AIR CRE research & listings

Q2 2026

RESEARCH REPORT

SOUTH BAY

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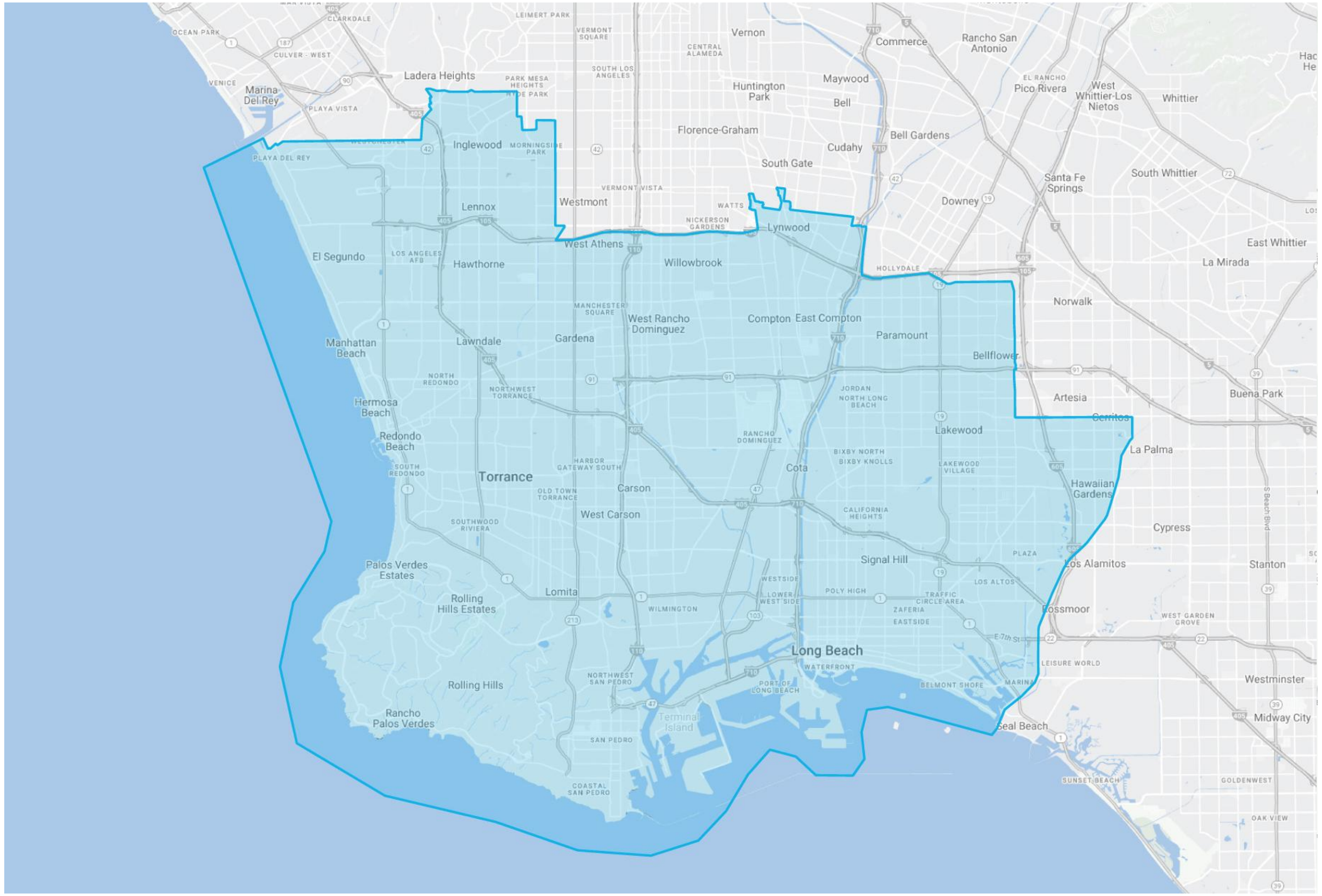
SOUTH BAY COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office, Retail & Land

3,500

Listings across 69K Properties in South Bay

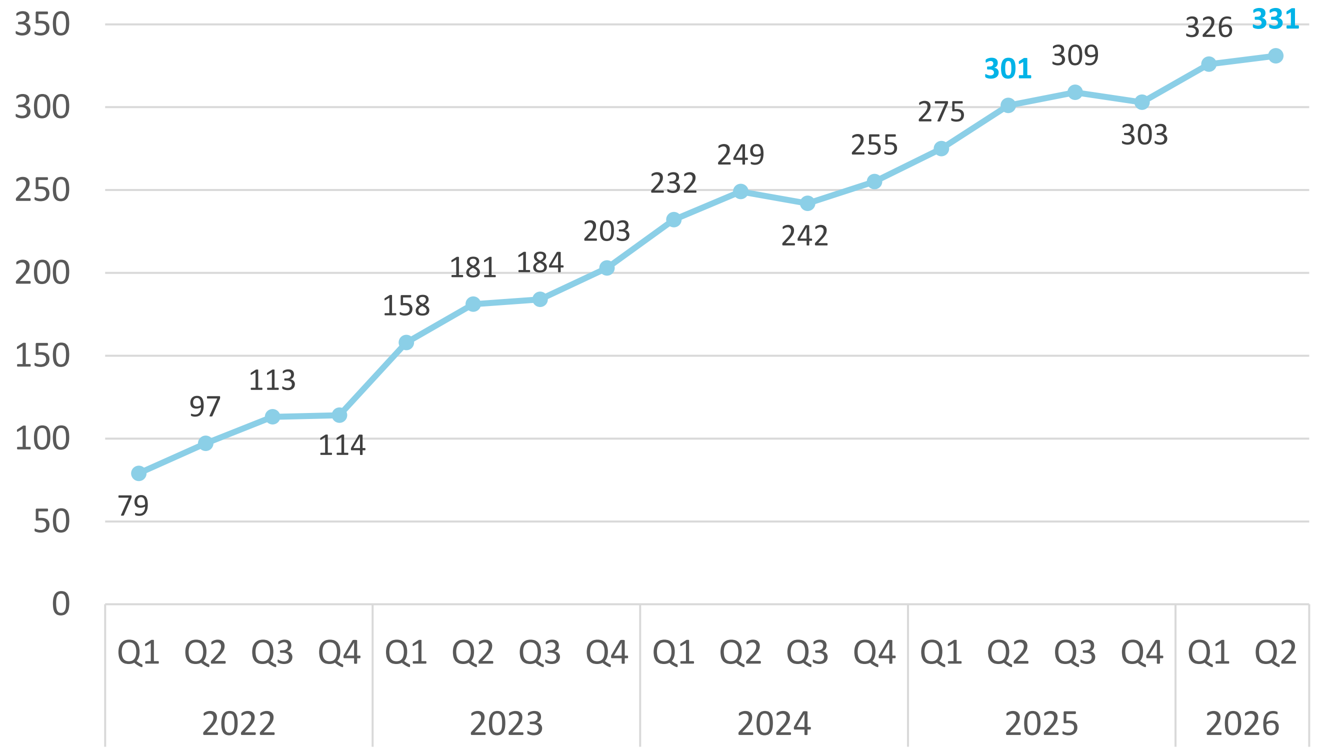
37K

Listings across 422K Properties in SoCal

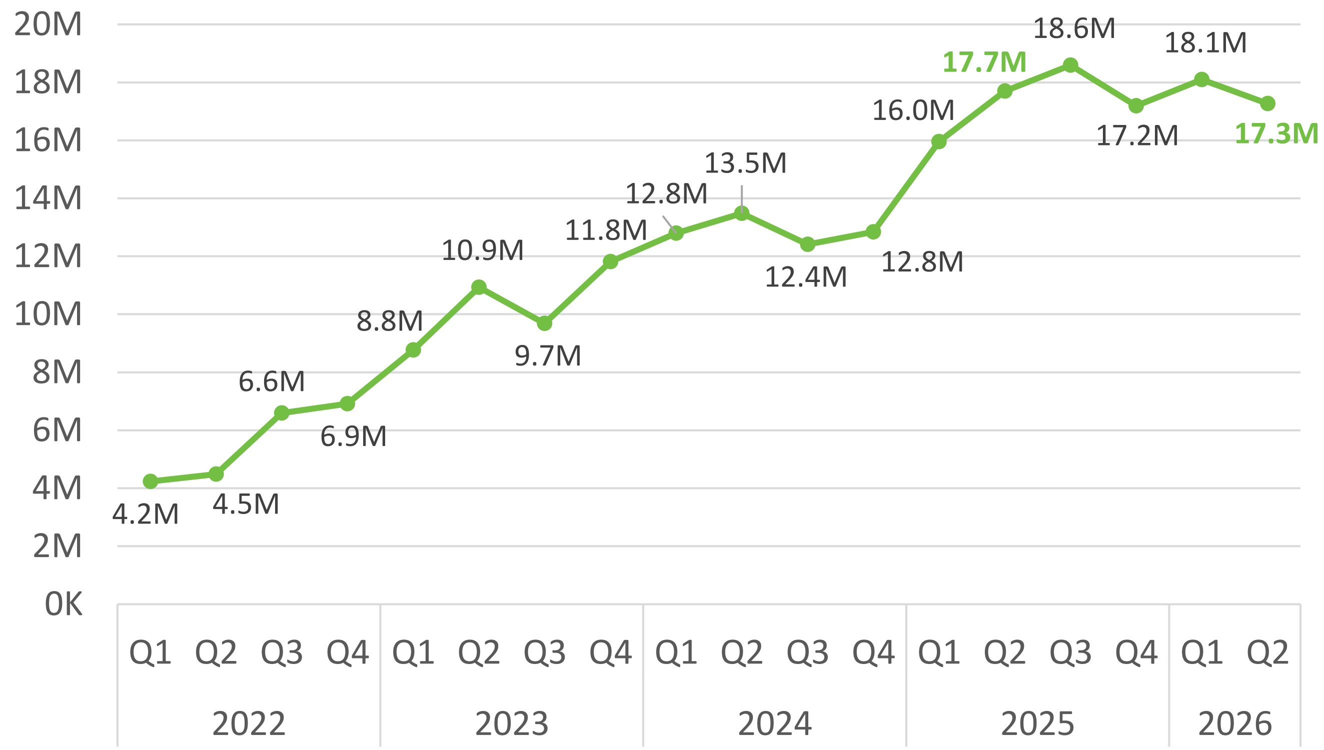
EXISTING AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

