

Q3 2026

RESEARCH REPORT

LA CENTRAL

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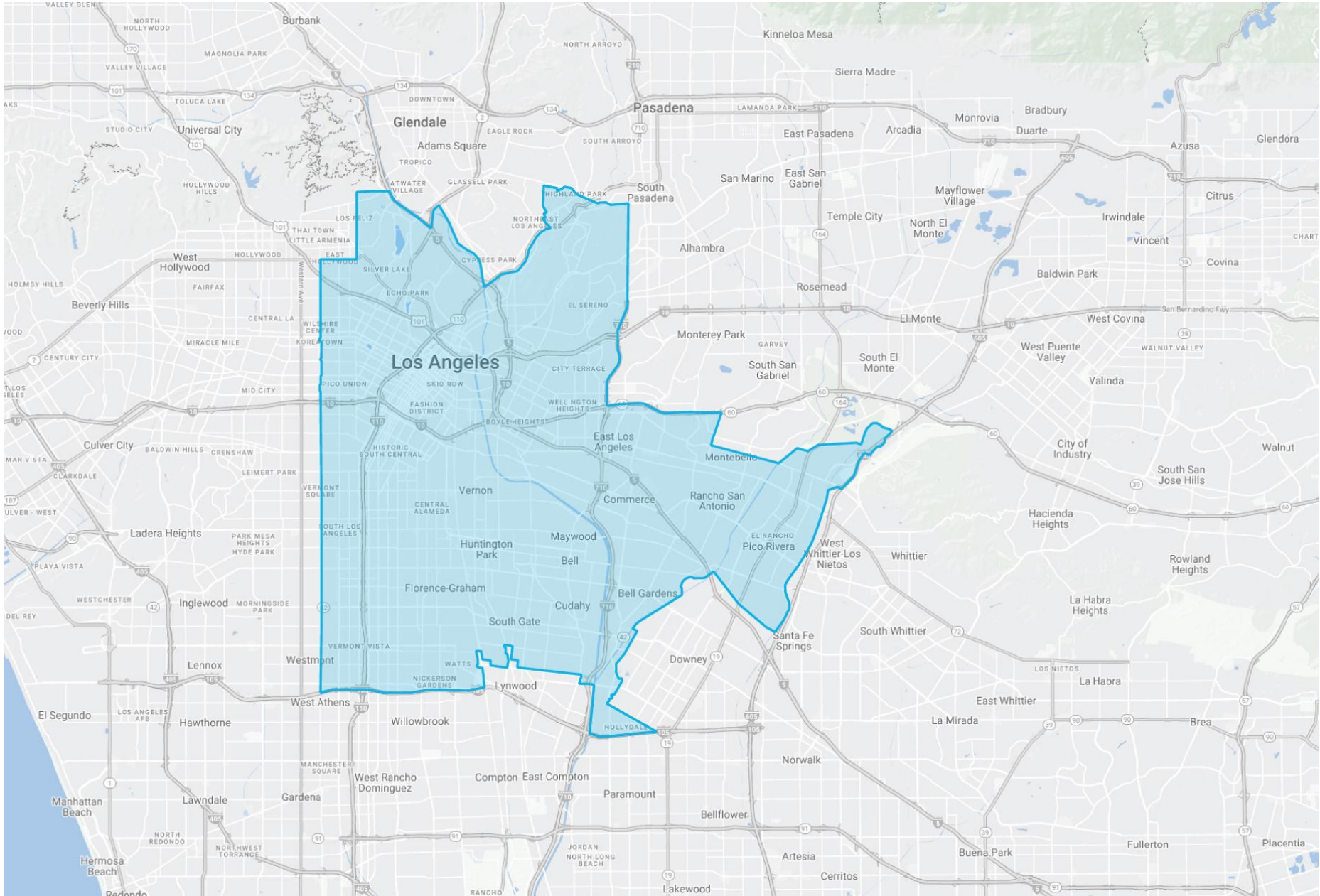
SALE

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UNDER CONSTRUCTION

Under Construction Properties
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LA CENTRAL COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

3,600

Listings across 78K
Properties in LA Central

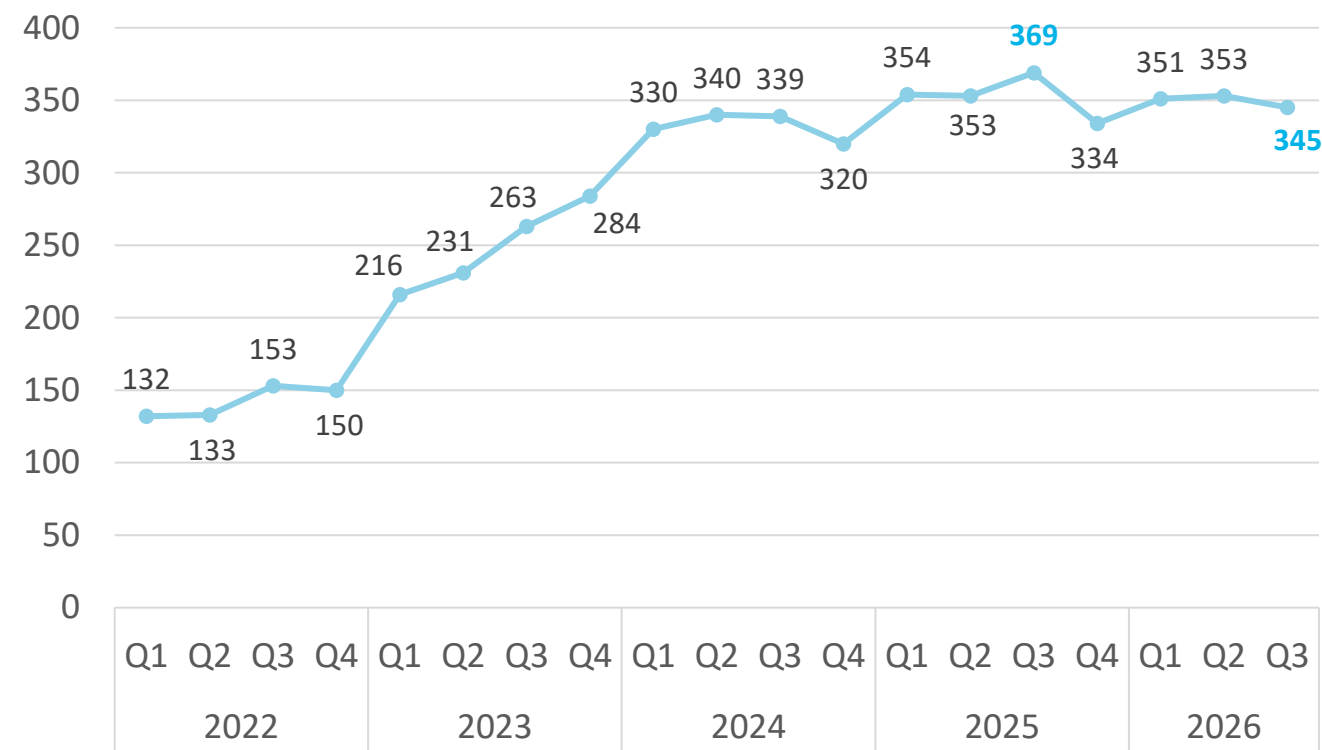
437K

Listings across 78
markets nationally

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

LA CENTRAL

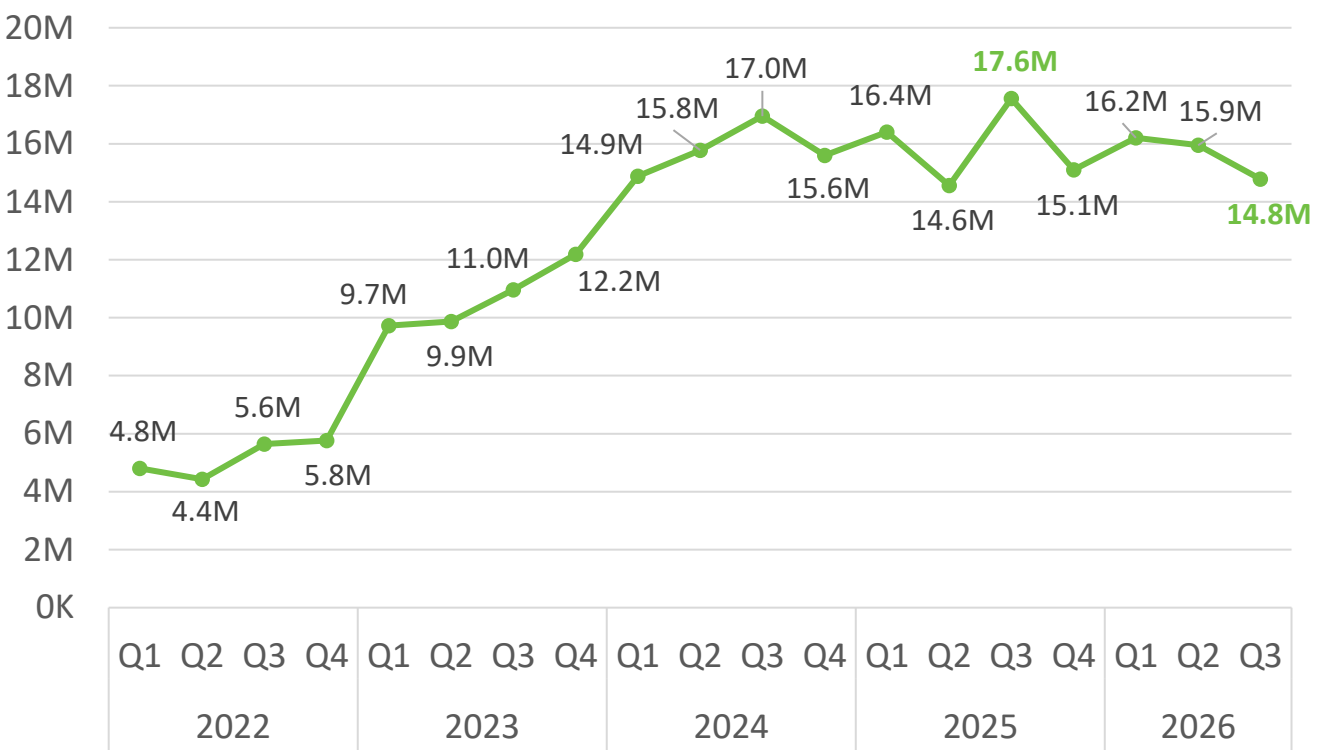
COUNT



▼ 7%

YOY decrease in number of listings

BY SF



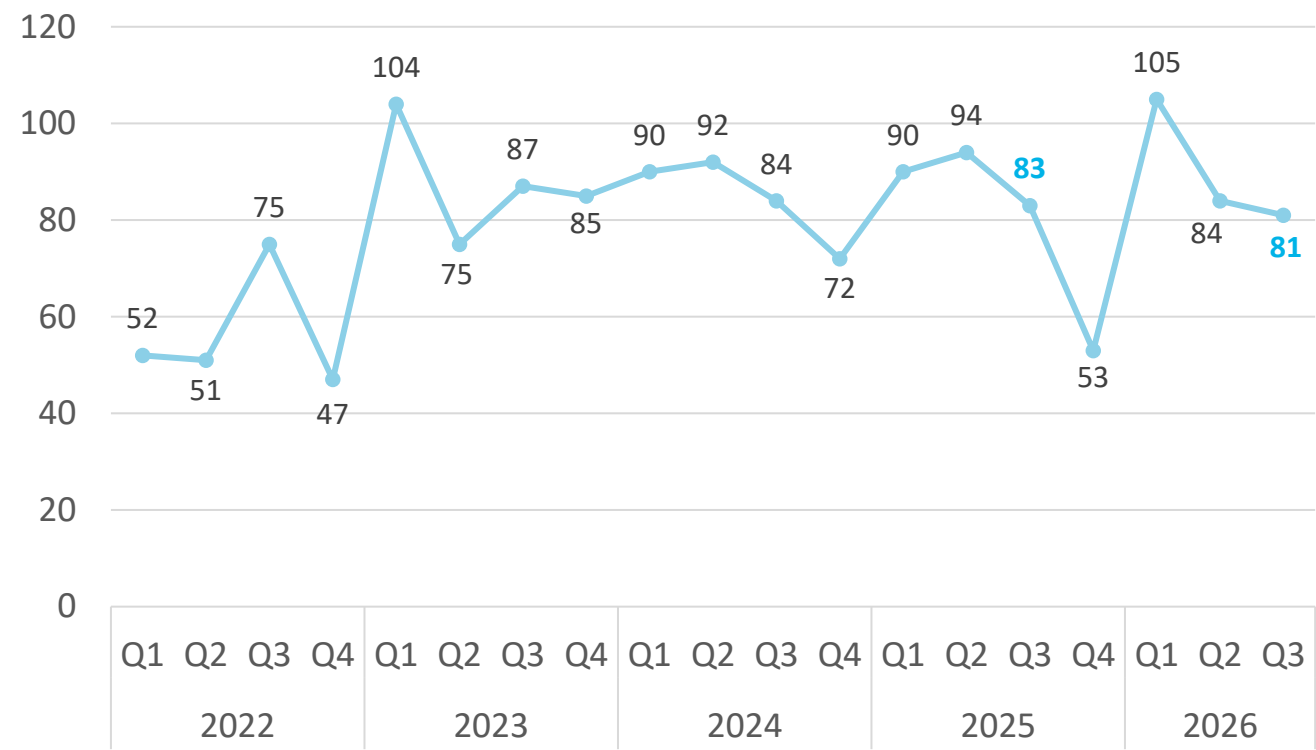
▼ 2.8M (16%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

