

Q3 2026 RESEARCH REPORT

SOUTH BAY

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SUBLEASE

Total Available Listings
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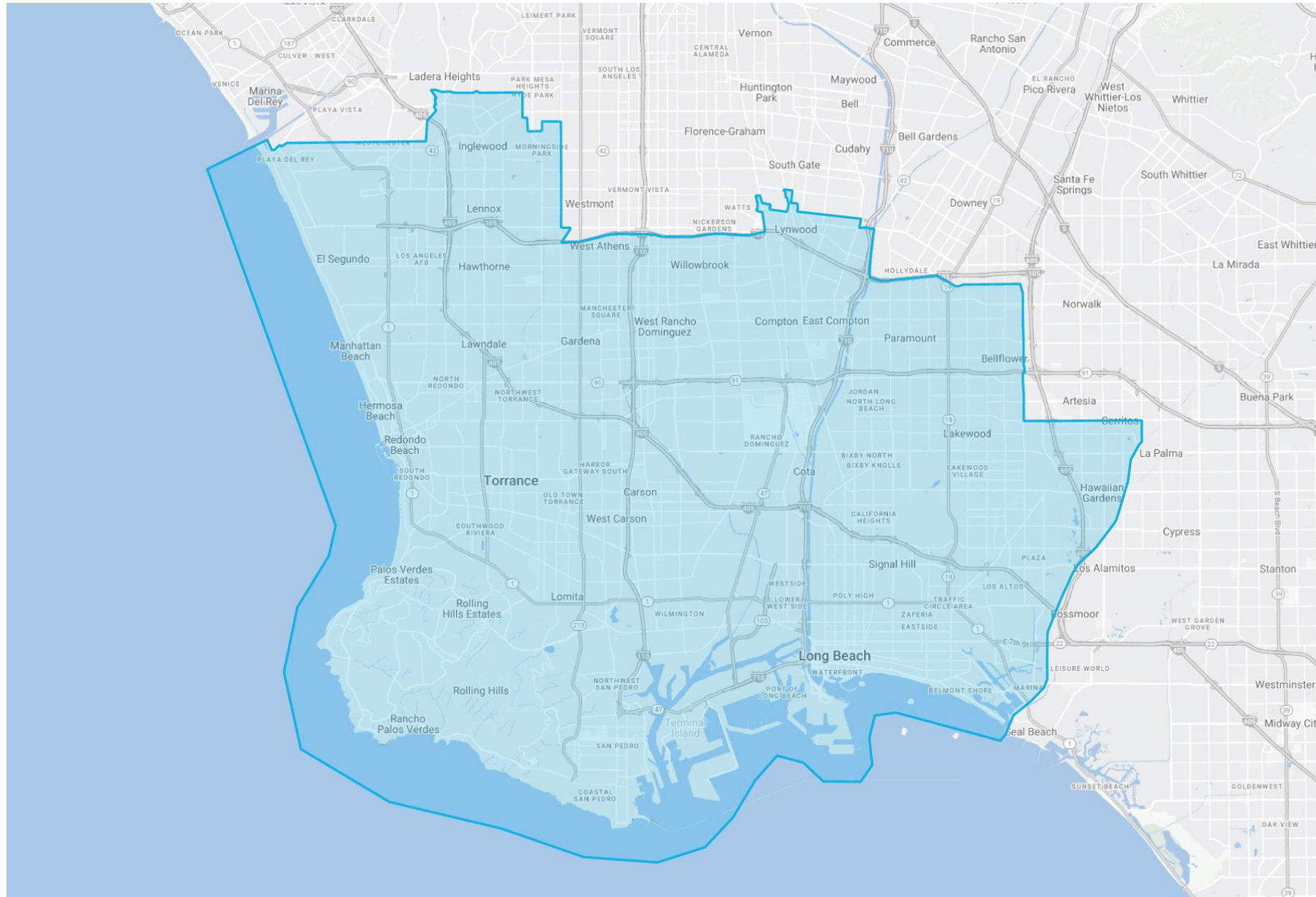
SALE

Total Available Listings
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UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

SOUTH BAY COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

3,600

Listings across 69K
Properties in South Bay

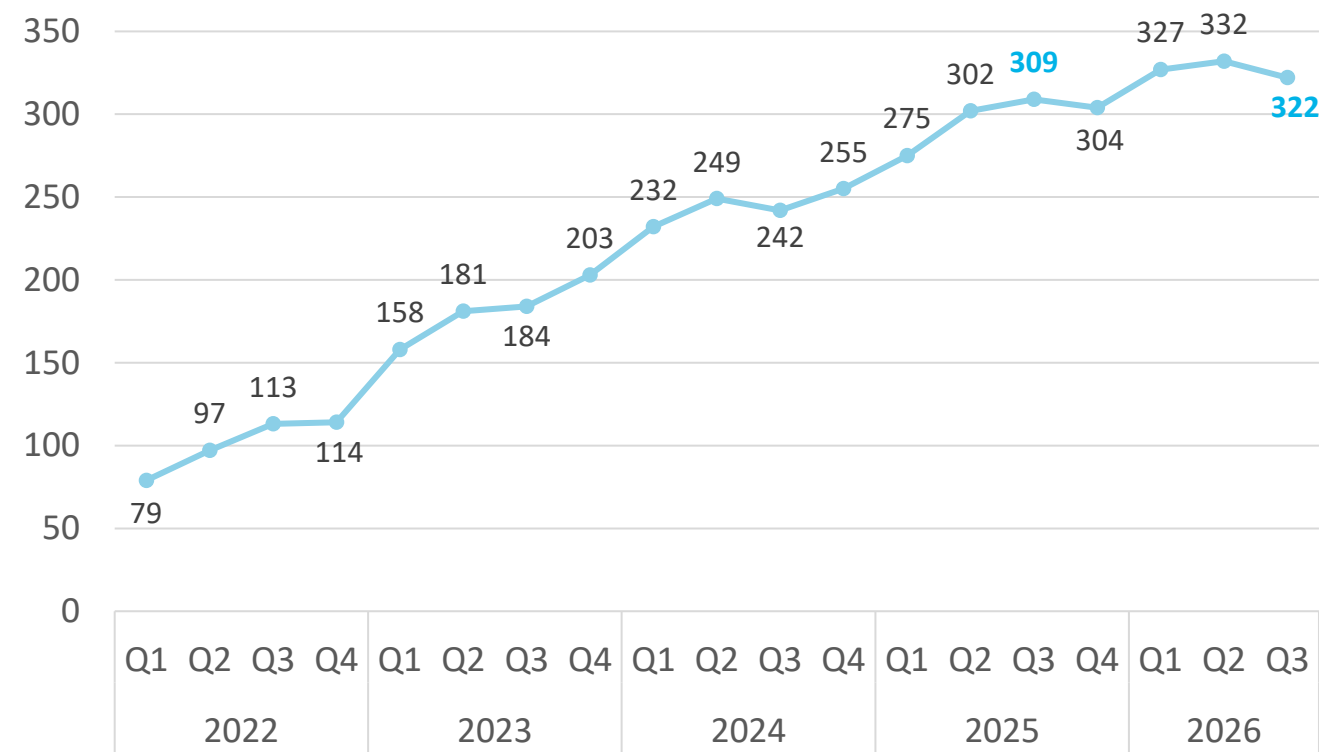
437K

Listings across 78
markets nationally

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

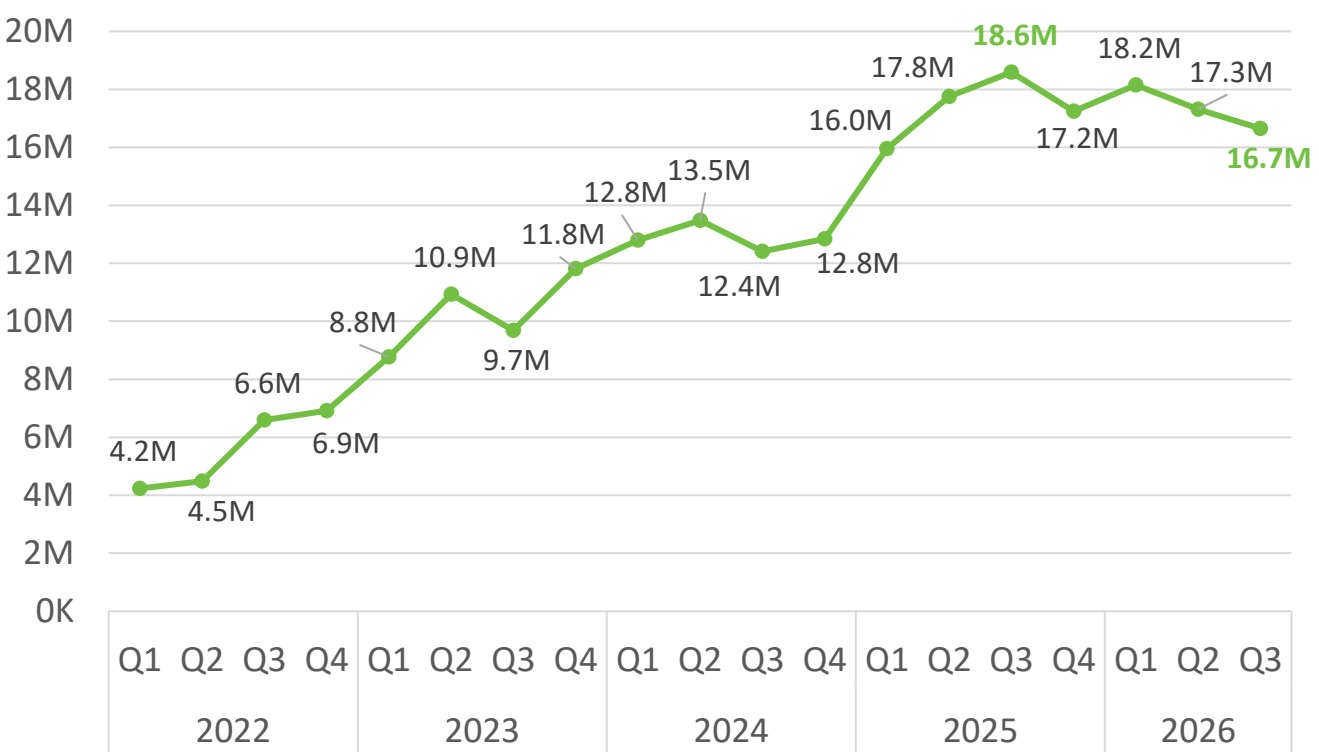
COUNT



▲ 4%

YOY increase in number of listings

BY SF



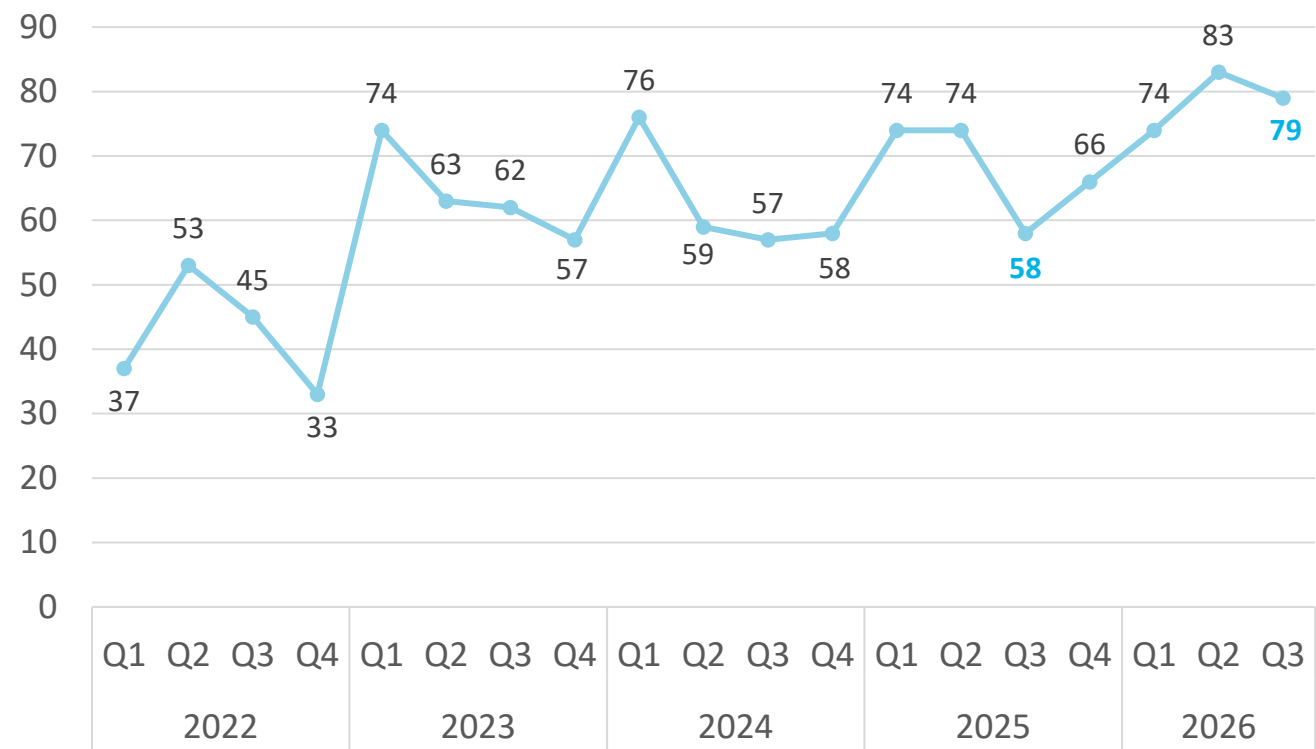
▼ 1.9M (10%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

