

# Q2 2023 INDUSTRIAL MARKET INSIGHT

LEE & ASSOCIATES® RESEARCH | LOS ANGELES CENTRAL | INDUSTRY

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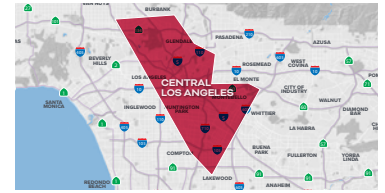
**LEE & ASSOCIATES® - LOS ANGELES CENTRAL**

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# Q2 2023 INDUSTRIAL MARKET INSIGHT

## CENTRAL LOS ANGELES



TOTAL BUILDINGS

**6,784**

DELIVERIES

**0** SF

LEASE ACTIVITY

**2,438,488** SF

SALE ACTIVITY

**783,078** SF

INVENTORY

**237,240,331** SF

VACANCY

▲ **3.8%**

AVAILABILITY

▲ **6.5%**

UNDER CONSTRUCTION

**343,494** SF

NET ABSORPTION

**-1,345,877** SF

The vacancy rate in Central LA ended the quarter at 3.8%. There is now over 9.5 million square feet of vacant and available space in Central LA. Contrary to what used to be the case for the past decade, Central LA has one of the highest vacancy rates among all the submarkets in the LA Basin now. Two new buildings totaling over 140,000 square feet were delivered this quarter, and 8 buildings totaling over 560,000 square feet are still under construction. Like almost all the submarkets across the LA Basin this quarter, net absorption

was negative as occupiers shed excess space they acquired during the pandemic boom. As a result, the amount of sublease space increased dramatically this quarter. Year-over-year, sublease vacancy increased by 60 basis points from 0.1% in Q2 2022 to 0.7% in Q2 2023. In terms of square footage, there is now over 1.69 million square feet of vacant sublease space on the market.

Industrial demand is heavily concentrated in the Vernon and Commerce micromarkets, where food

production and apparel manufacturing are the top industries. Commerce, in particular, has a large concentration of food manufacturing tenants. The spaces these tenants occupy come at a premium and will continue to drive up asking rents. Although landlords have started to reduce their asking rents to placate occupiers who cannot afford to lease at current prices, the pace of reduction has been slower than expected. Nonetheless, expect the reduction in asking rents to continue over the next 18 months.