LA CENTRAL

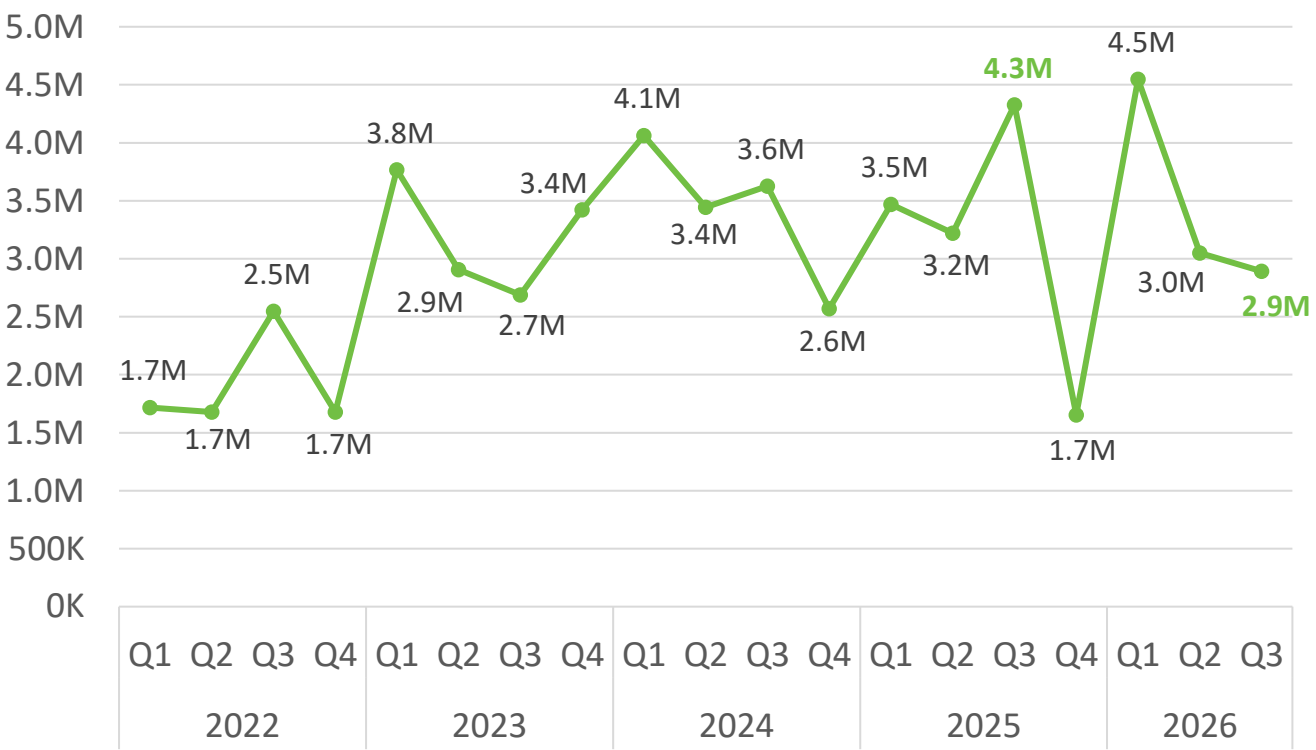
COUNT



▼ 2%

YOY decrease in number of listings added

BY SF

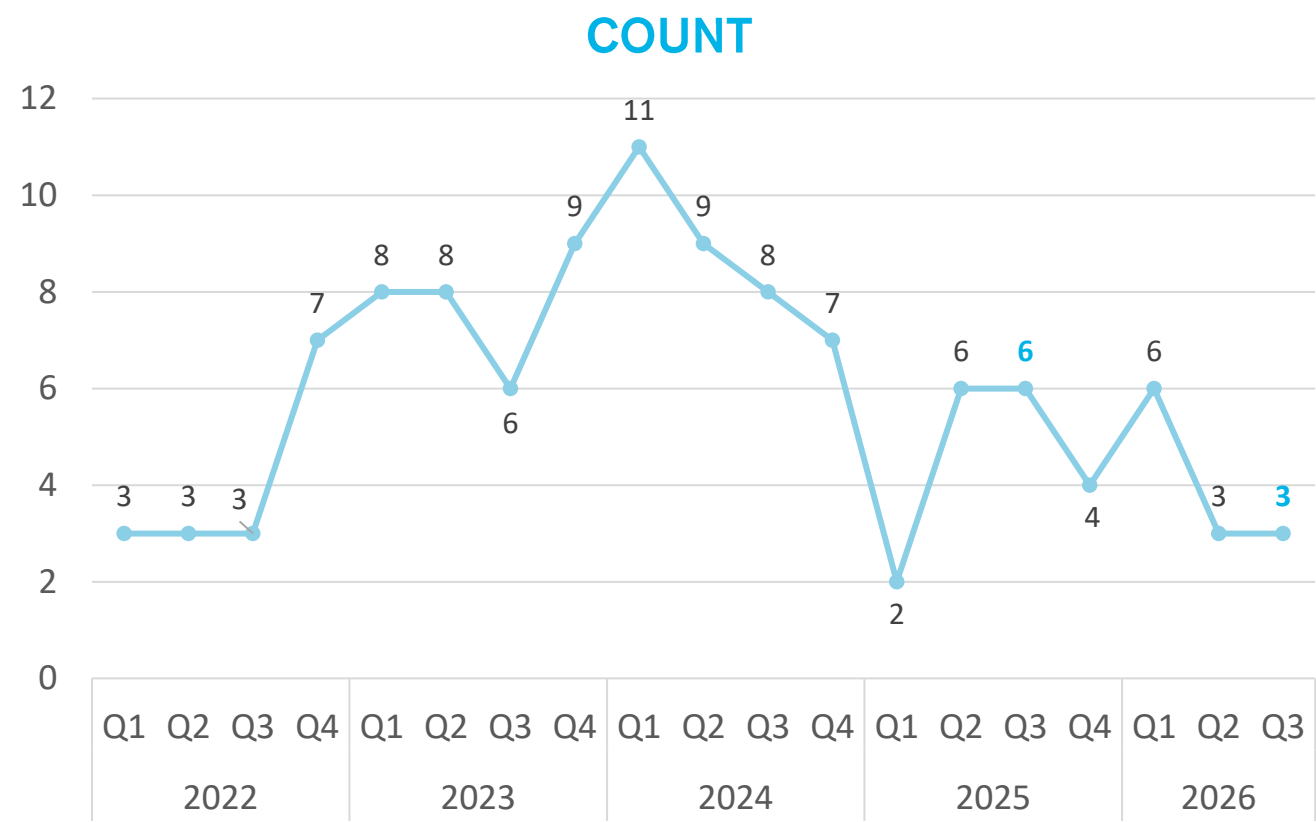


▼ 1.4M (33%)

YOY decrease in SF of listings added

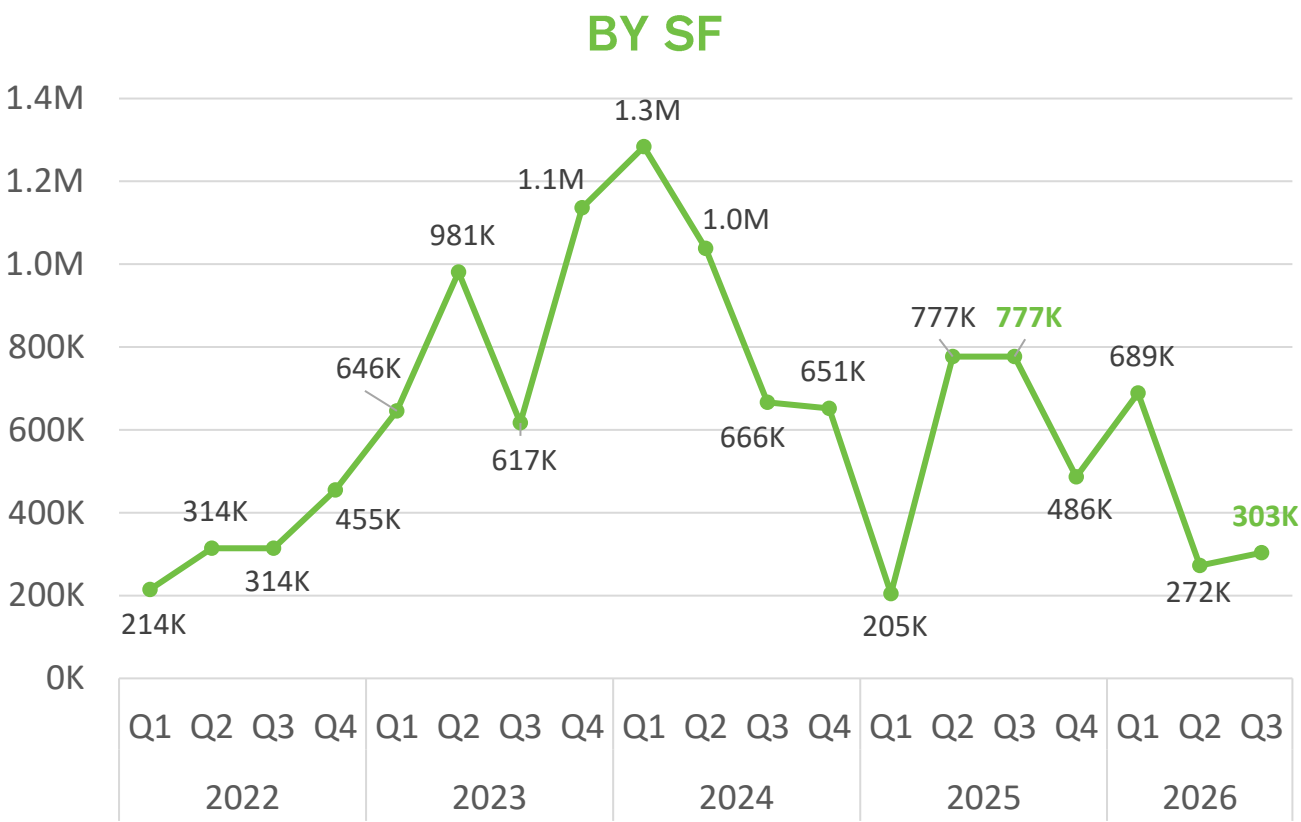
UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