SOUTH BAY

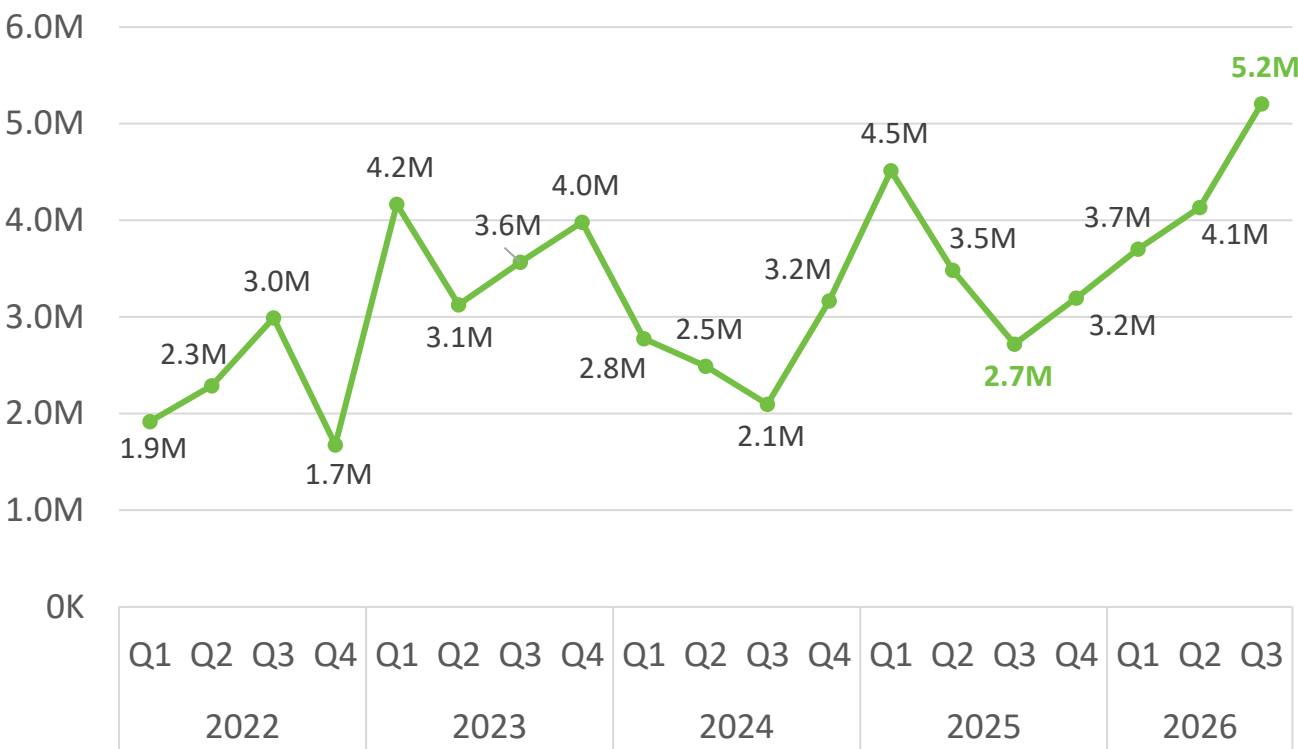
COUNT



▲ 36%

YOY increase in number of listings

BY SF

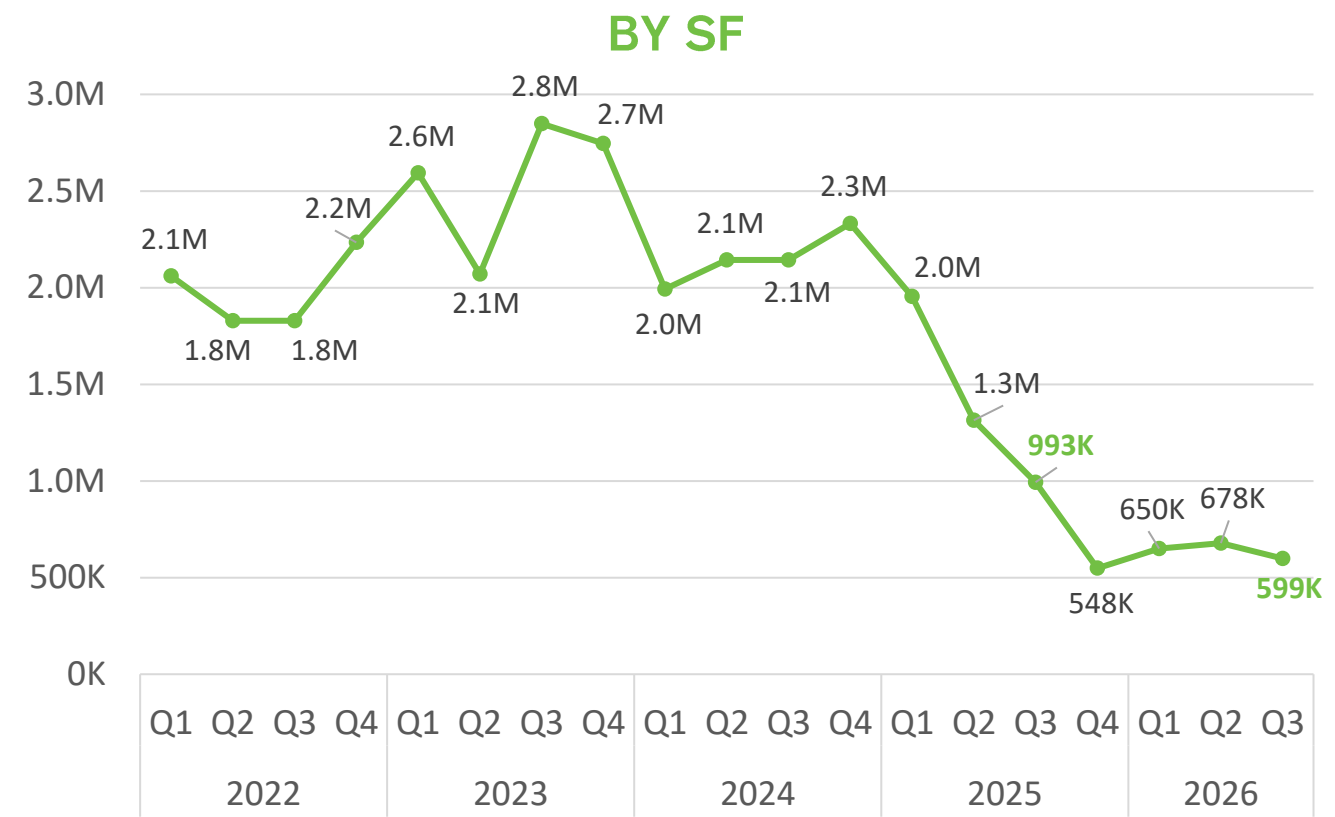
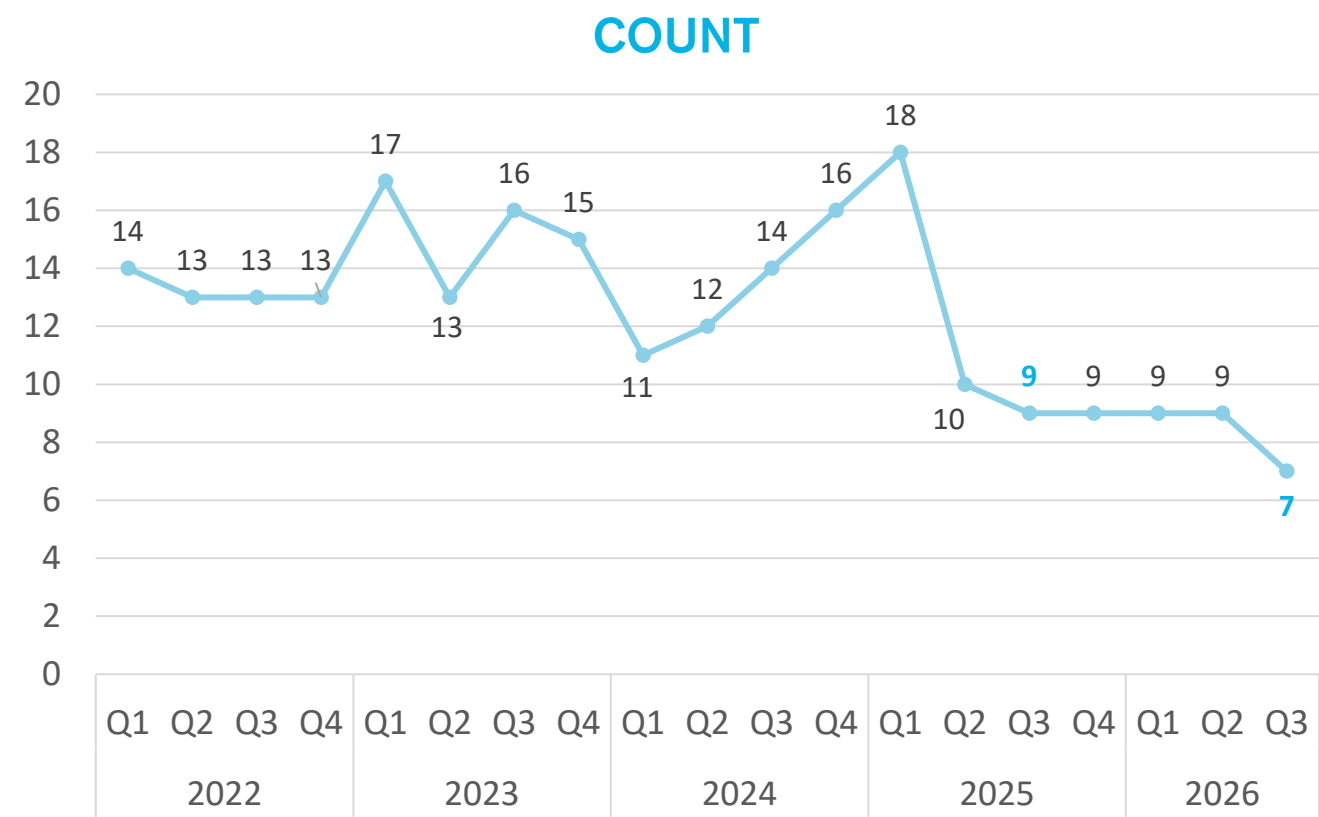


▲ 2.5M (93%)

YOY increase in SF of listings

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY



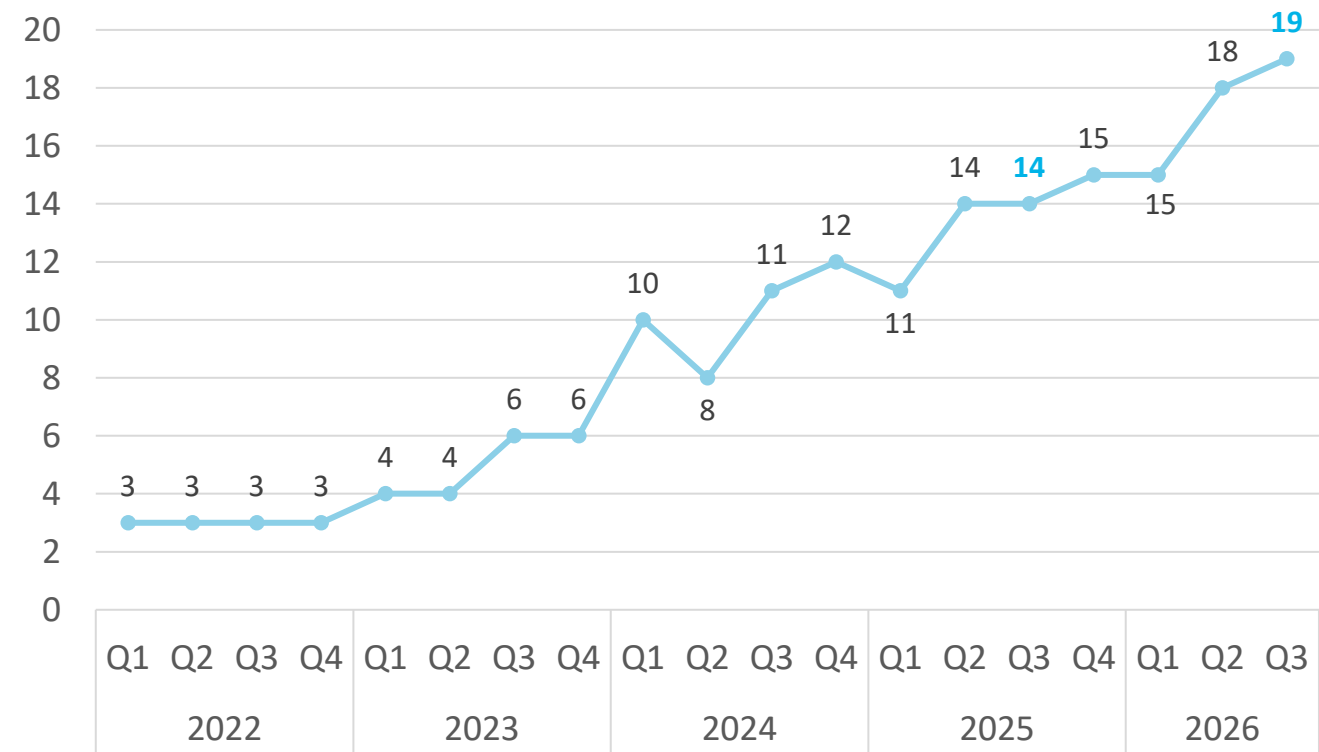
▼ **22%**
YOY decrease in number of listings