COUNT



BY SF



▲ **10%**

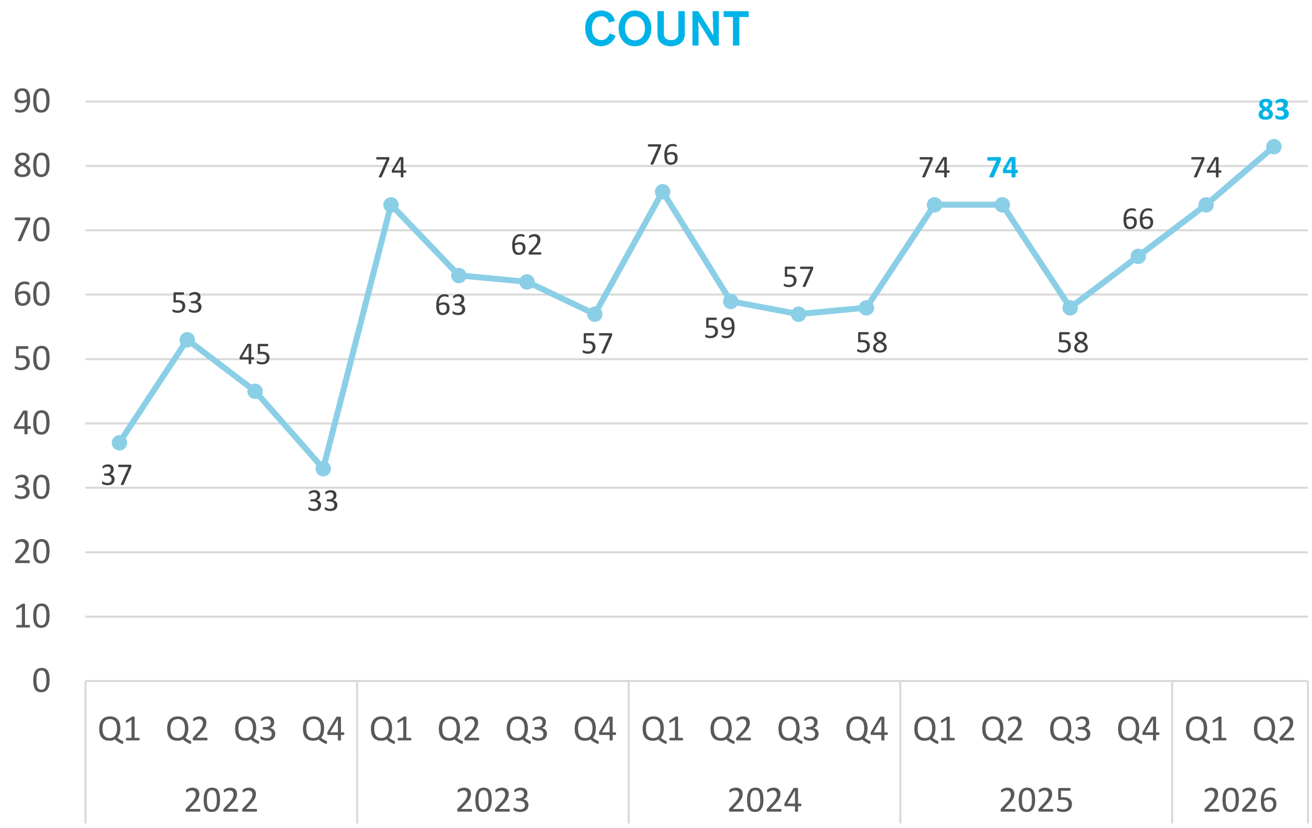
YOY increase in number of listings

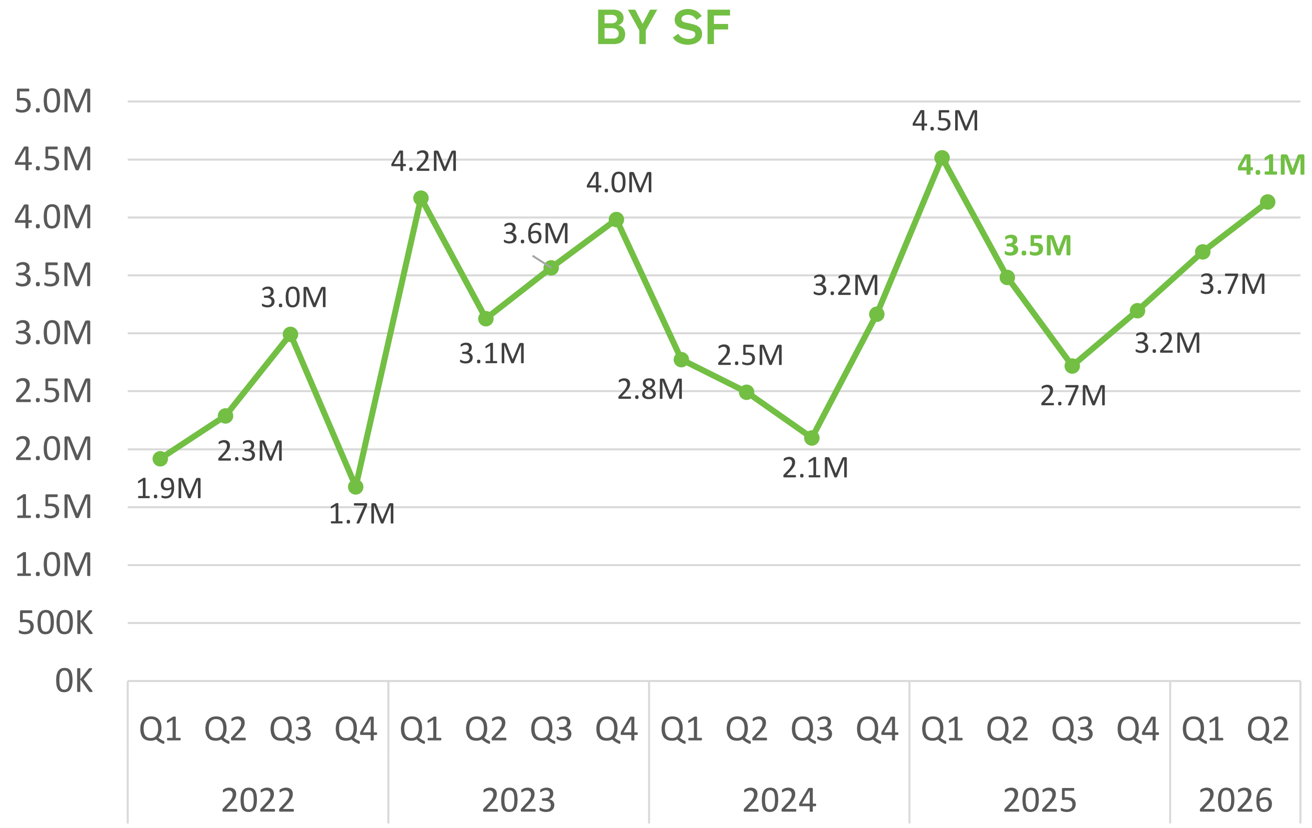
▼ **400K** (2%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

SOUTH BAY





▲ **12%**

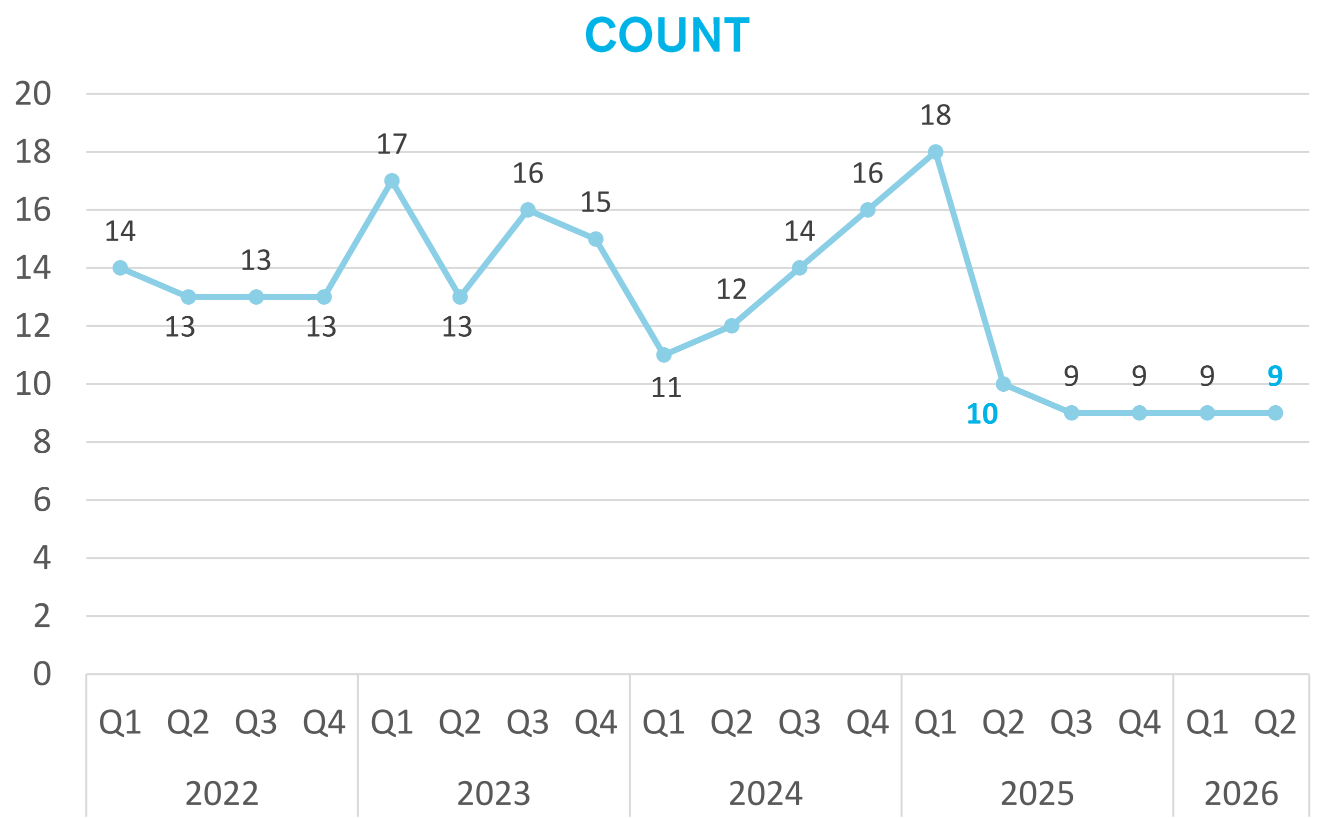
YOY increase in number of listings

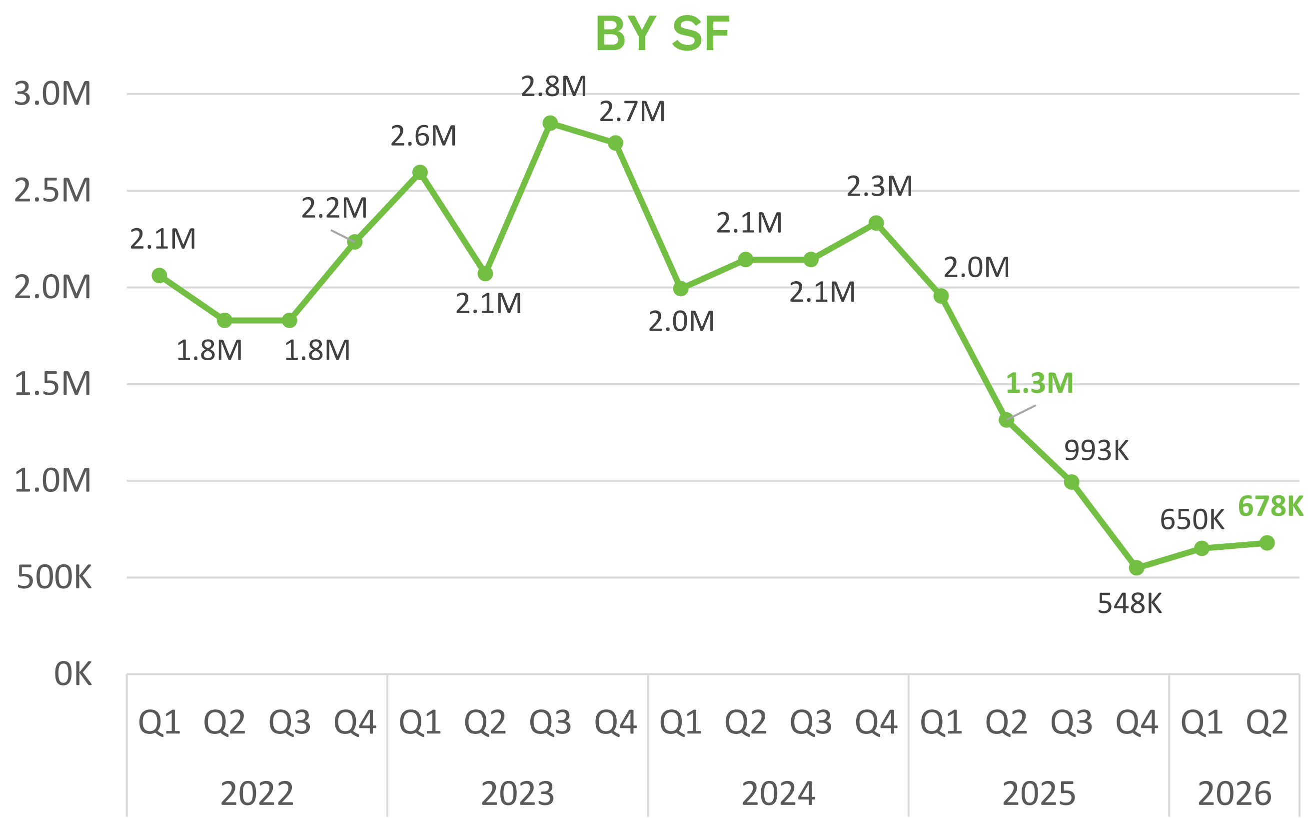
▲ **600K** (17%)

