

Q3 2026 RESEARCH REPORT

LA EAST

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SUBLEASE

Total Available Listings
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Transactions Average Months on Market: Comparison

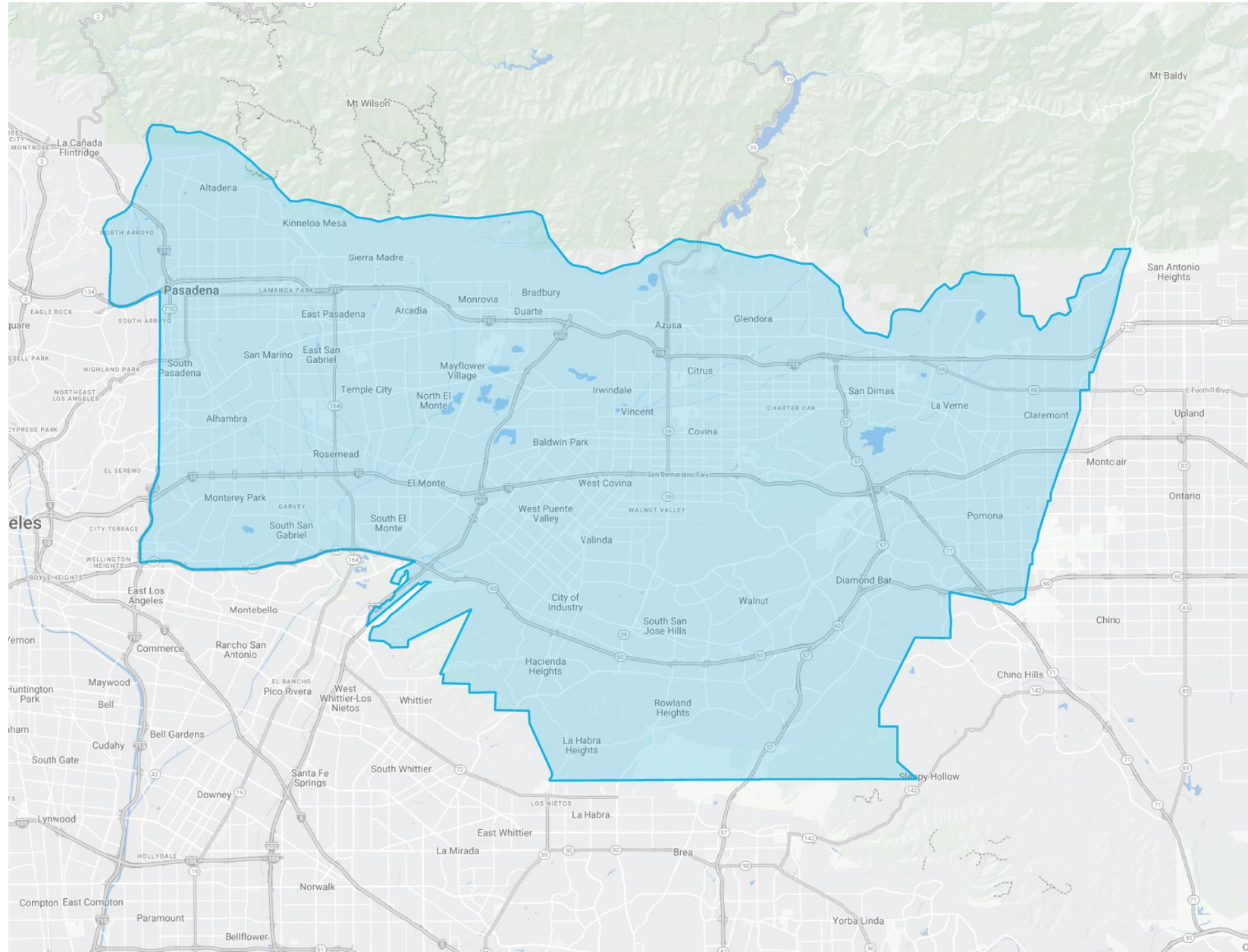
SALE

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

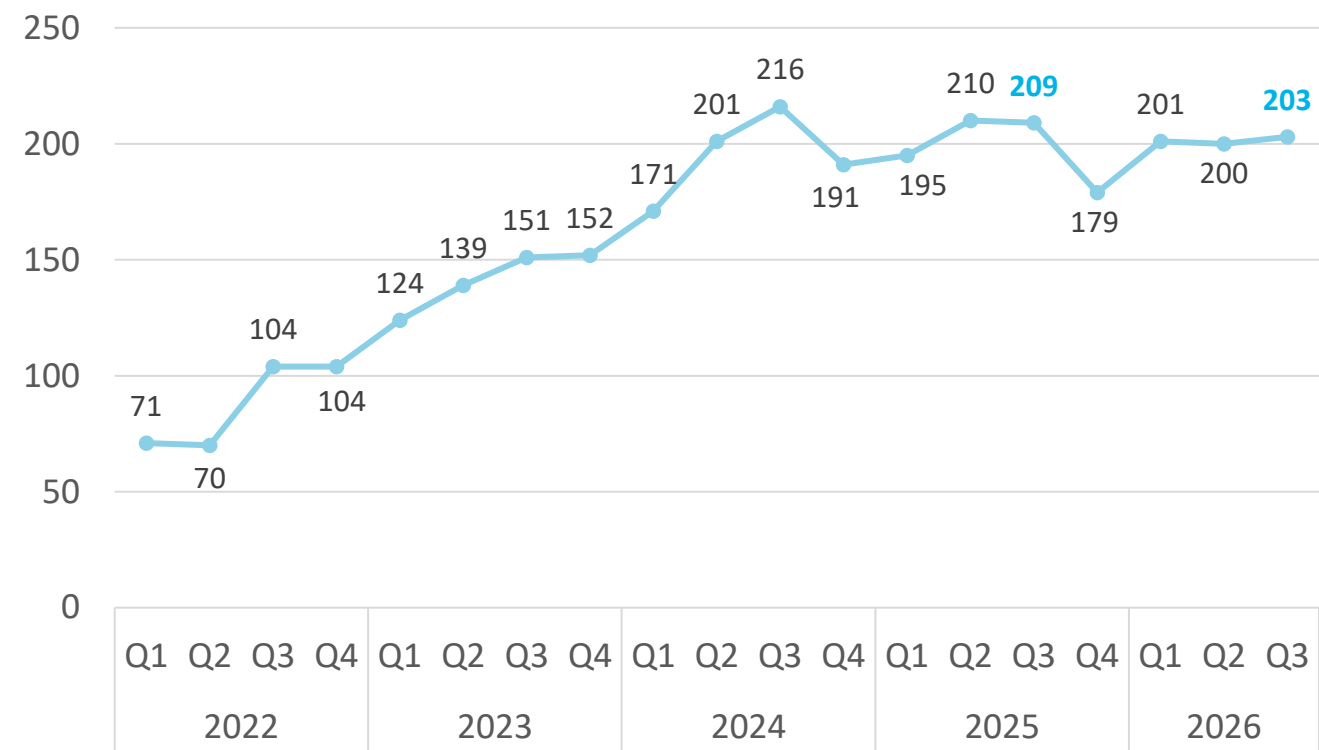
437K

Listings across 78
markets nationally

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

LA EAST

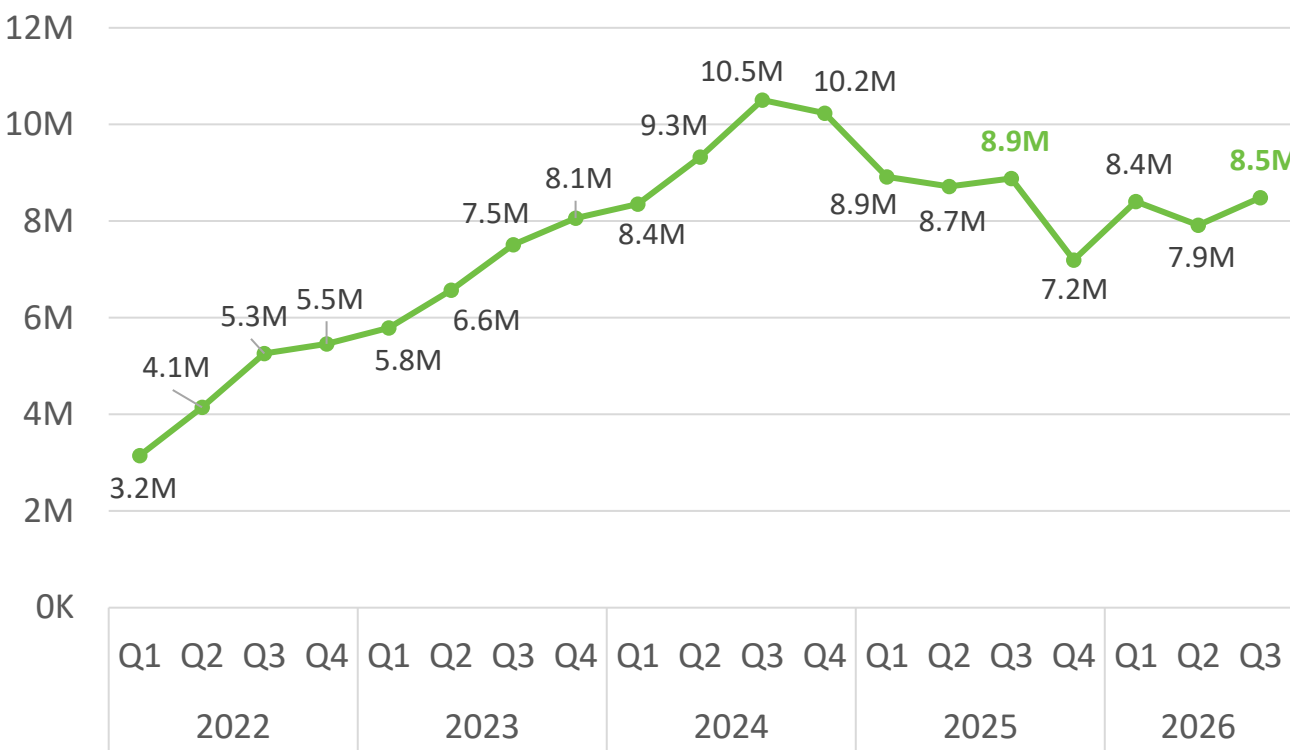
COUNT



▼ 3%

YOY decrease in number of listings

BY SF



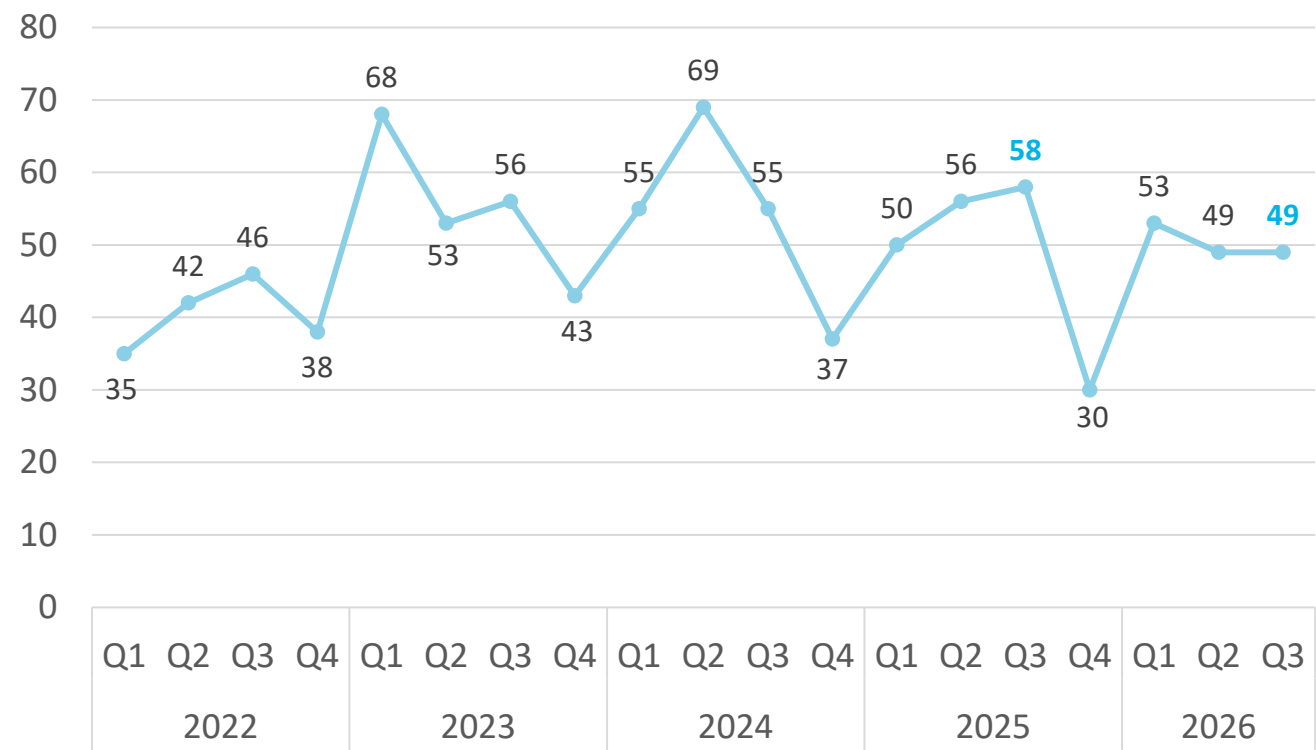
▼ 400K (4%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