### DEMAND

▼ **-2.40%**

12 MO NET ABSORPTION % OF INVENTORY

▼ **8.4M**

12 MO LEASED SF

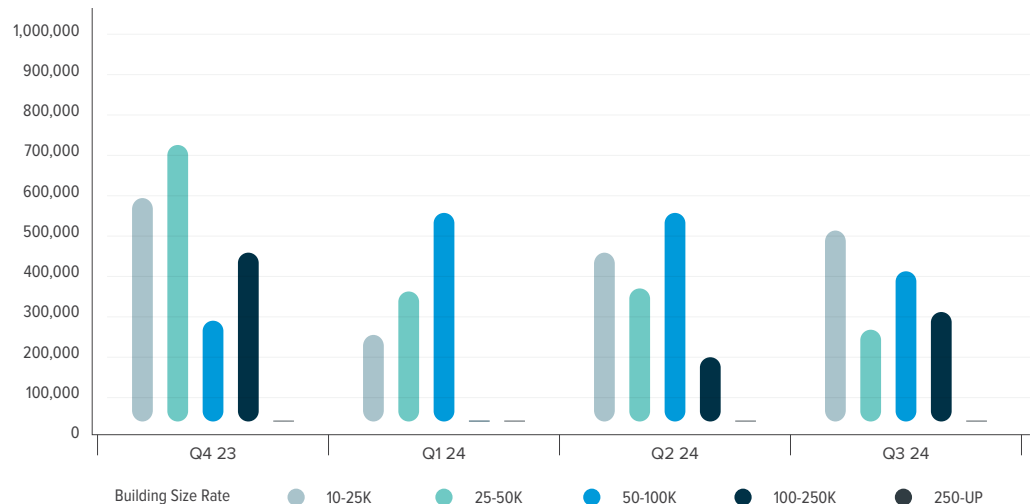
▲ **4.5**

MONTHS ON MARKET

▲ **3.7**

MONTHS ON VACANT

### LEASE EXPIRATION FORECAST

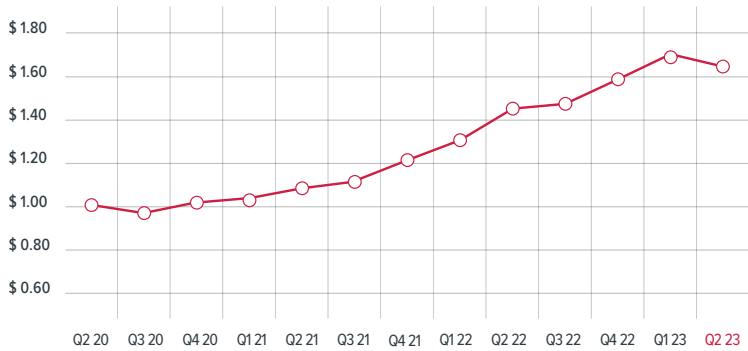


# CENTRAL LOS ANGELES CITY STATS

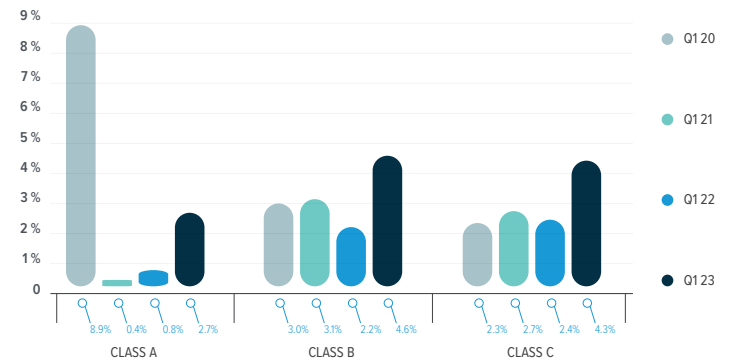
CITY	# OF BUILDING	INVENTORY (SF)	VACANCY (%)	AVAILABILITY (%)	LEASE RATE (PSF - NNN)	NET ABSORPTION (SF)	GROSS ABSORPTION (SF)	SALE PRICE/SF
BELL	46	3,934,527	2.3 ▲	3.2 ▲	\$1.83	-42,253	36,508	\$279
BELL GARDENS	103	2,071,007	0 —	3.3 ▲	\$1.67	0	0	\$288
COMMERCE	736	45,522,304	3.3 ▲	4.1 ▲	\$1.61	4,302	542,871	\$269
CUDAHY	34	931,478	0 —	4.6 —	-	-	-	\$281
HUNTINGTON PARK	163	3,851,741	3.3 ▲	8.2 ▲	\$1.25	-64,500	37,200	\$254
DOWNTOWN LOS ANGELES	4645	143,560,966	5.9 ▲	7.9 ▲	\$1.65	-740,779	1,710,081	\$321
MAYWOOD	44	802,765	7.9 ▲	8.9 ▼	\$1.15	-51,151	-	\$361
MONTEBELLO	217	10,089,060	6.1 ▲	8.9 ▲	\$1.94	-328,113	153,520	\$273
PICO RIVERA	198	10,306,021	1.2 ▲	2.8 ▲	\$1.76	-45,706	15,910	\$289
SOUTH GATE	227	9,754,247	0.6 ▼	3.9 ▲	\$1.82	4,715	3,715	\$261
VERNON	784	43,770,823	5.4 ▲	6.9 ▲	\$1.60	-1,034,696	300,538	\$279

Stats Consist of Buildings Over 5,000 Sq. Ft.