YOY increase in SF of listings

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY





▼ **10%**

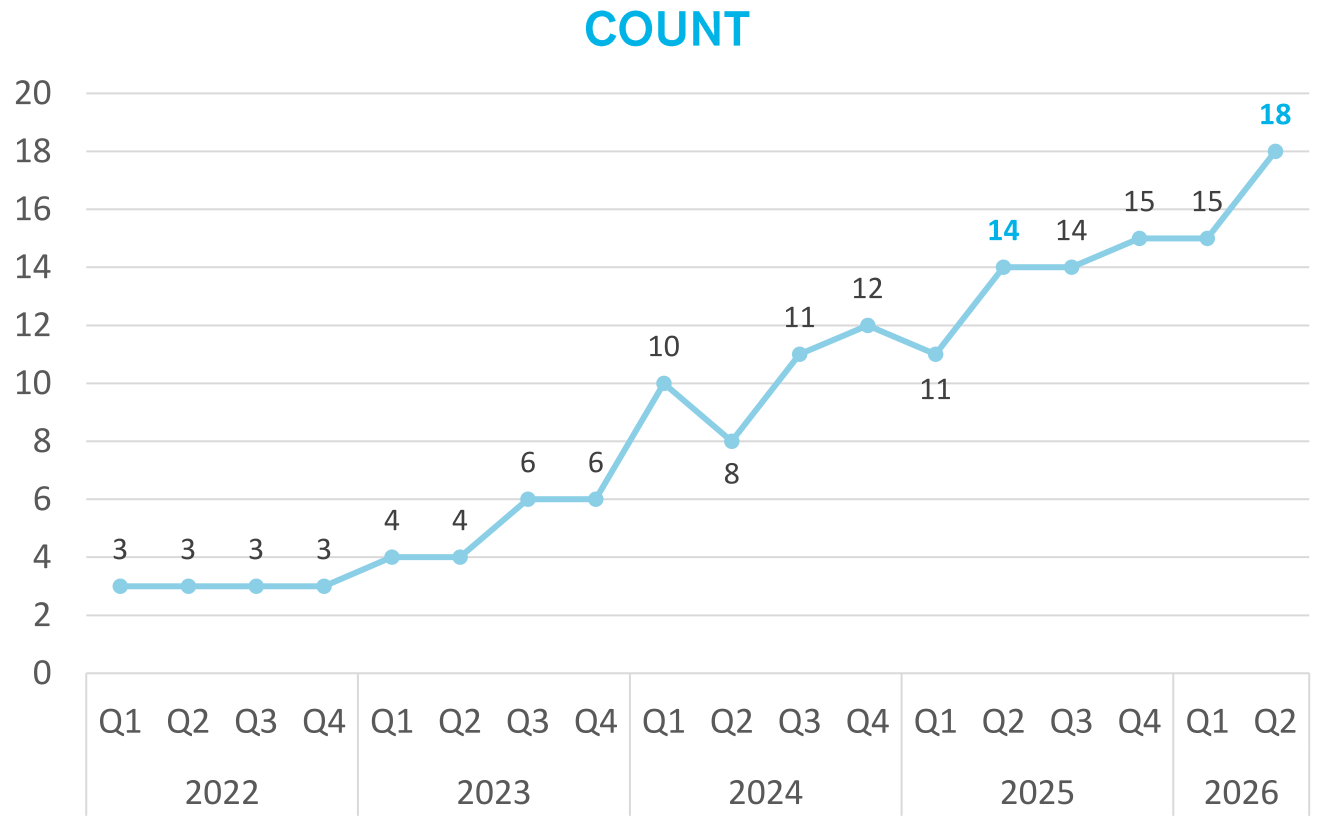
YOY decrease in number of listings

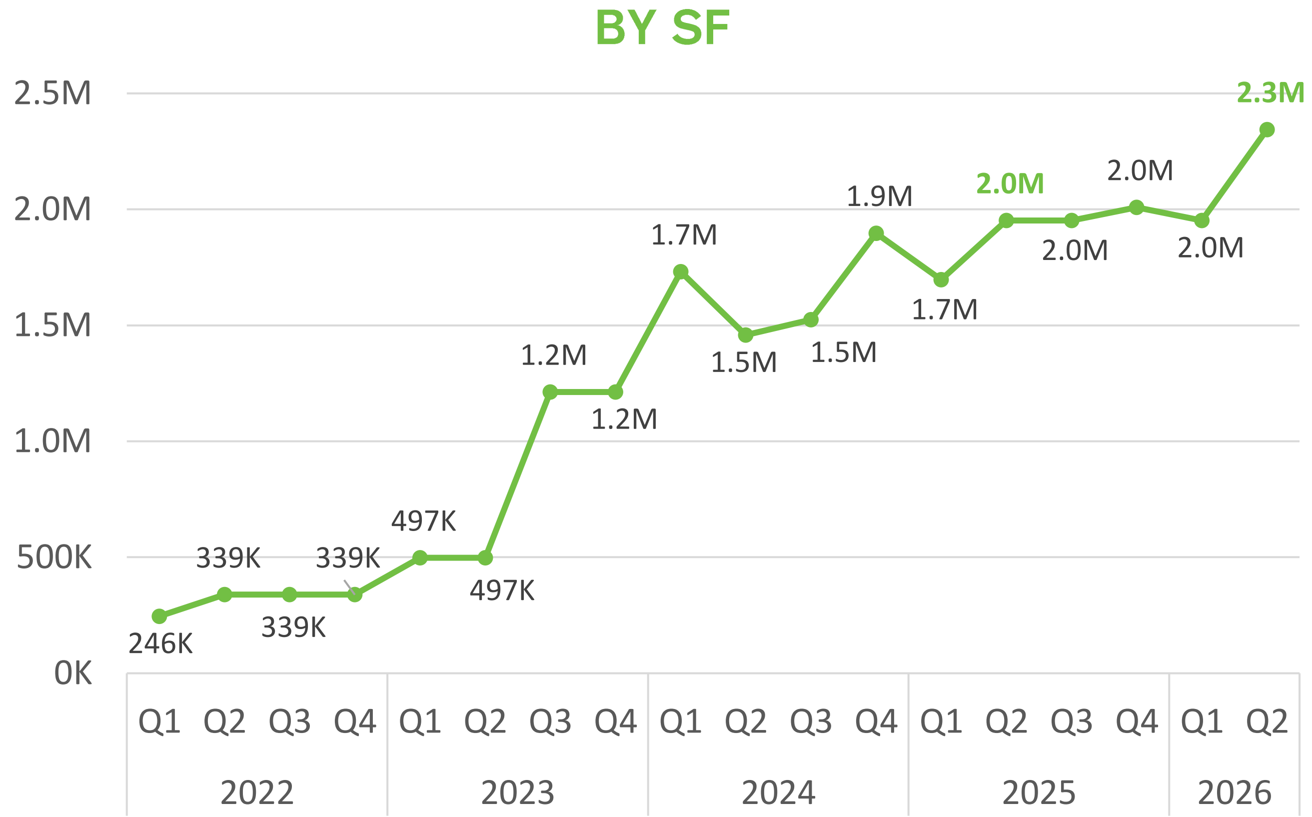
▼ **622K** (48%)

YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY





▲ **29%**

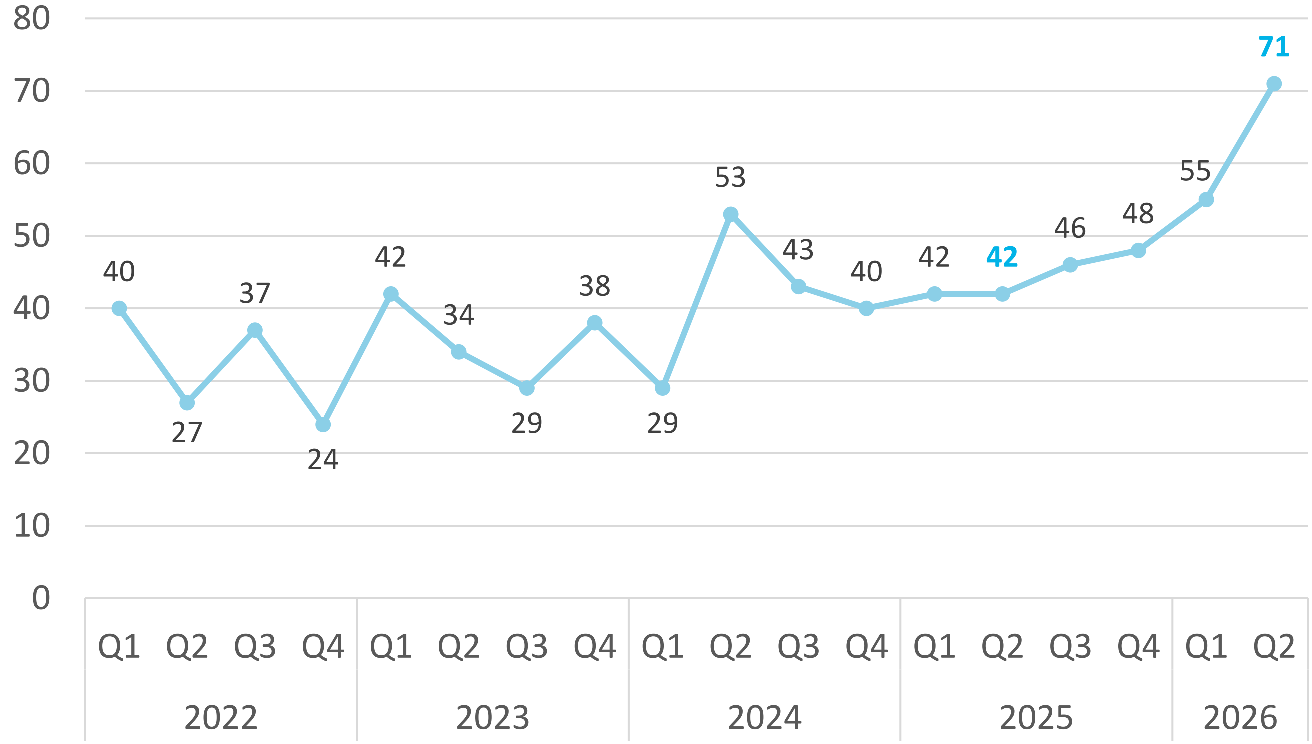
YOY increase in number of listings

▲ **300K** (15%)

YOY increase in SF of listings

TRANSACTIONS: DIRECT LEASE

SOUTH BAY



▲ **69%**

YOY increase in number of transactions

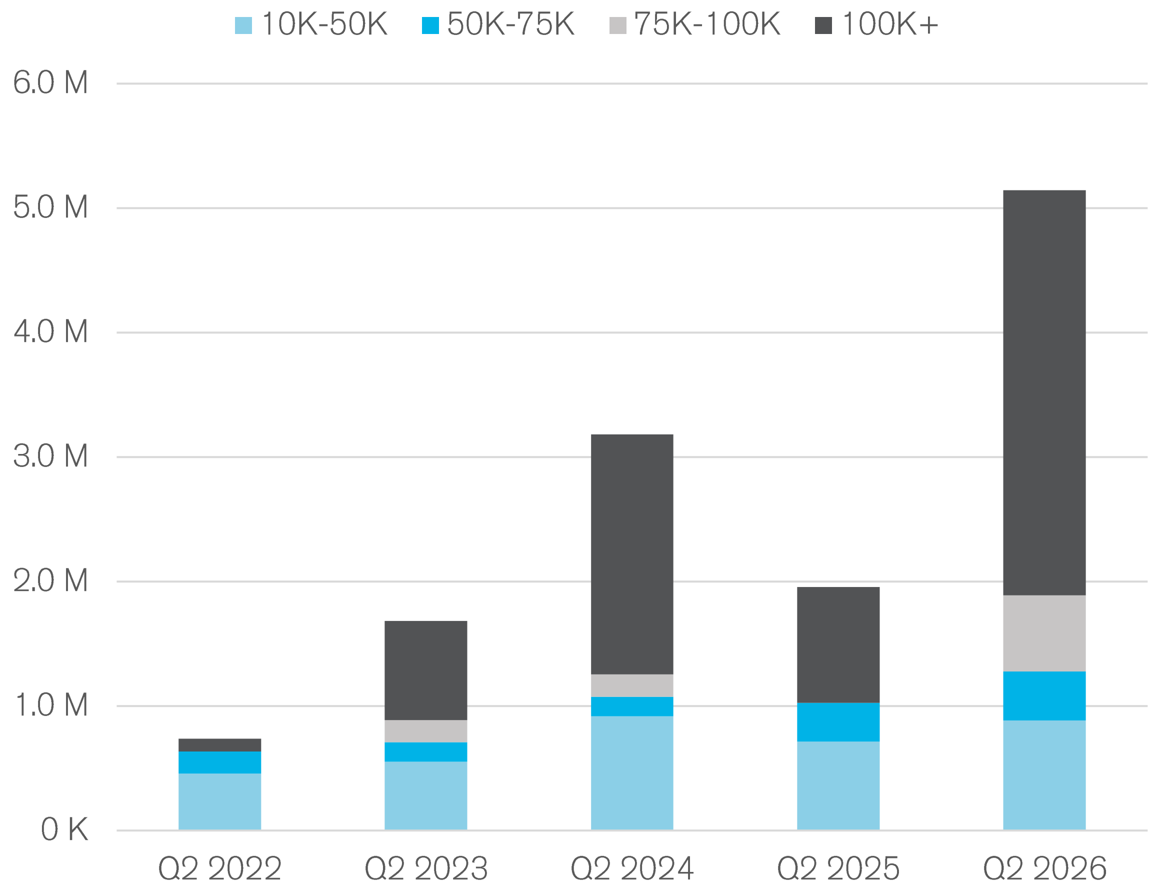
▲ **3.1M** (155%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	23 458K	24 552K	39 919K	31 714K	40 883K
50K-75K	3 177K	3 157K	3 157K	5 311K	7 393K
75K-100K	0	2 177K	2 178K	0	7 613K
100K+	1 103K	5 797K	9 1.9M	6 931K	17 3.3M
Grand Total	27 738K	34 1.7M	53 3.2M	42 2.0M	71 5.1M

