY increase in number of listings

BY SF



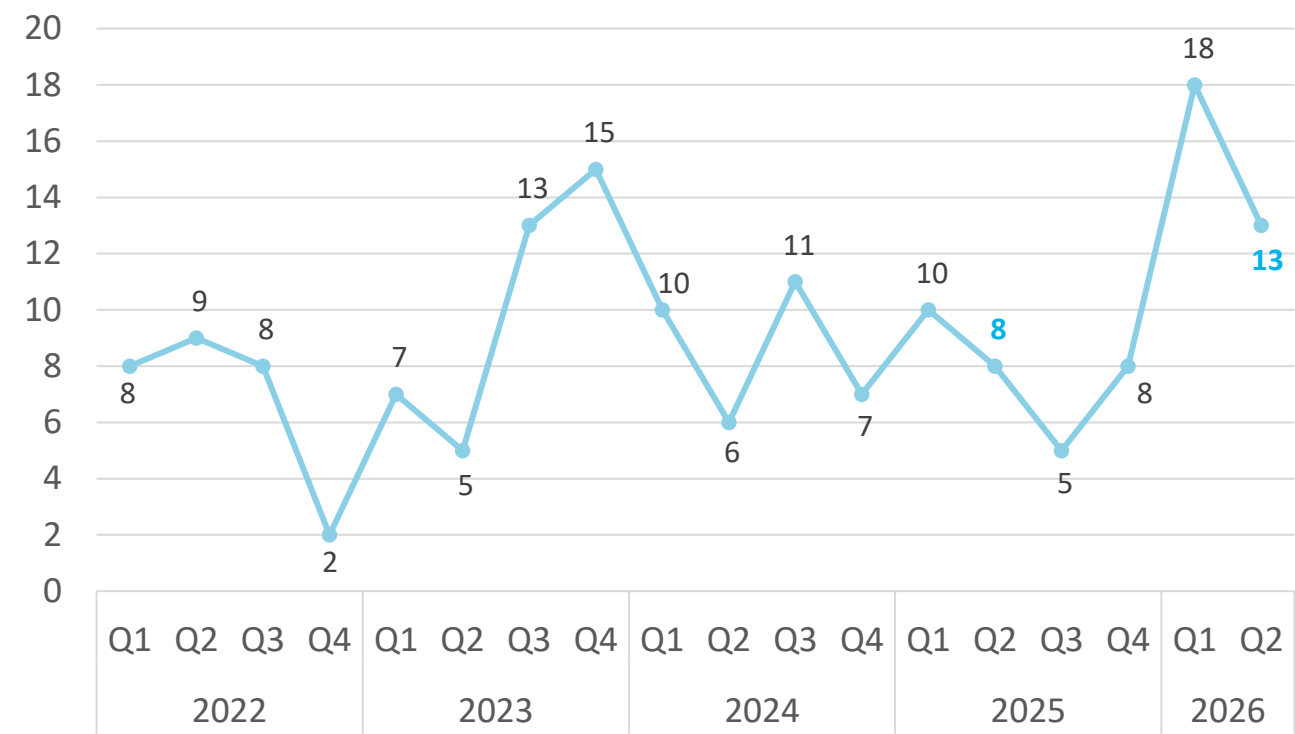
▲ 900K (50%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