LA EAST

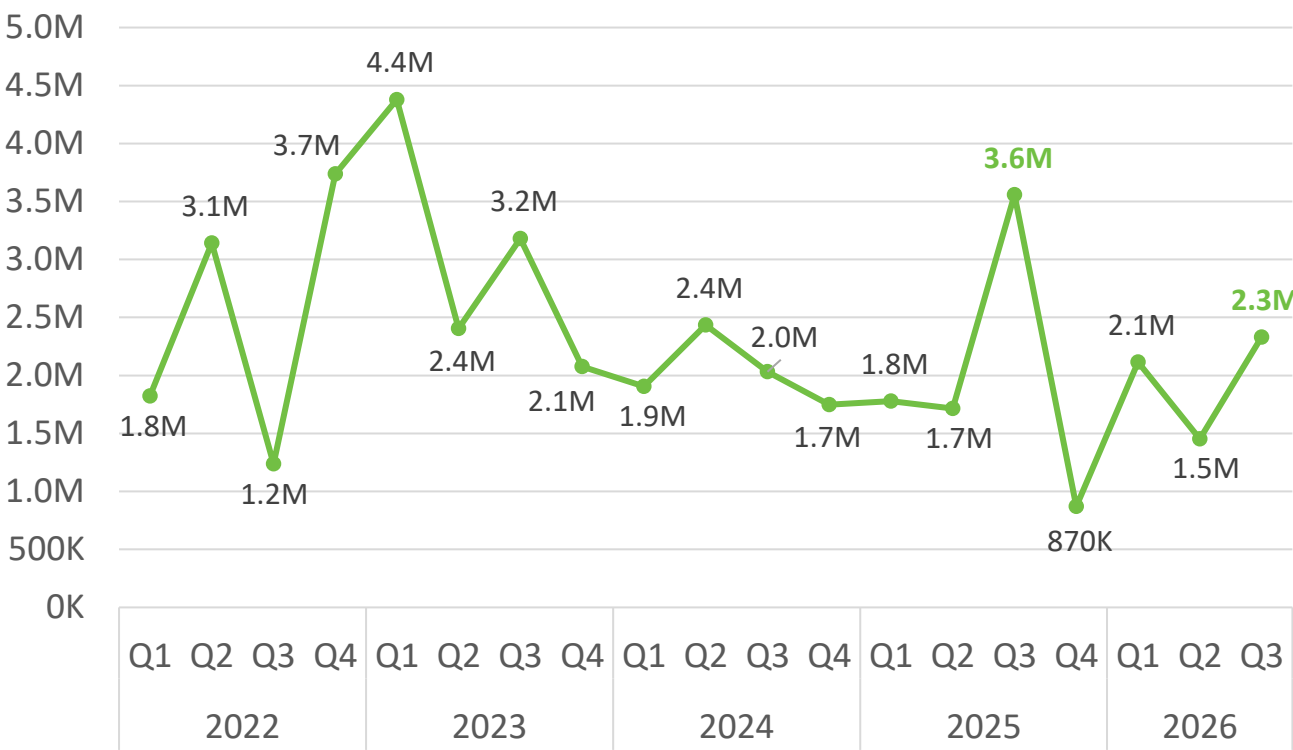
COUNT



▼ 16%

YOY decrease in number of listings added

BY SF

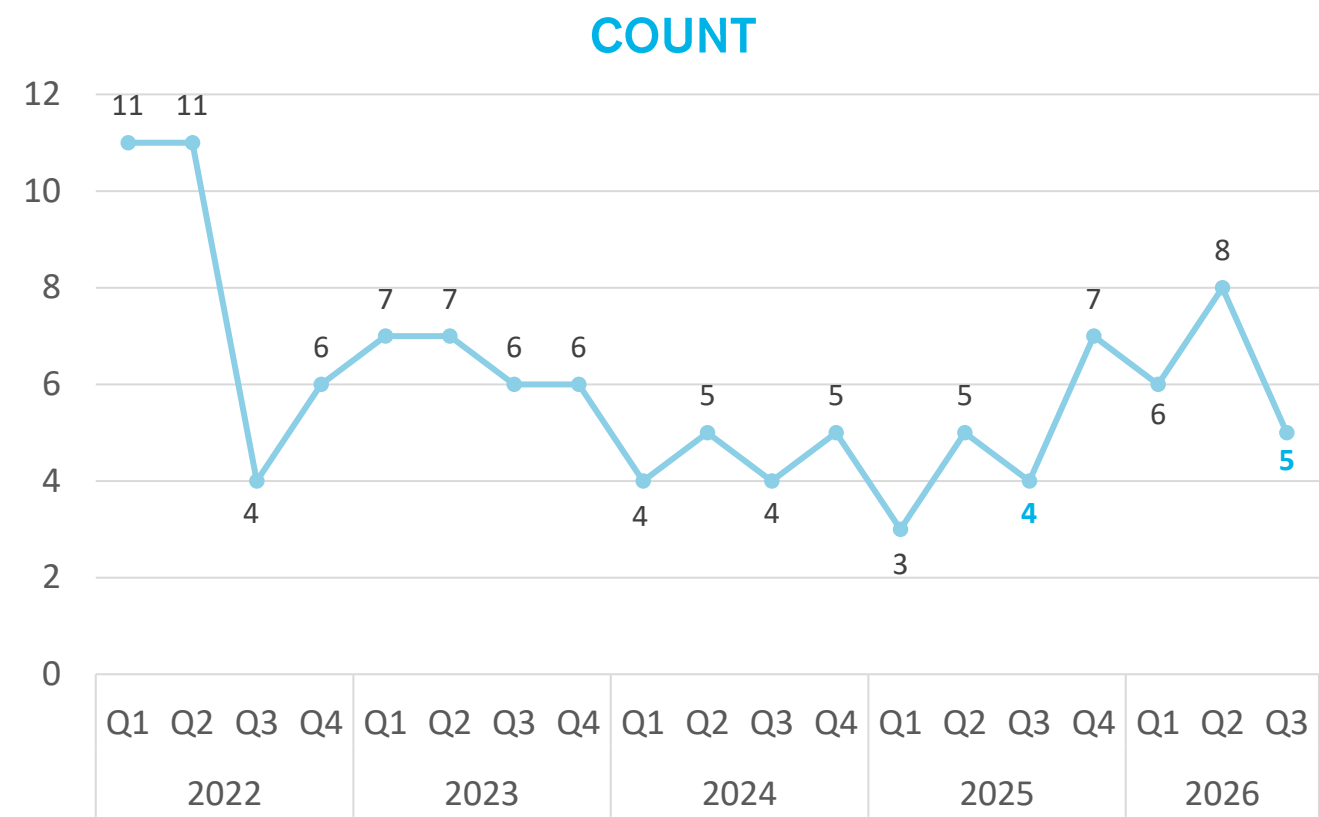


▼ 1.3M (36%)

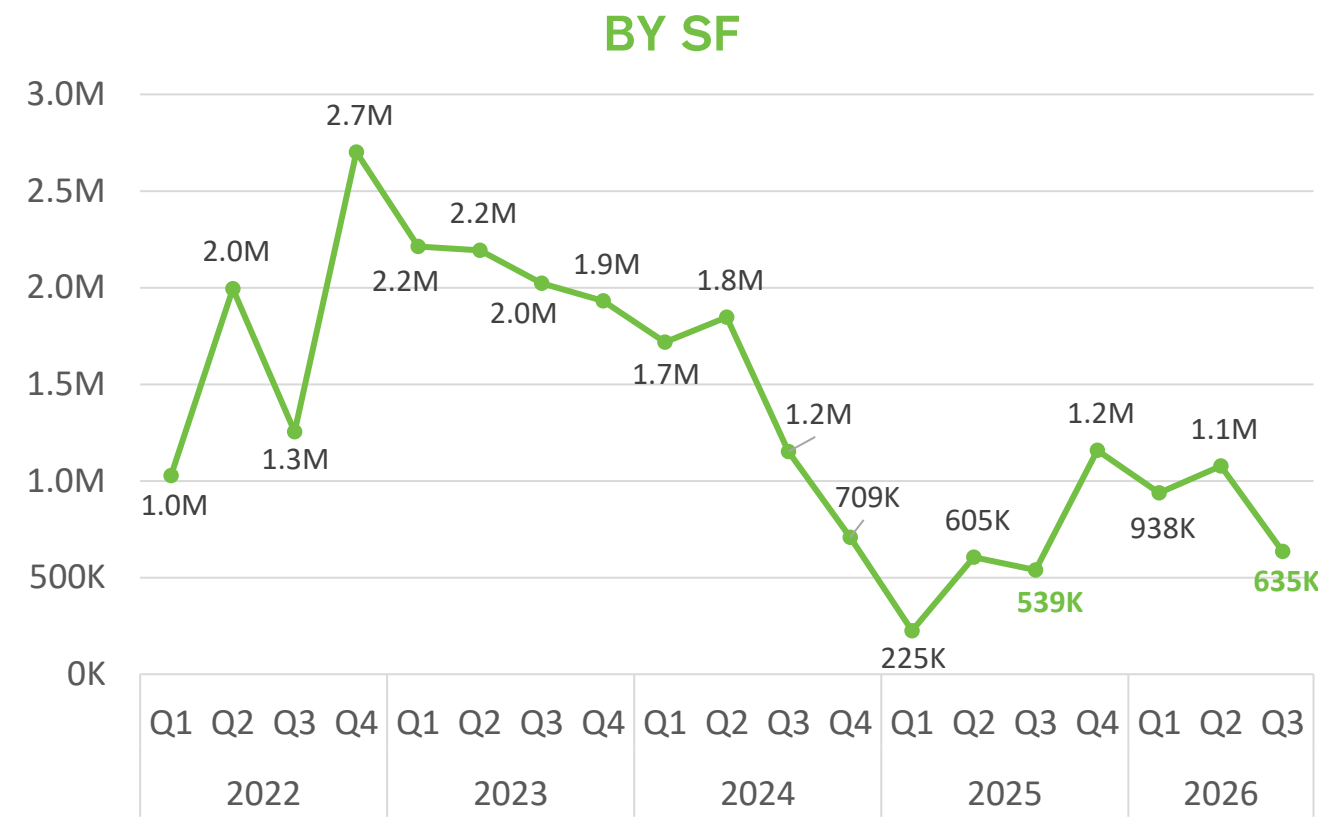
YOY decrease in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