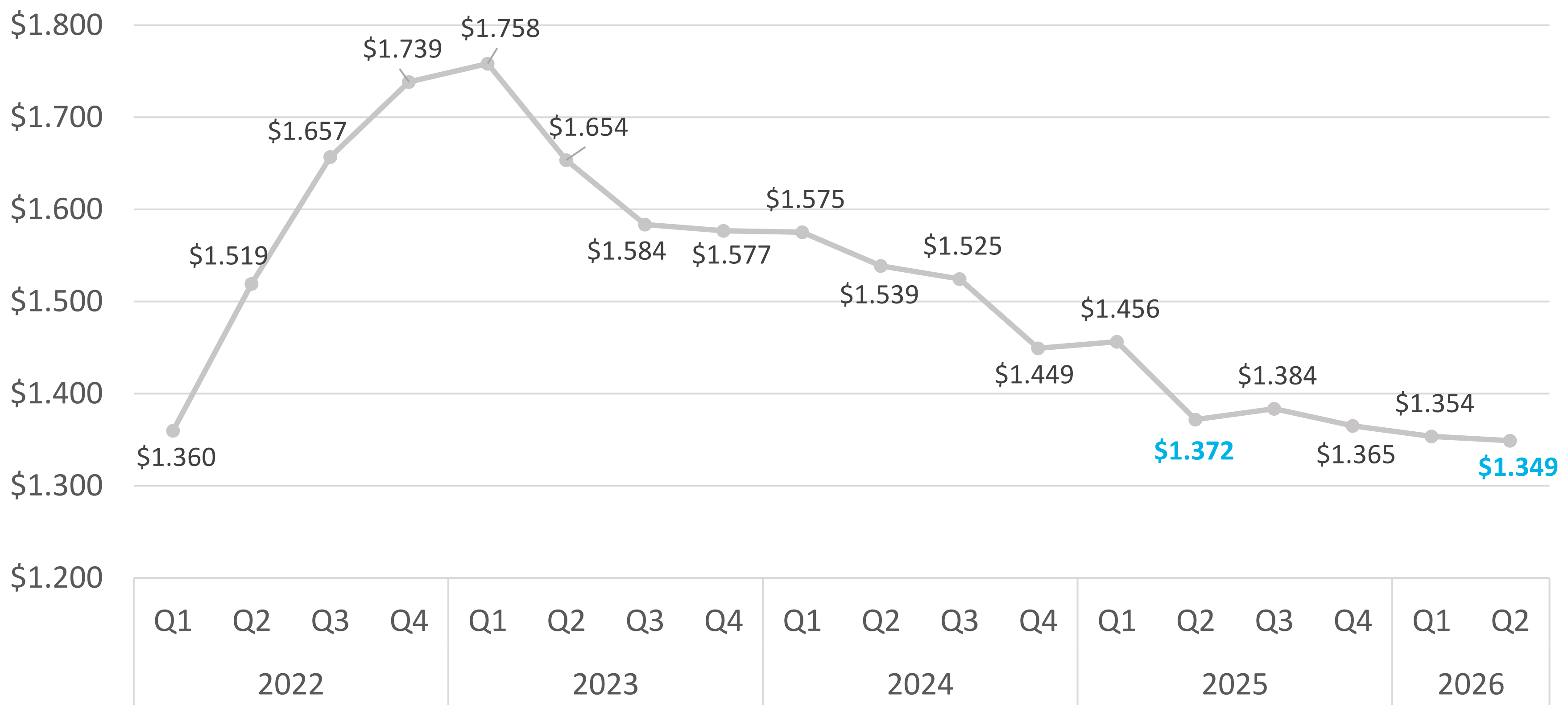


5.1M SF Transacted

Over 3.3M SF of all transacted SF was in buildings 100K+ SF representing 65% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

SOUTH BAY



▼ **$0.01** (1%)

Decrease in average asking rate since Q1 2022

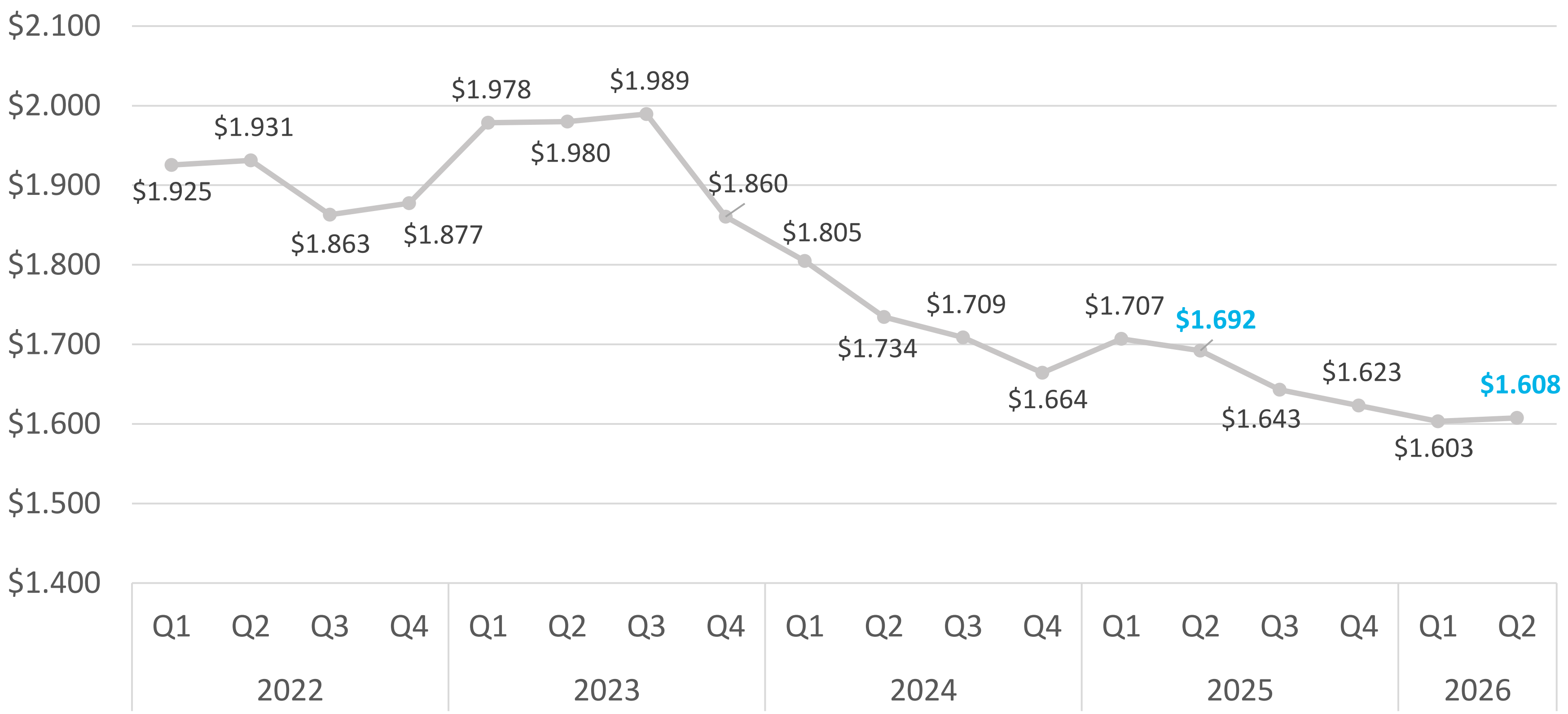
▼ **$0.02** (2%)

YOY decrease in average asking rate

Industrial Direct Lease Listings 10K+ SF through Q2 2026

AVERAGE ASKING RATE (NET): DIRECT LEASE

SOUTH BAY



▼ **$0.32** (16%)

Decrease in average asking rate since Q1 2022

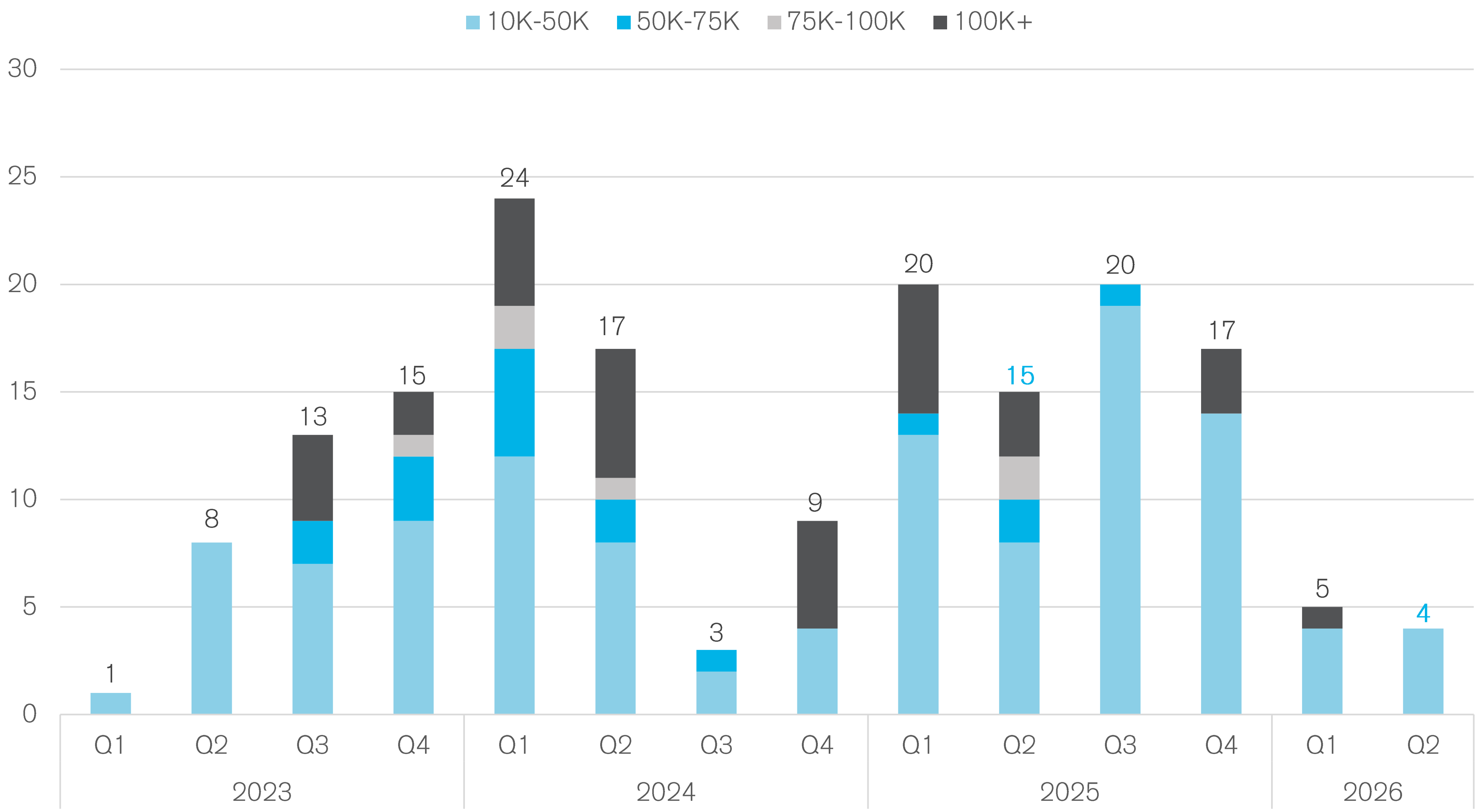
▼ **$0.08** (5%)