▼ **394K (40%)**
YOY decrease in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

SOUTH BAY

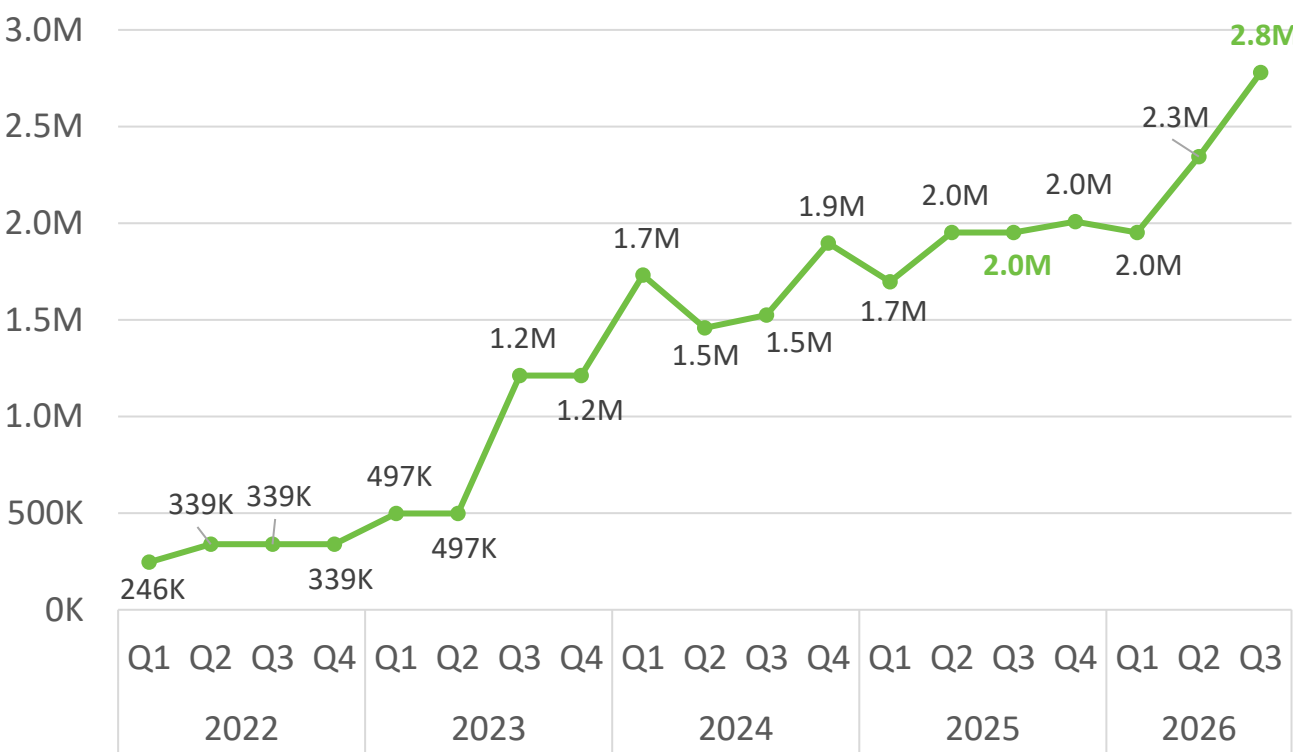
COUNT



▲ 36%

YOY increase in number of listings

BY SF

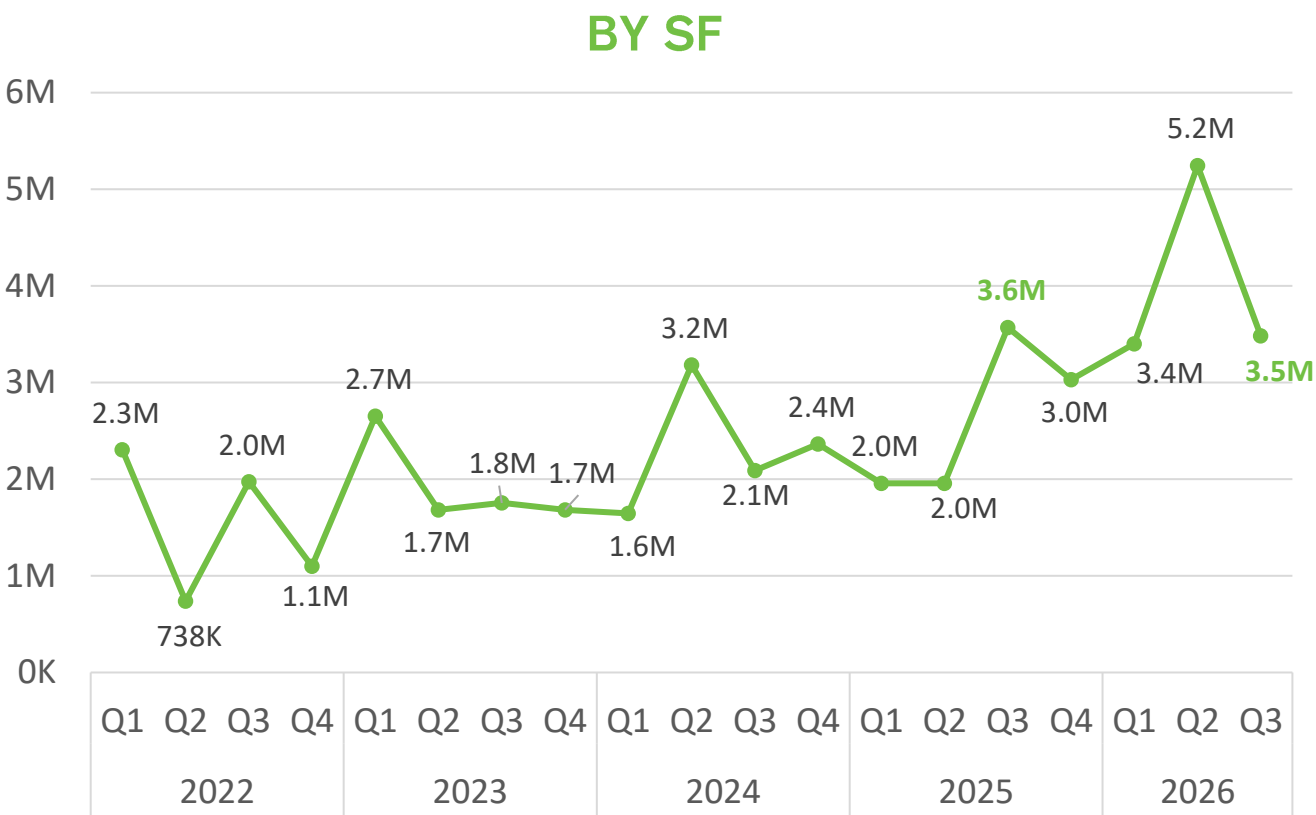
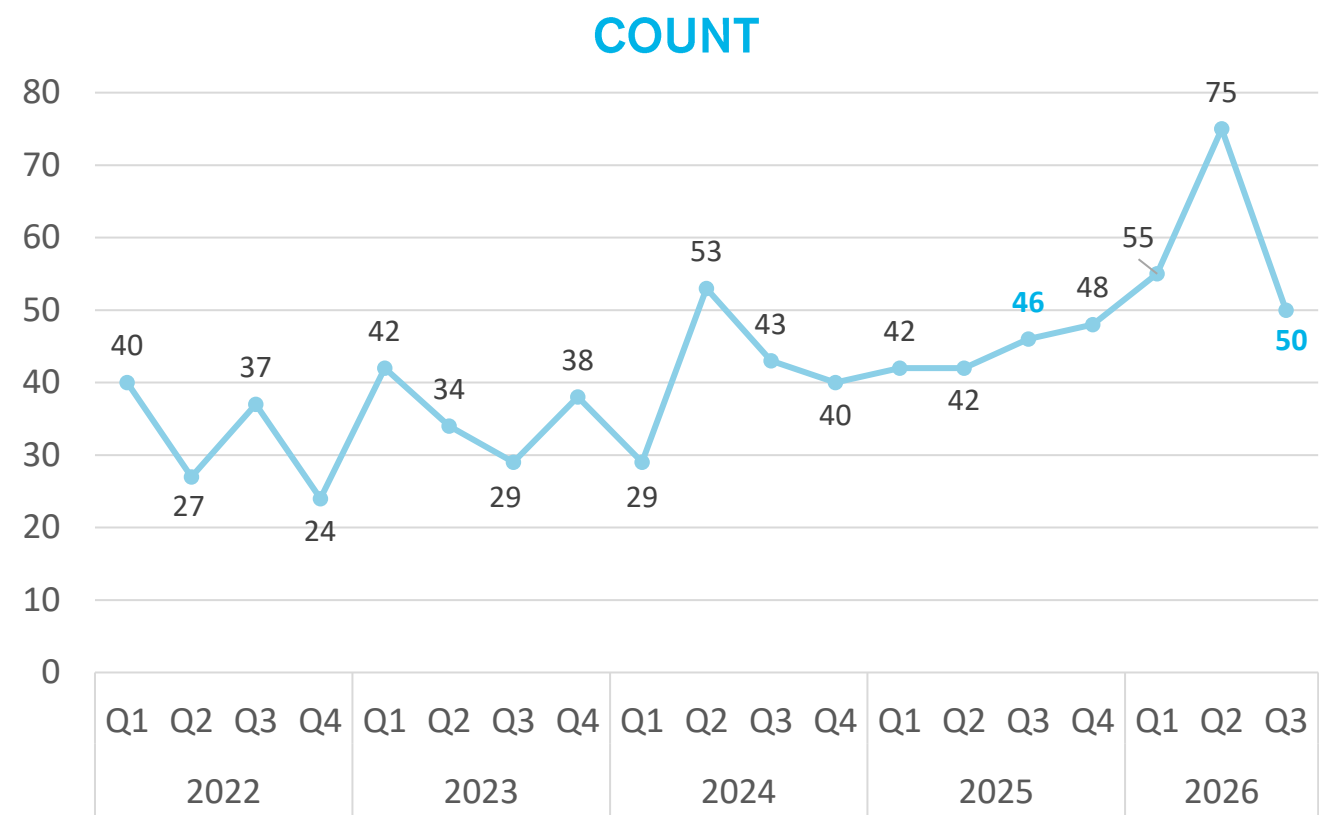


▲ 800K (40%)