LA MIDCOUNTIES

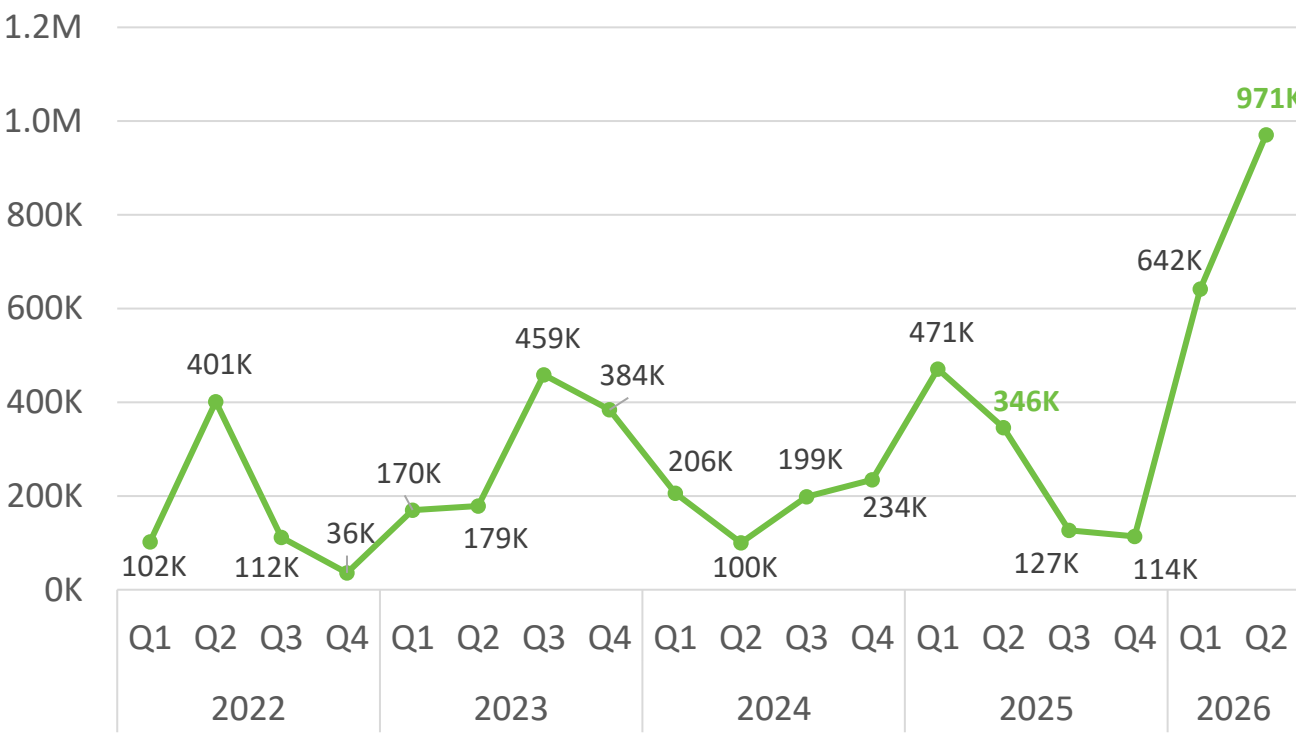
COUNT



▲ 63%

YOY increase in number of listings added