YOY decrease in average asking rate

Industrial Direct Lease Listings 10K+ SF through Q2 2026

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

SOUTH BAY



▼ **73%**

YOY decrease in number of rate reductions

▼ **83%**

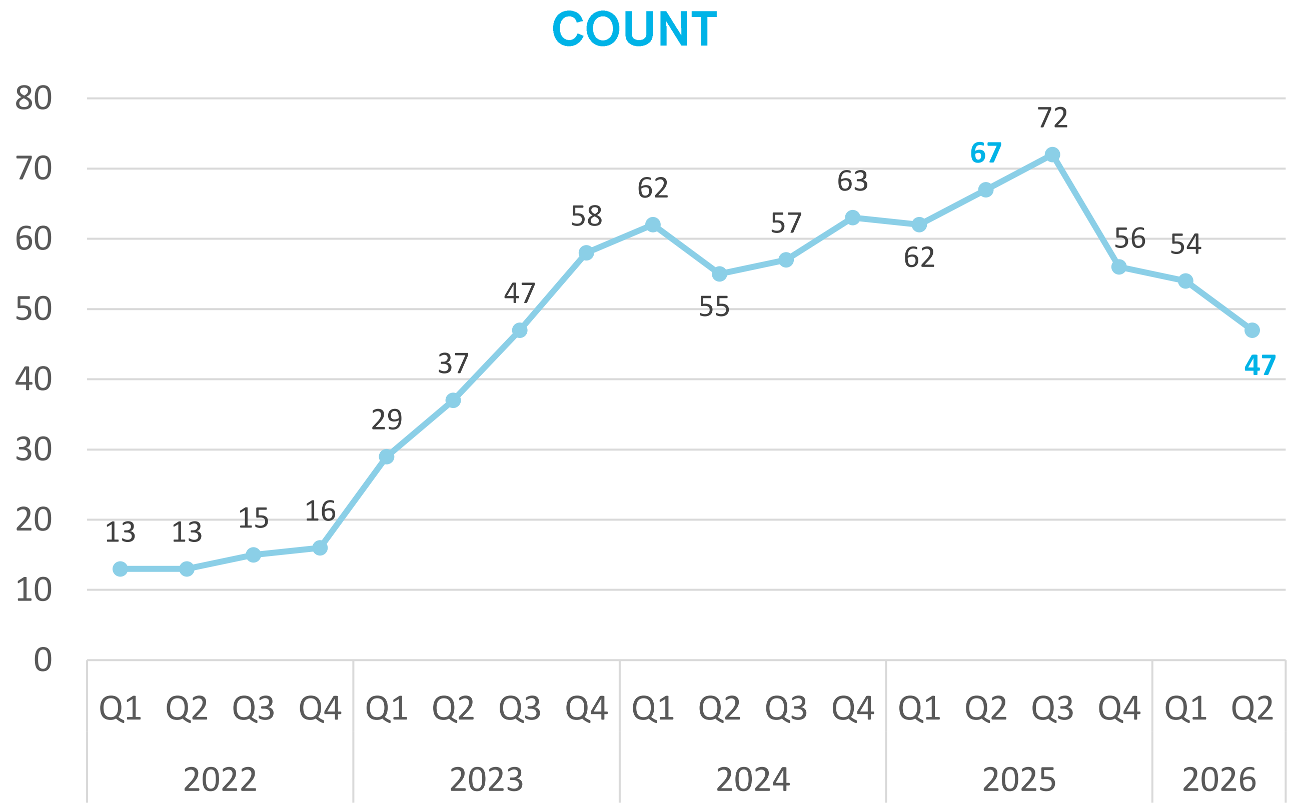
Decrease in number of rate reductions since Q1 2024

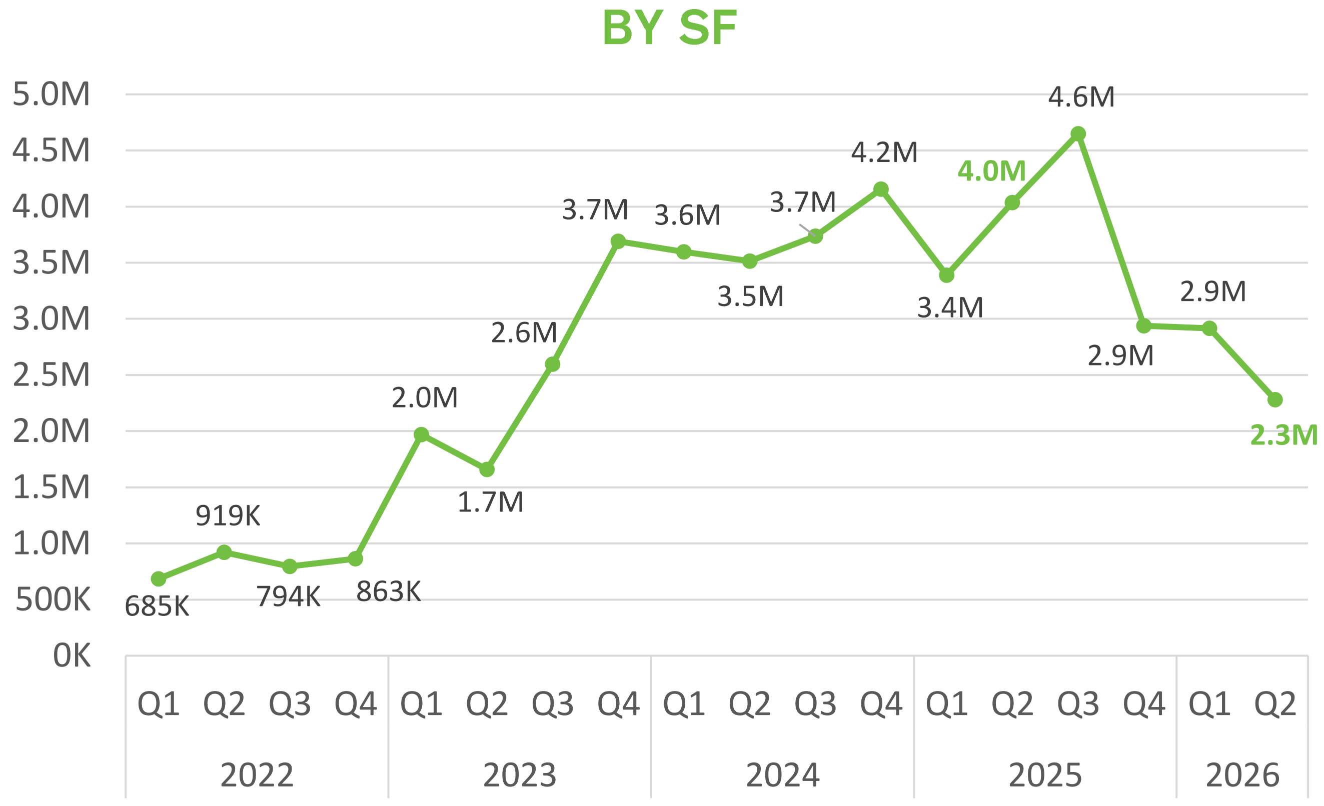
Industrial Direct Lease Listings 10K+ SF through Q2 2026

SOURCE: AIR CRE

TOTAL AVAILABLE LISTINGS: SUBLEASE

SOUTH BAY





▼ **30%**

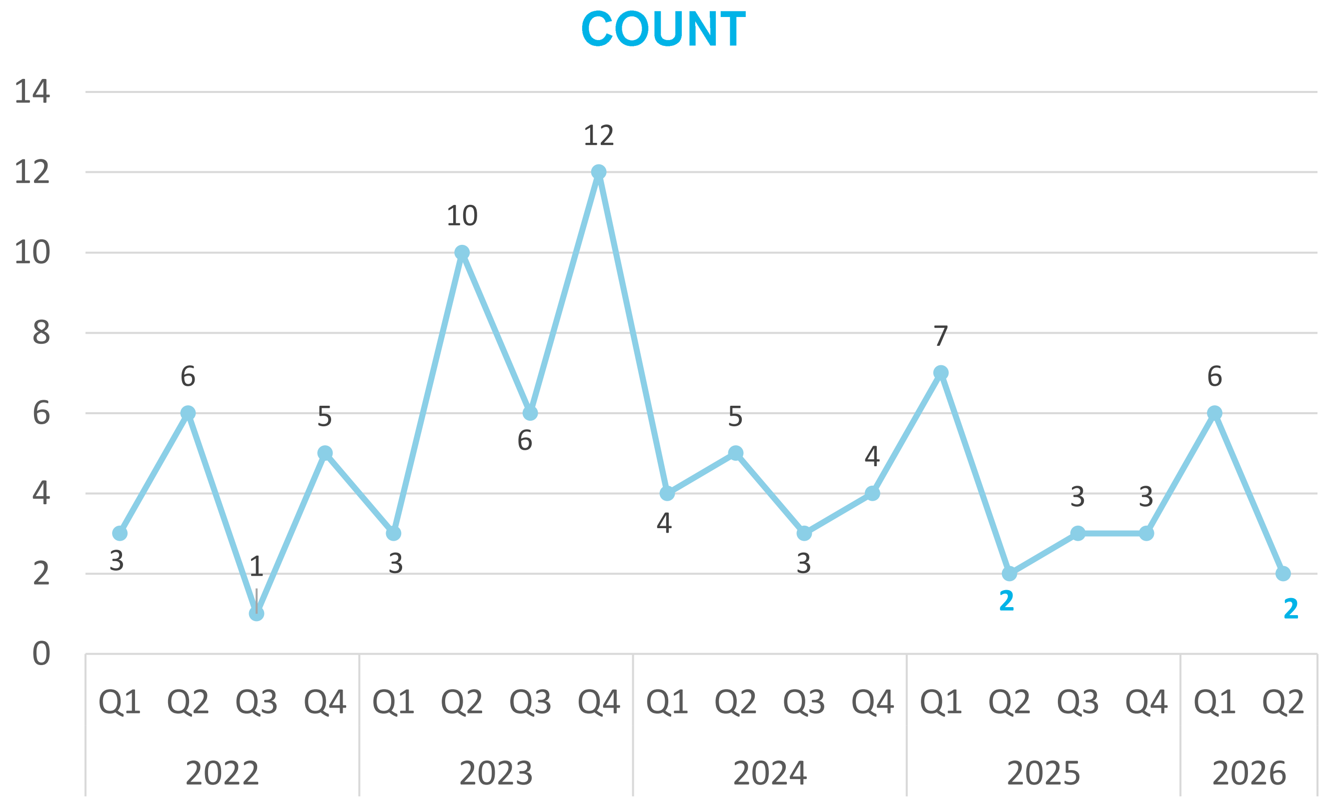
YOY decrease in number of listings

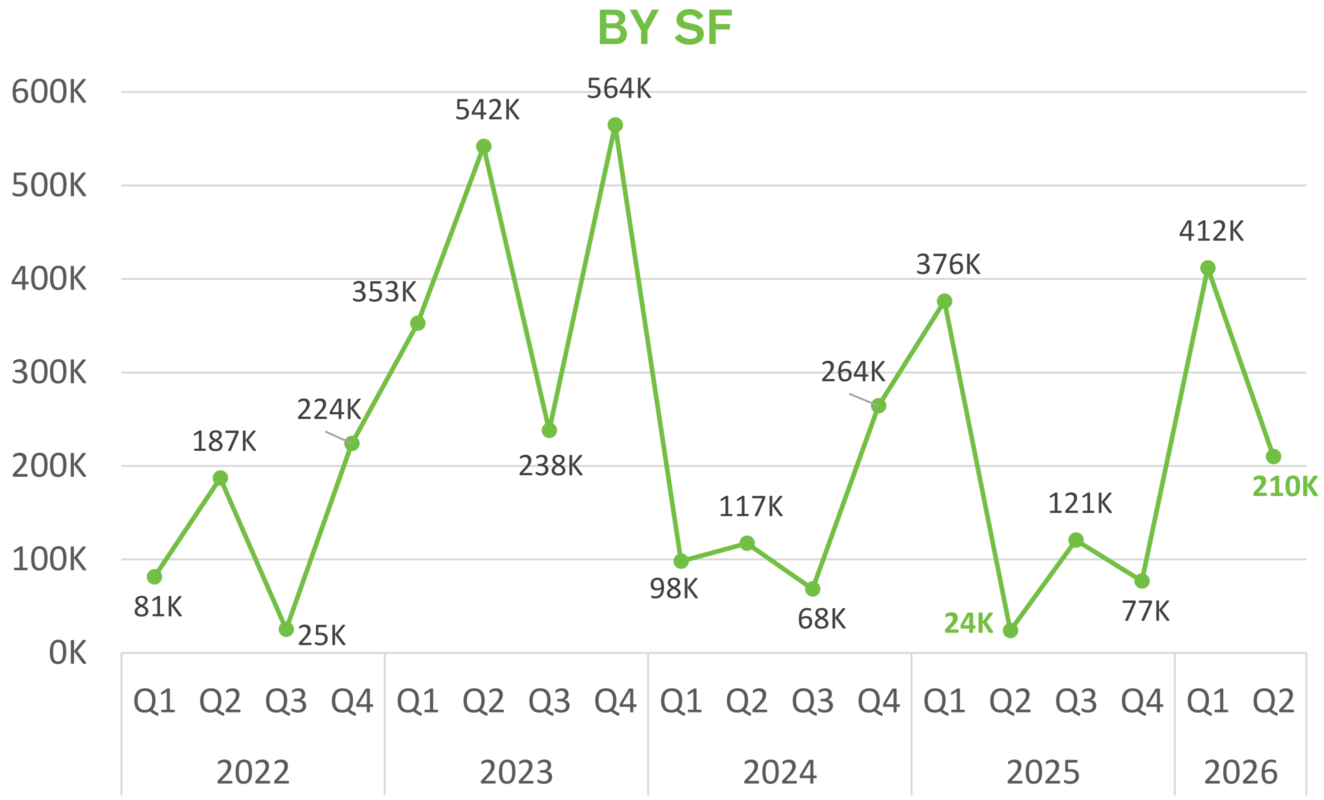
▼ **1.7M** (43%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

