



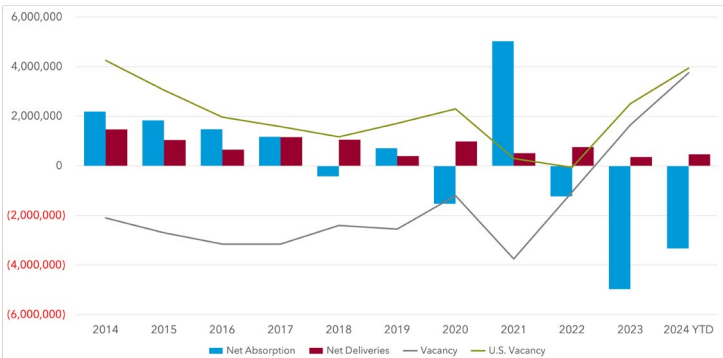
INDUSTRIAL MARKET OVERVIEW

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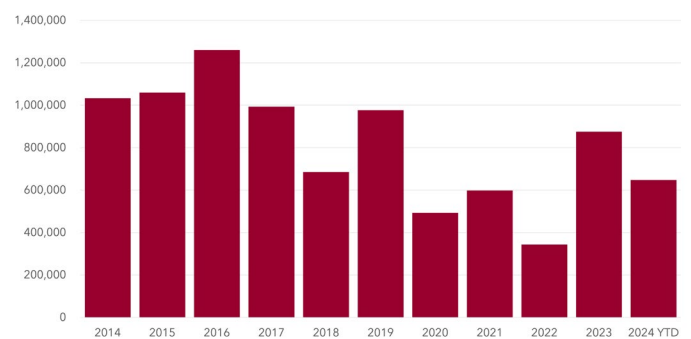
In the third quarter of 2024, Central Los Angeles continued to see shifts in its market trends. The vacancy rate rose further to 6.5%, marking an increase from the previous quarter. Ongoing developments currently account for 648,147 square feet of industrial space under construction. Additionally, triple net (NNN) lease rates saw a slight decrease, ending the quarter at \$15.60 per square foot. This decline reflects the dynamic relationship between market supply and demand. The Vernon and Commerce areas, known for their high industrial activity, remain key players in the region, with industries like food production and apparel manufacturing driving commercial activities.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	(3,214,587)	(4,852,175)	(6,959,260)	(5,319,946)	(5,523,987)
▲ Vacancy Rate	6.5%	6.3%	5.9%	5.2%	5.0%
▼ Avg NNN Asking Rate PSF	\$15.60	\$16.20	\$18.60	\$19.32	\$19.56
▼ Sale Price PSF	\$233.00	\$251.00	\$226.00	\$198.00	\$225.00
▲ Cap Rate	8.0%	6.2%	5.8%	5.1%	4.0%
▲ Under Construction SF	648,147	595,929	899,430	869,605	778,050
▲ Inventory SF	246,833,688	245,417,471	245,112,970	246,217,263	246,548,330

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
200 W. 140th Street Los Angeles, CA	60,457 SF	\$14,100,000 \$233.22 PSF	Cisco Mgmt LRF2 LA W	Class C
2553 Garfield Commerce, CA	25,615 SF	\$7,175,000 \$280.11 PSF	DM Holdings Rexford	Class C
601-611 N. Alvarado Los Angeles, CA	21,020 SF	\$4,875,000 \$231.92 PSF	ARC Bellevue 601 Alvarado	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
450-500 S. Central Avenue Los Angeles, CA	202,107 SF	City of LA	JC South Central	Clothing
3430 E. 26th Street Vernon, CA	140,464 SF	Pacific Industrial	MGM Transformer	Manufacturing
3260-3278 E. 26th Street Los Angeles, CA	133,280	PR Vernon Distribution	Adart Company	Signage

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