BY SF

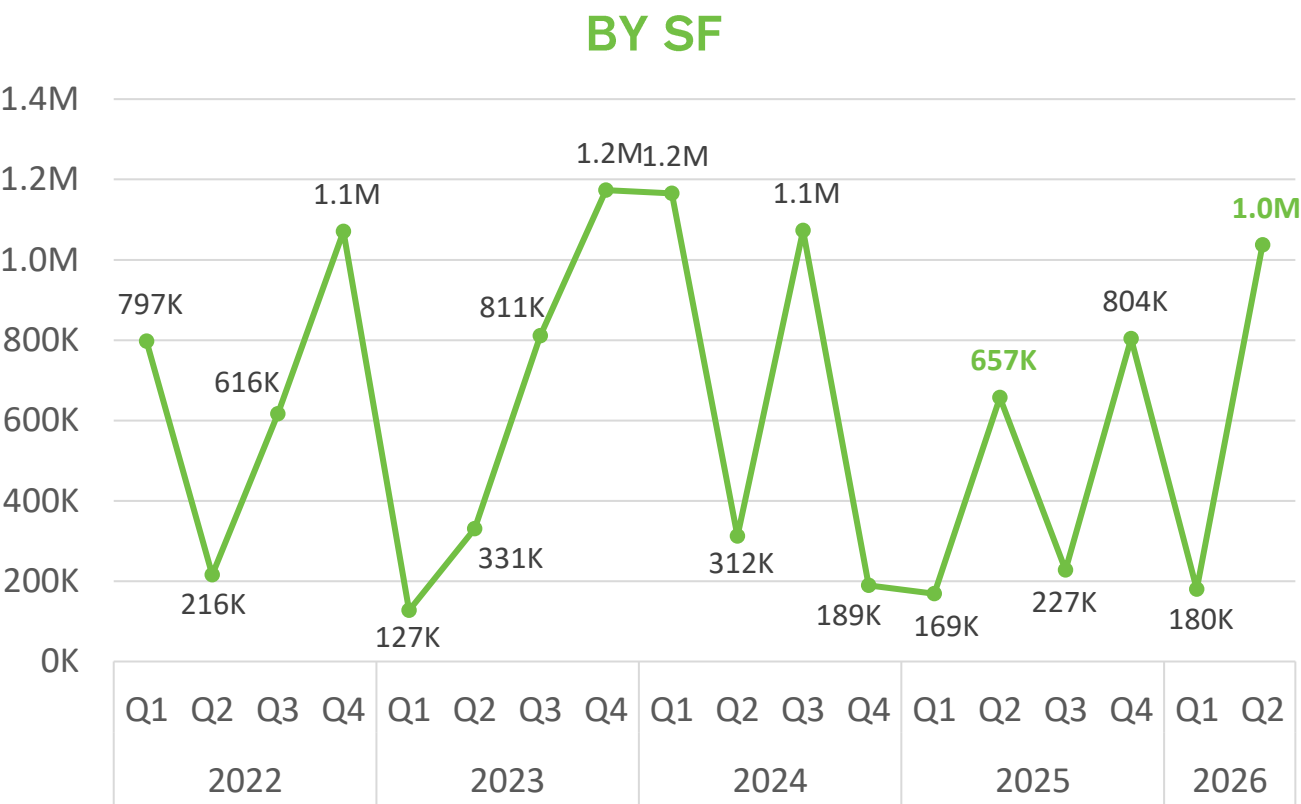
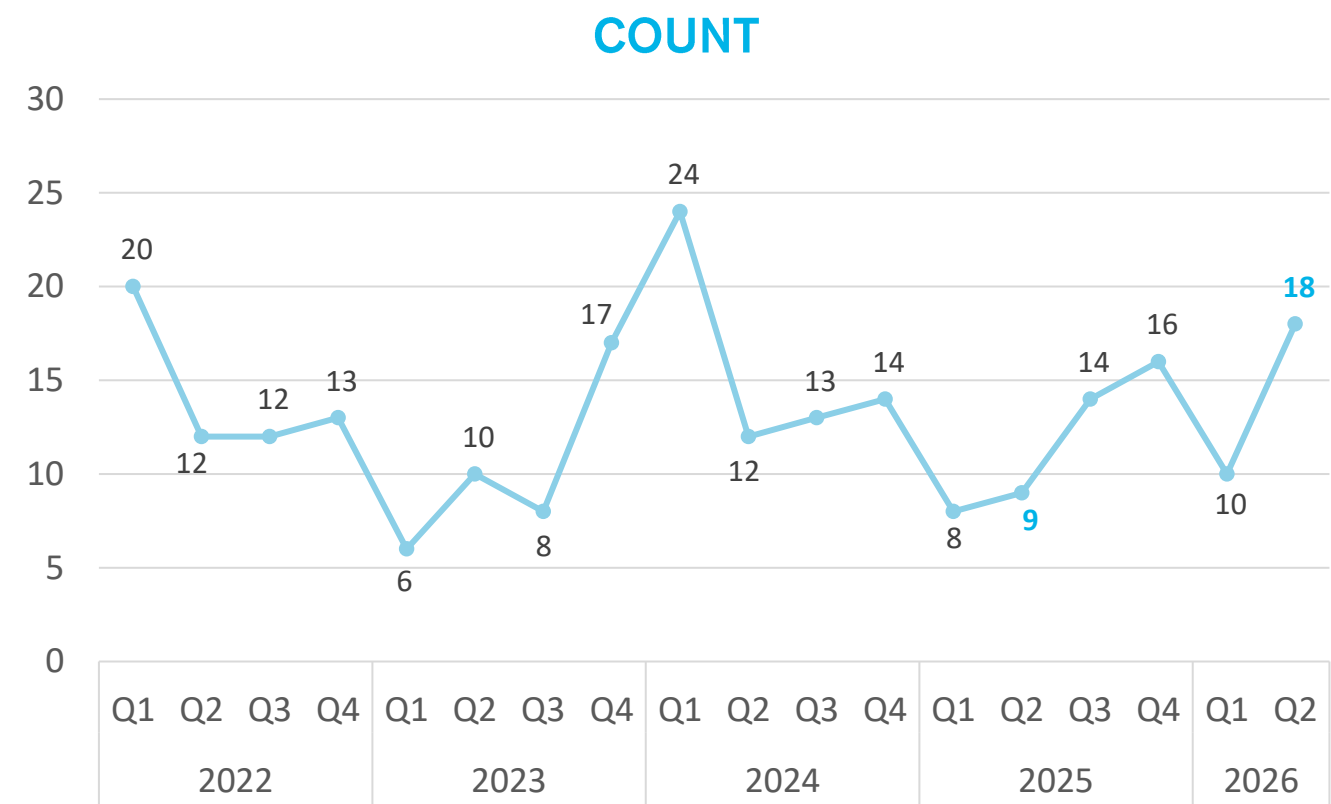