LA EAST



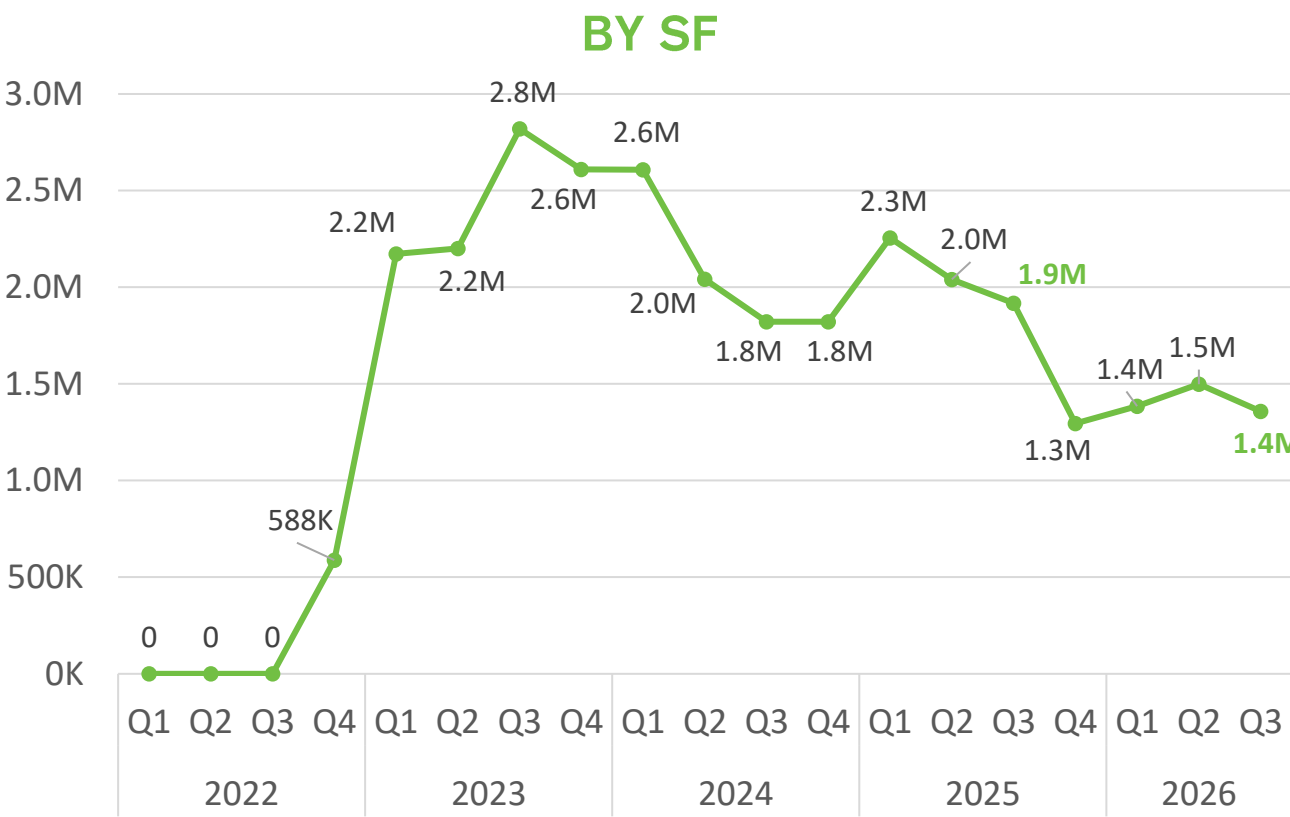
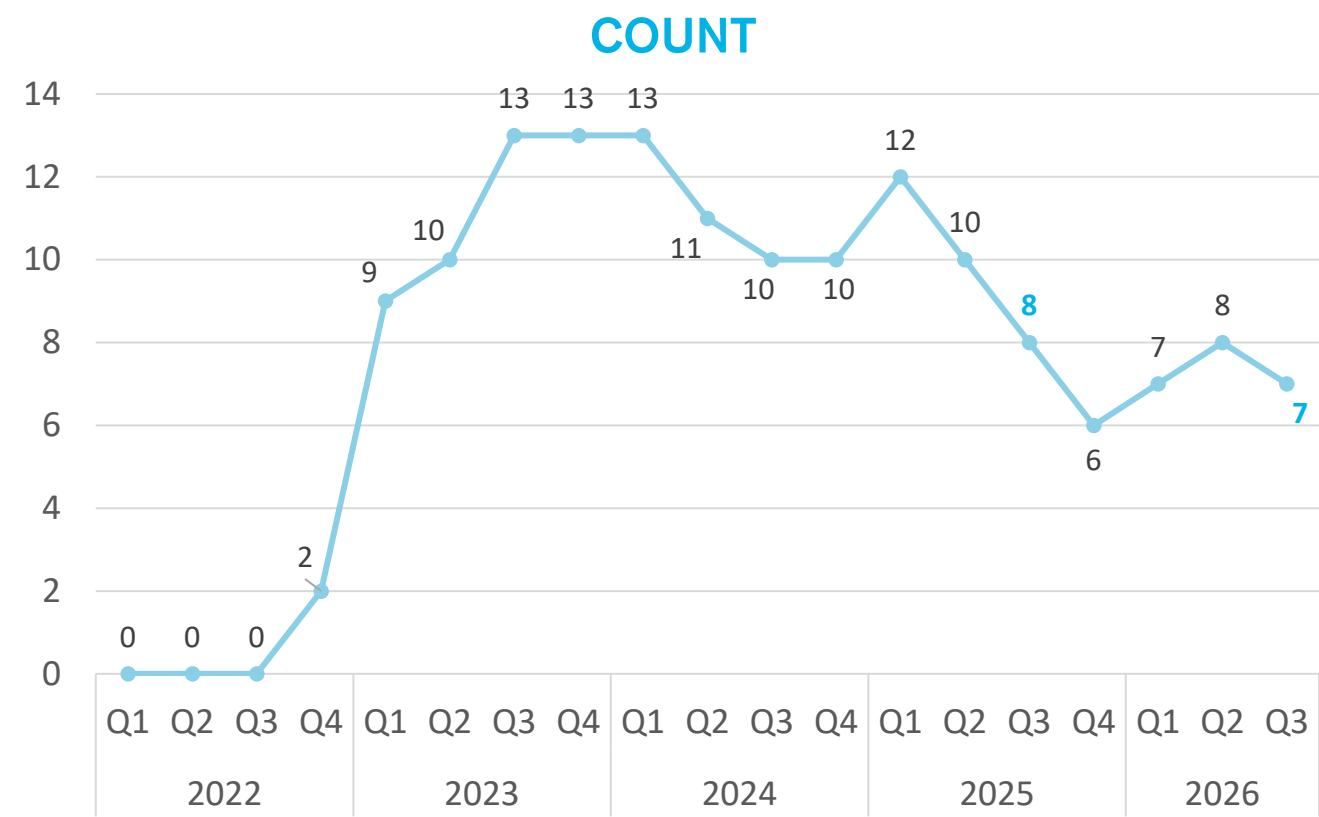
▲ **25%**
YOY increase in number of listings



▲ **96K (18%)**
YOY increase in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

LA EAST



▼ 13%

YOY decrease in number of listings

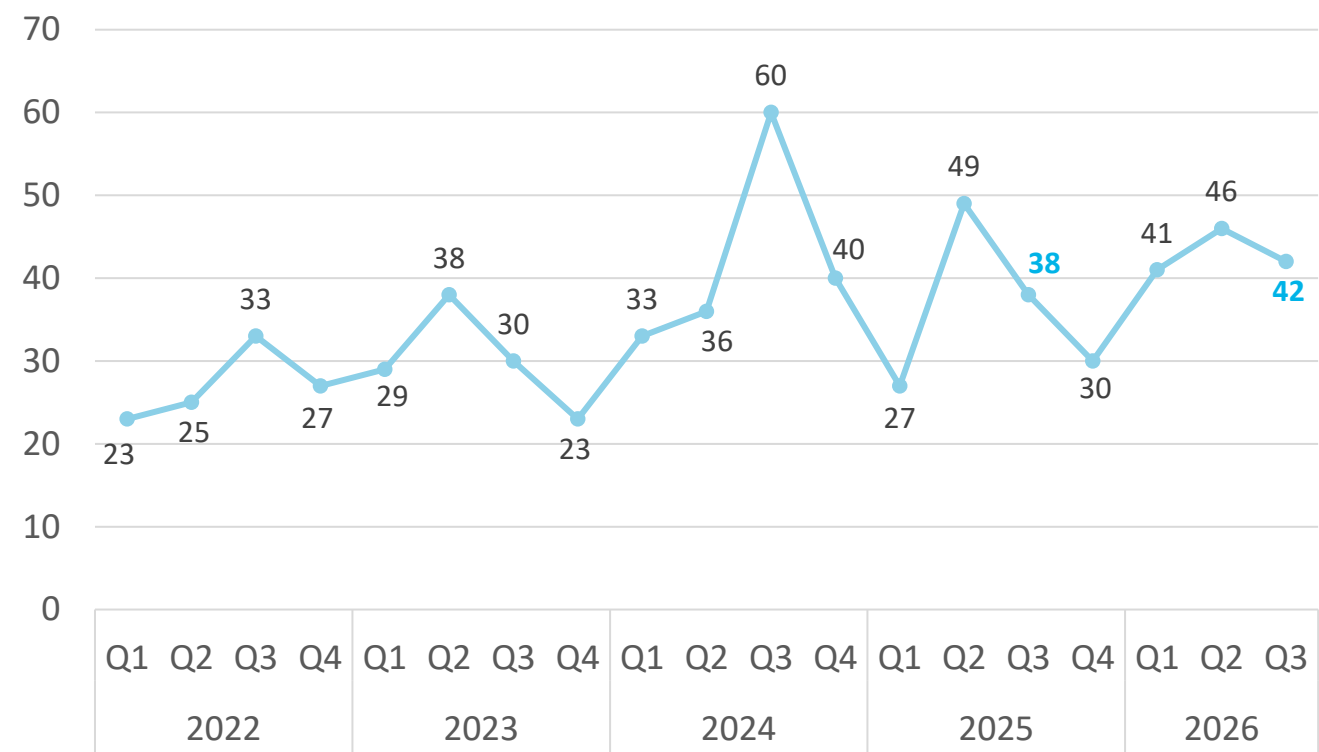
▼ 500K (26%)

YOY decrease in SF of listings

TRANSACTIONS: DIRECT LEASE

LA EAST

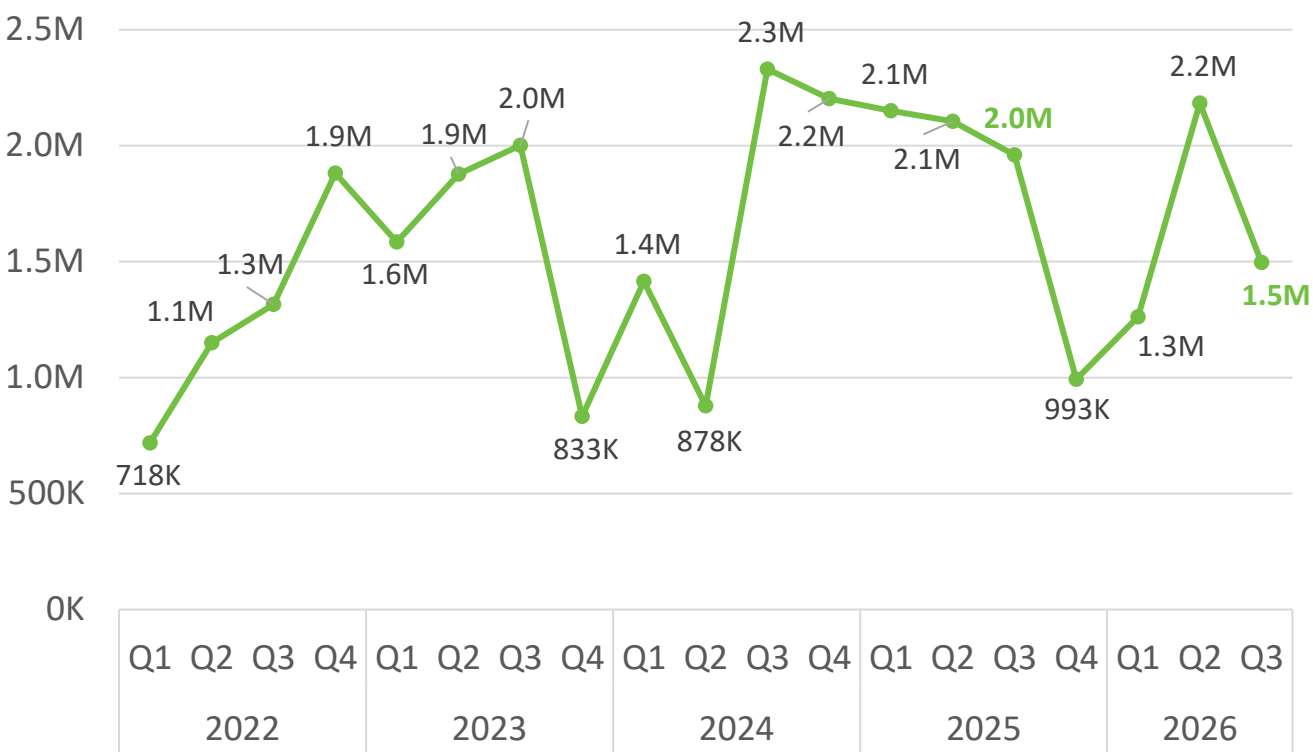
COUNT



▲ 11%

YOY increase in number of transactions

BY SF



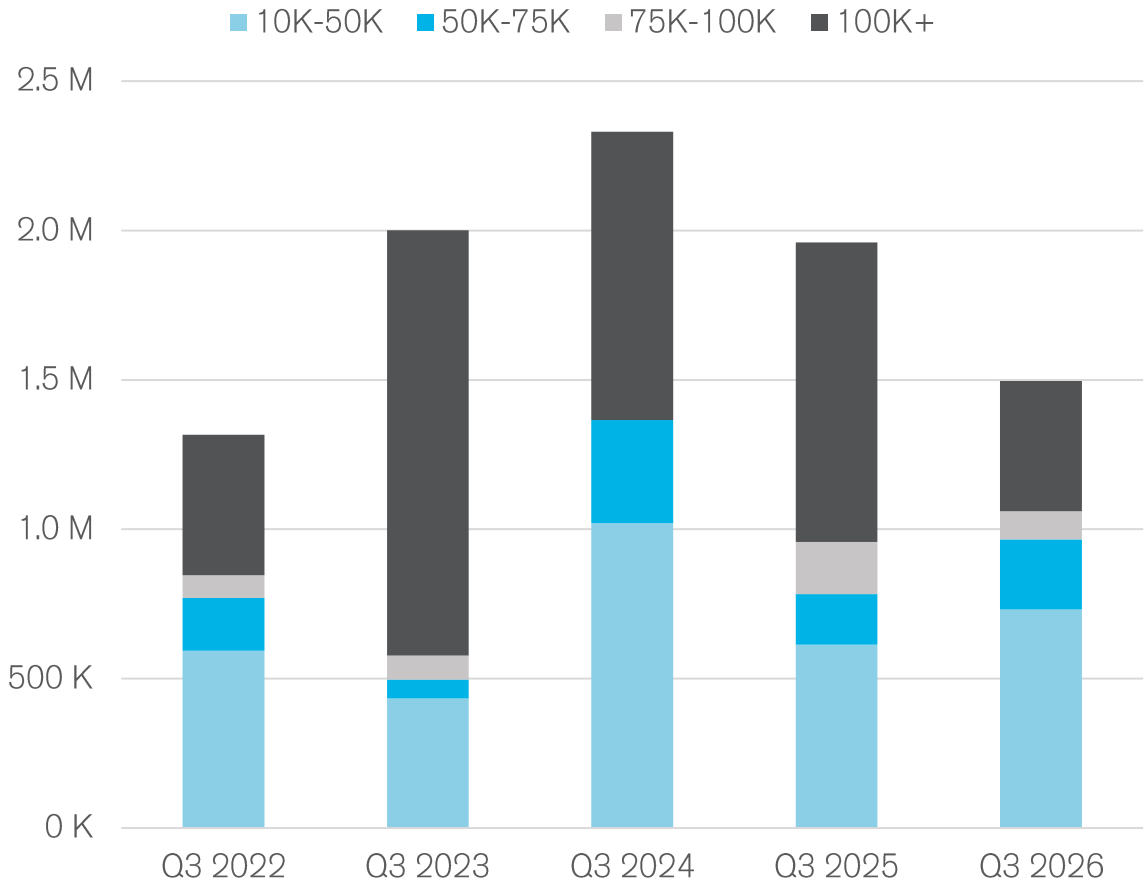
▼ 500K (25%)