YOY increase in SF of listings

TRANSACTIONS: DIRECT LEASE

SOUTH BAY



▲ 9%

YOY increase in number of transactions

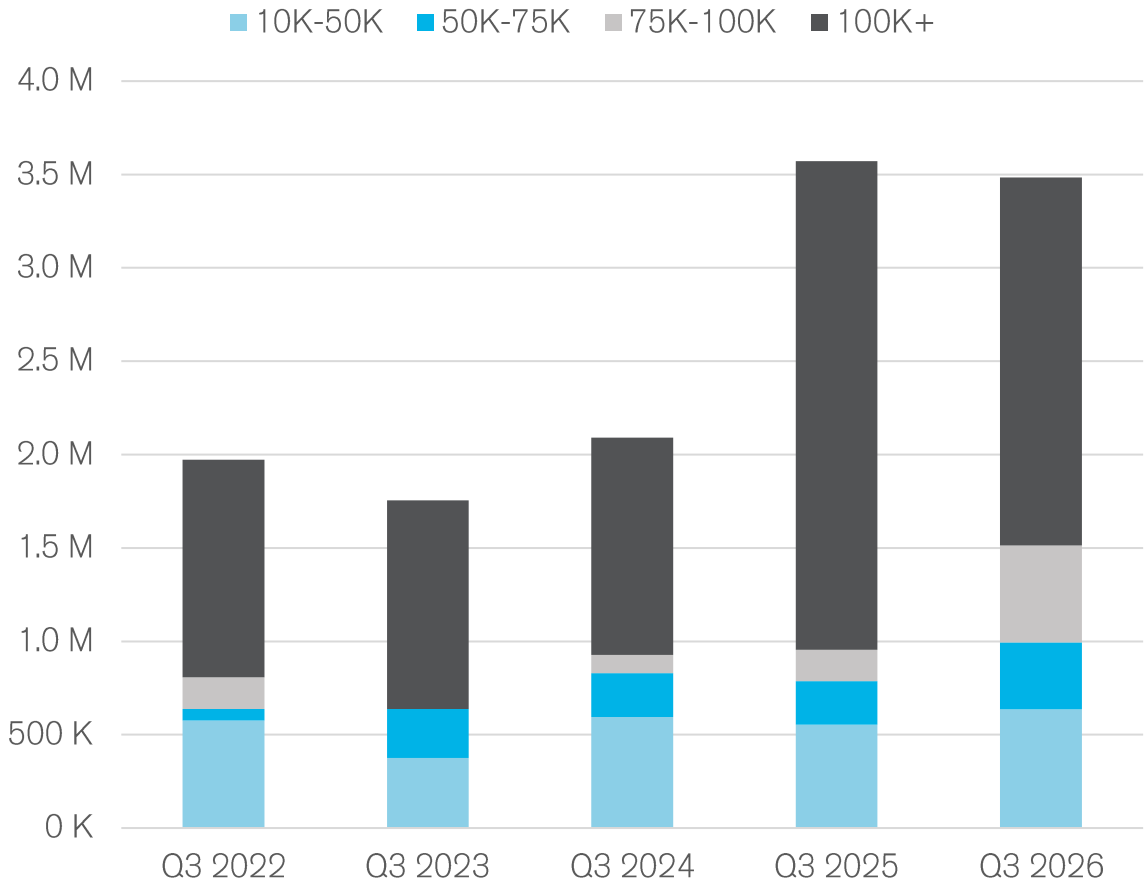
▼ 100K (3%)

YOY decrease in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	27 576K	21 376K	32 595K	26 553K	26 635K
50K-75K	1 62K	4 262K	4 234K	4 234K	6 359K
75K-100K	2 169K	0	1 97K	2 167K	6 520K
100K+	7 1.2M	4 1.1M	6 1.2M	14 2.6M	12 2.0M
Grand Total	37 2.0M	29 1.8M	43 2.1M	46 3.6M	50 3.5M

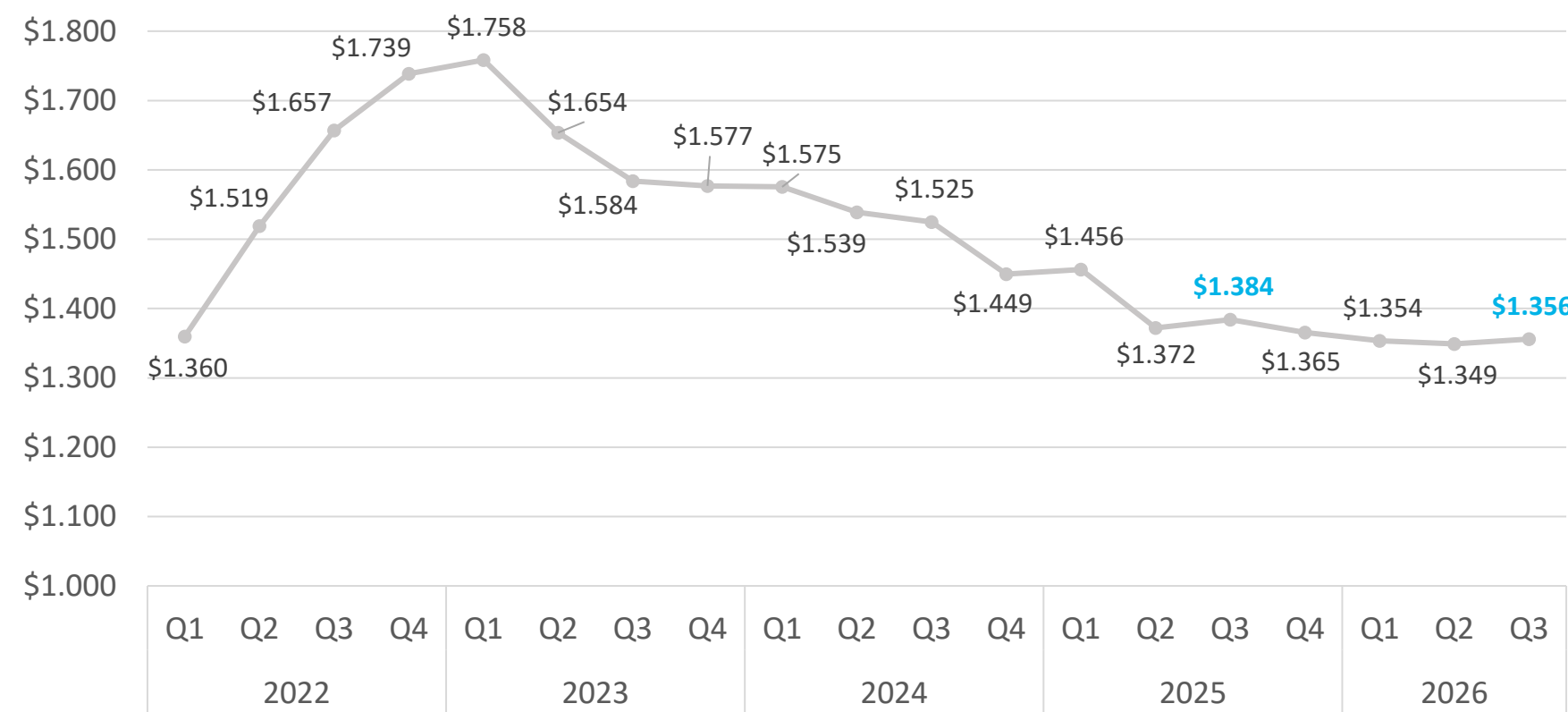


3.5M SF Transacted

Nearly 2.0M SF of all transacted SF was in buildings 100K+ SF representing 57% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

SOUTH BAY



▼ **\$0.40 (23%)**

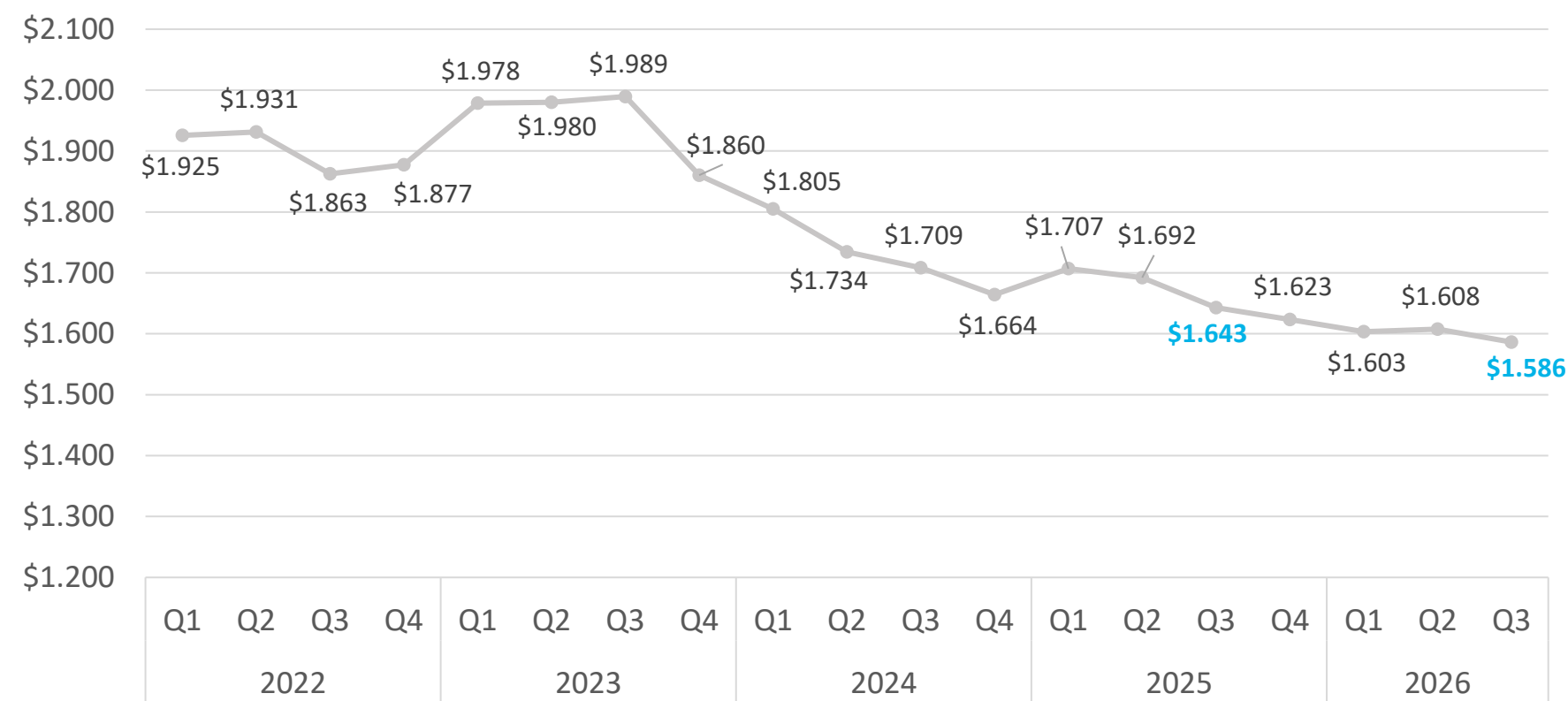
Decrease in average asking rate since Q1 2023

▼ **\$0.03 (2%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

SOUTH BAY



▼ **\$0.40 (20%)**

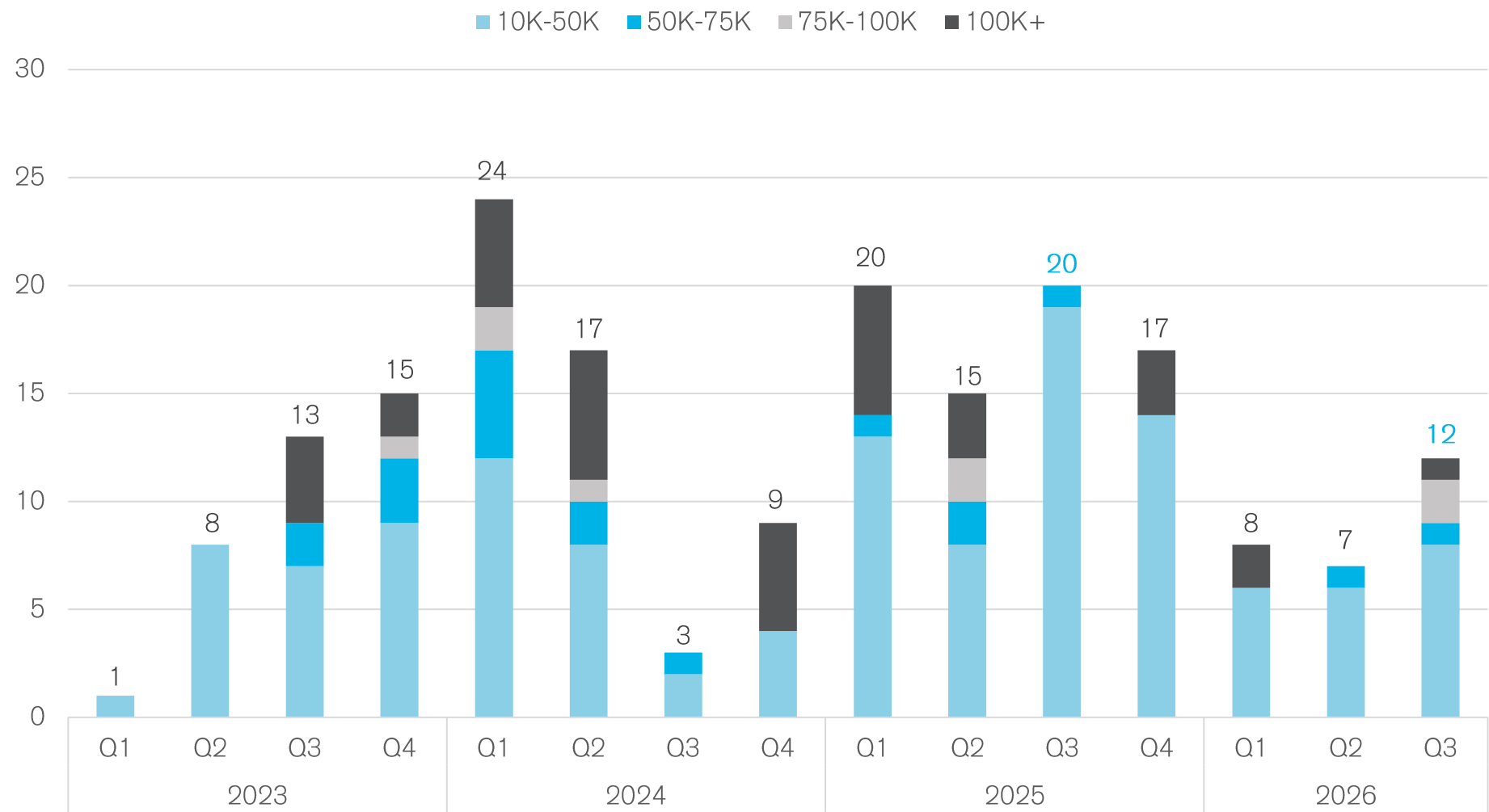
Decrease in average asking rate since Q3 2023