▲ 625K (181%)

YOY increase in SF added

SALE COMPARABLES

LA MIDCOUNTIES



▲ 100%

YOY increase in number of transactions



▲ 343K (52%)

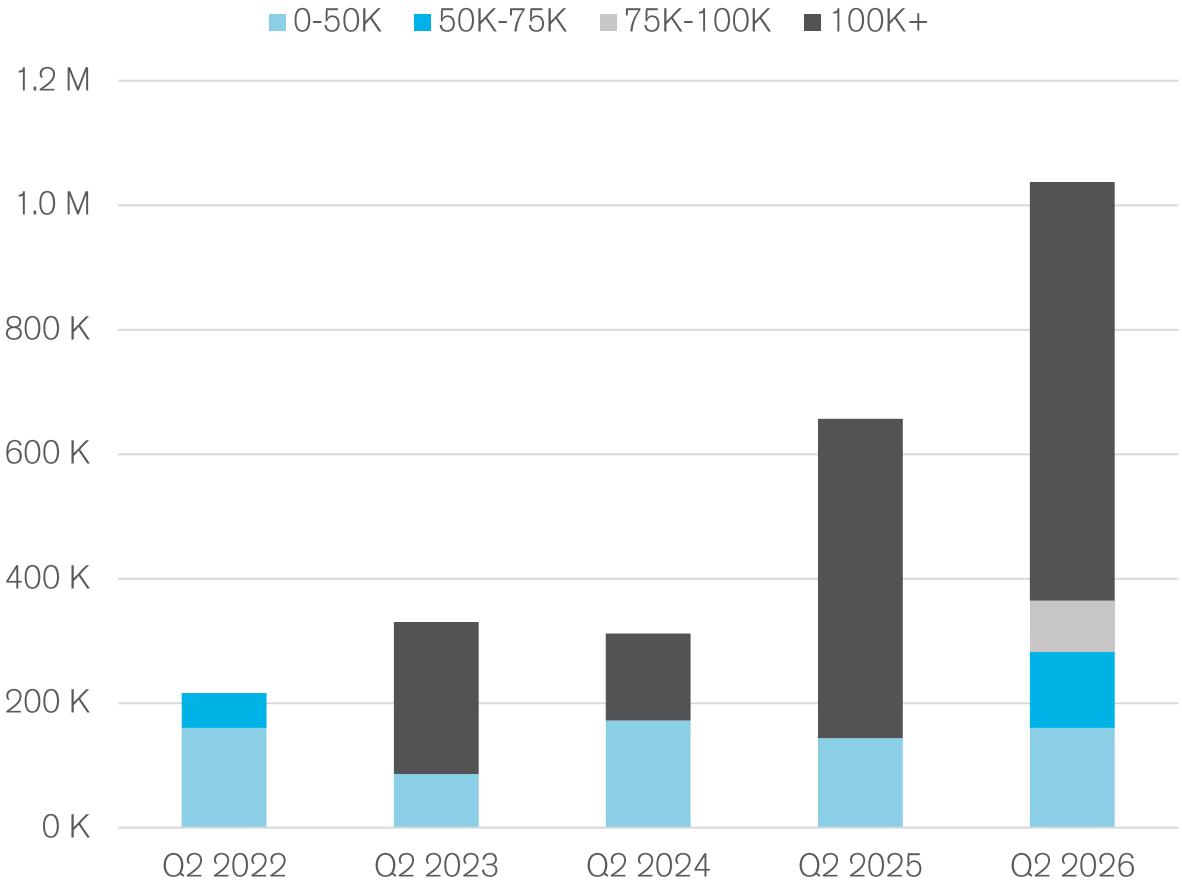
YOY increase in SF sold



SALE COMPS BY SIZE

LA MIDCOUNTIES

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
0-50K	11 160K	9 86K	11 172K	7 144K	13 160K
50K-75K	1 56K	0	0	0	2 122K
75K-100K	0	0	0	0	1 82K
100K+	0	1 244K	1 140K	2 513K	2 672K
Grand Total	12 216K	10 331K	12 312K	9 657K	18 1.0M