YOY decrease in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

LA EAST

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	26 594K	22 434K	50 1.0M	29 614K	34 732K
50K-75K	3 177K	1 63K	6 345K	3 169K	4 234K
75K-100K	1 76K	1 81K	0	2 174K	1 94K
100K+	3 470K	6 1.4M	4 965K	4 1.0M	3 436K
Grand Total	33 1.3M	30 2.0M	60 2.3M	38 2.0M	42 1.5M

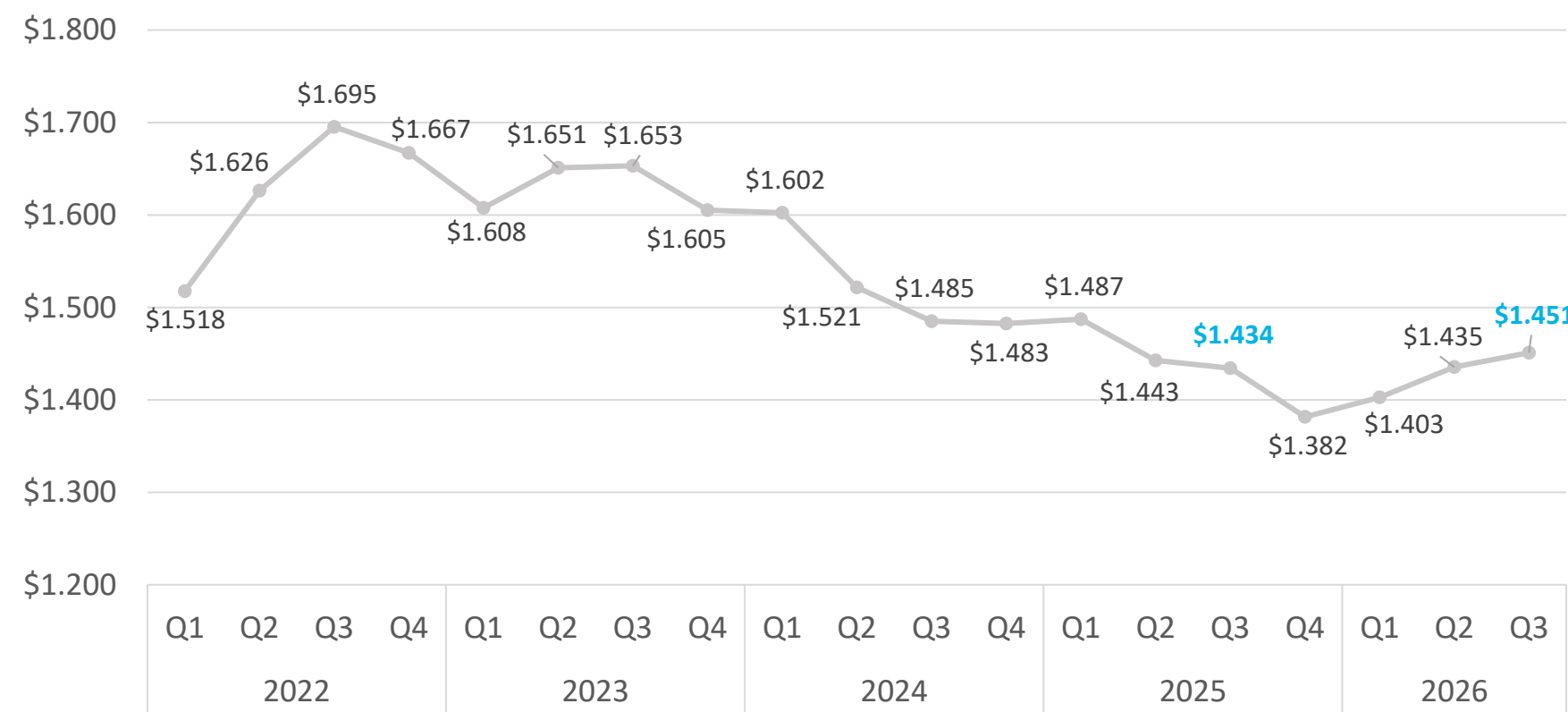


1.5M SF Transacted

Over 732K SF of all transacted SF was in buildings 10K-50K SF representing 49% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

LA EAST



▼ **\$0.24 (14%)**

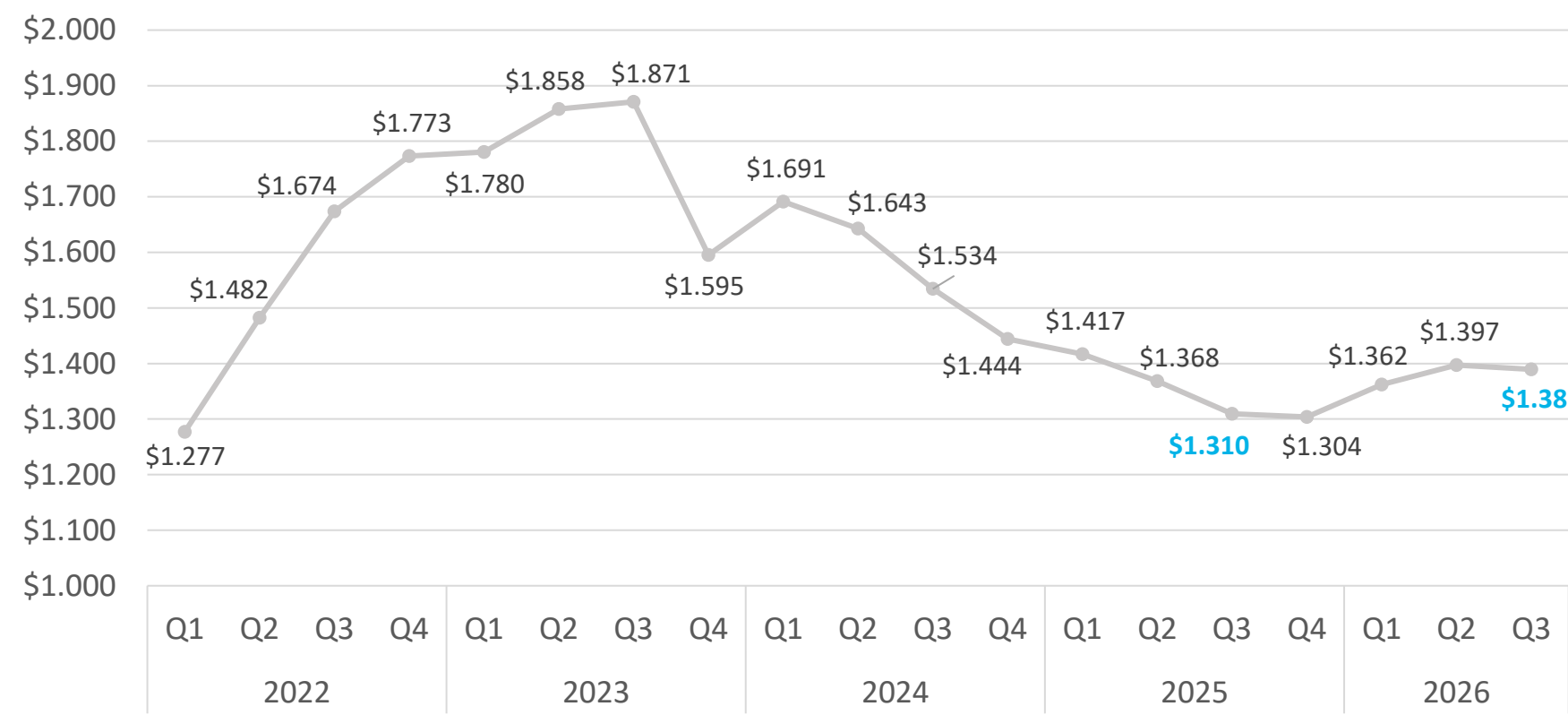
Decrease in average asking rate since Q3 2022

▲ **\$0.02 (1%)**

YOY increase in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

LA EAST



▼ **\$0.48 (26%)**

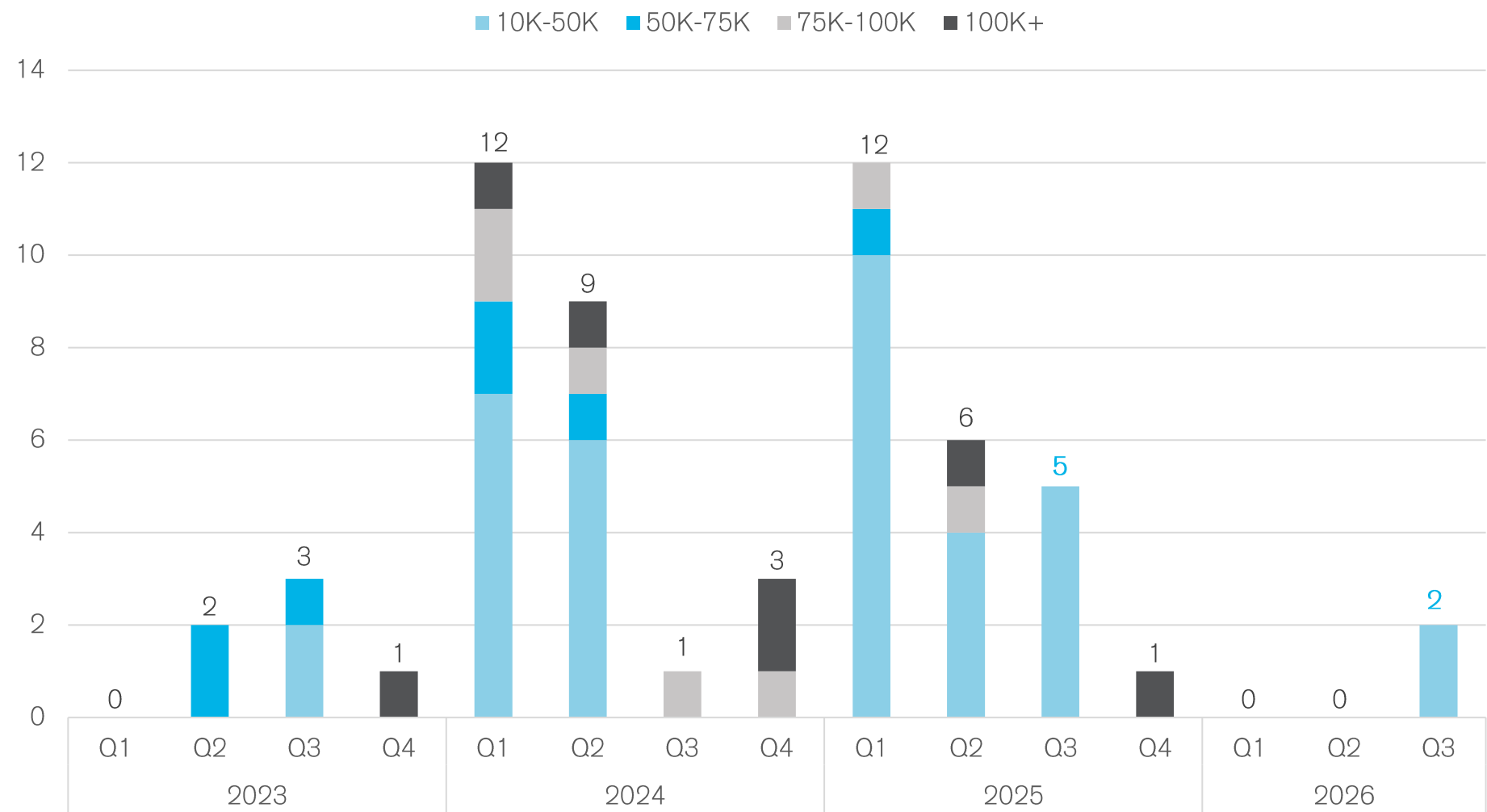
Decrease in average asking rate since Q3 2023