LA CENTRAL



▼ **50%**

YOY decrease in number of listings



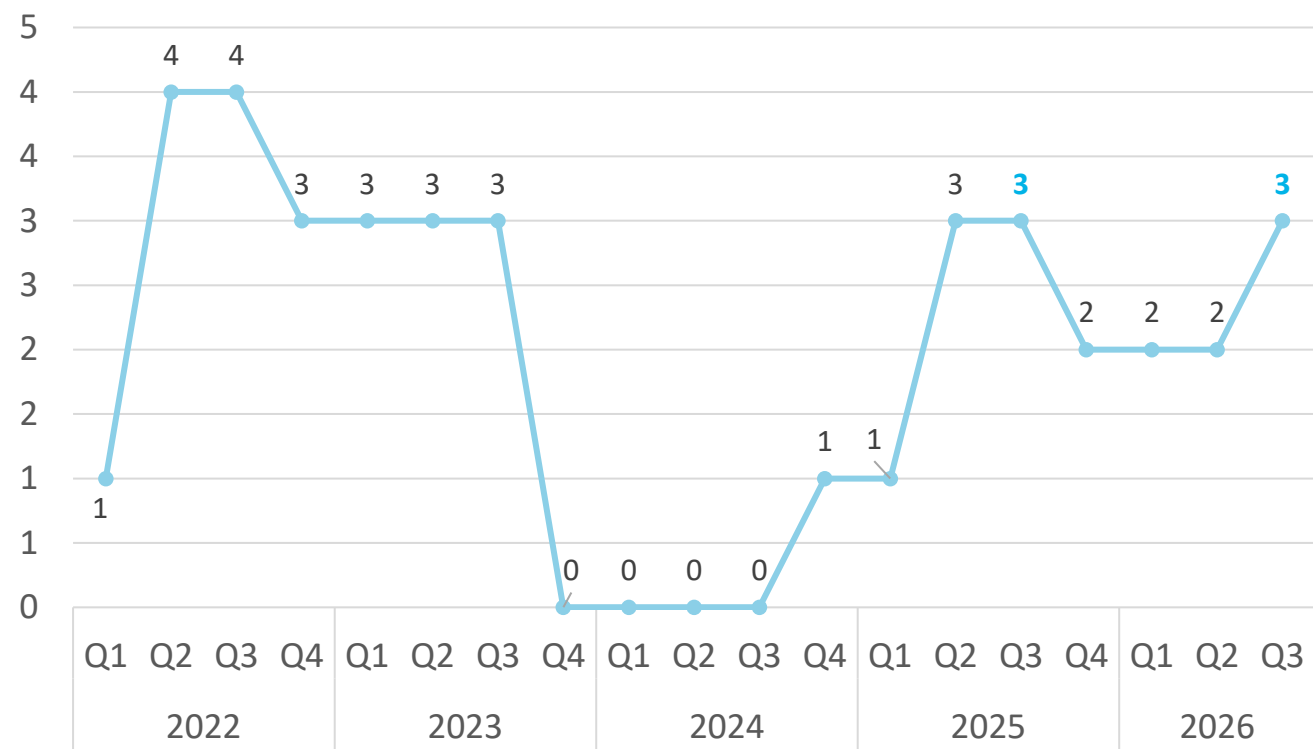
▼ **474K (61%)**

YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

LA CENTRAL

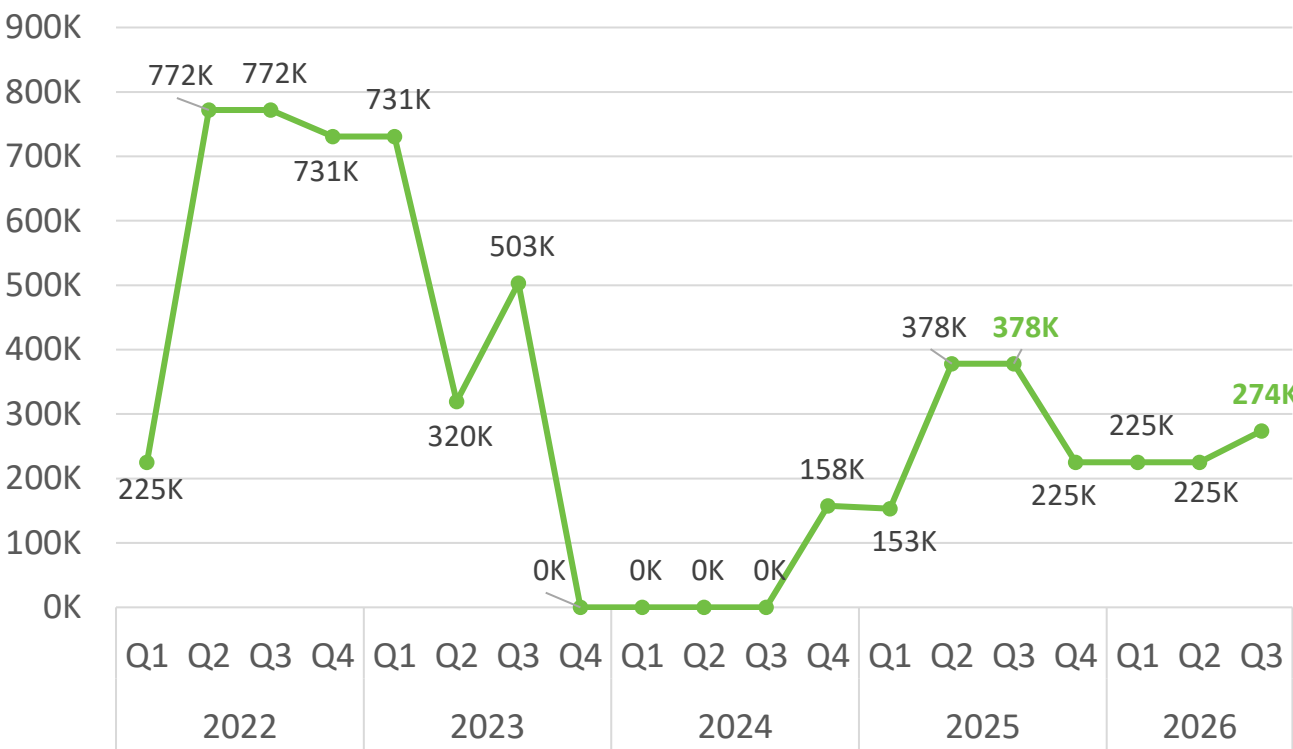
COUNT



0

No change in number of listings

BY SF



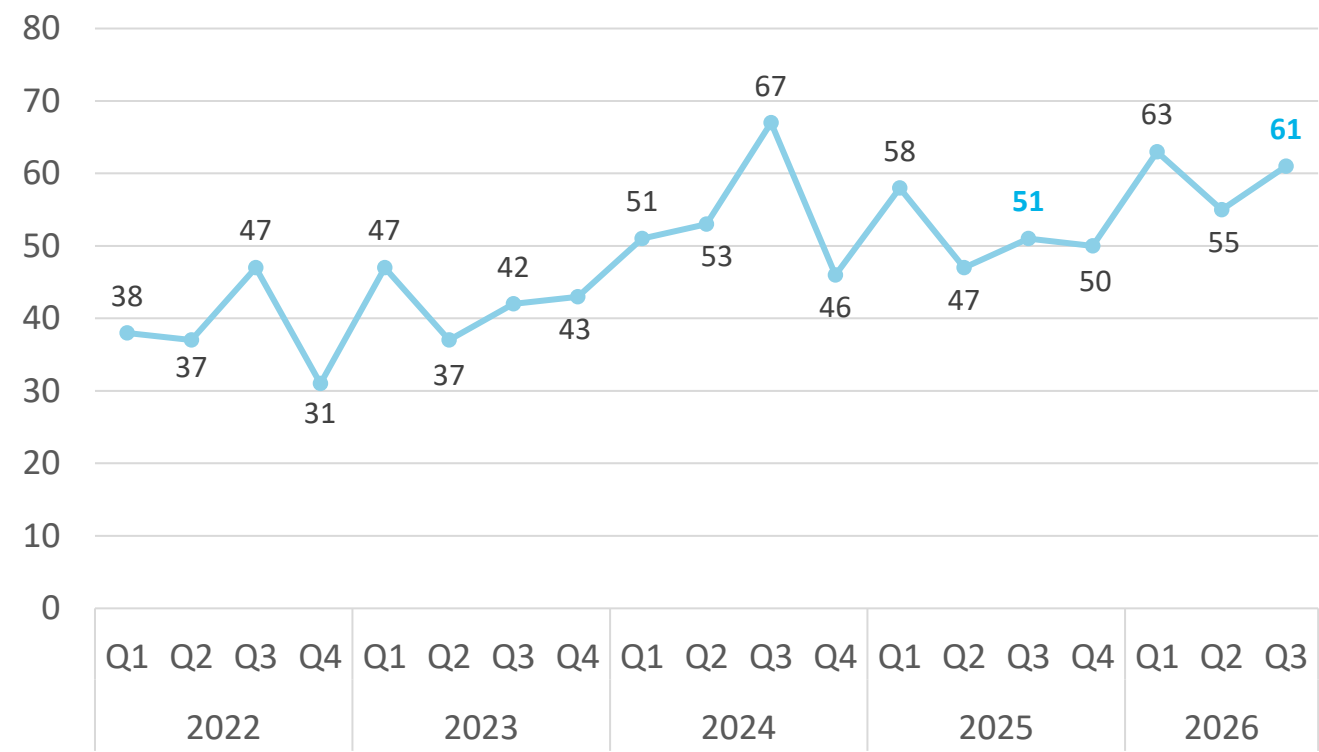
▼ 104K (28%)

YOY decrease in SF of listings

TRANSACTIONS: DIRECT LEASE

LA CENTRAL

COUNT



▲ 20%

YOY increase in number of transactions

BY SF



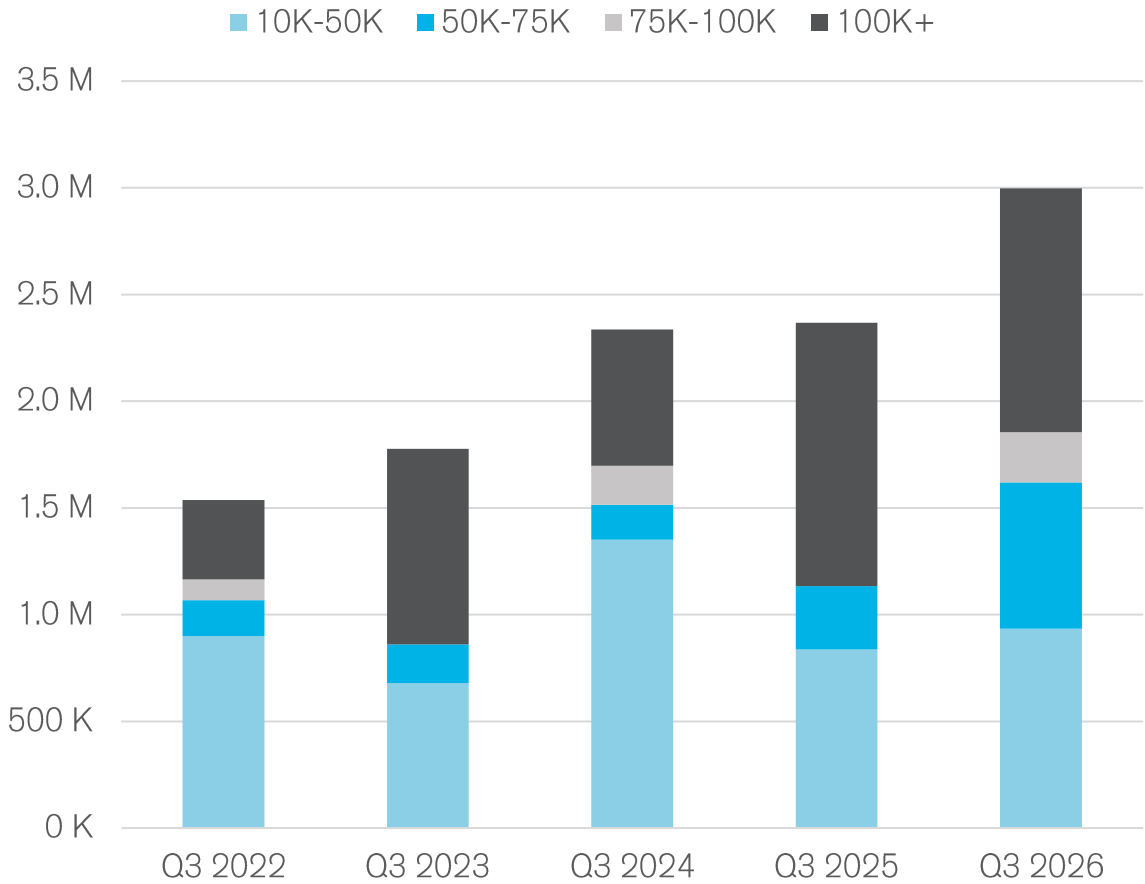
▲ 600K (25%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

LA CENTRAL

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	41 900K	34 680K	58 1.4M	39 837K	43 934K
50K-75K	3 167K	3 181K	3 164K	5 297K	11 686K
75K-100K	1 98K	0	2 183K	0	3 235K
100K+	2 371K	5 915K	4 638K	7 1.2M	4 1.1M
Grand Total	47 1.5M	42 1.8M	67 2.3M	51 2.4M	61 3.0M