SOUTH BAY





0

No change YOY in number of transactions

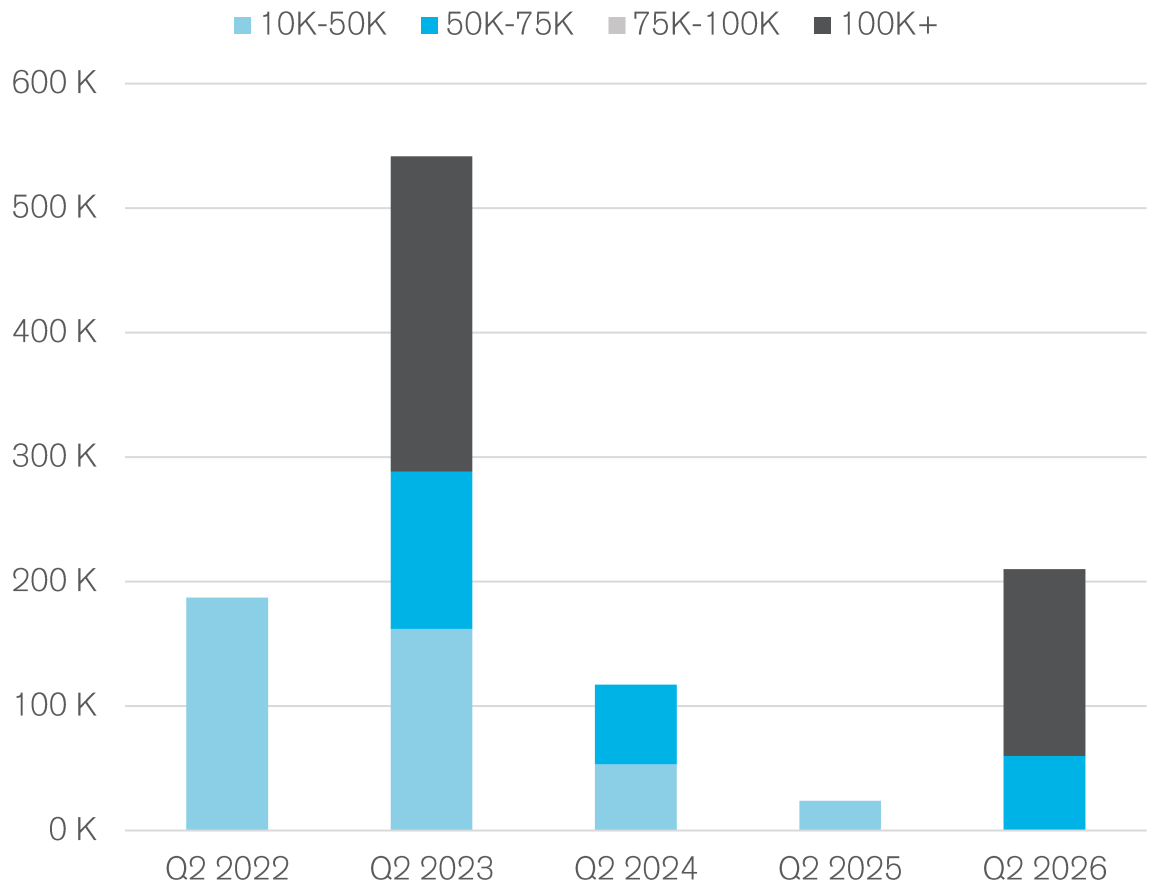
▲ **186K** (775%)

YOY increase in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

SOUTH BAY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	6 187K	7 162K	4 53K	2 24K	0
50K-75K	0	2 126K	1 64K	0	1 60K
75K-100K	0	0	0	0	0
100K+	0	1 254K	0	0	1 150K
Grand Total	6 187K	10 542K	5 117K	2 24K	2 210K

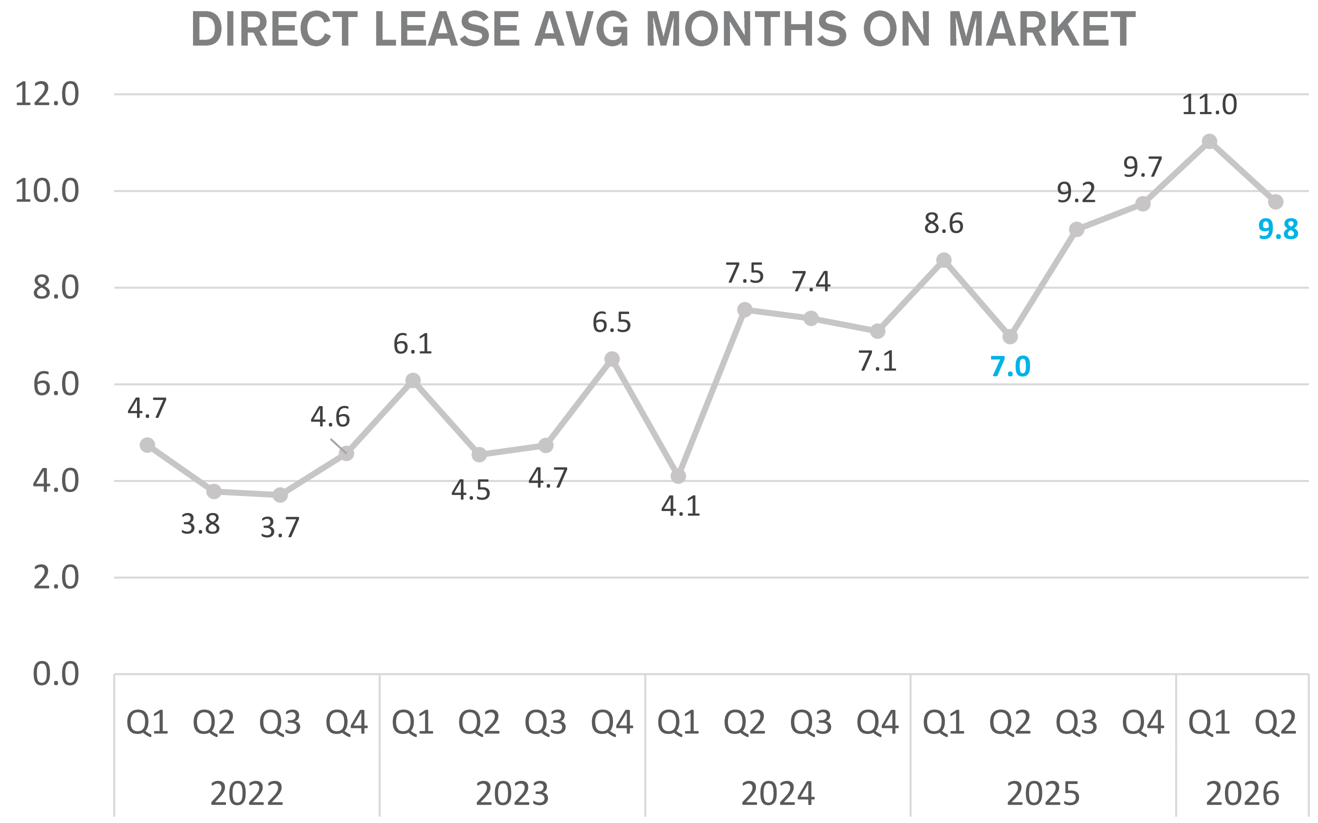


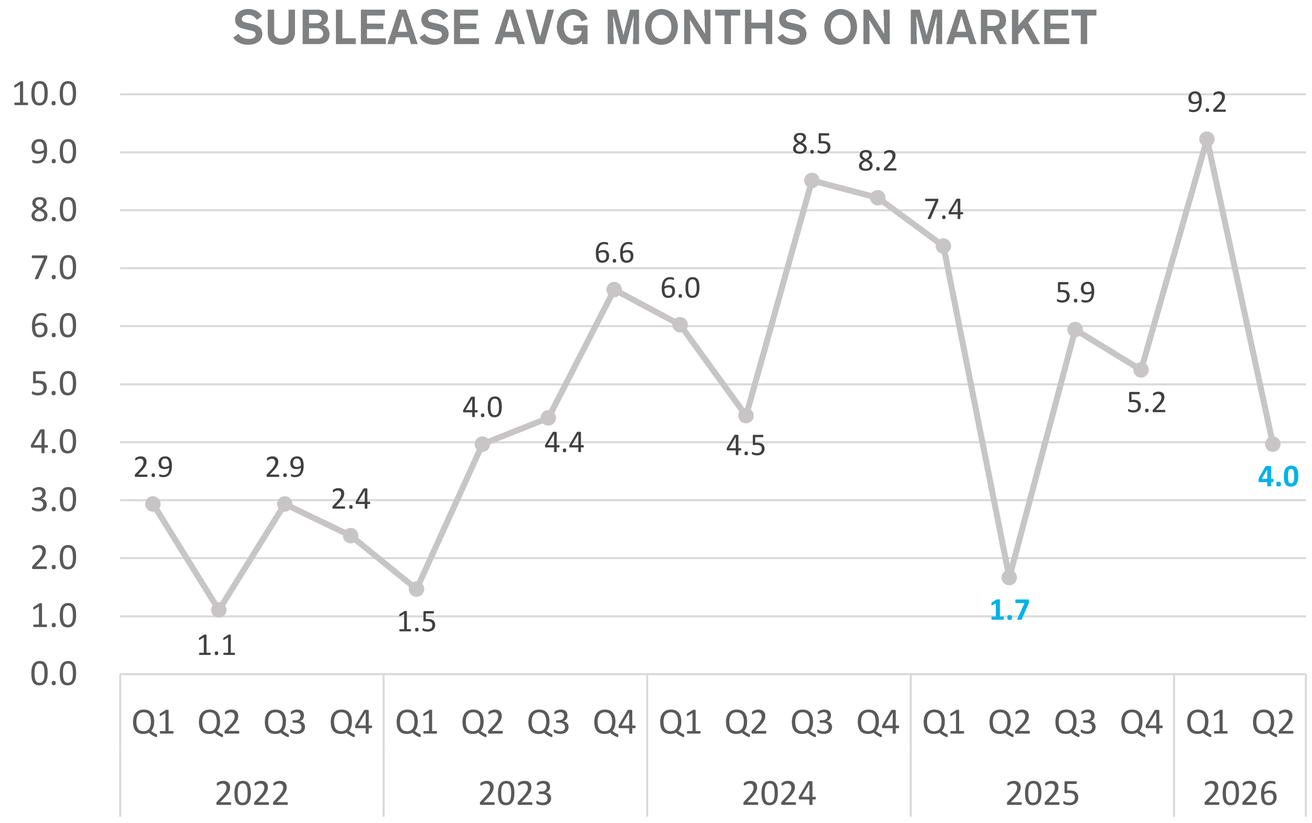
210K SF Subleased

150K of all subleased SF was in buildings 100K+ SF representing 71% of the total subleased square footage

TRANSACTIONS: AVERAGE MONTHS ON MARKET

SOUTH BAY





▲ **2.8 Months** (40%)

YOY increase in time on market

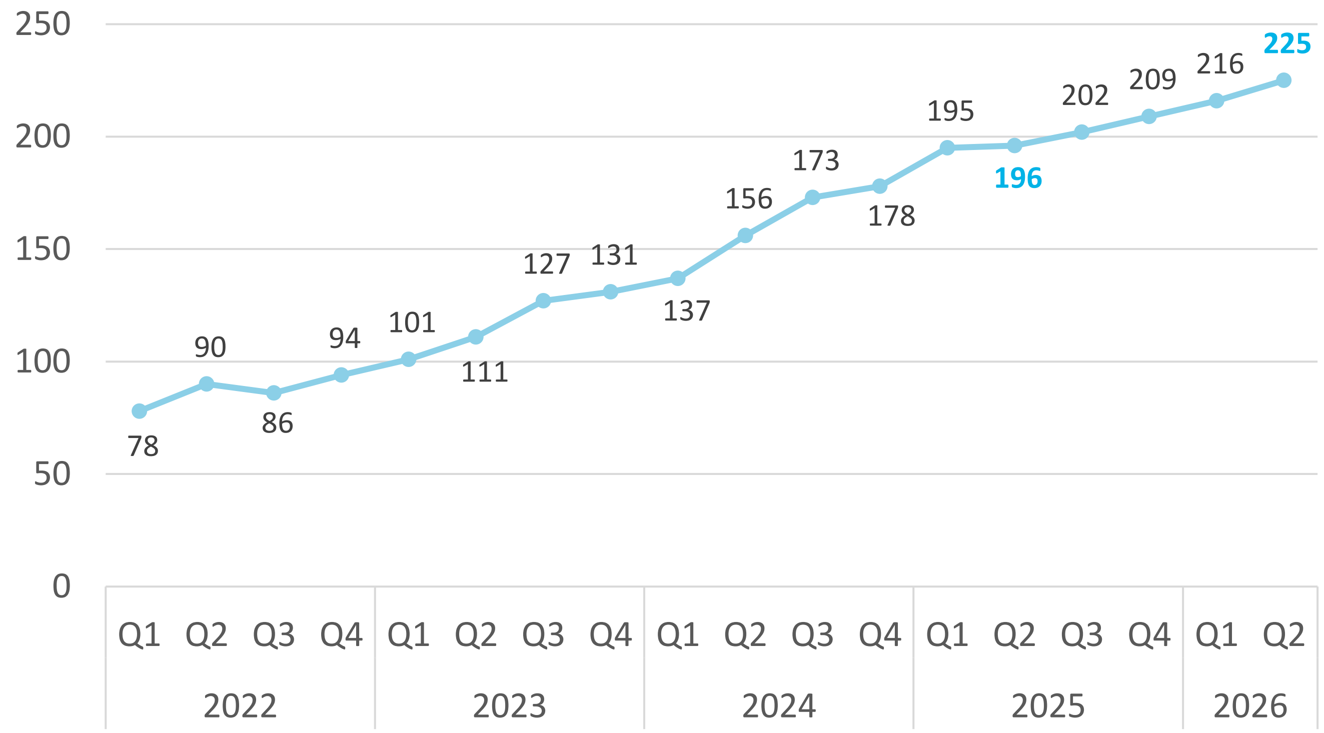
▲ **2.3 Months** (135%)