▲ **\$0.08 (6%)**

YOY increase in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

LA EAST



▼ 66%

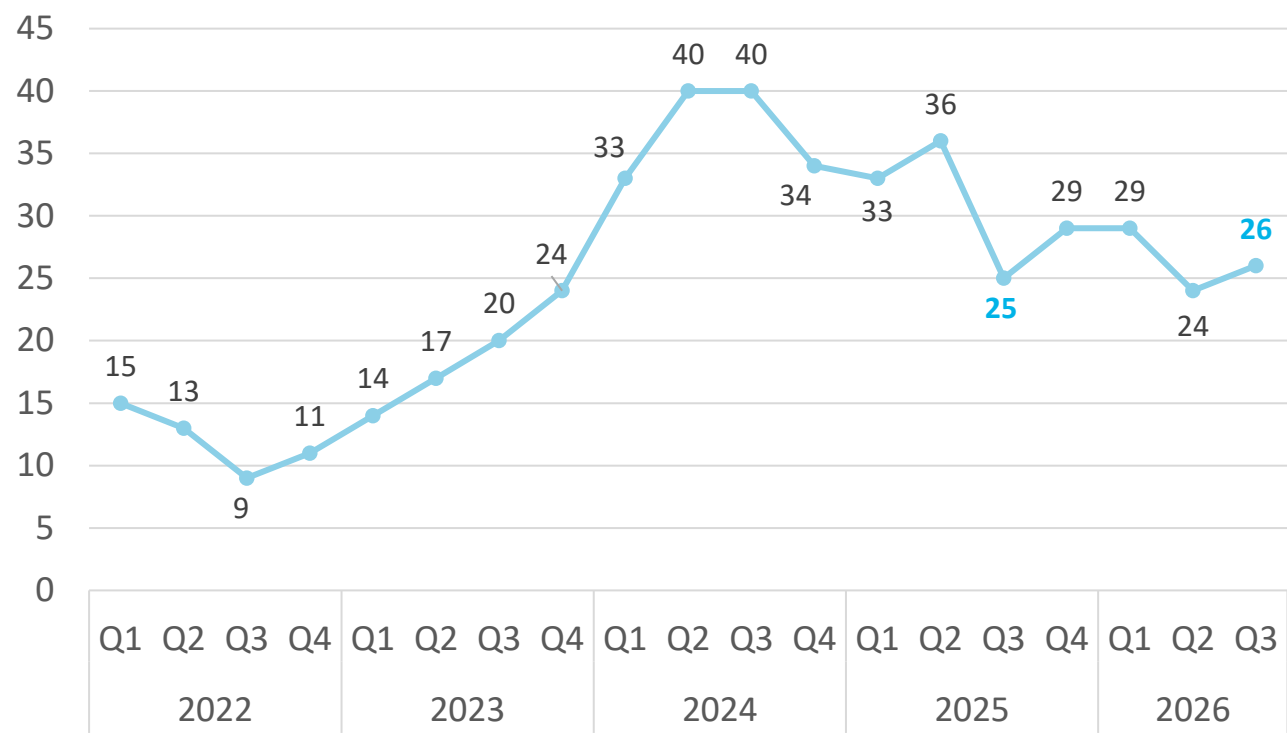
YOY decrease in number of rate reductions

▼ 83%

Decrease in number of rate reductions since Q1 2025

TOTAL AVAILABLE LISTINGS: SUBLEASE LA EAST

COUNT



▲ 4%

YOY increase in number of listings

BY SF



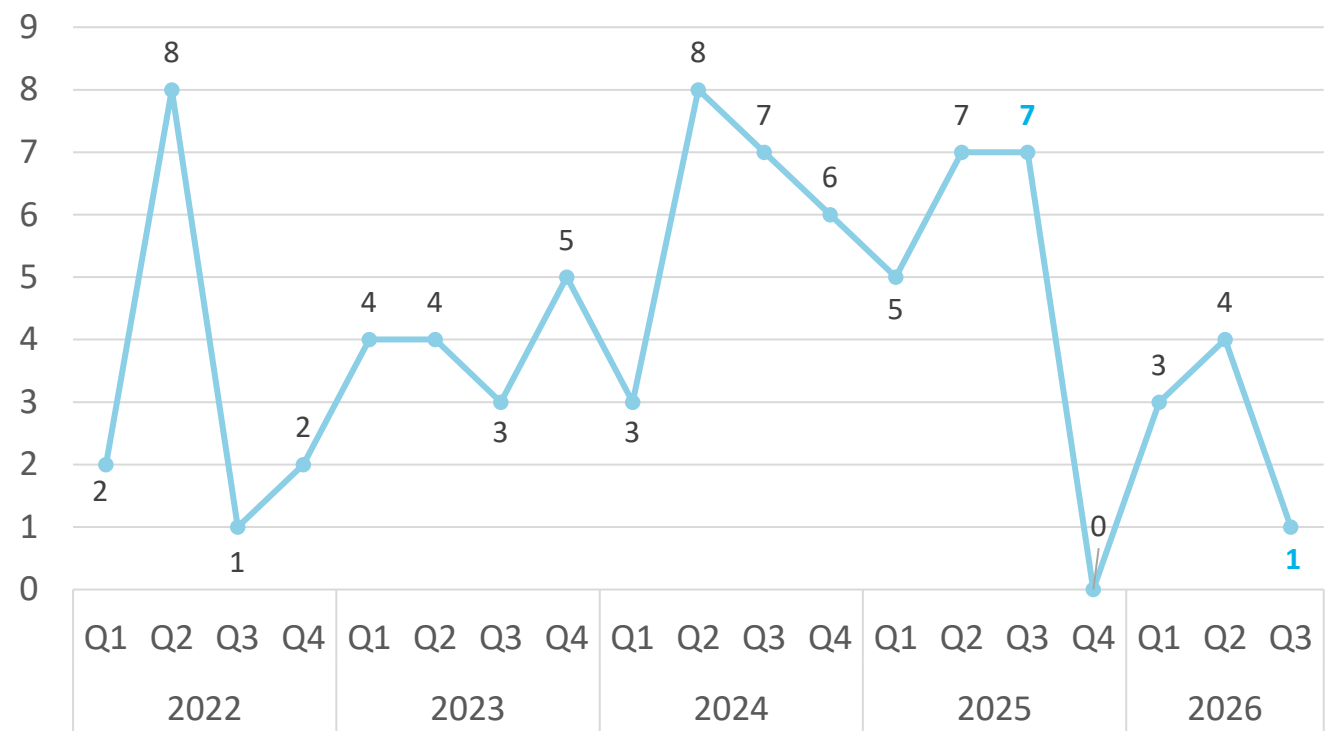
▼ 254K (21%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

LA EAST

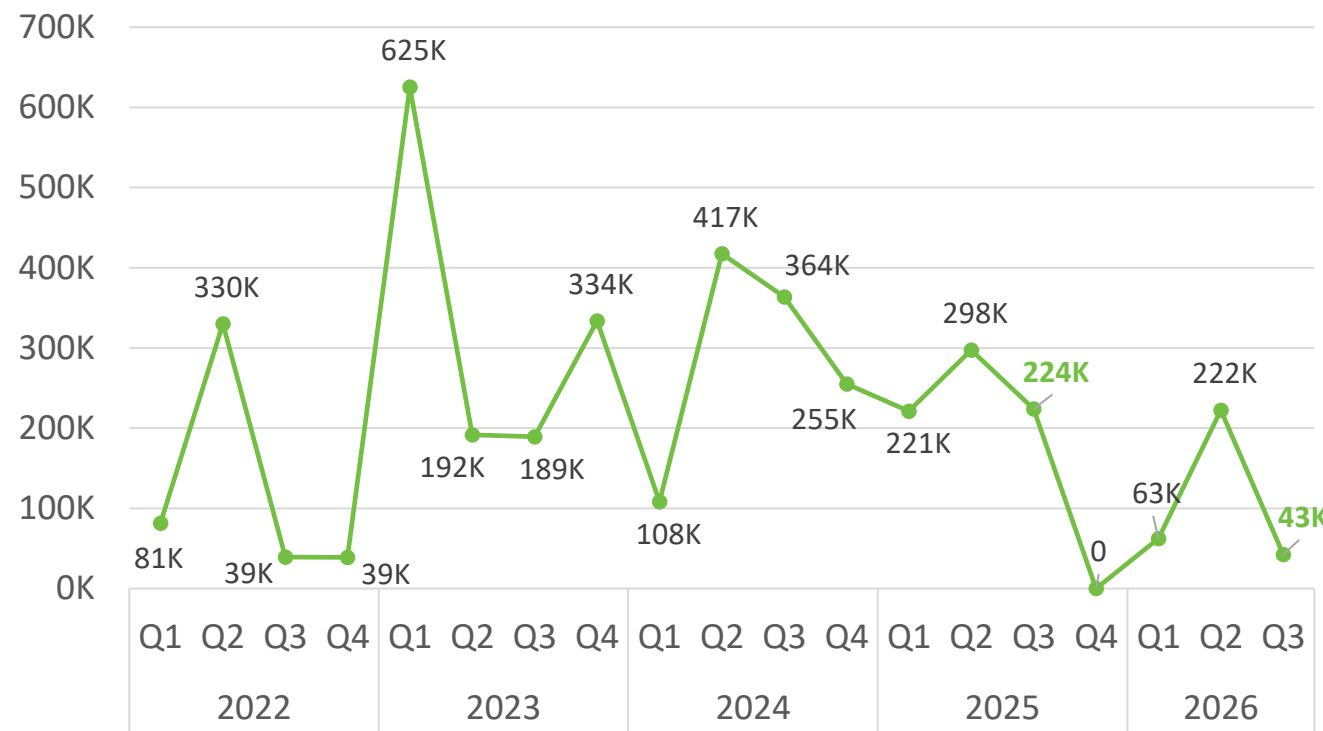
COUNT



▼ 86%

YOY decrease in number of transactions

BY SF



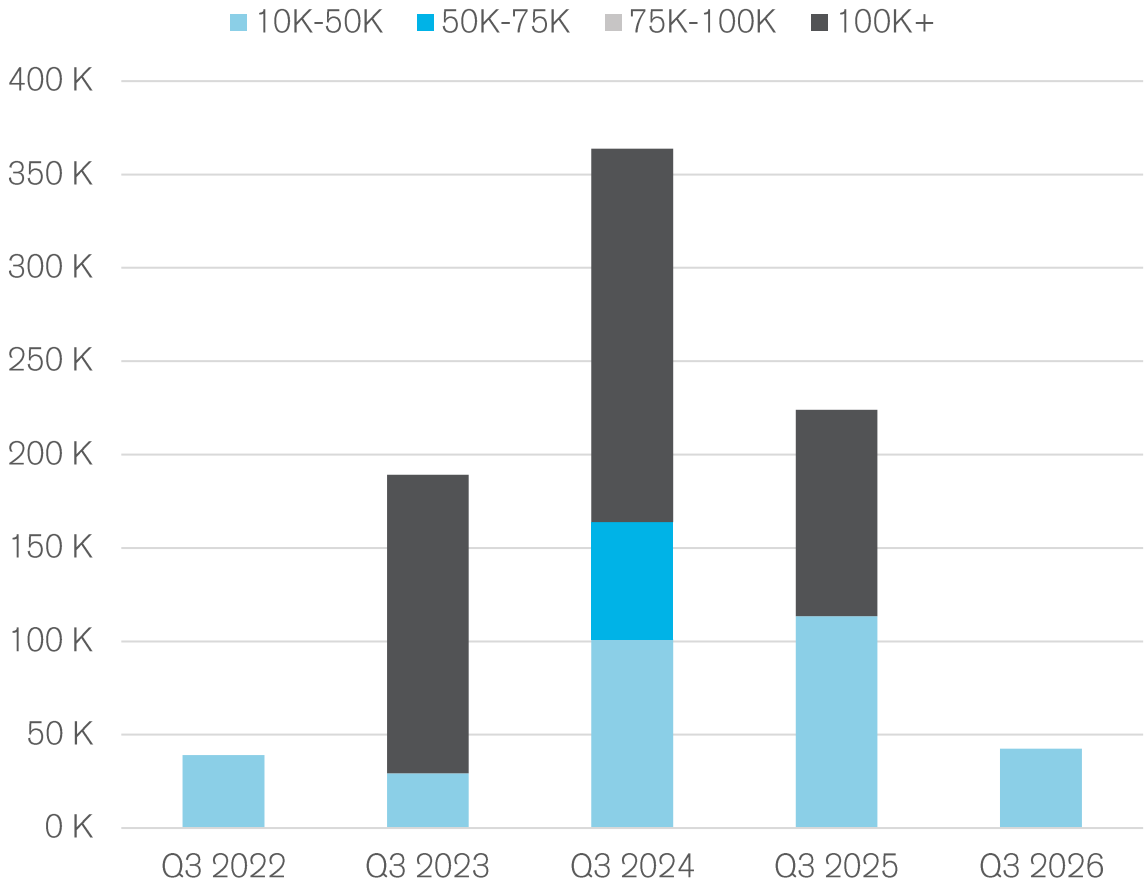
▼ 181K (81%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE

LA EAST

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	1 39K	2 29K	5 101K	6 113K	1 43K
50K-75K	0	0	1 63K	0	0
75K-100K	0	0	0	0	0
100K+	0	1 160K	1 200K	1 111K	0
Grand Total	1 39K	3 189K	7 364K	7 224K	1 43K



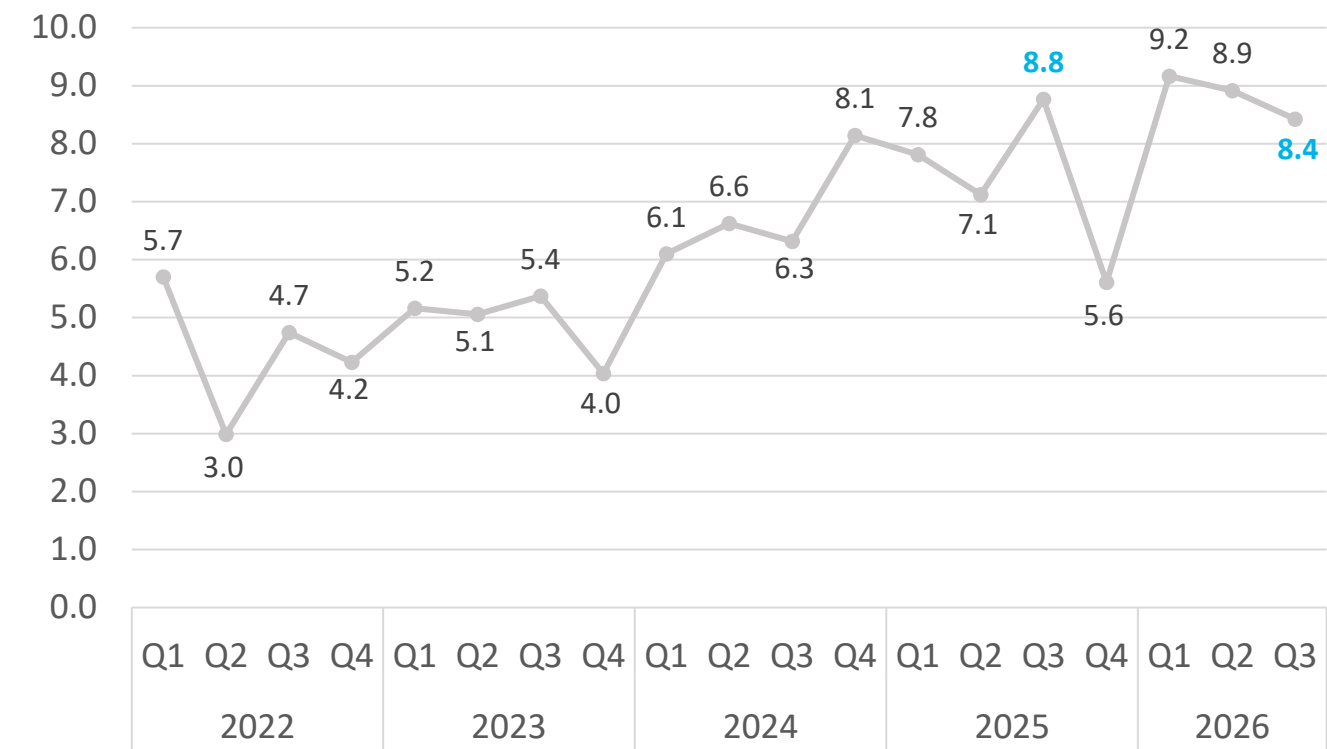
43K SF Subleased

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

TRANSACTIONS: AVERAGE MONTHS ON MARKET

LA EAST

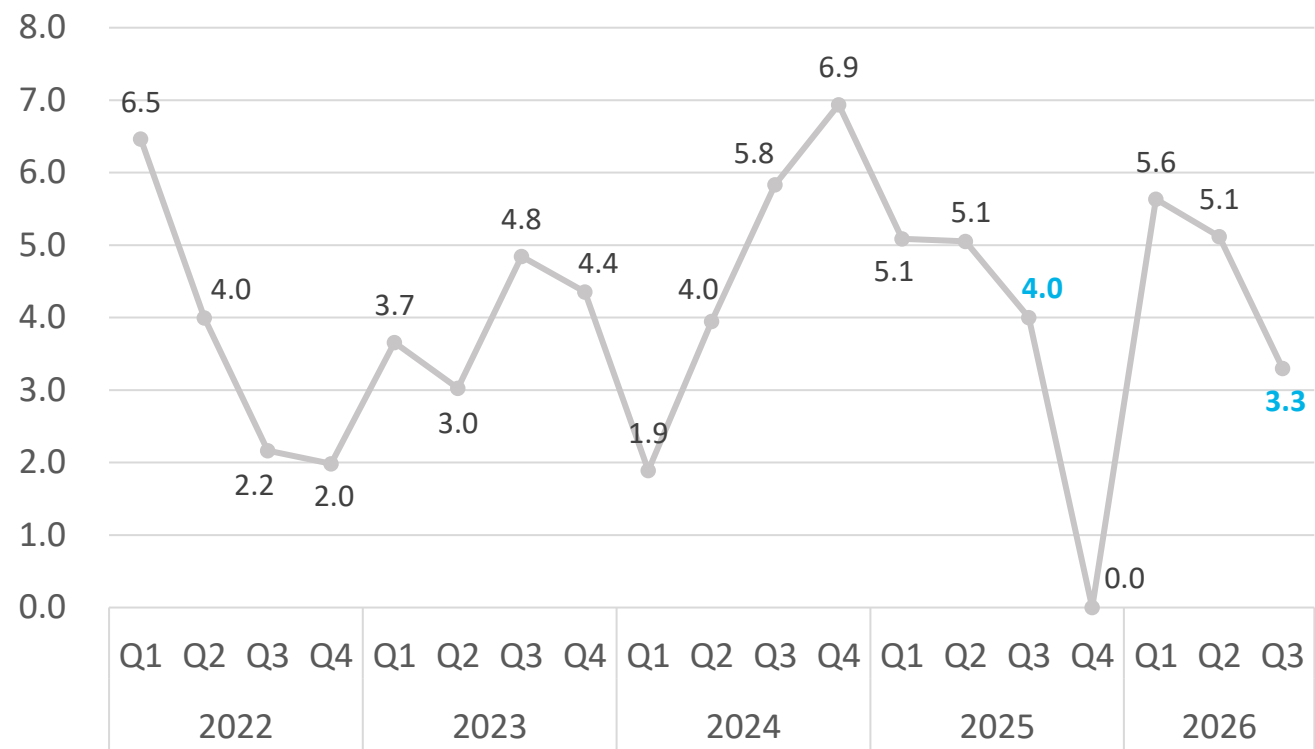
DIRECT LEASE AVG MONTHS ON MARKET



▼ **0.4 Months (5%)**

YOY decrease in time on market

SUBLEASE AVG MONTHS ON MARKET