▼ **\$0.06 (3%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

SOUTH BAY



▼ 40%

YOY decrease in number of rate reductions

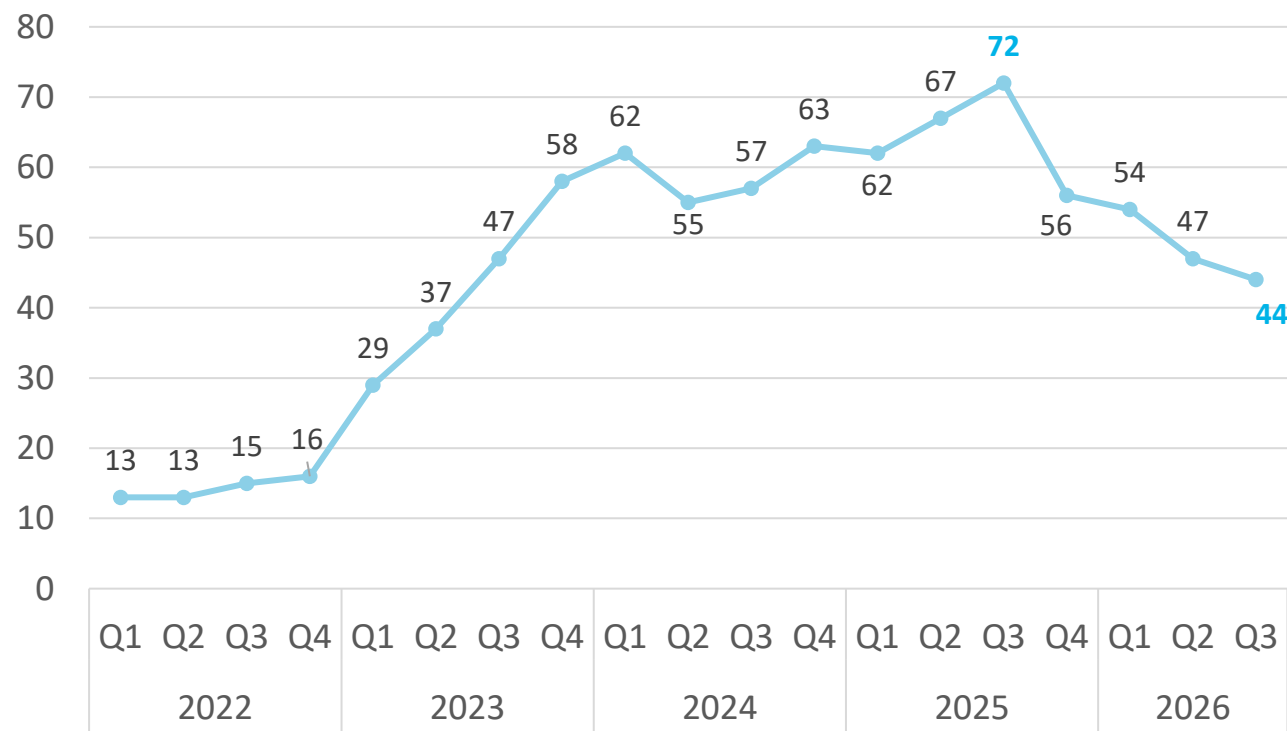
▼ 50%

Decrease in number of rate reductions since Q1 2024

TOTAL AVAILABLE LISTINGS: SUBLEASE

SOUTH BAY

COUNT



▼ 39%

YOY decrease in number of listings

BY SF



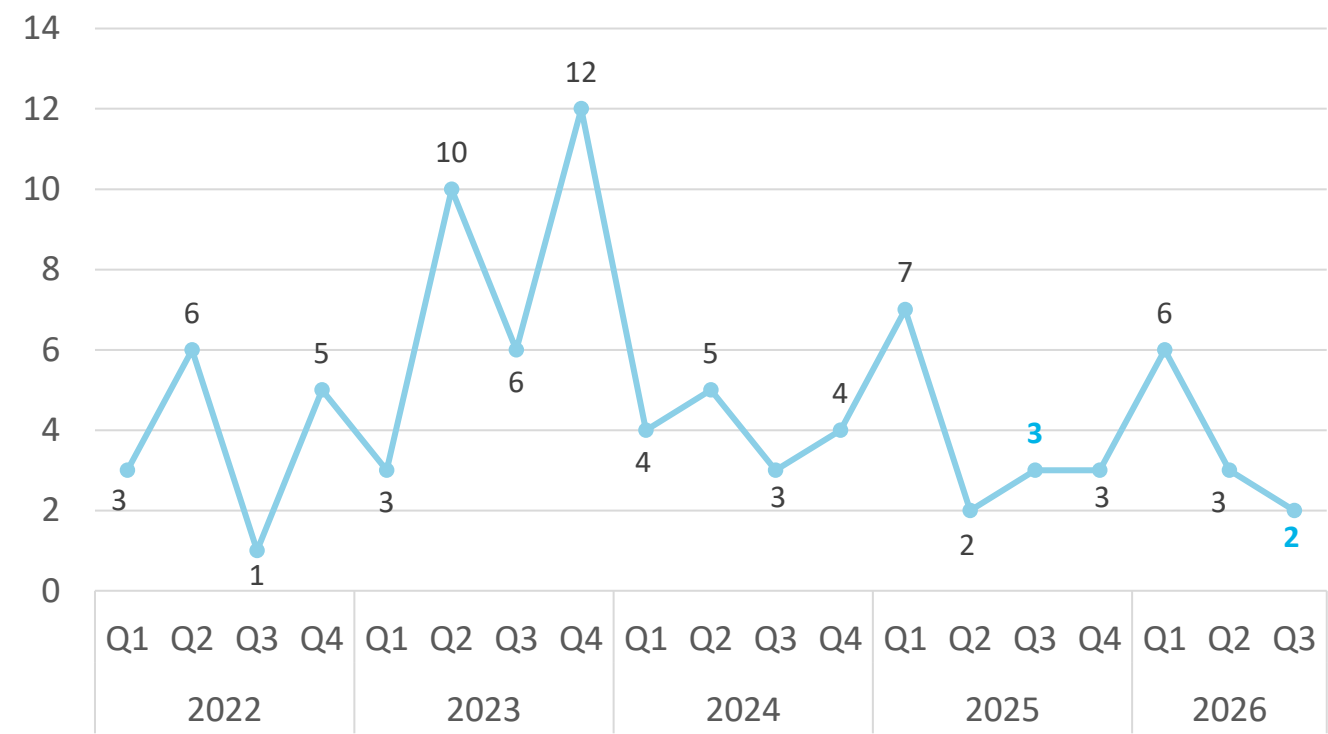
▼ 2.4M (52%)

YOY decrease in SF of listings

TRANSACTIONS: SUBLEASE

SOUTH BAY

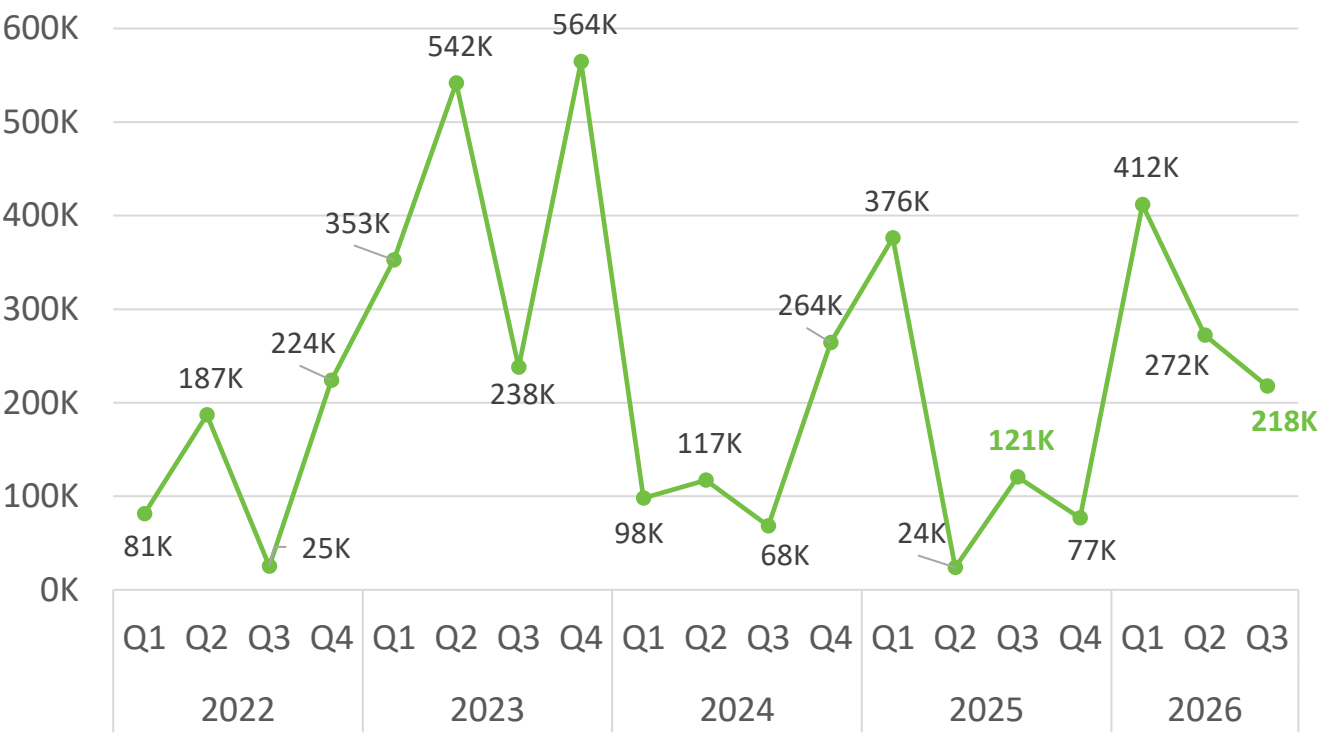
COUNT



▼ 33%

YOY decrease in number of transactions

BY SF



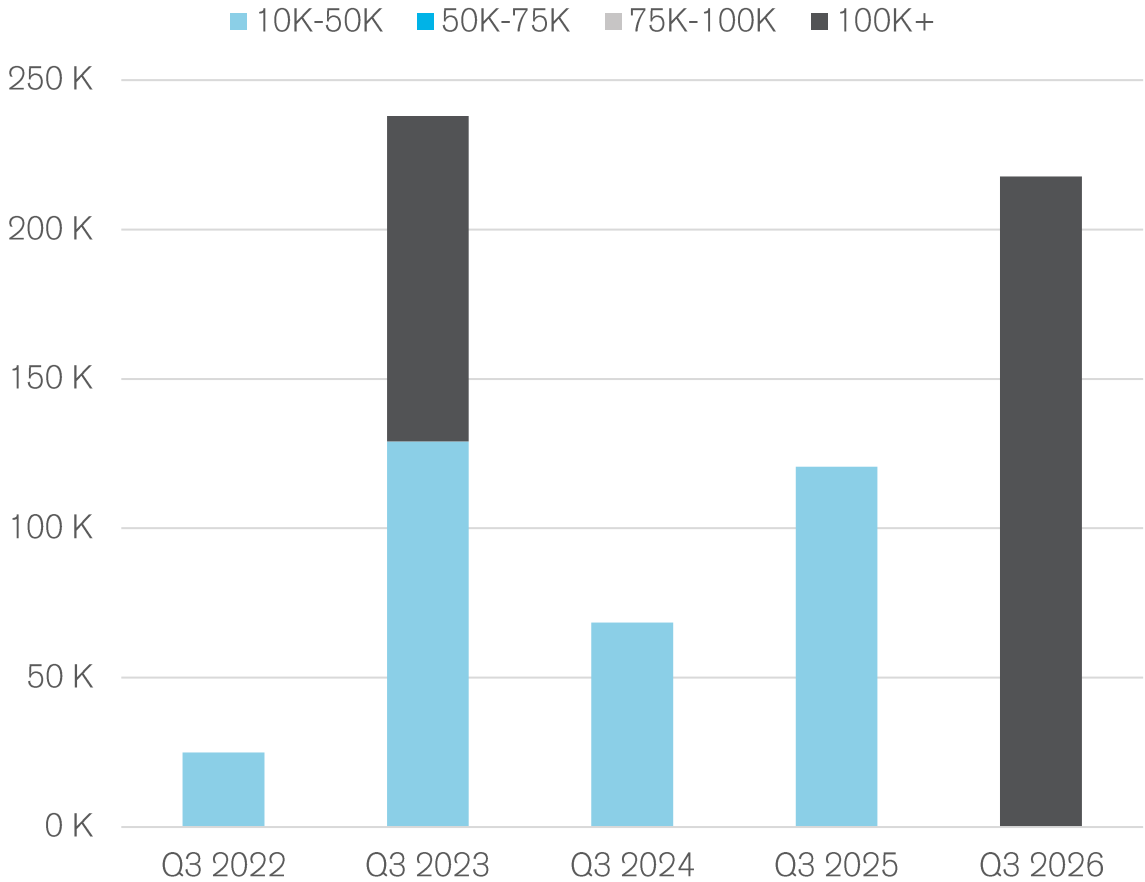
▲ 97K (80%)