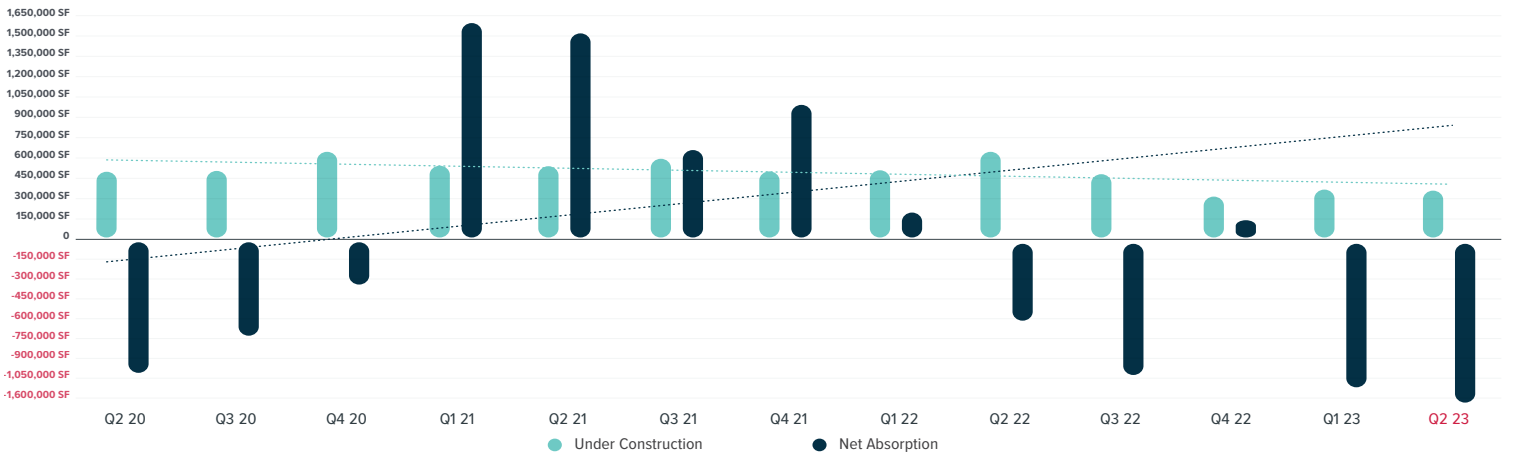
## LEASE RATE TRENDS (NNN)