YOY increase in time on market

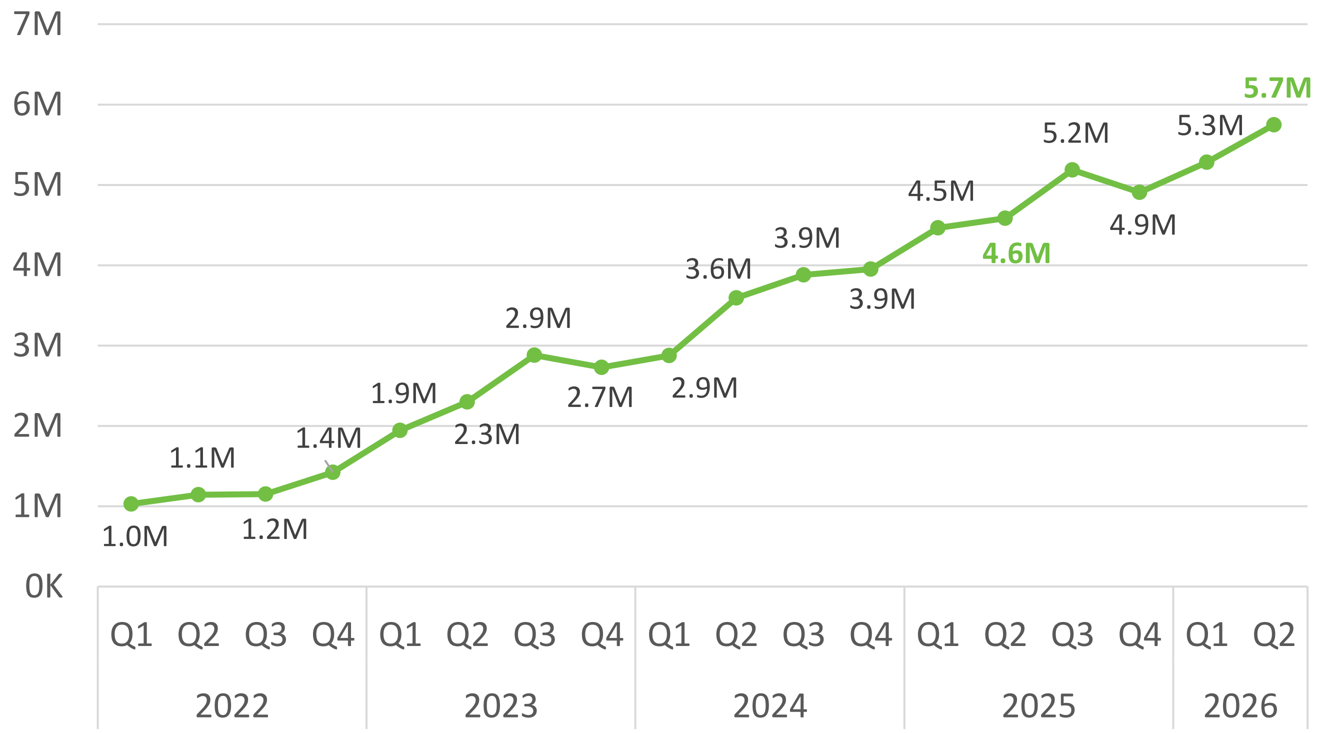
TOTAL AVAILABLE LISTINGS: SALE

SOUTH BAY

COUNT



BY SF



▲ **15%**

YOY increase in number of listings

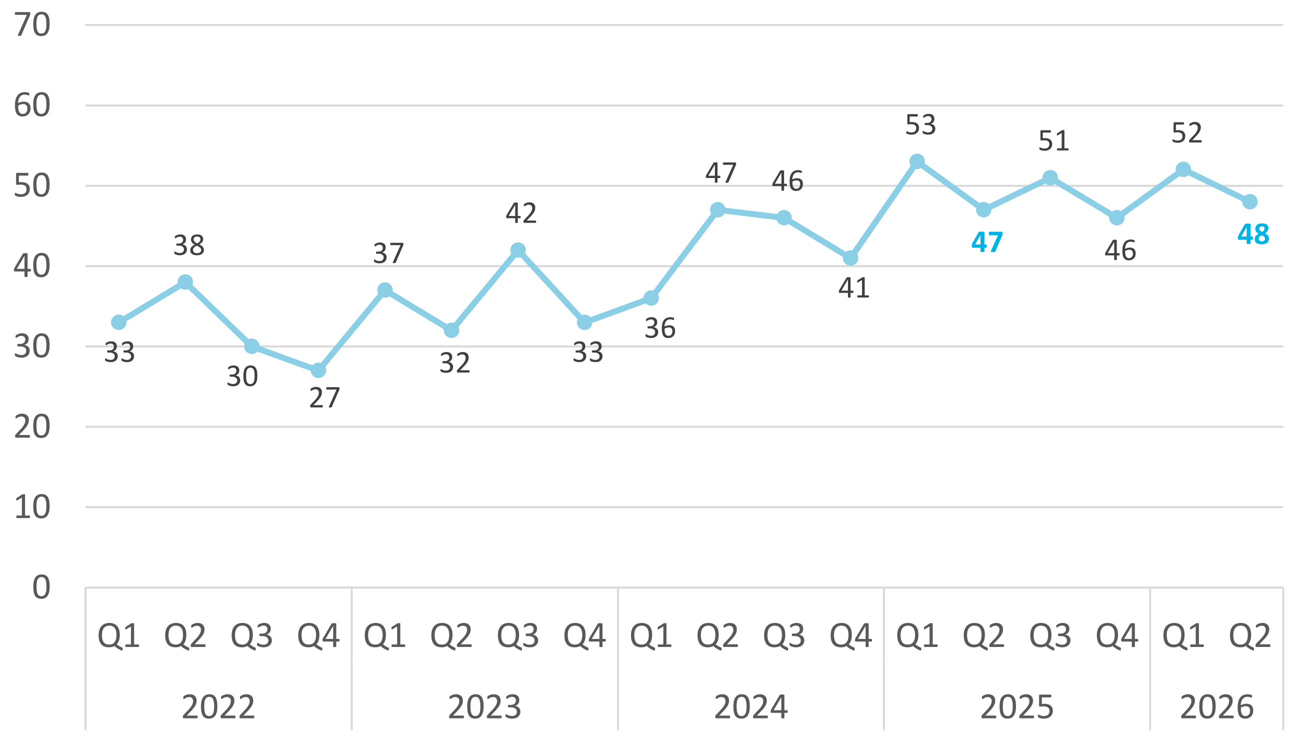
▲ **1.1M** (24%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

SOUTH BAY

COUNT



BY SF

▲ **2%**

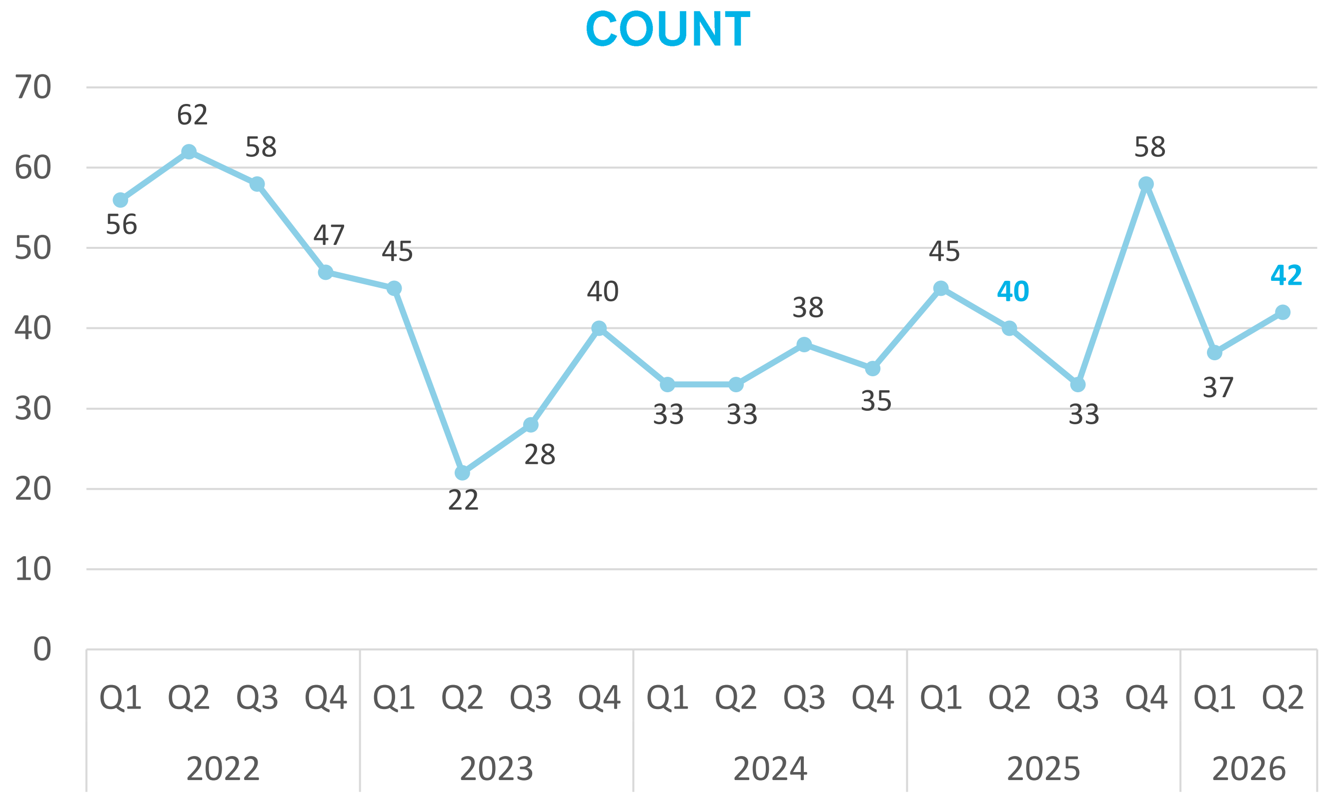
YOY increase in number of listings added