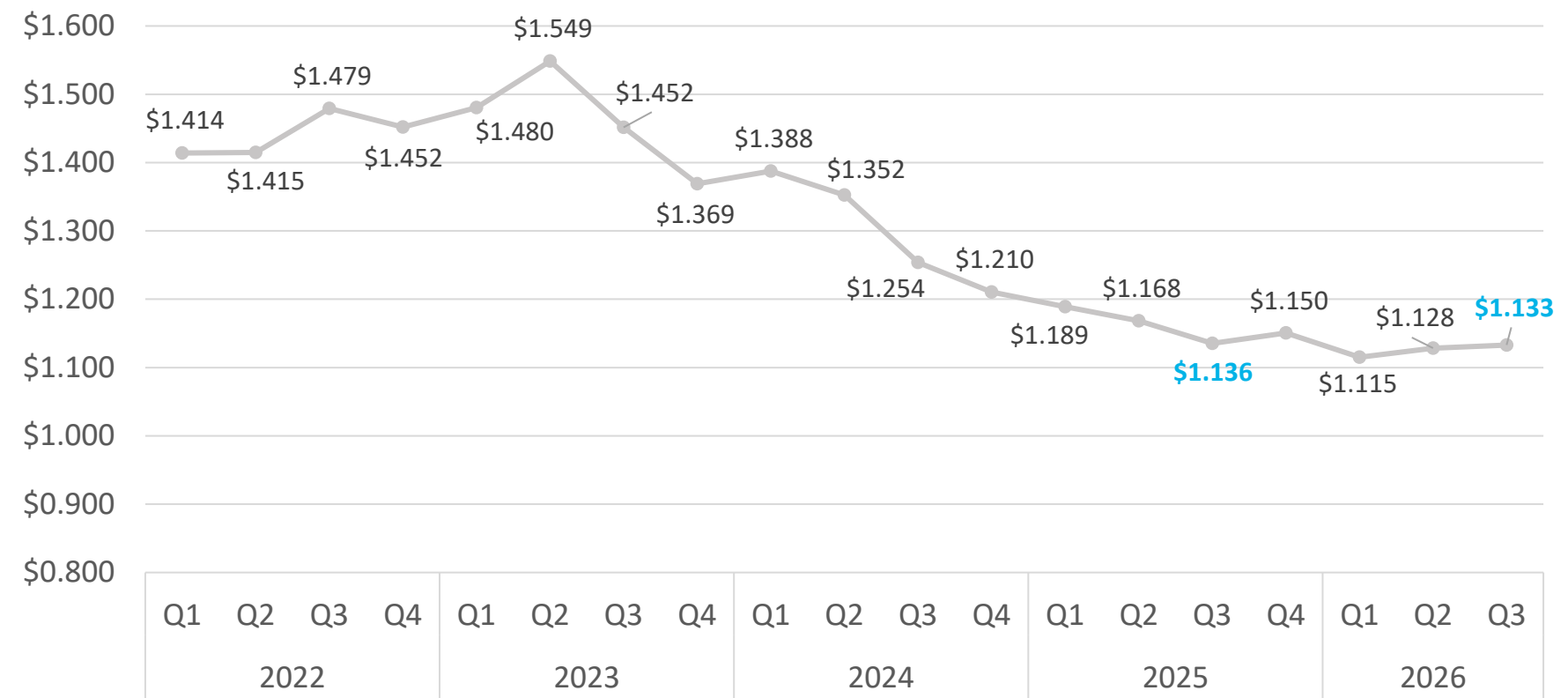


3.0M SF Transacted

Over 1.1M SF of all transacted SF was in buildings 100K+ SF representing 37% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

LA CENTRAL



▼ **\$0.42 (27%)**

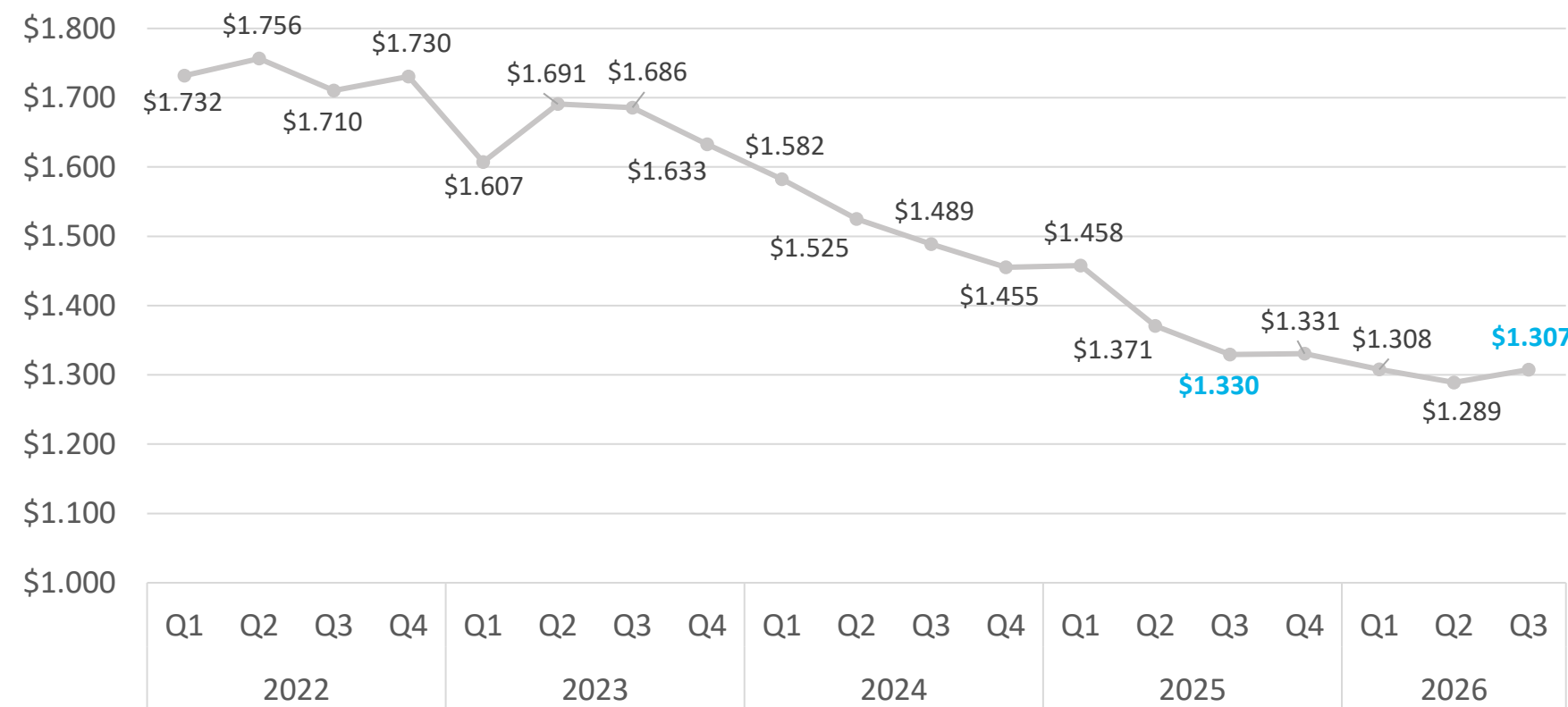
Decrease in average asking rate since Q2 2023

▼ **\$0.003 (0.3%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

LA CENTRAL



▼ **\$0.43 (25%)**

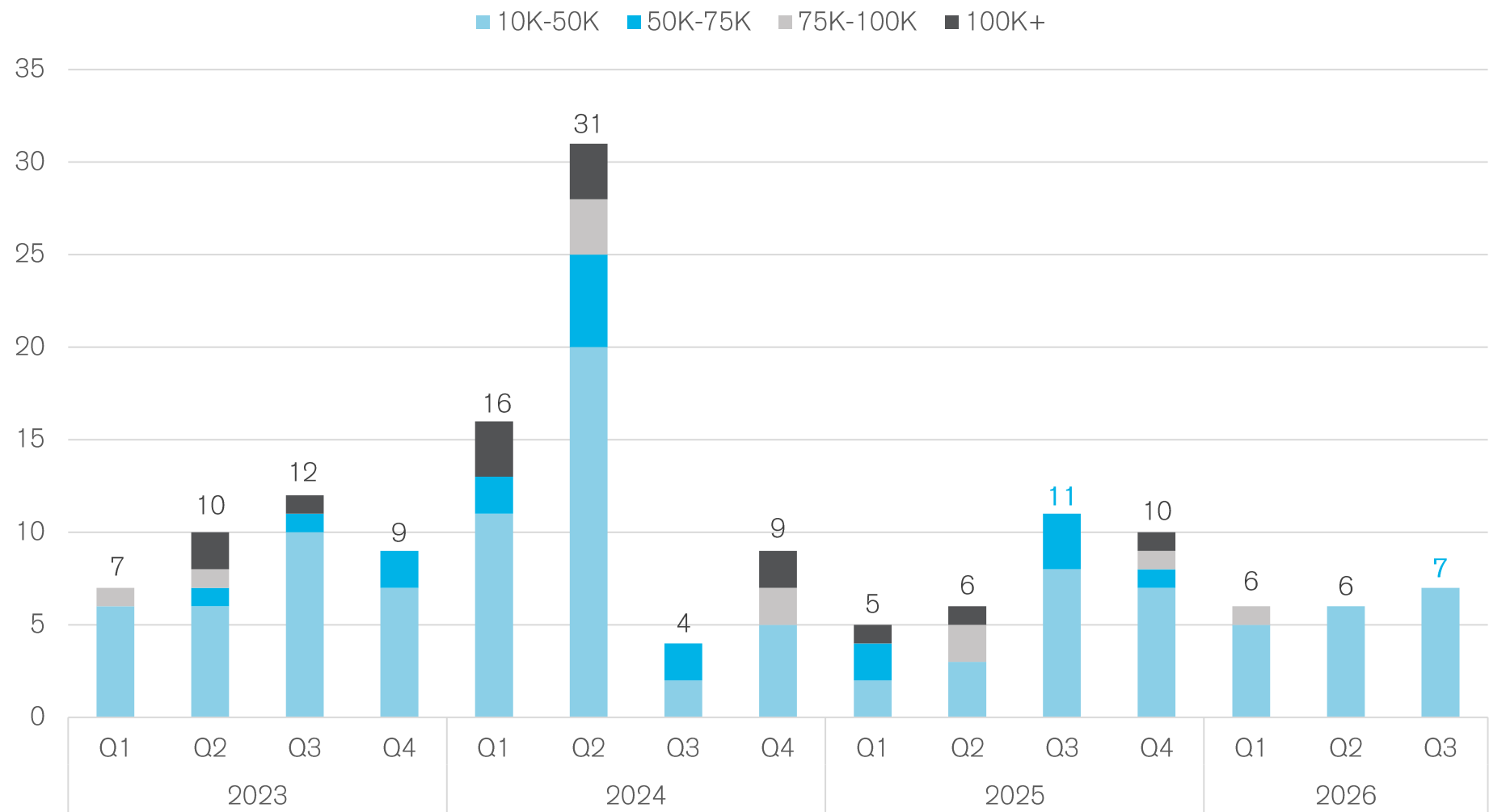
Decrease in average asking rate since Q1 2022