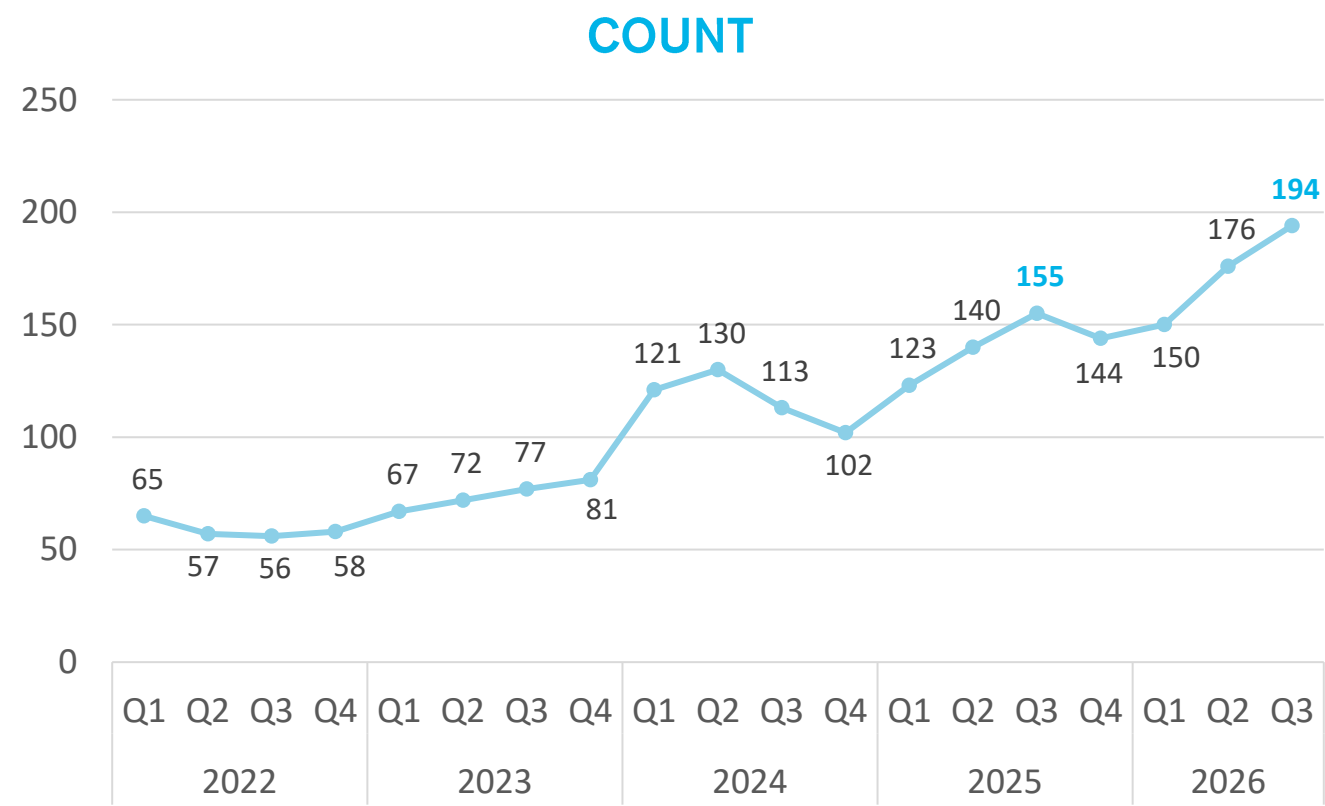


▼ **0.7 Months (18%)**

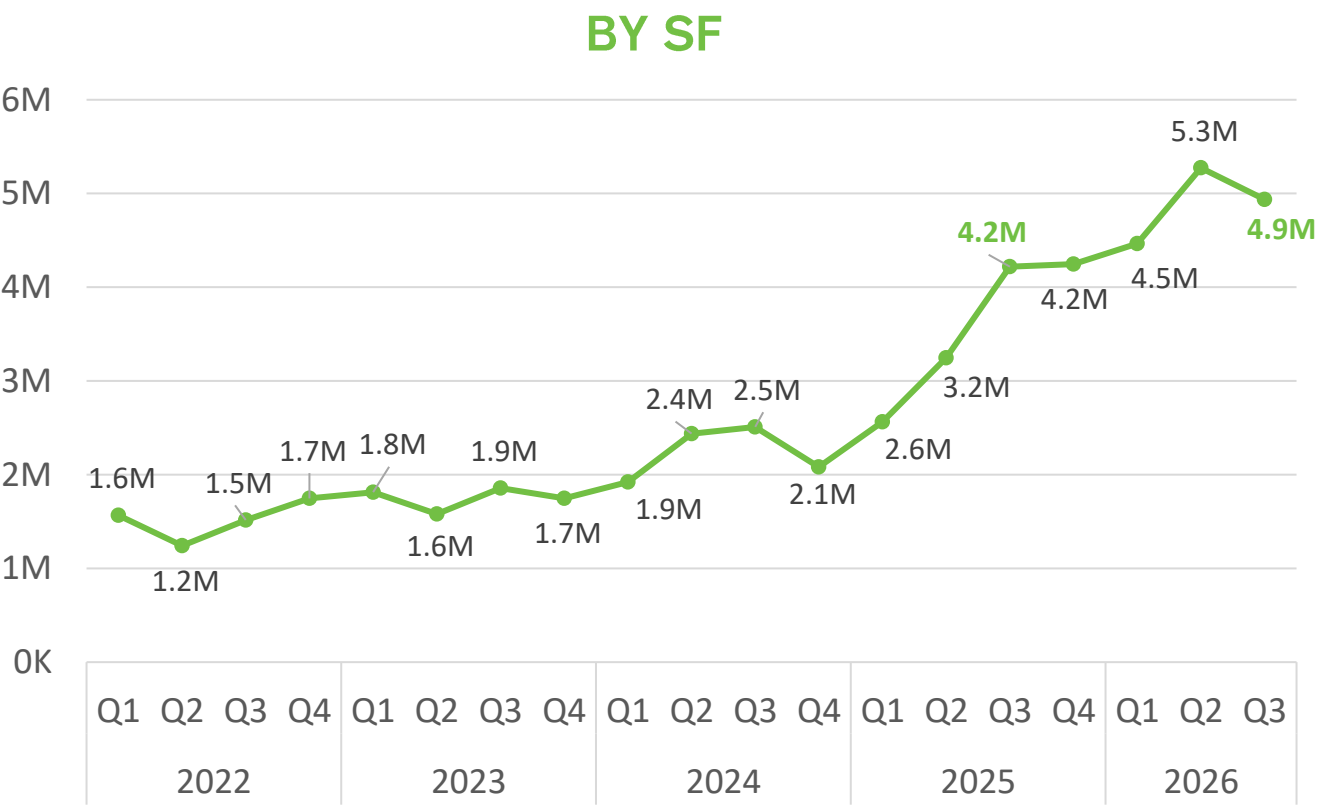
YOY decrease in time on market

TOTAL AVAILABLE LISTINGS: SALE

LA EAST



▲ **25%**
YOY increase in number of listings

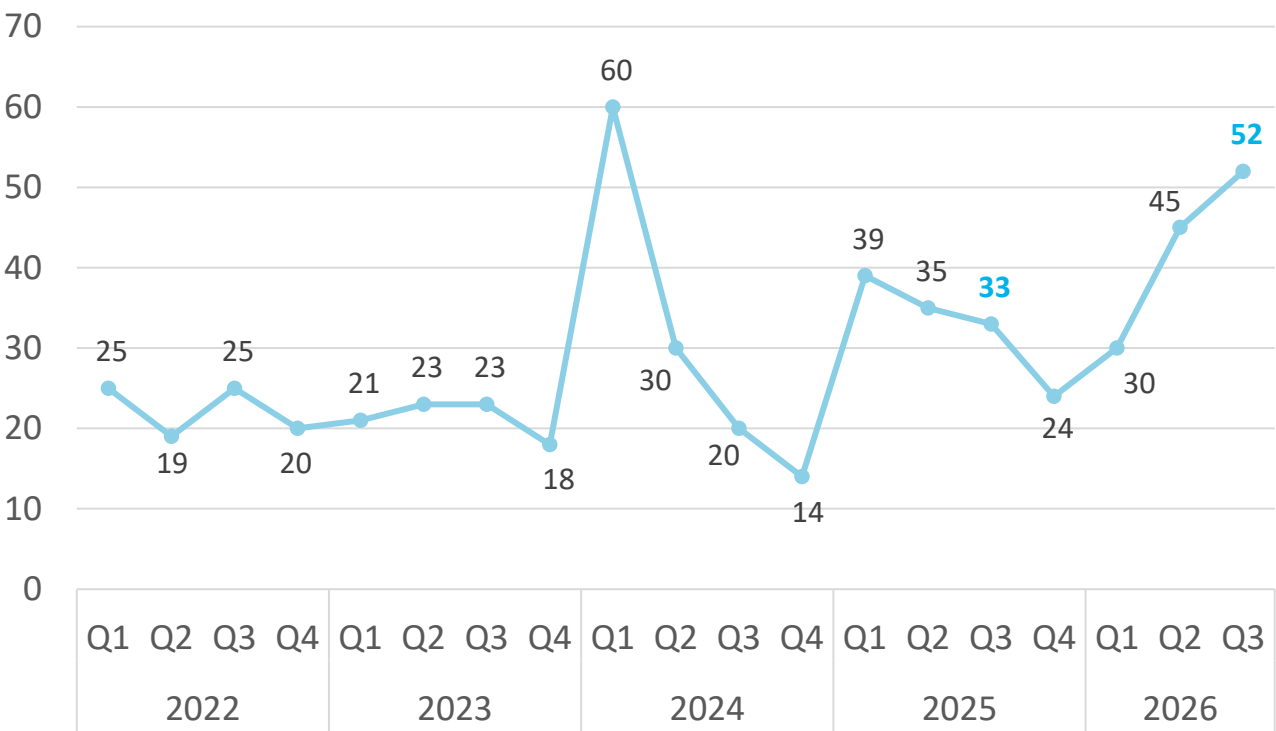


▲ **700K (17%)**
YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

LA EAST

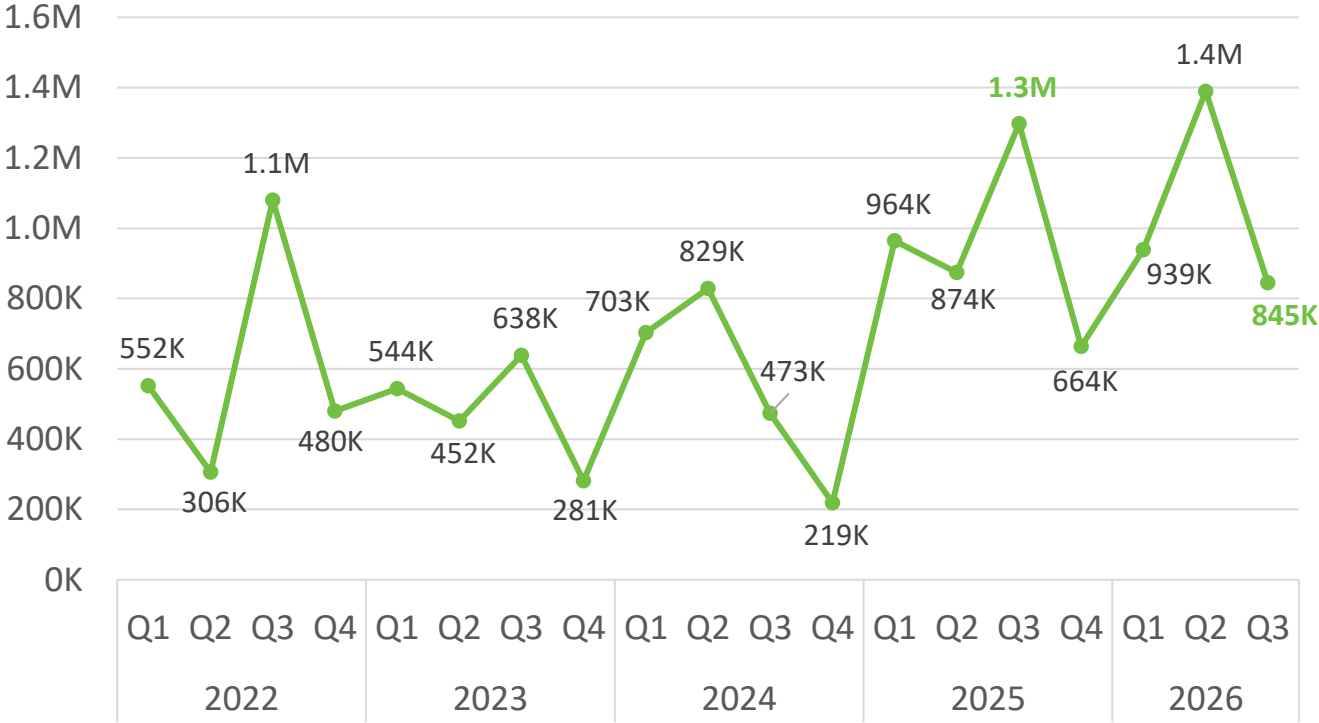
COUNT



▲ 58%

YOY increase in number of listings added

BY SF



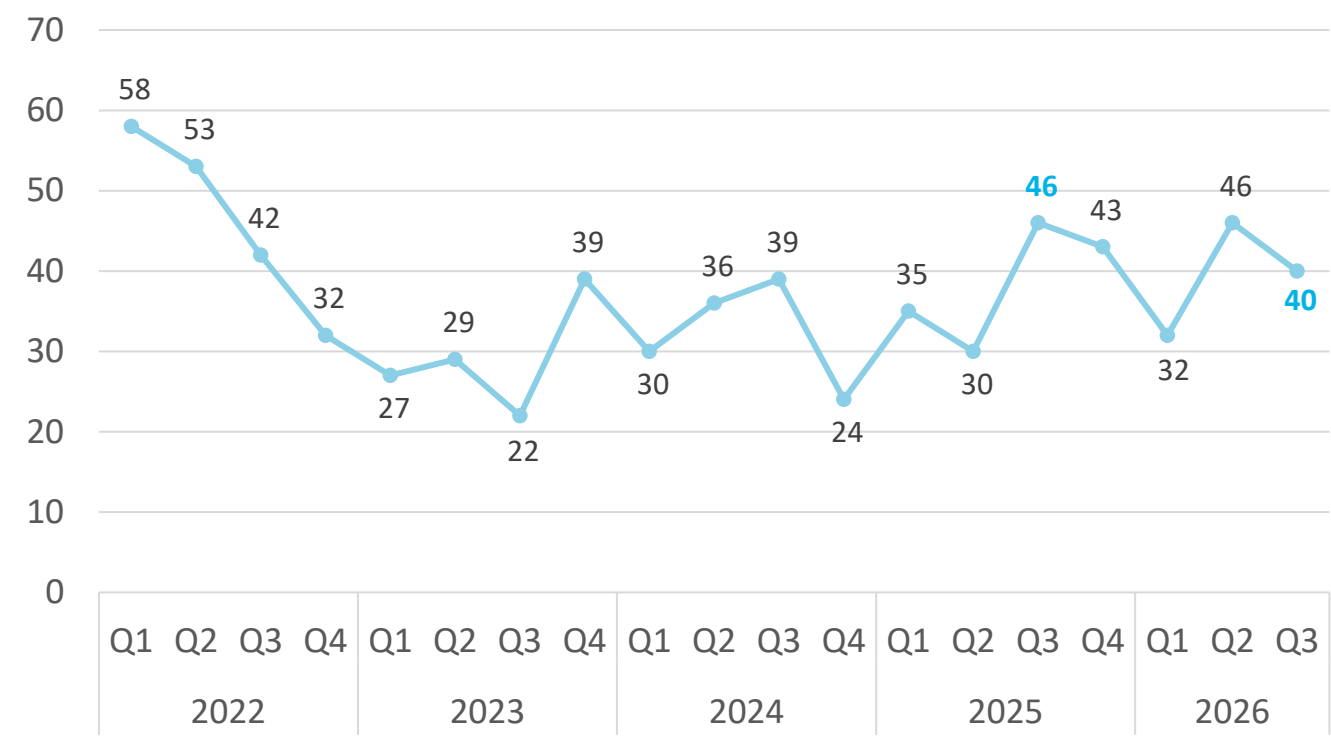
▼ 455K (35%)