YOY increase in SF transacted

SUBLEASE TRANSACTIONS BY SIZE

SOUTH BAY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	1 25K	5 129K	3 68K	3 121K	0
50K-75K	0	0	0	0	0
75K-100K	0	0	0	0	0
100K+	0	1 109K	0	0	2 218K
Grand Total	1 25K	6 238K	3 68K	3 121K	2 218K



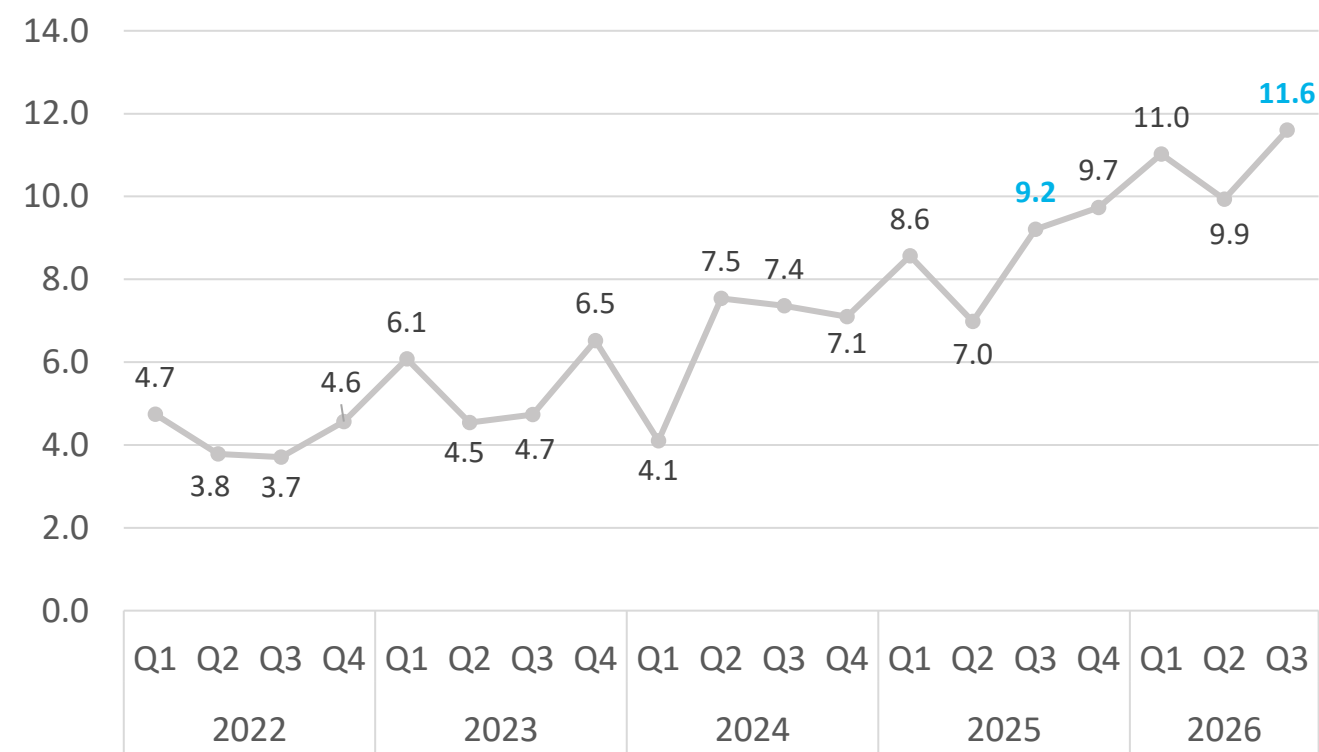
218K SF Subleased

100% of the subleased square footage was in buildings 100K+ SF

TRANSACTIONS: AVERAGE MONTHS ON MARKET

SOUTH BAY

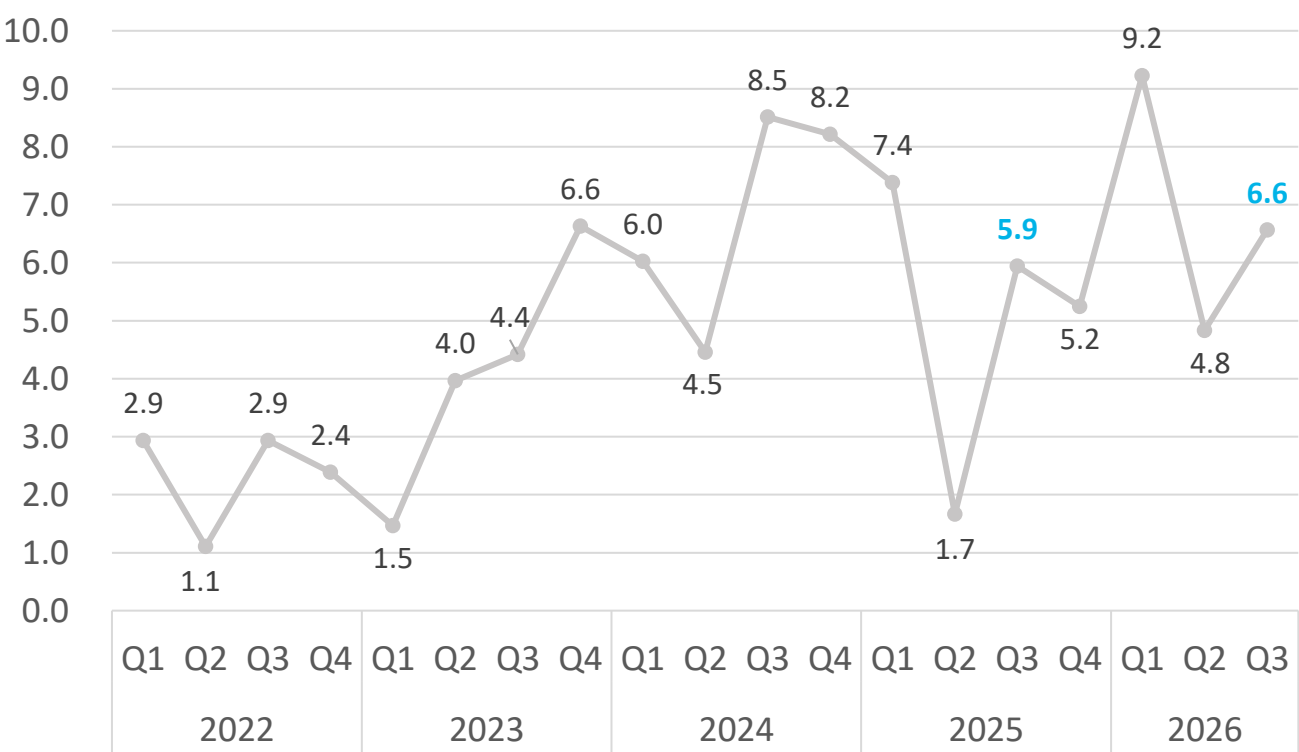
DIRECT LEASE AVG MONTHS ON MARKET



▲ **2.4 Months (26%)**

YOY increase in time on market