▼ **\$0.02 (2%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA CENTRAL



▼ 36%

YOY decrease in number of rate reductions

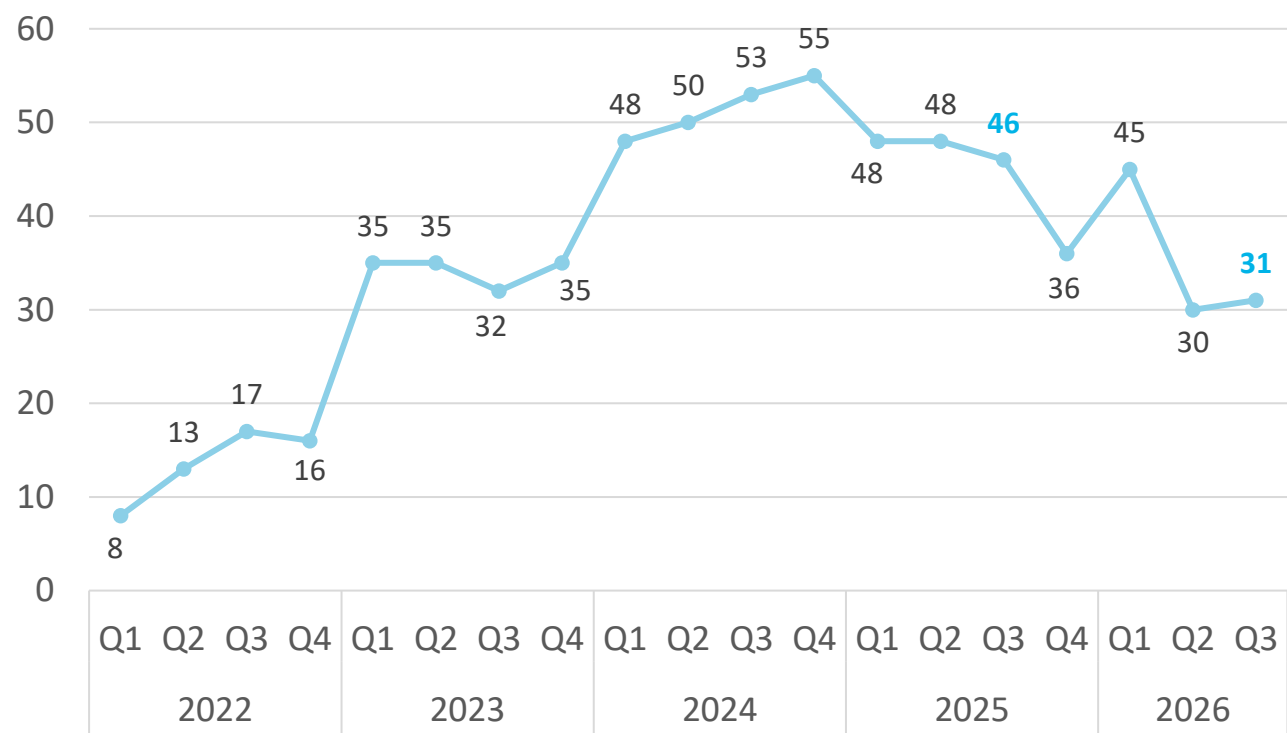
▼ 77%

Decrease in number of rate reductions since Q2 2024

TOTAL AVAILABLE LISTINGS: SUBLEASE

LA CENTRAL

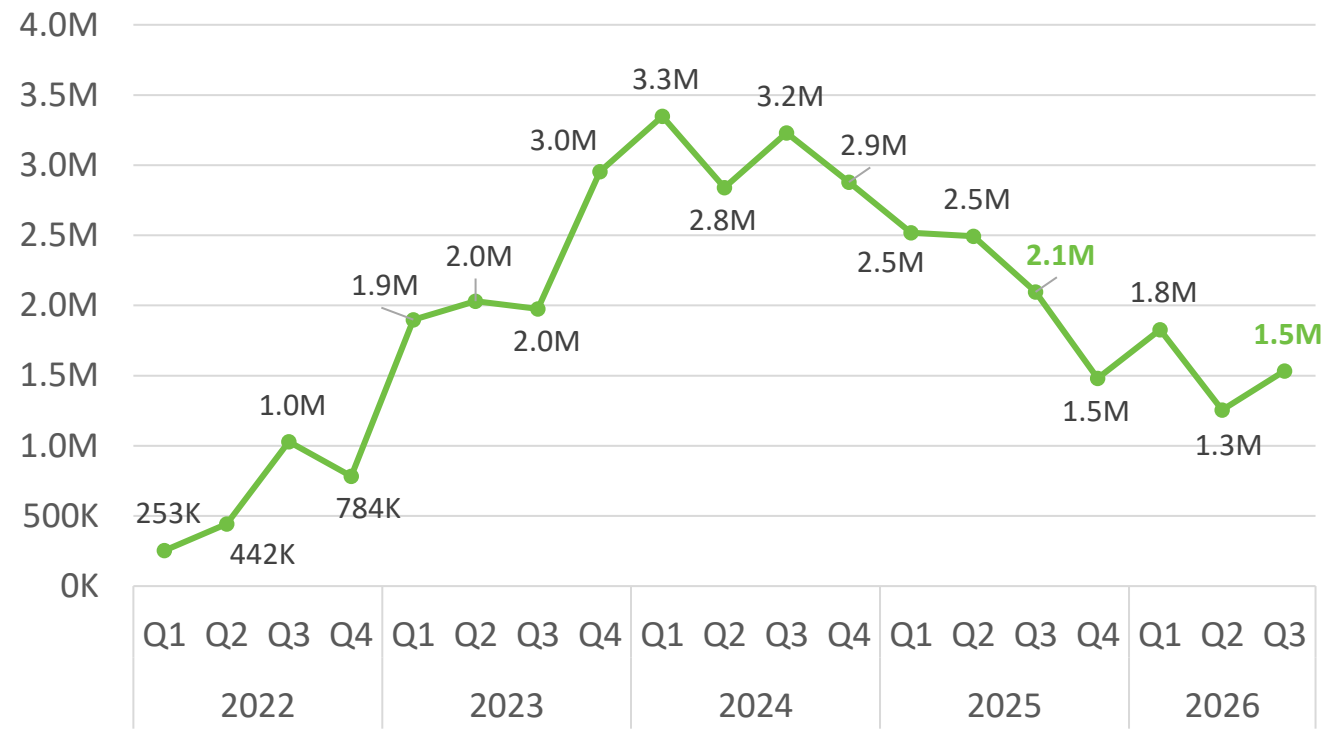
COUNT



▼ 33%

YOY decrease in number of listings

BY SF

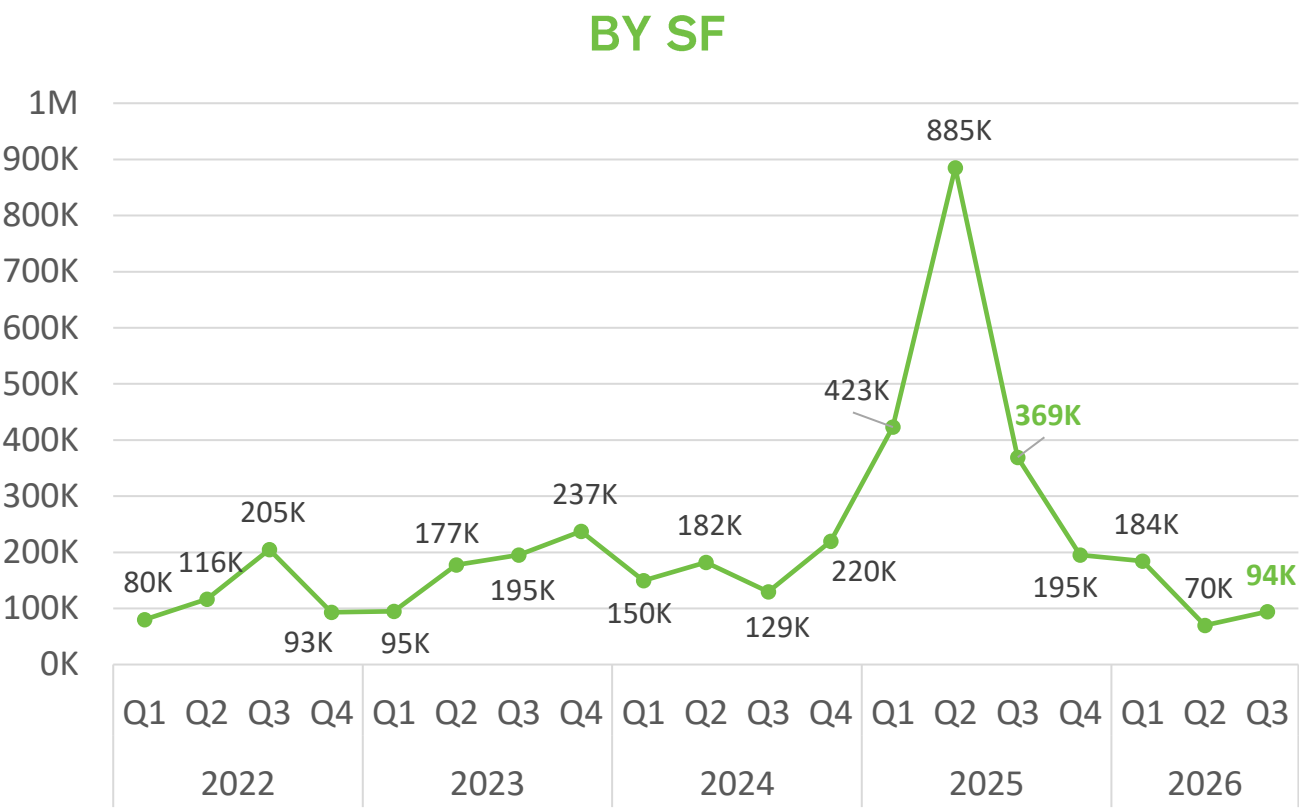
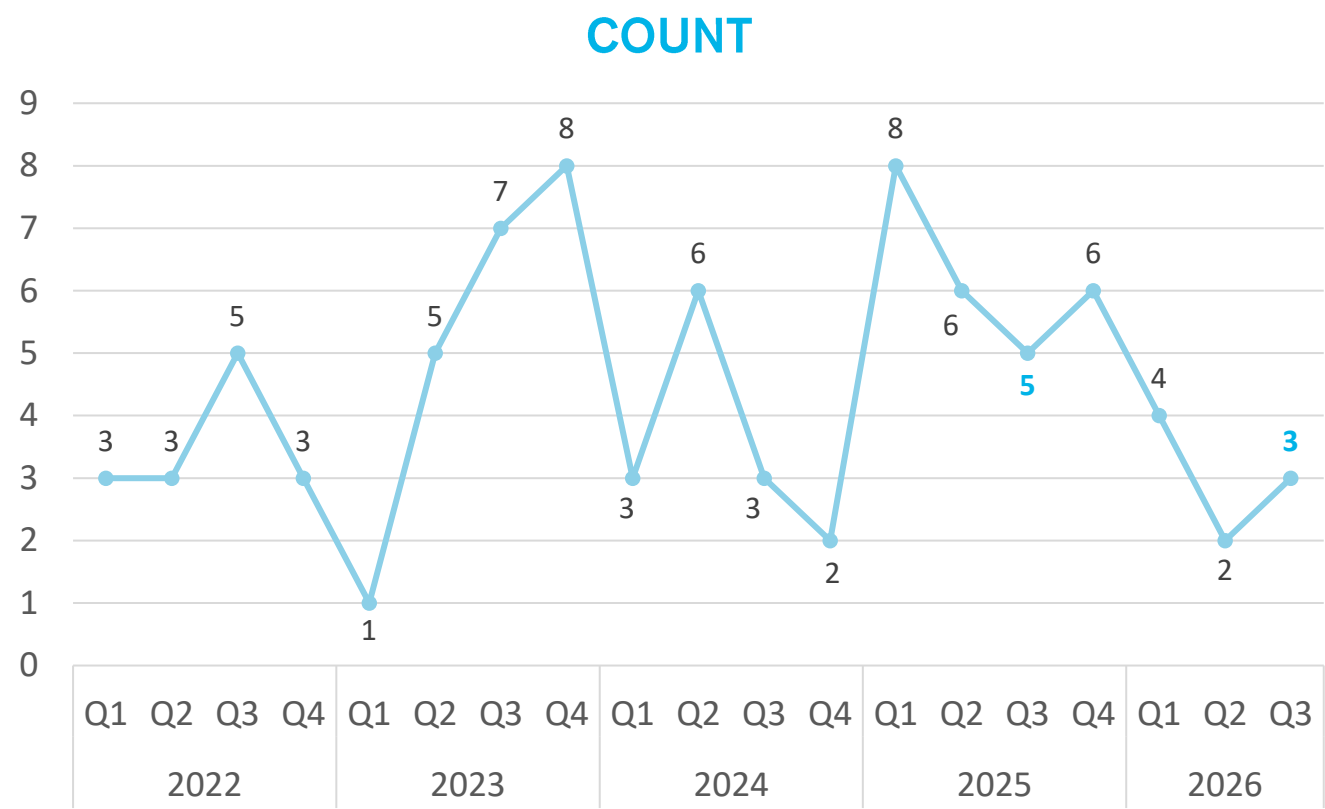