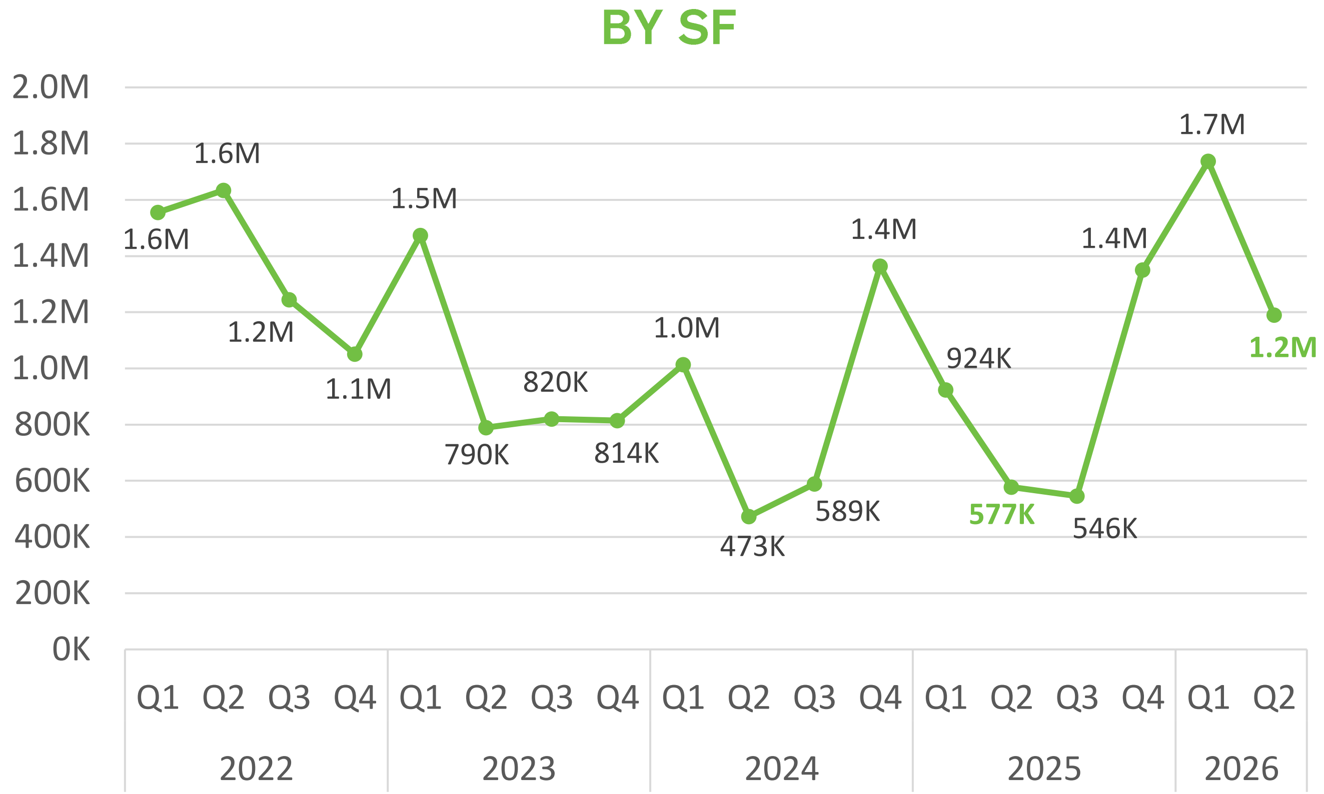
0

No change in SF added

SALE COMPARABLES

SOUTH BAY





▲ **5%**

YOY increase in number of transactions

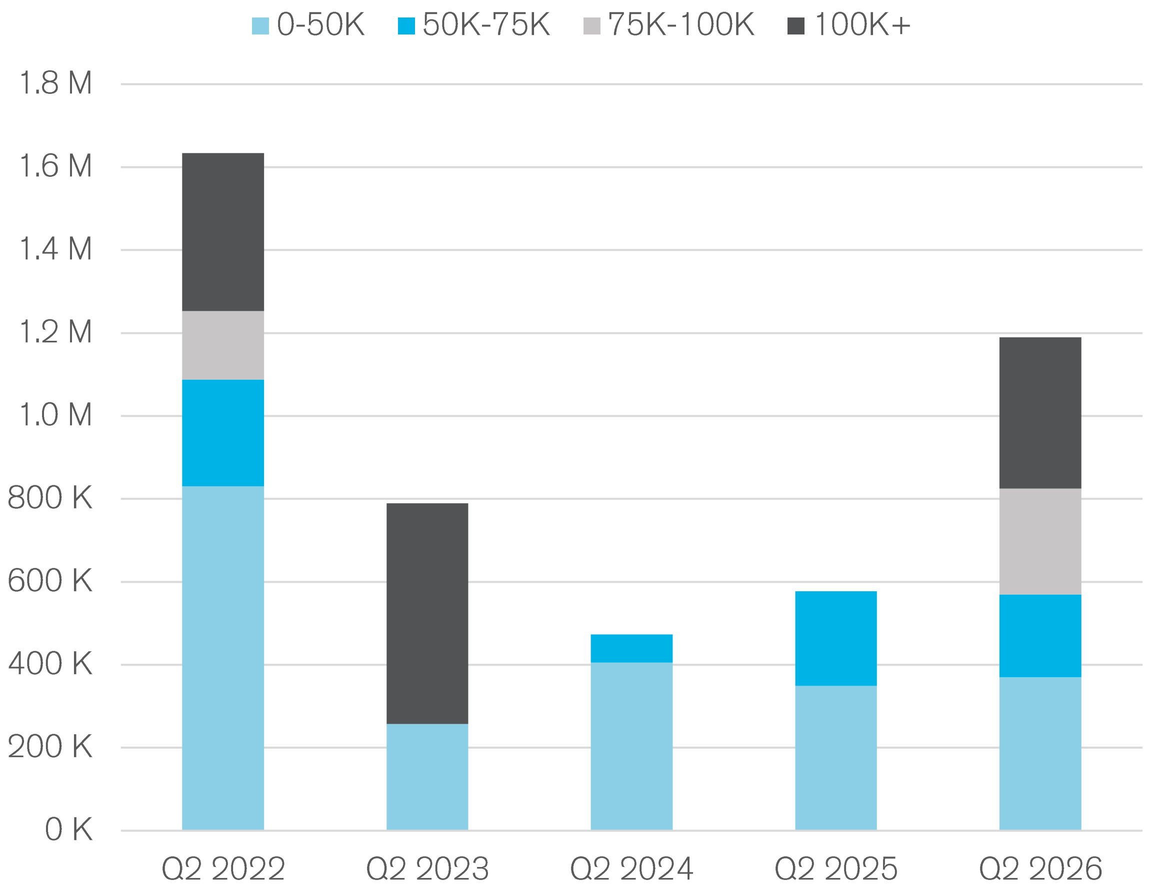
▲ **623K** (108%)

YOY increase in SF sold

SALE COMPS BY SIZE

SOUTH BAY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
0-50K	53 831K	20 258K	32 406K	36 349K	34 370K
50K-75K	4 257K	0	1 68K	4 228K	3 200K
75K-100K	2 165K	0	0	0	3 255K
100K+	3 381K	2 532K	0	0	2 365K
Grand Total	62 1.6M	22 790K	33 473K	40 577K	42 1.2M



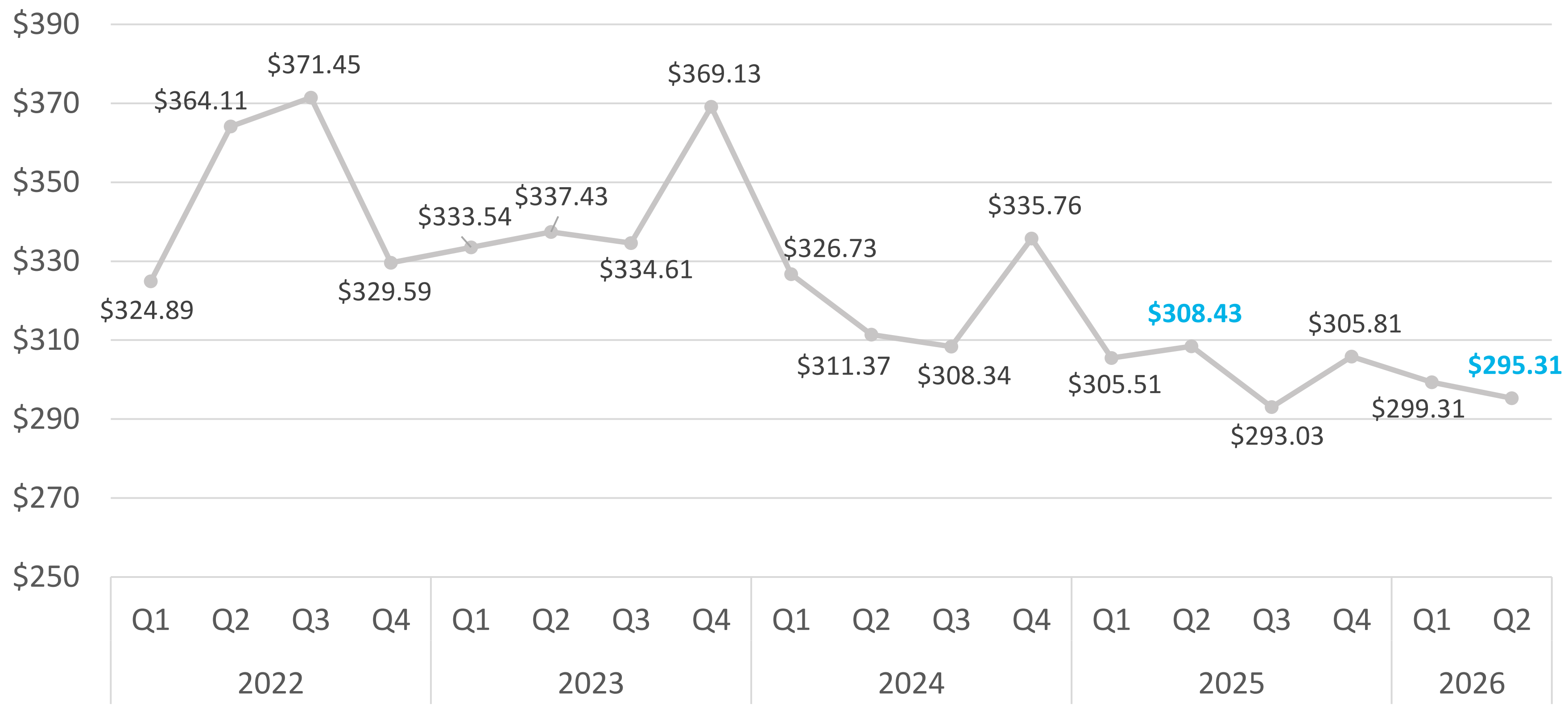
1.2M SF Sold

Over 370K SF of all SF sold was in buildings 0-50K SF representing 31% of the total transacted square footage

SOURCE: AIR CRE

SOLD PRICE/SF

SOUTH BAY



▼ **$29.58** (9%)

Decrease in average sold price since Q1 2022

▼ **$13.12** (4%)

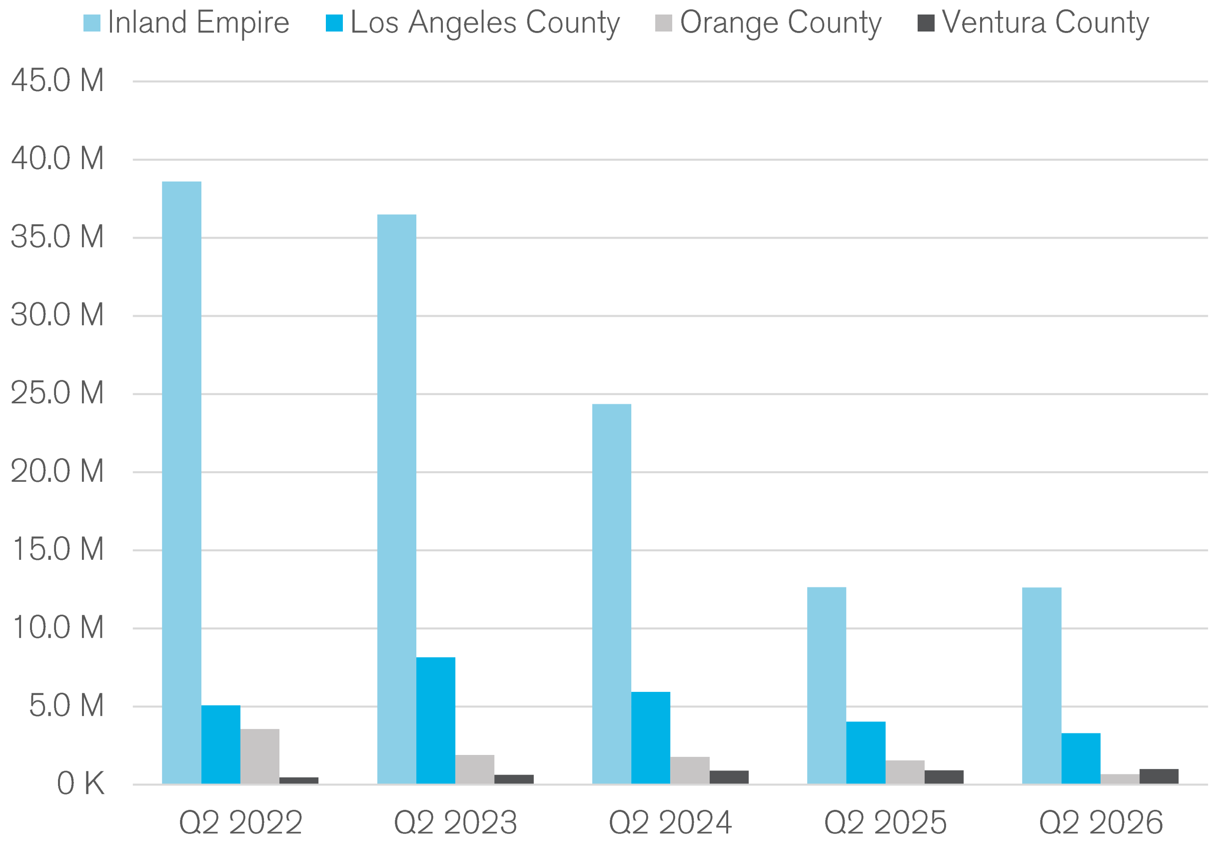
YOY decrease in average sold price

SOURCE: AIR CRE

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

537K SF (3%)

Total SF under construction in South Bay 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

11K SF

Total delivered construction in South Bay in Q2 2026

6.5M SF

Projected to be delivered in Q3 2026