YOY decrease in SF added

SALE COMPARABLES

LA EAST

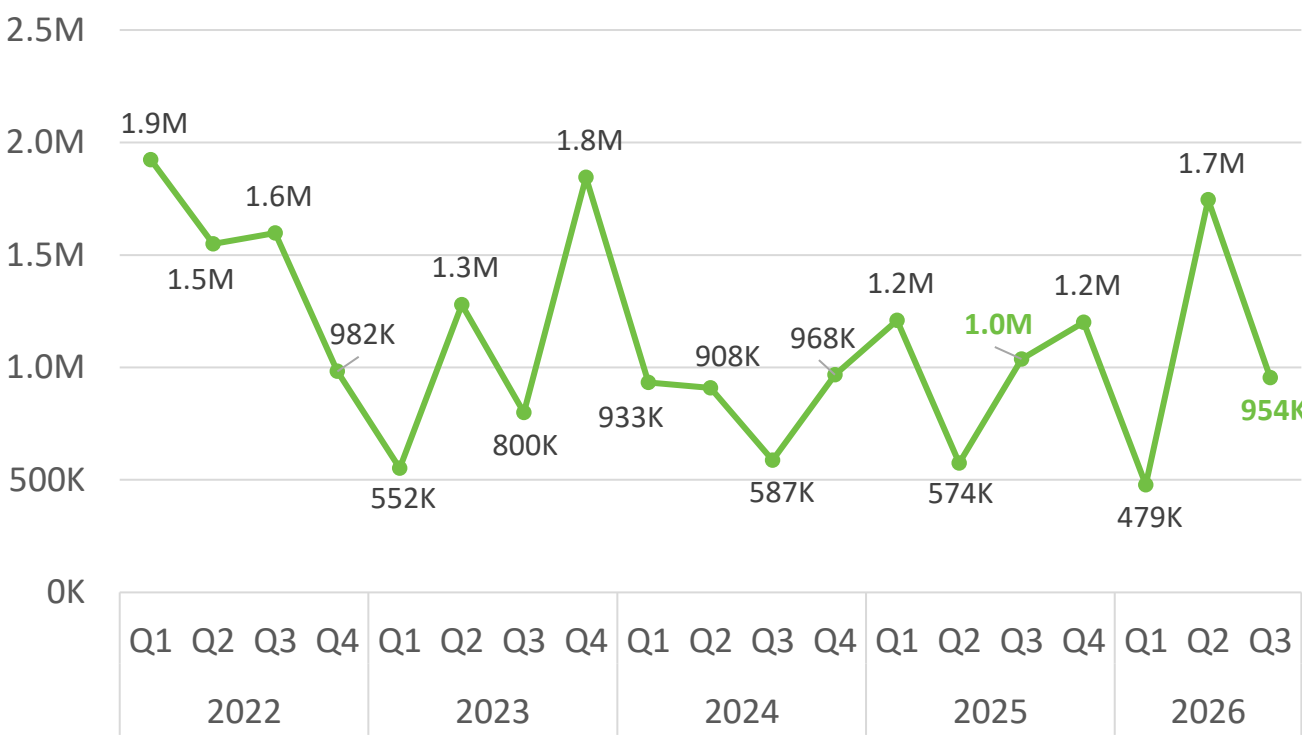
COUNT



▼ 13%

YOY decrease in number of transactions

BY SF



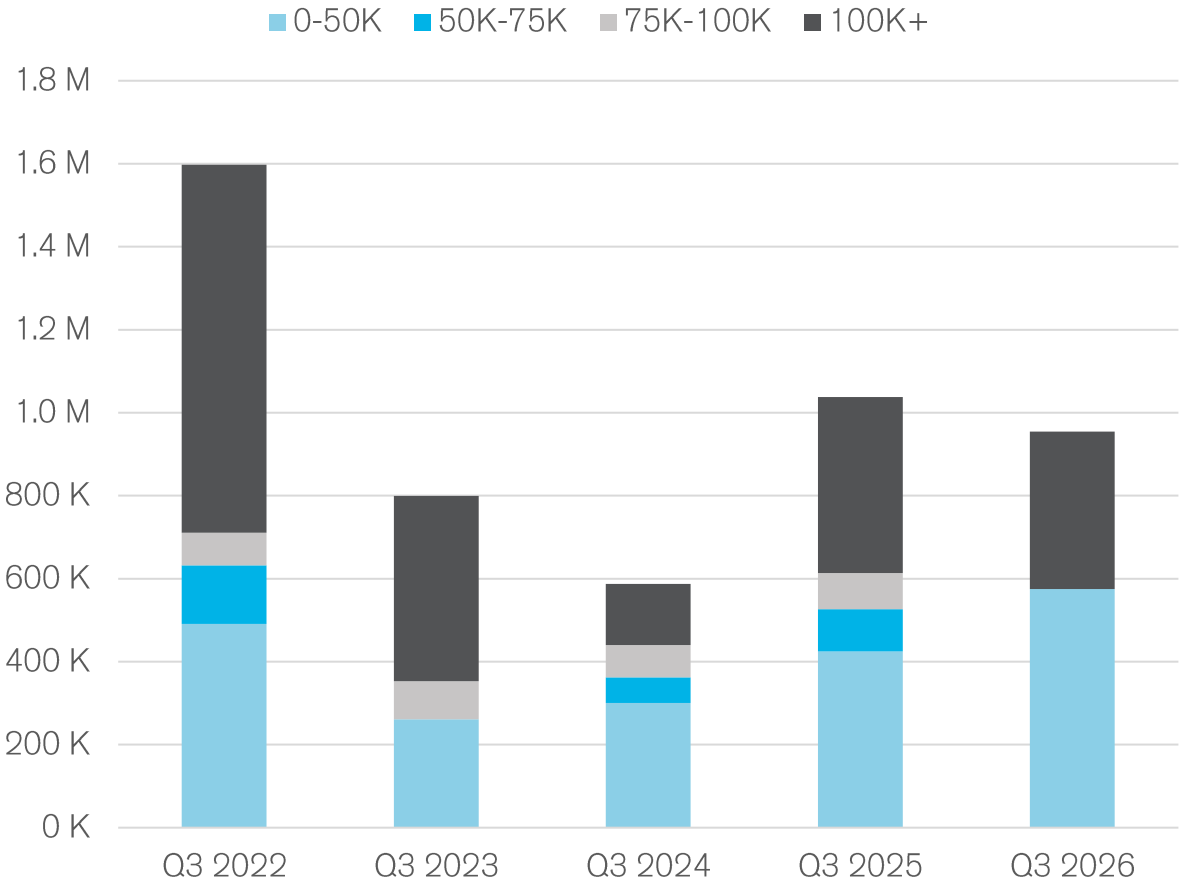
▼ 46K (5%)

YOY decrease in SF sold

SALE COMPS BY SIZE

LA EAST

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
0-50K	34 491K	19 261K	36 301K	42 425K	38 575K
50K-75K	2 141K	0	1 61K	2 101K	0
75K-100K	1 79K	1 92K	1 78K	1 87K	0
100K+	5 886K	2 446K	1 147K	1 424K	2 379K
Grand Total	42 1.6M	22 800K	39 587K	46 1.0M	40 954K

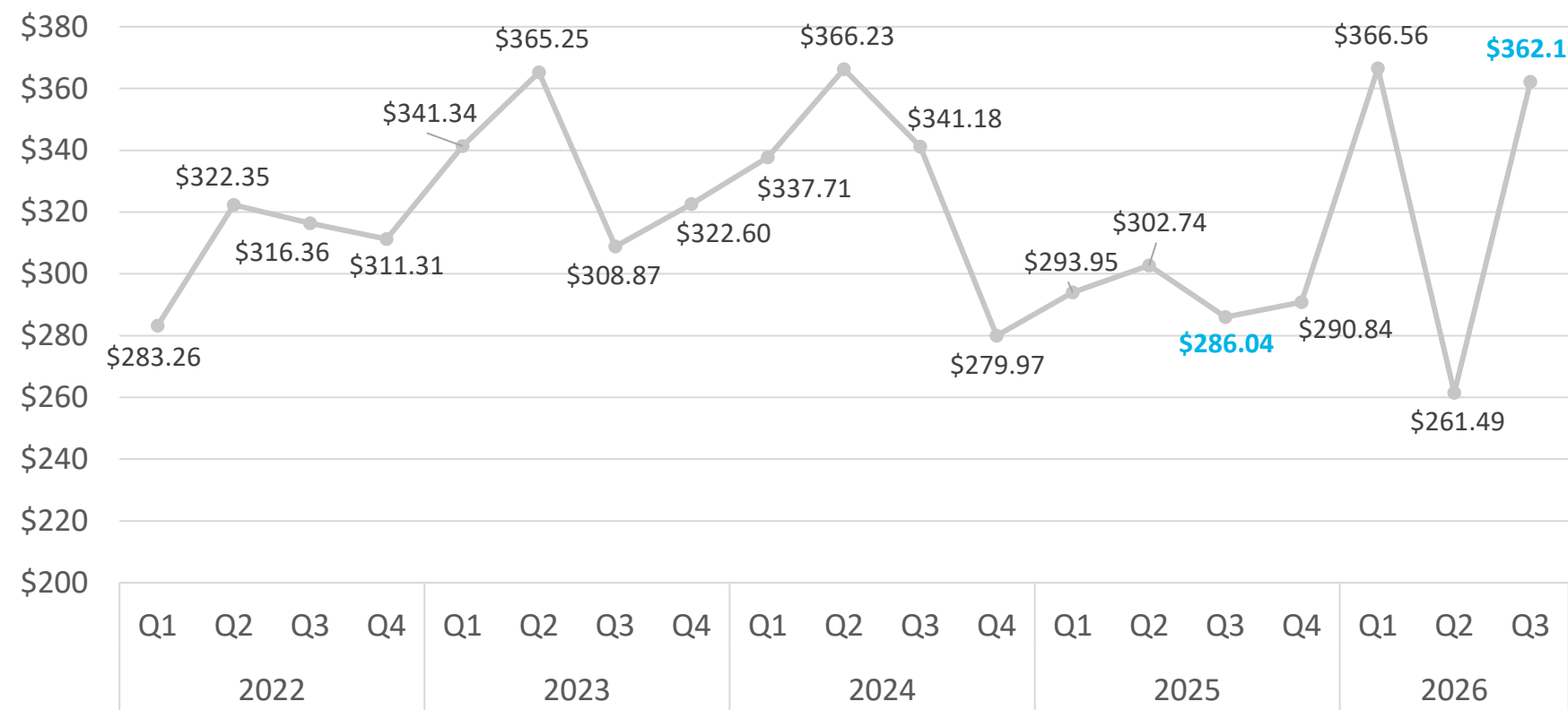


954K SF Sold

Over 575K SF of all SF sold was in buildings 0-50K SF representing 60% of the total square sold

SOLD PRICE/SF

LA EAST



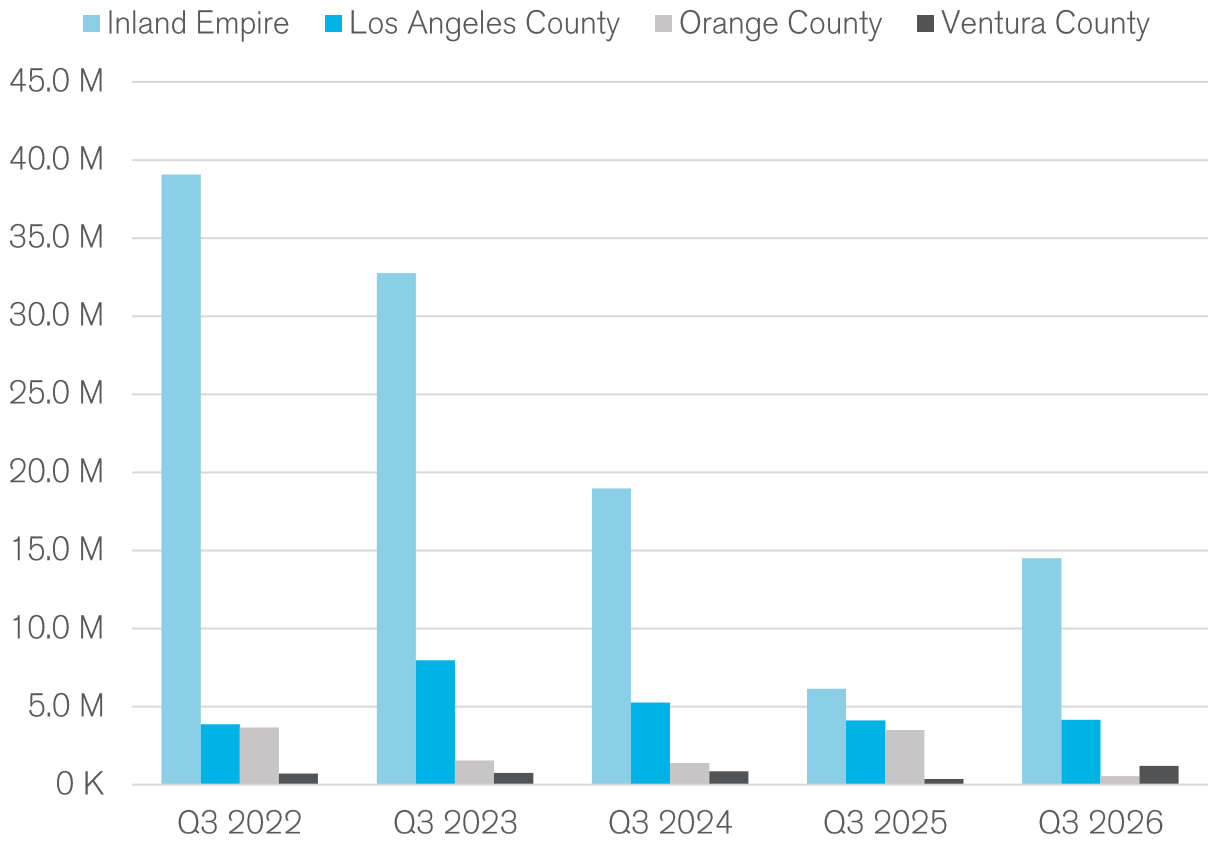
▲ **\$78.92 (28%)**
Increase in average sold price since Q1 2022

▲ **\$76.14 (27%)**
YOY increase 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

805K SF (4%)
Total SF under construction
in LA East 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

0 SF

Total delivered construction in LA East in Q3 2026

9.1M SF

Projected to be delivered in Q4 2026