▼ 600K (29%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

LA CENTRAL



▼ 40%

YOY decrease in number of transactions

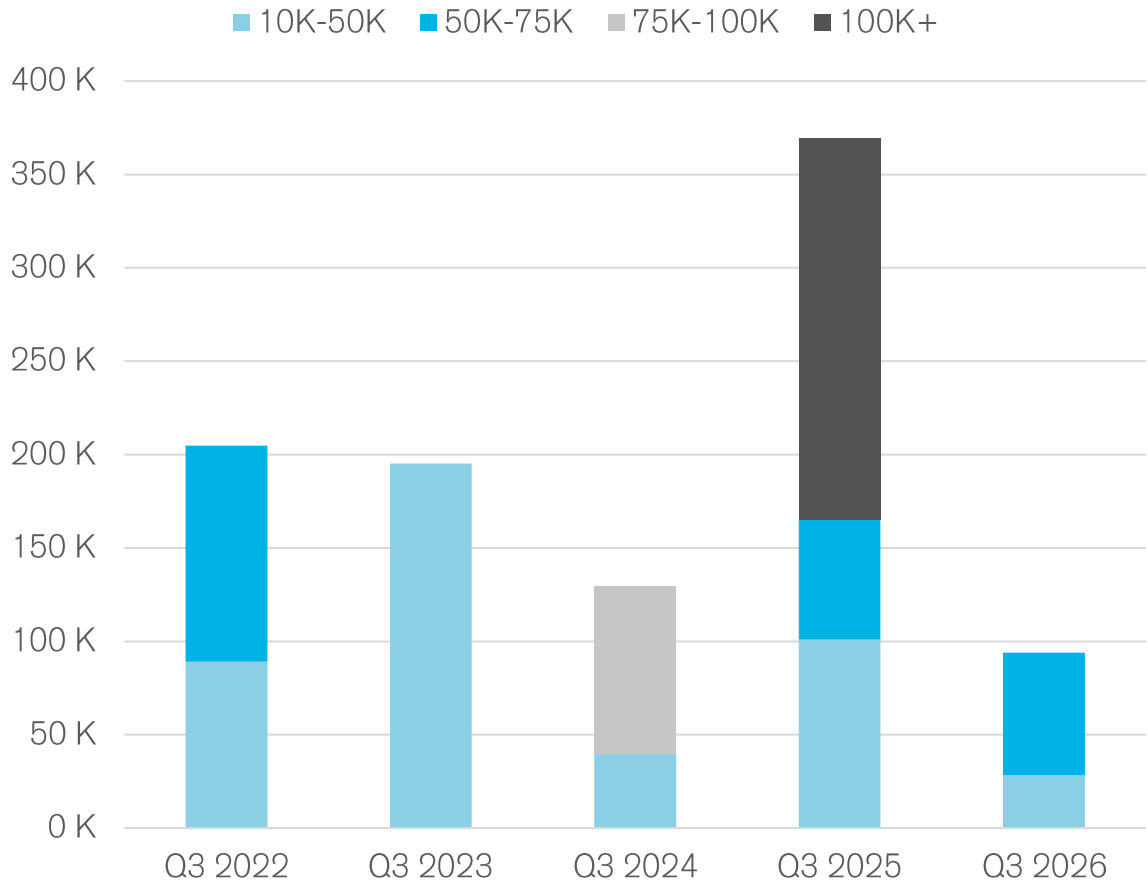
▼ 275K (75%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE

LA CENTRAL

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	3 89K	7 195K	2 40K	3 101K	2 28K
50K-75K	2 116K	0	0	1 64K	1 66K
75K-100K	0	0	1 90K	0	0
100K+	0	0	0	1 204K	0
Grand Total	5 205K	7 195K	3 129K	5 369K	3 94K



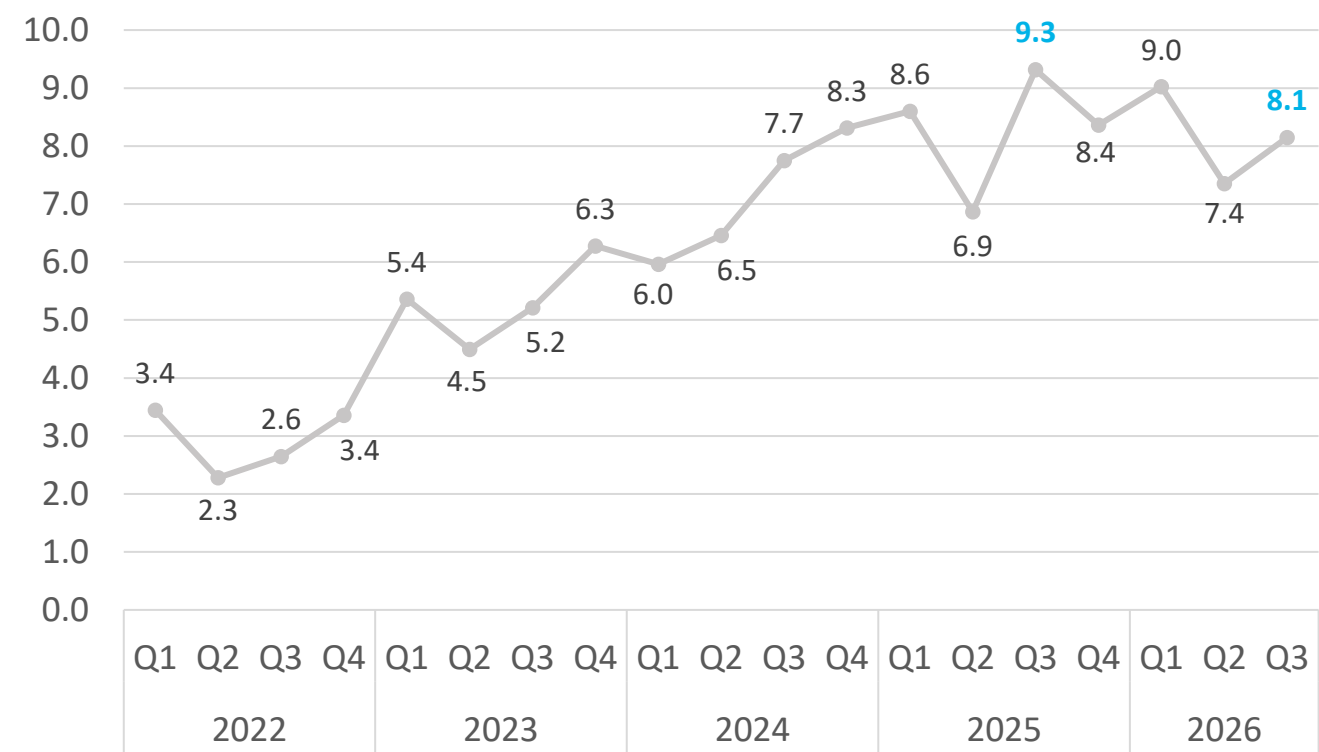
94K SF Subleased

Nearly 66K SF of all subleased SF was in buildings 50K-75K SF representing 70% of the total subleased square footage.