SUBLEASE AVG MONTHS ON MARKET



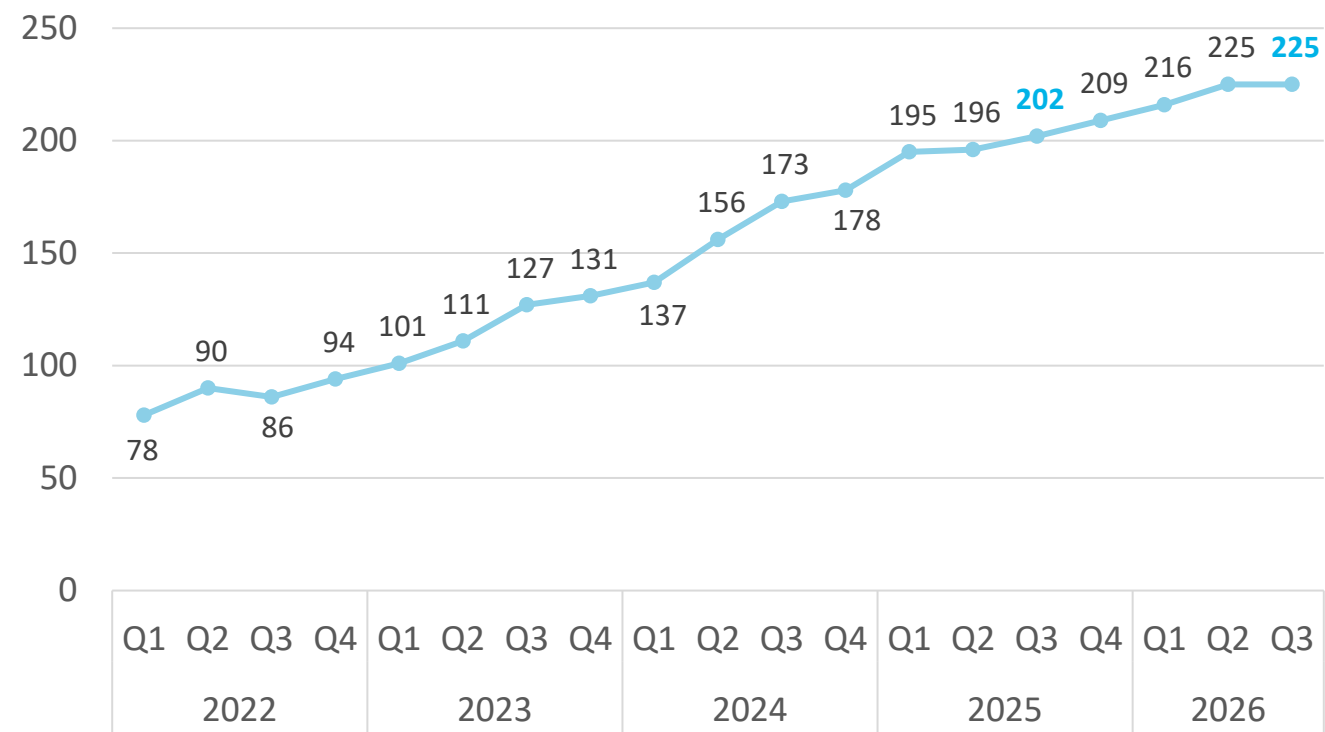
▲ **0.7 Months (12%)**

YOY increase in time on market

TOTAL AVAILABLE LISTINGS: SALE

SOUTH BAY

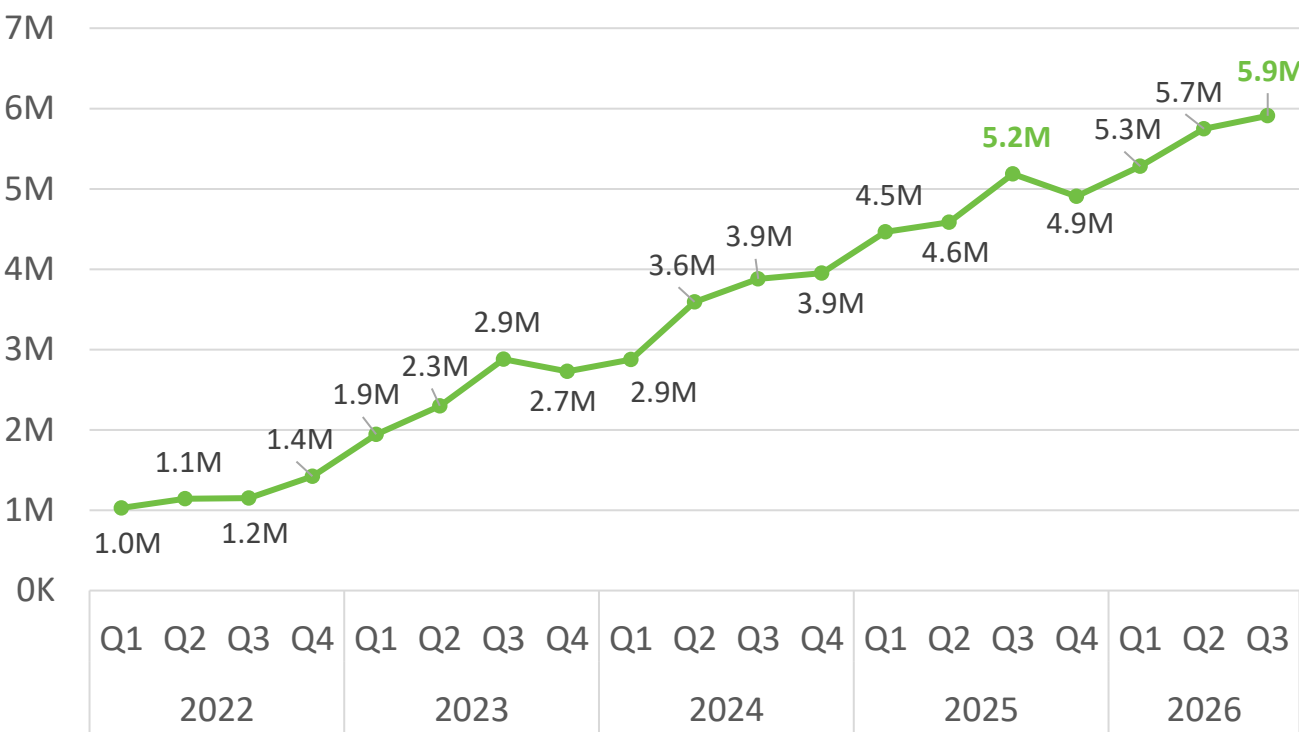
COUNT



▲ 11%

YOY increase in number of listings

BY SF



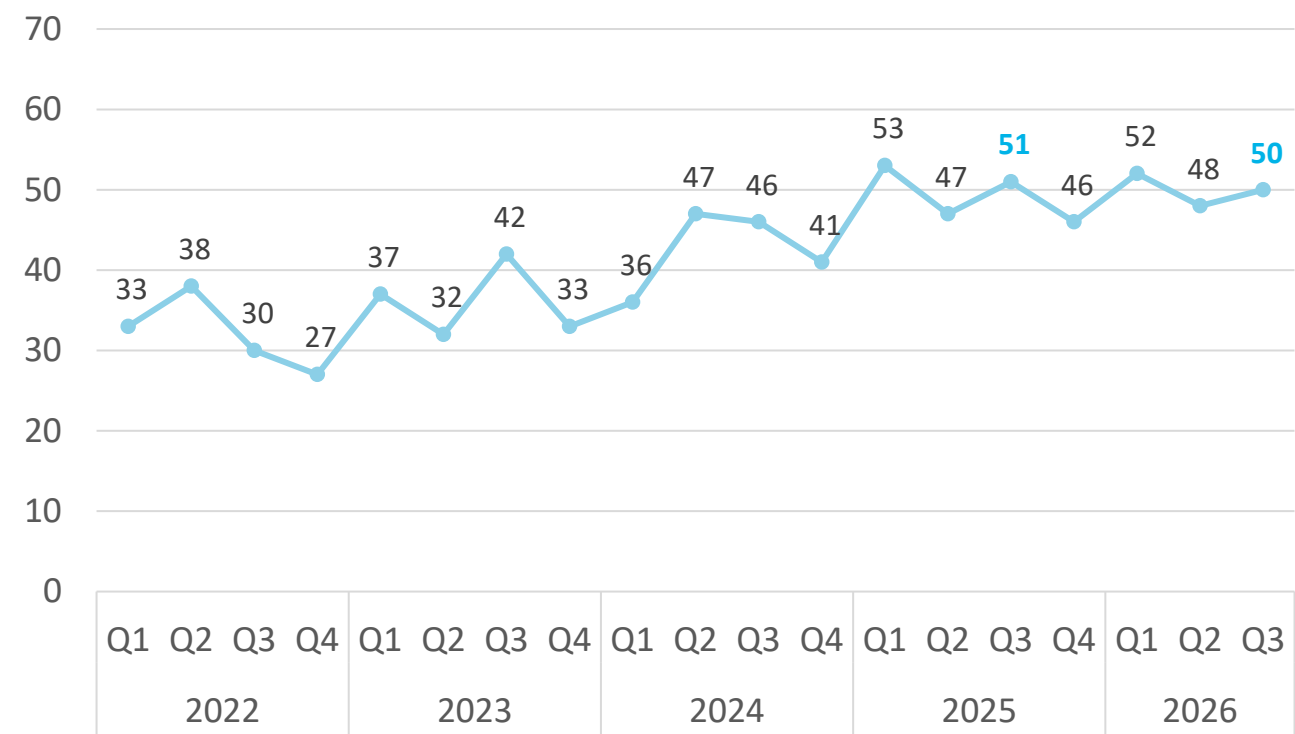
▲ 700K (13%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

SOUTH BAY

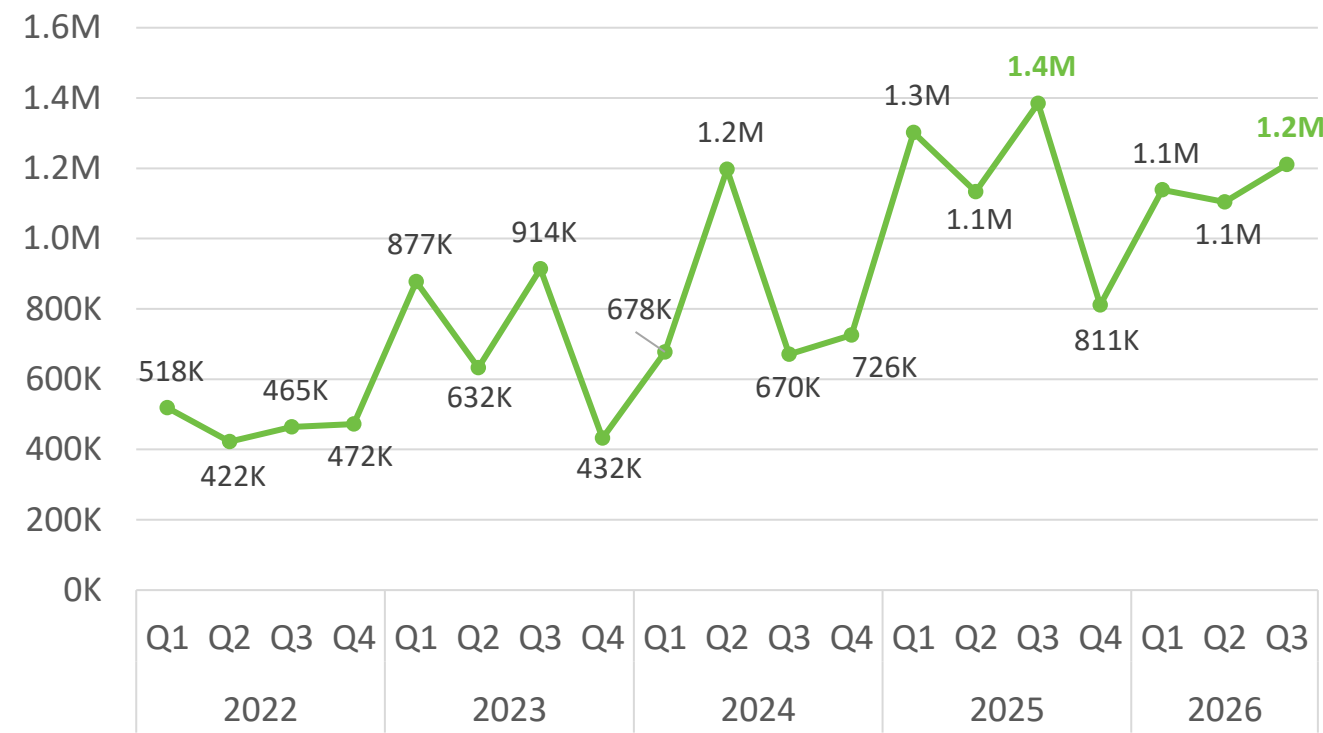
COUNT



▼ 2%

YOY decrease in number of listings added

BY SF



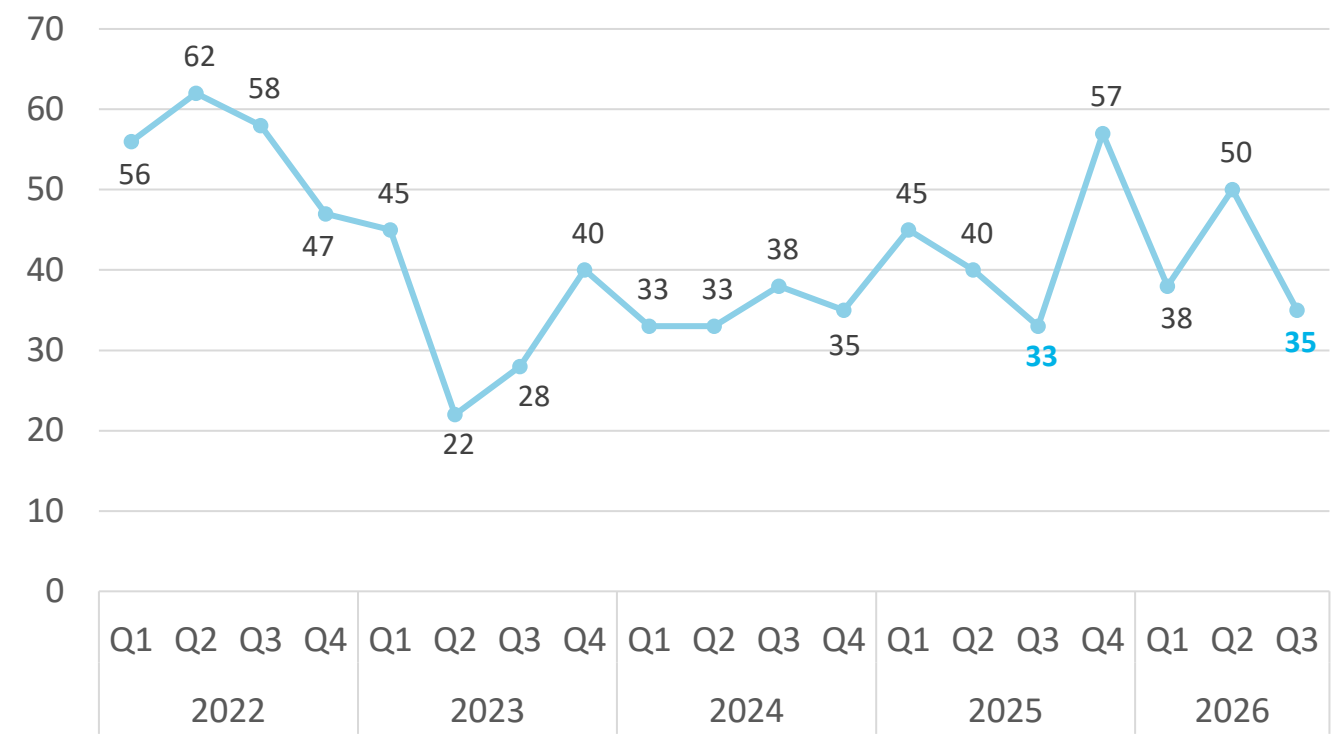
▼ 200K (14%)