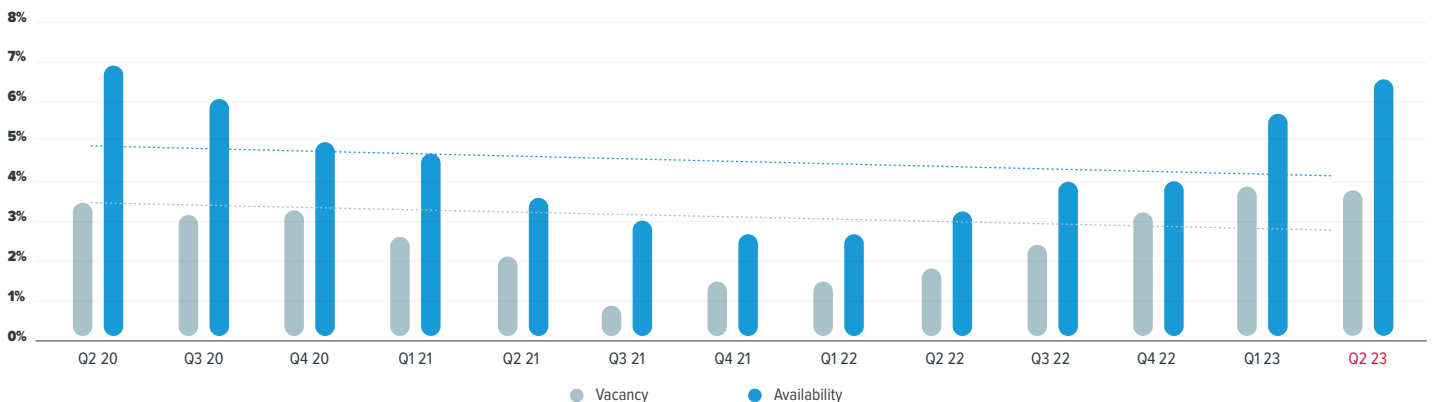
## VACANCY BY BUILDING CLASS



## UNDER CONSTRUCTION VS. NET ABSORPTION

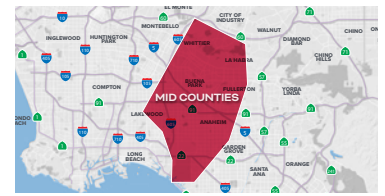


## VACANCY VS. AVAILABILITY



# Q2 2023 INDUSTRIAL MARKET INSIGHT

## MID COUNTIES



TOTAL BUILDINGS

**2,670**

DELIVERIES

**0 SF**

LEASE ACTIVITY

**663,573 SF**

SALE ACTIVITY

**633,439 SF**

INVENTORY

**114,461,112 SF**

VACANCY

**▲ 2.2%**

AVAILABILITY

**▲ 5%**

UNDER CONSTRUCTION

**318,804 SF**

NET ABSORPTION

**-991,084 SF**

Mid-Countries continued to have the lowest vacancy rate of any major industrial submarket within Los Angeles at 2.2%. There is only about 2.0 million square feet of vacant space on the market. As small as that number is, it actually represents an increase in vacancy for the submarket. Since Q2 2022, vacant space increased by over 1.3 million square feet. No new buildings were delivered this quarter and the two buildings totaling around 135,691 square feet that came onto the market last quarter were released. It's not surprising that these

spaces remained unleased because direct average asking rents increased to \$1.67 NNN PSF, a year-over-year increase of about 13.6% from Q2 '22's rate of \$1.47 PSF. In fact, tenants have paid up to \$2.00 NNN PSF to occupy space in the Mid-Countries this quarter. [1] Prepare renewing tenants for sticker shock as rents have nearly tripled over the past 10 years. There are four buildings in the pipeline for construction. They total over 318,000 SF, but that is not enough to overcome the Mid-Countries' tight market conditions. Because of these tight

conditions, the buildings are remaining on the market for longer periods. Moreover, the financial credit of many prospective tenants in the market for buildings is not exceptionally strong, and in some cases quite weak. Unless they lower their prices, landlords will have to be more patient in leasing these buildings. Building owners, however, can command a high price for their properties. Only three buildings traded hands this quarter but the average price per building square foot was \$292.22 – the third-highest price per building square foot on record.