TRANSACTIONS: AVERAGE MONTHS ON MARKET

LA CENTRAL

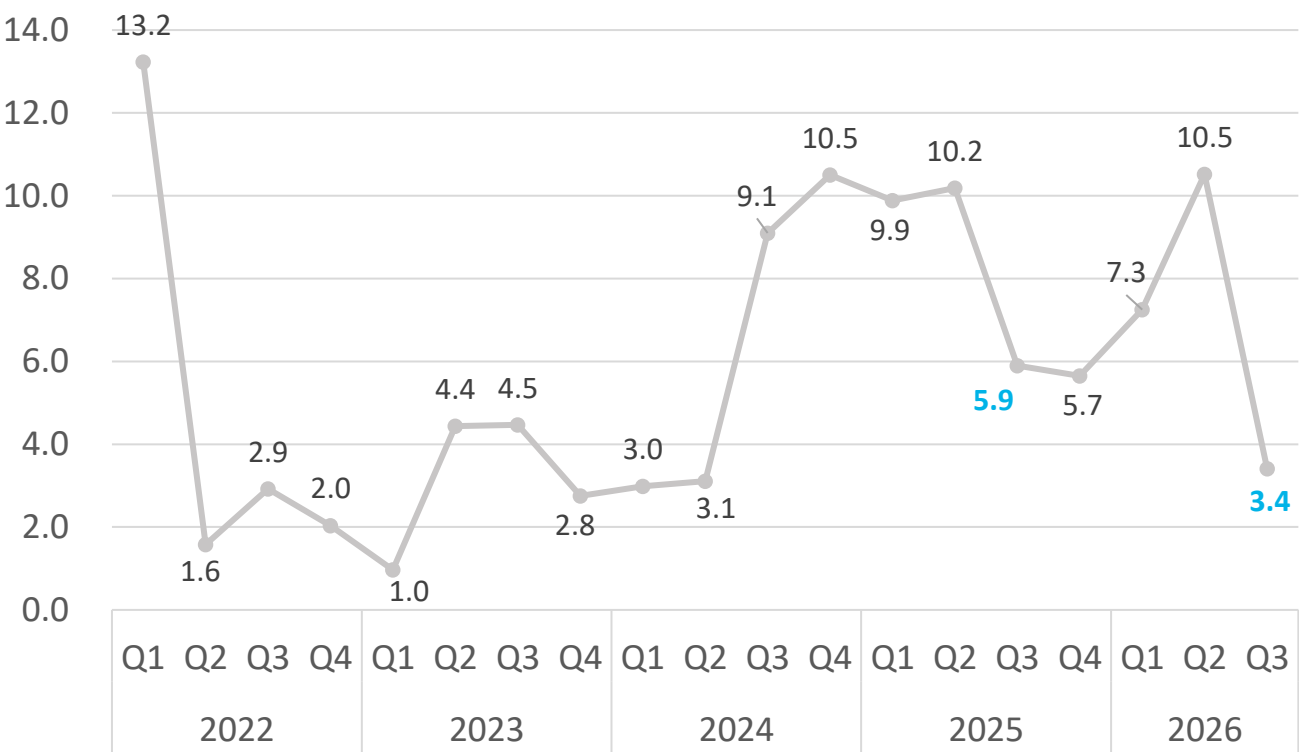
DIRECT LEASE AVG MONTHS ON MARKET



▼ **1.2 Months (13%)**

YOY decrease in time on market

SUBLEASE AVG MONTHS ON MARKET



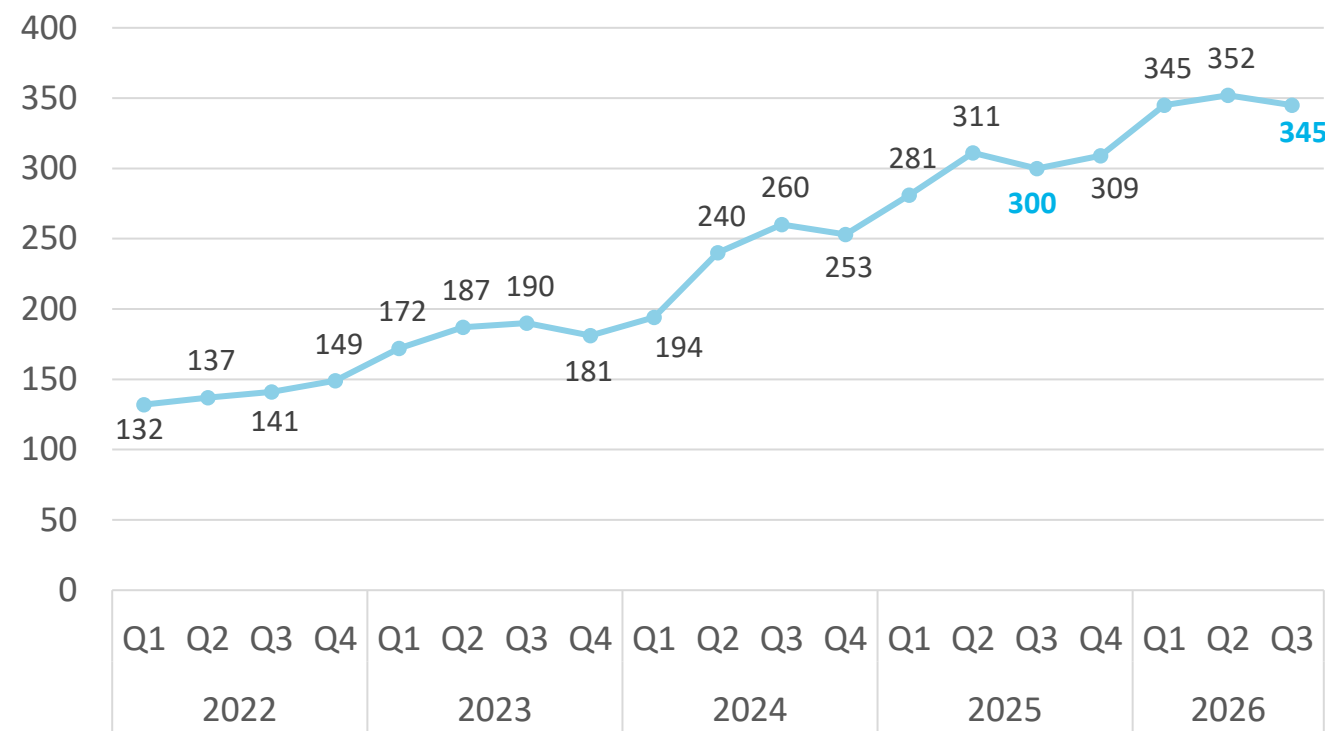
▼ **2.5 Months (42%)**

YOY decrease in time on market

TOTAL AVAILABLE LISTINGS: SALE

LA CENTRAL

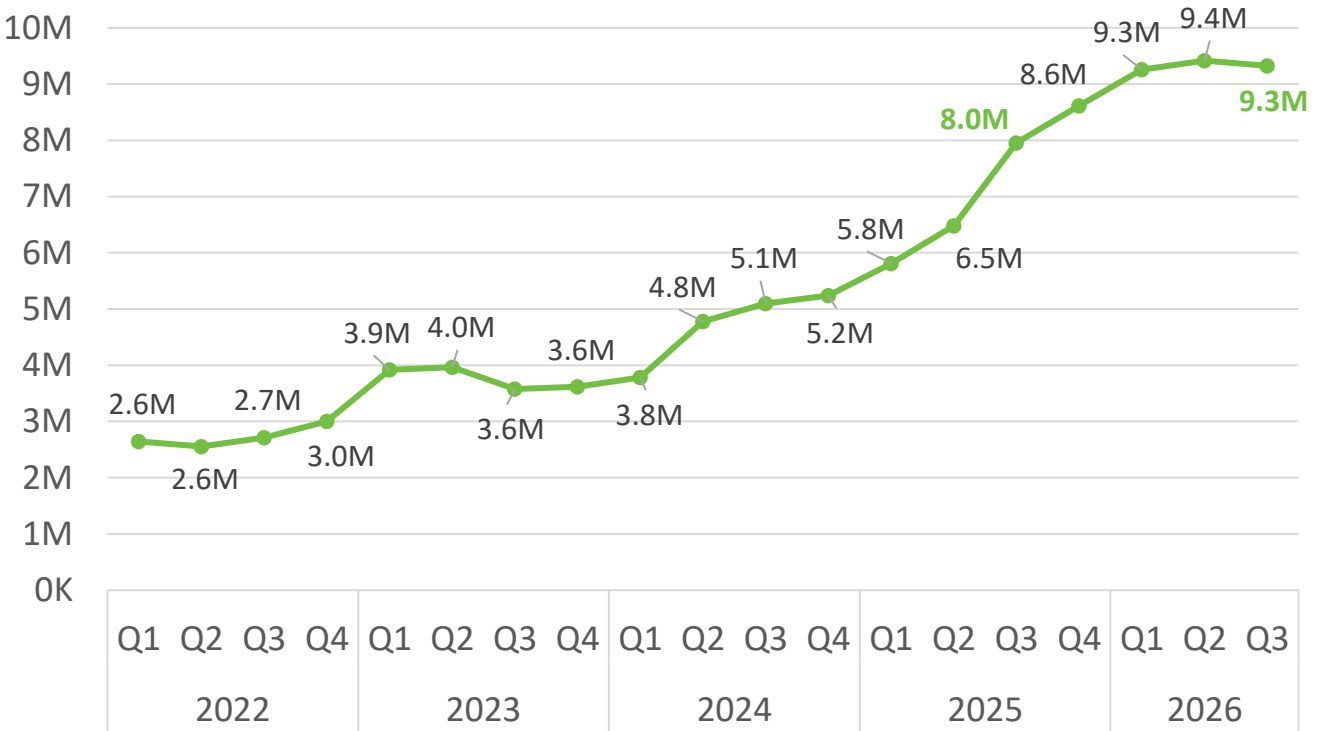
COUNT



▲ 15%

YOY increase in number of listings

BY SF



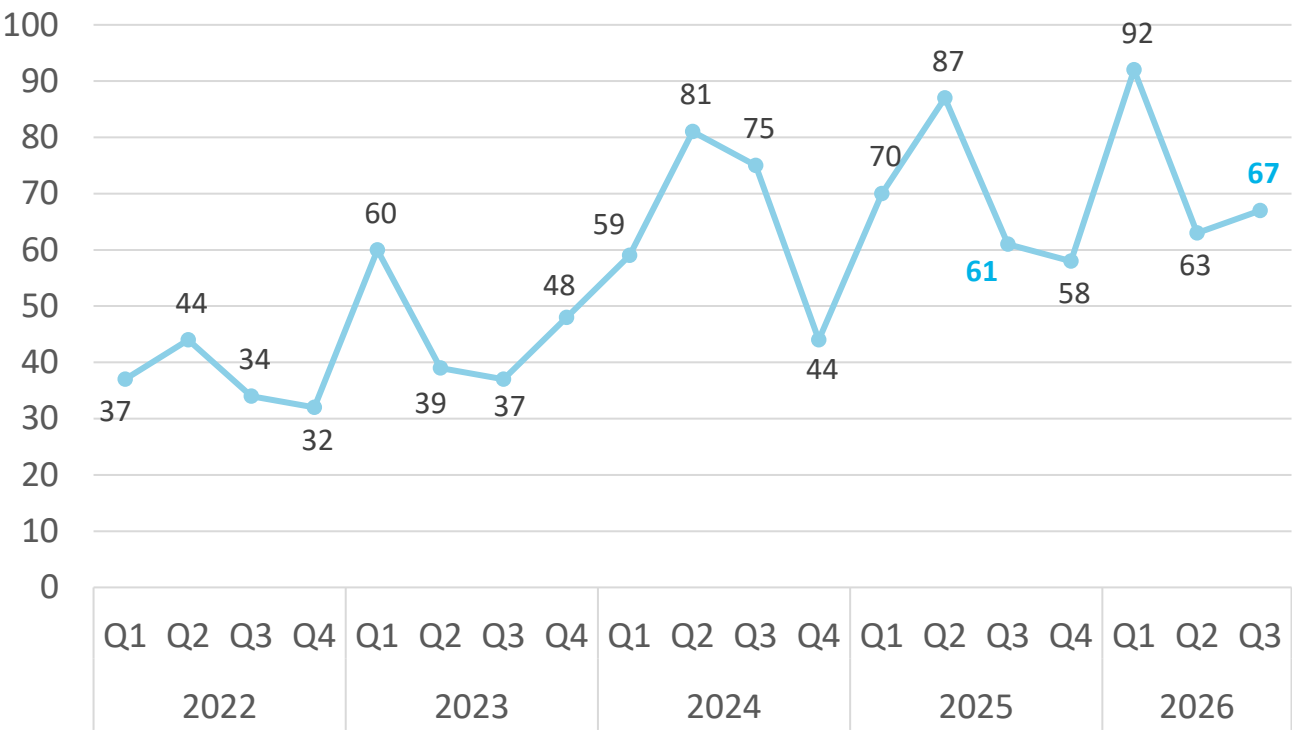
▲ 1.3M (16%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

LA CENTRAL

COUNT



▲ 10%

YOY increase in number of listings added

BY SF



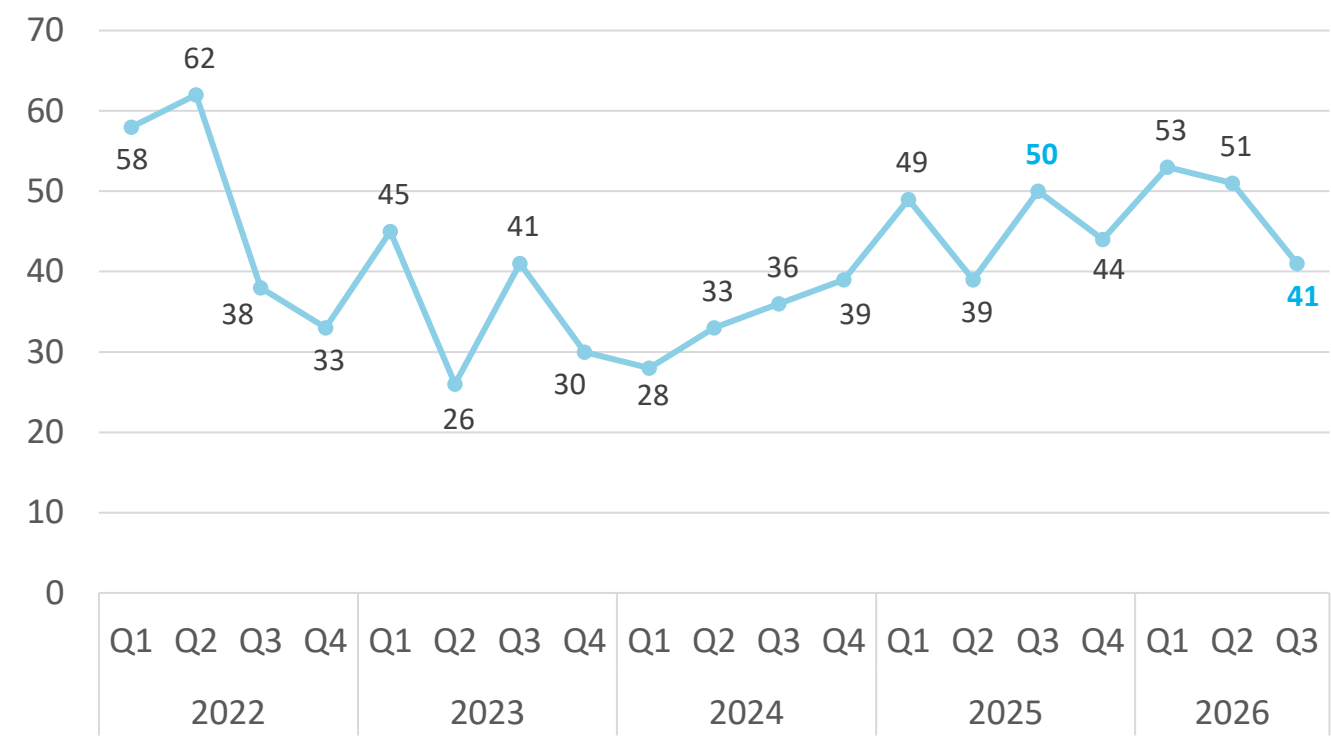
▼ 1.0M (36%)