YOY decrease in SF added

SALE COMPARABLES

SOUTH BAY

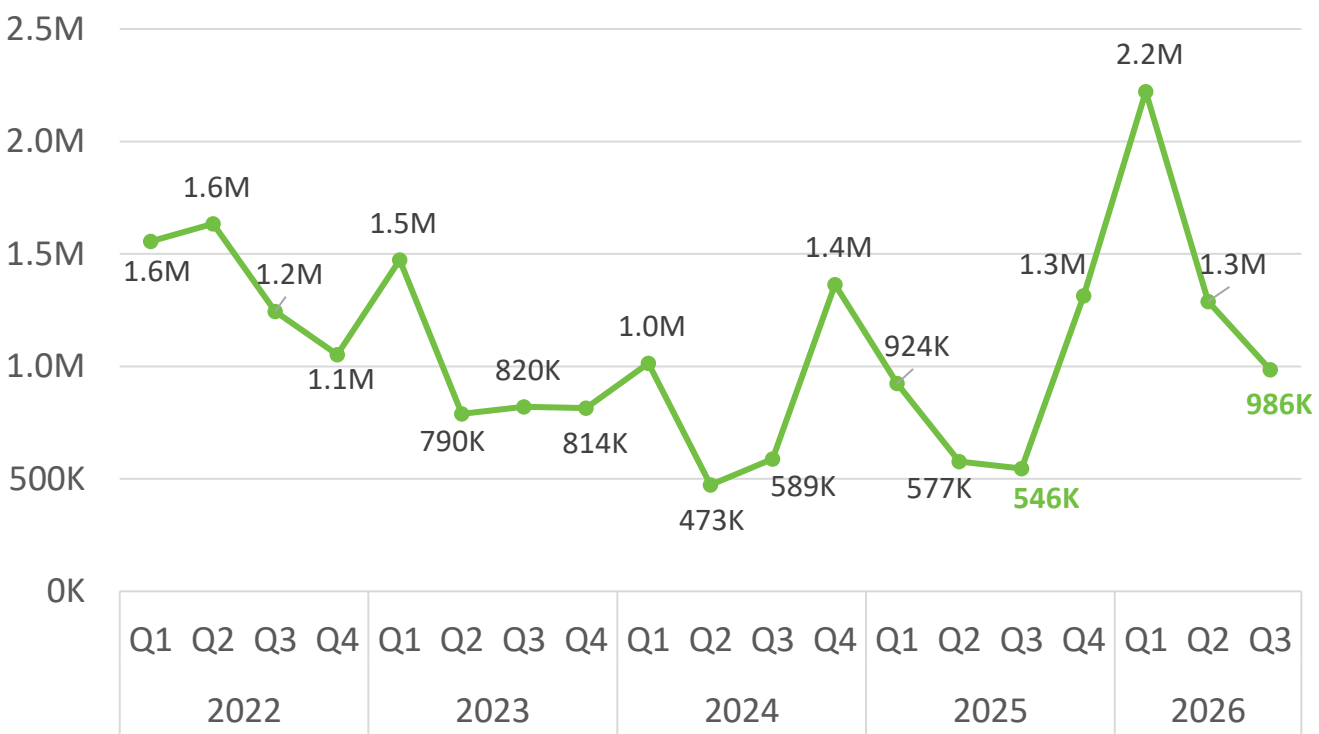
COUNT



▲ 6%

YOY increase in number of transactions

BY SF



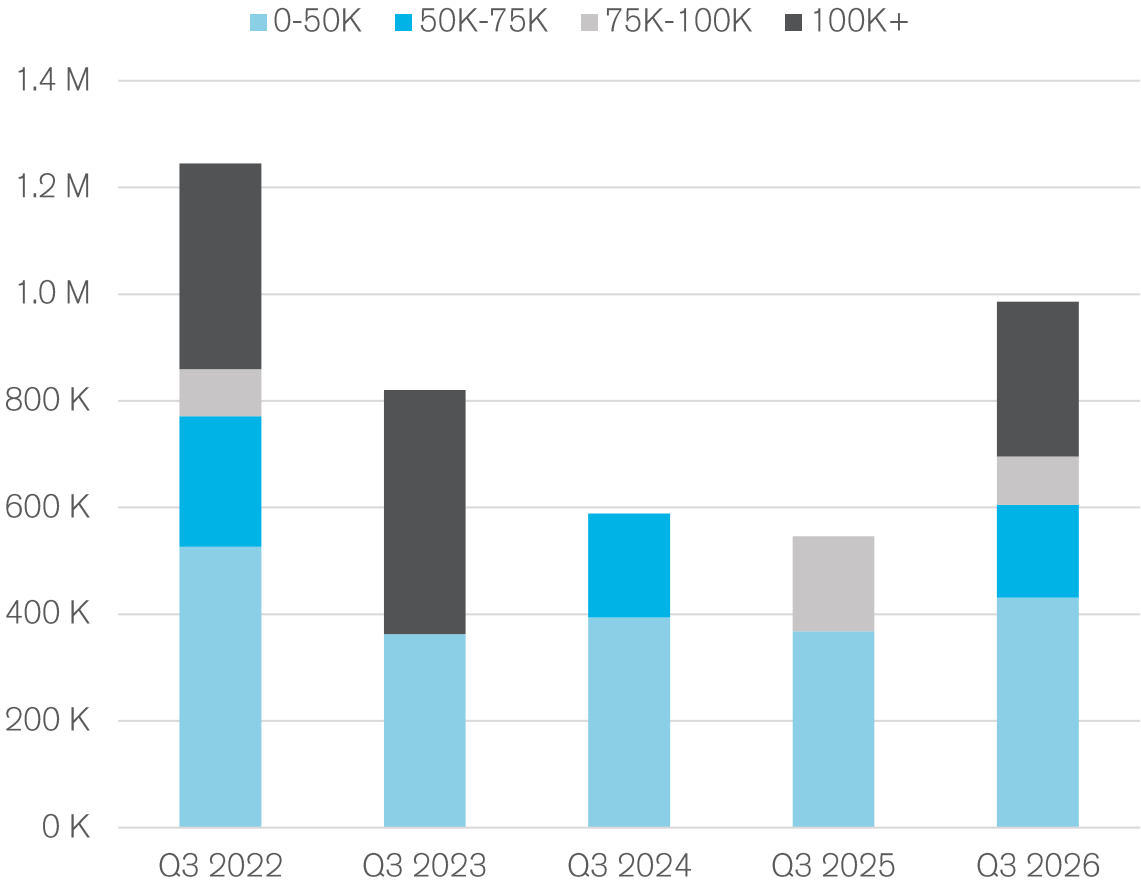
▲ 440K (81%)

YOY increase in SF sold

SALE COMPS BY SIZE

SOUTH BAY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
0-50K	50 527K	26 363K	35 394K	31 368K	29 431K
50K-75K	4 245K	0	3 194K	0	3 174K
75K-100K	1 88K	0	0	2 178K	1 91K
100K+	3 386K	2 458K	0	0	2 290K
Grand Total	58 1.2M	28 820K	38 589K	33 546K	35 986K

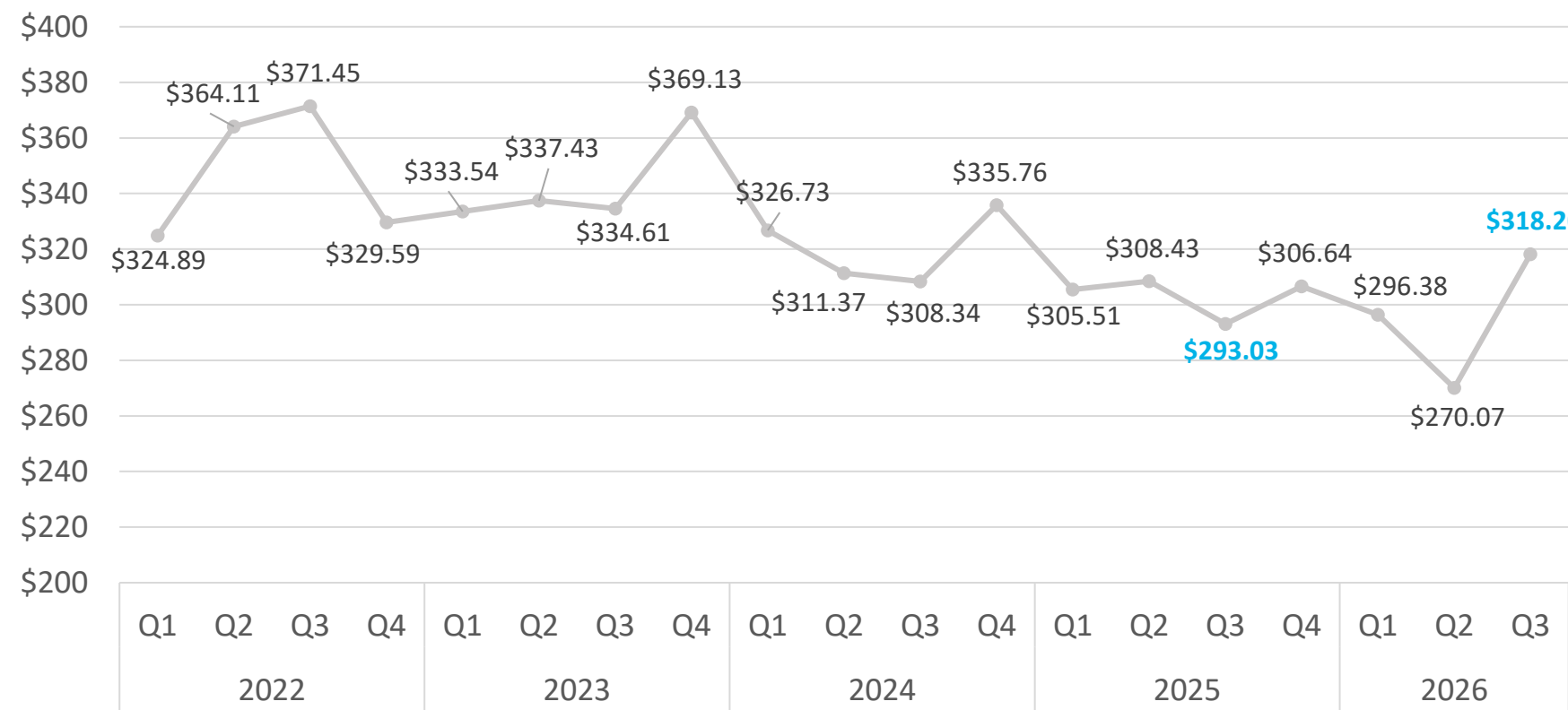


986K SF Sold

Over 431K SF of all SF sold was in buildings 0-50K SF representing 44% of the total square footage sold

SOLD PRICE/SF

SOUTH BAY



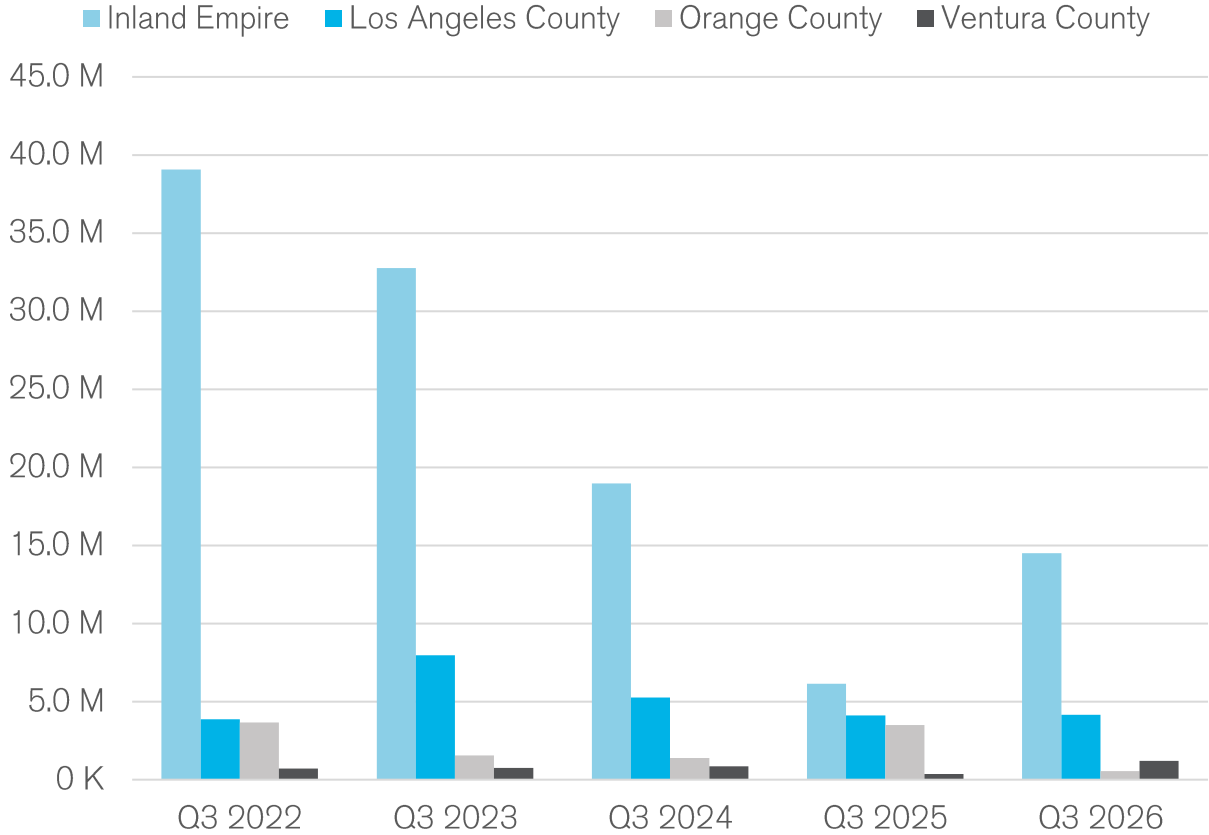
▼ **\$53.25 (14%)**
Decrease in average sold price since Q3 2022

▲ **\$25.17 (9%)**
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

1.3M SF (6%)

Total SF under construction in South Bay 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 South Bay in Q3 2026

9.1M SF

Projected to be delivered in Q4 2026