1.0M SF Sold

Over 672K SF of all SF sold was in buildings 100K+ SF representing 67% of the total transacted square footage

SOLD PRICE/SF

LA MIDCOUNTIES



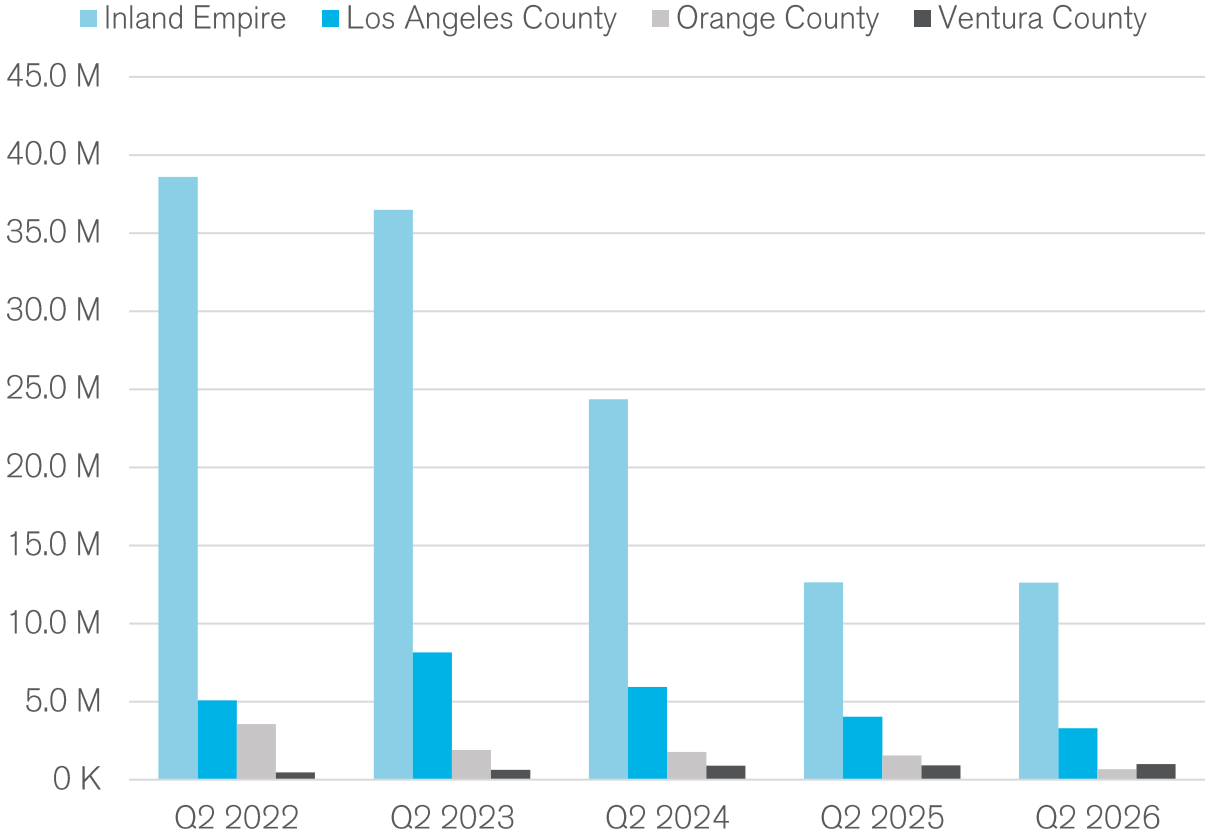
▼ **\$32.29 (9%)**
Decrease in average sold price since
Q1 2022

▼ **\$6.84 (2%)**
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

907K SF (5%)

Total SF under construction in LA MidCounties 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

186K SF

Total delivered construction in LA MidCounties in Q2 2026

6.5M SF

Projected to be delivered in Q3 2026