YOY decrease in SF added

SALE COMPARABLES

LA CENTRAL

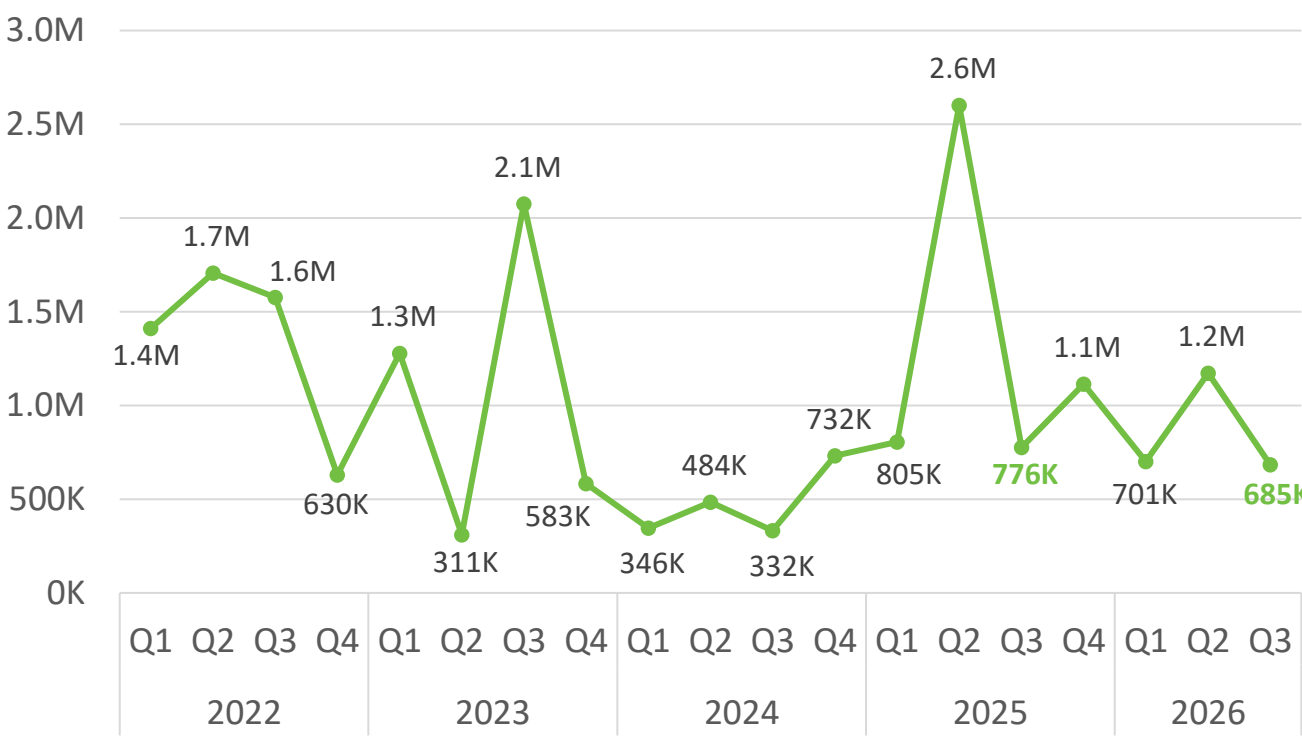
COUNT



▼ 18%

YOY decrease in number of transactions

BY SF



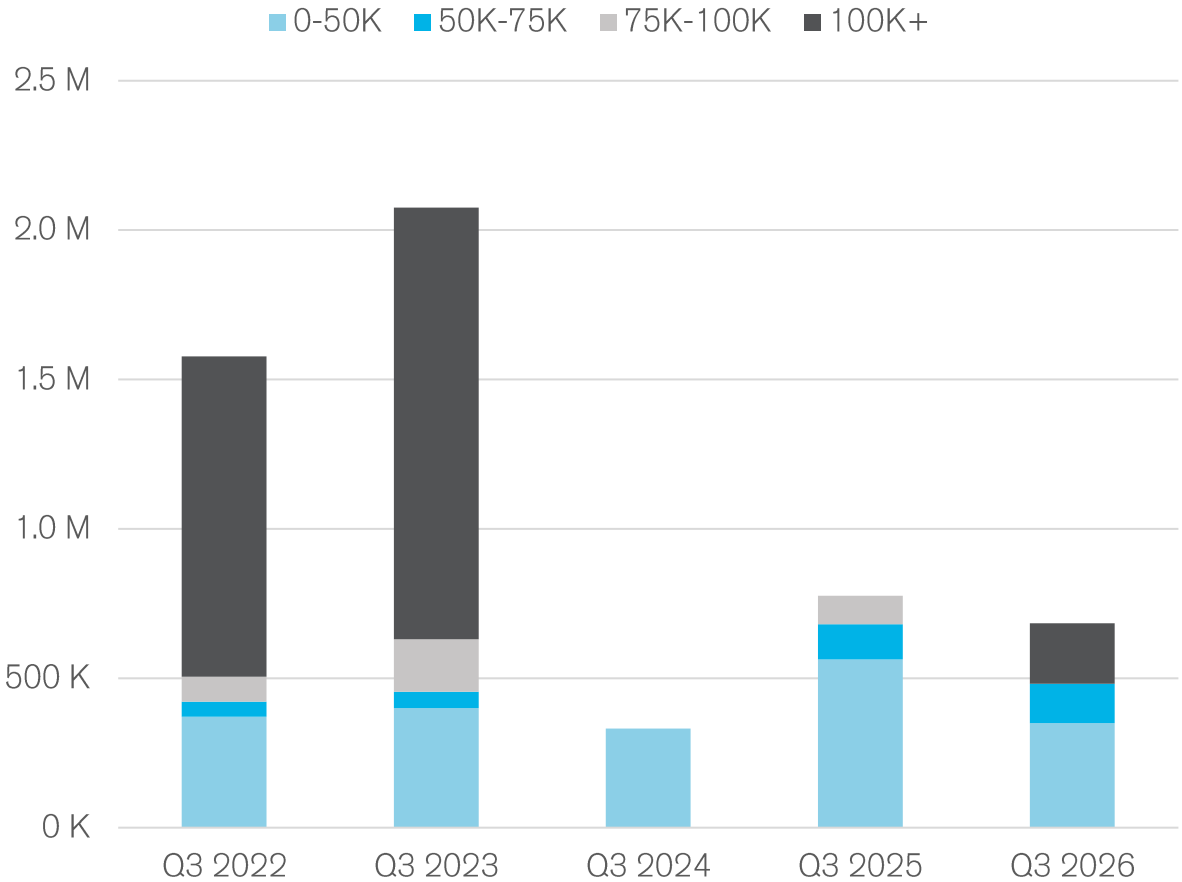
▼ 91K (12%)

YOY decrease in SF sold

SALE COMPS BY SIZE

LA CENTRAL

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
0-50K	32 372K	34 400K	36 332K	47 564K	38 350K
50K-75K	1 50K	1 55K	0	2 118K	2 131K
75K-100K	1 84K	2 175K	0	1 95K	0
100K+	4 1.1M	4 1.4M	0	0	1 203K
Grand Total	38 1.6M	41 2.1M	36 332K	50 776K	41 685K

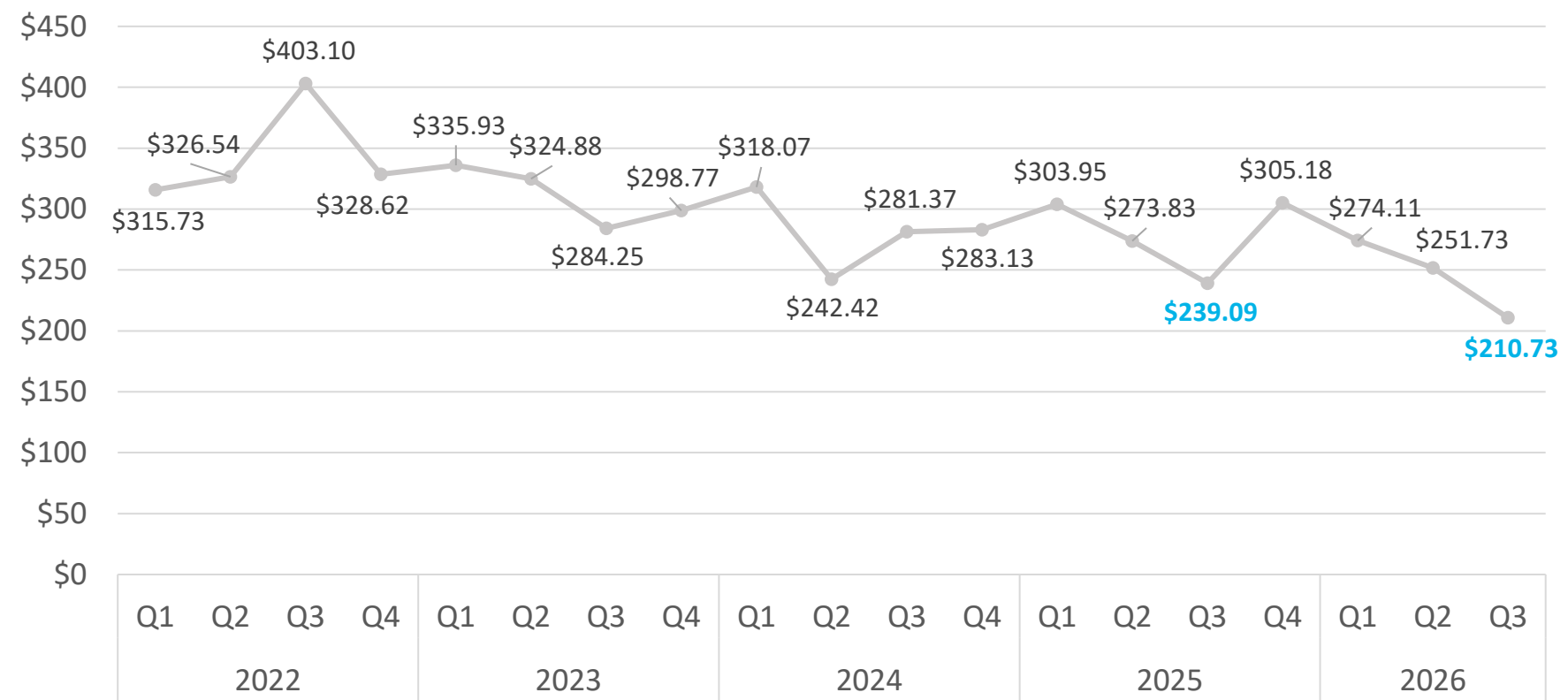


685K SF Sold

Over 350K SF of all SF sold was in buildings 0-50K SF representing 51% of the total square footage sold.

SOLD PRICE/SF

LA CENTRAL



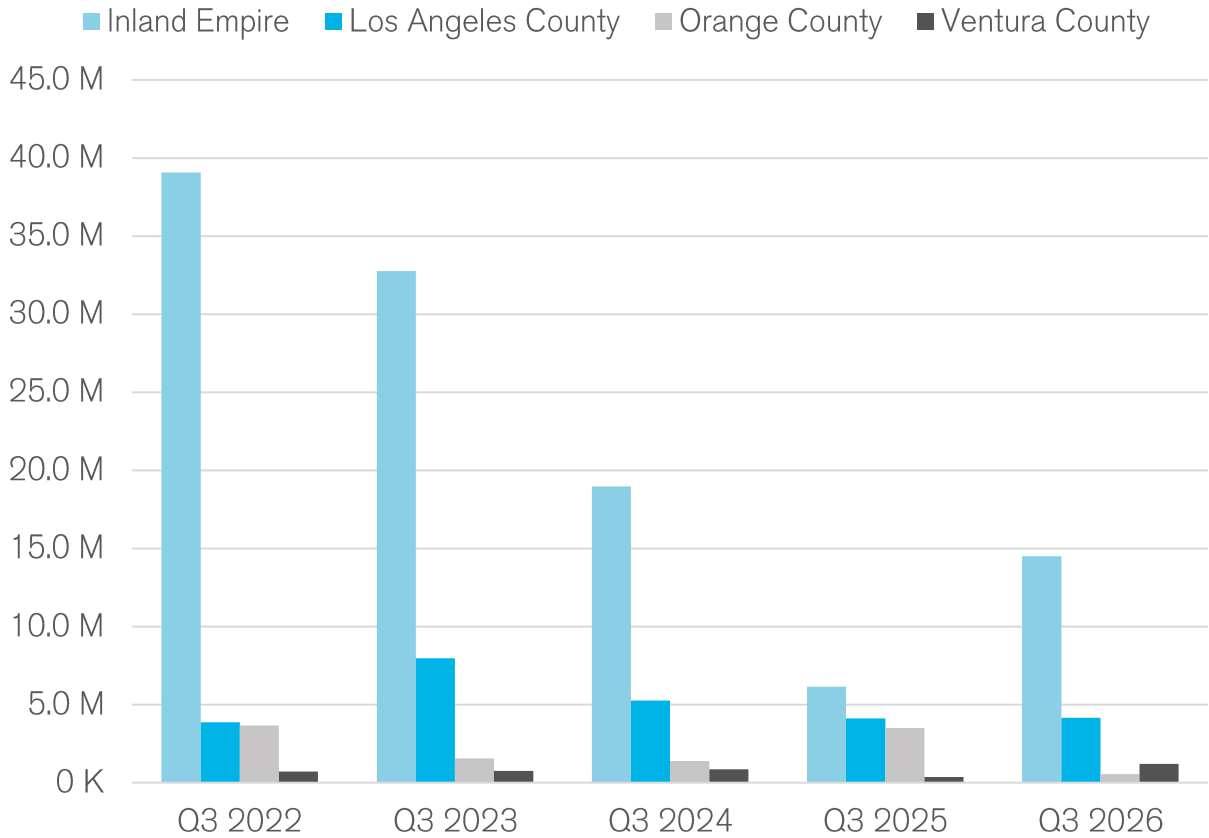
▼ **\$105.00 (33%)**
Decrease in average sold price since Q1 2022

▼ **\$28.36 (12%)**
YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026	YOY % Change
Inland Empire	39.1 M	32.8 M	19.0 M	6.2 M	14.5 M	▲ 136%
Los Angeles County	3.9 M	8.0 M	5.3 M	4.1 M	4.1 M	▲ 0.8%
Orange County	3.7 M	1.5 M	1.4 M	3.5 M	548 K	▼ 84%
Ventura County	714 K	760 K	845 K	356 K	1.2 M	▲ 238%
Total	47.3 M	43.0 M	26.5 M	14.1 M	20.4 M	▲ 45%



▲ 45%

YOY increase in SF under construction

20.4M SF

Total SF under construction in Q3 2026

510K SF (3%)

Total SF under construction in LA Central Q3 2026

DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Projected			
					Q1 2026	Q2 2026	Q3 2026	Q4 2026
Inland Empire	21.9 M	35.1 M	24.9 M	14.8 M	508 K	520 K	502 K	7.0 M
LA East	692 K	397 K	1.2 M	437 K	133 K	353 K	0	217 K
LA MidCounties	1.4 M	2.0 M	2.5 M	394 K	59 K	186 K	261 K	63 K
LA Central	287 K	33 K	367 K	759 K	70 K	5 K	185 K	205 K
South Bay	553 K	291 K	479 K	1.1 M	0	11 K	0	79 K
LA Northwest	1.9 M	3.1 M	1.3 M	3.5 M	584 K	279 K	389 K	343 K
Orange County	1.5 M	1.4 M	1.3 M	2.2 M	190 K	30 K	129 K	396 K
Ventura County	345 K	427 K	322 K	582 K	0	0	0	812 K
Total	28.6 M	42.7 M	32.3 M	23.8 M	1.5 M	1.4 M	1.5 M	9.1 M

1.5M SF

Total delivered construction in Q3 2026

185K SF

Total delivered construction in LA Central in Q3 2026

9.1M SF

Projected to be delivered in Q4 2026