### DEMAND

**▼ 0.80%**

12 MO NET ABSORPTION % OF INVENTORY

**▼ 4.1M**

12 MO LEASED SF

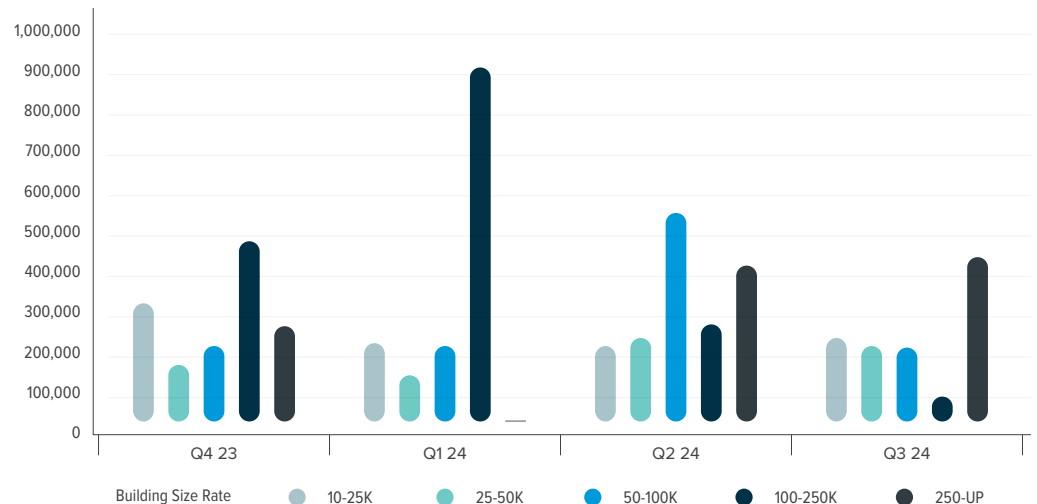
**▲ 2.5**

MONTHS ON MARKET

**▲ 3**

MONTHS ON VACANT

### LEASE EXPIRATION FORECAST

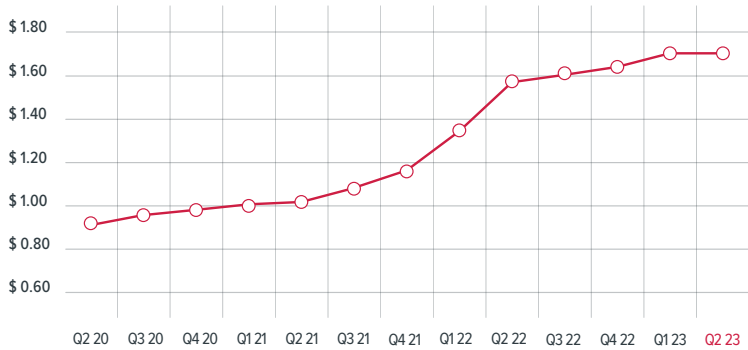


# MID COUNTIES CITY STATS

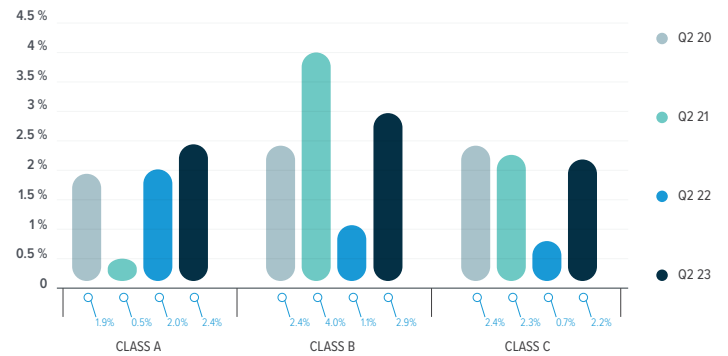
CITY	# OF BUILDING	INVENTORY (SF)	VACANCY (%)	AVAILABILITY (%)	LEASE RATE (PSF - NNN)	NET ABSORPTION (SF)	GROSS ABSORPTION (SF)	SALE PRICE/SF
ARTESIA	27	310,967	2.6 ▲	2.6 ▲	-	-8,083	0	\$367
BELLFLOWER	65	919,501	4.1 ▼	4.1 ▼	\$1.60	5,564	16,663	\$362
BUENA PARK	220	13,221,949	1.2 ▼	5.7 ▲	\$1.79	36,432	70,755	\$260
CERRITOS	249	12,718,550	3 ▲	4.7 ▼	\$1.66	-85,441	63,629	\$292
CYPRESS	96	4,622,357	5.5 ▲	7.2 ▲	\$1.71	-200,741	0	\$318
LA MIRADA	177	13,410,900	4.6 ▲	8.6 ▲	\$1.62	-444,734	46,657	\$288
LA PALMA	16	1,778,216	0 ▼	0 -	\$0.00	0	0	\$0
LOS ALAMITOS	89	2,182,349	0.83 ▼	0.96 ▲	-	8,328	9,788	\$410
NORWALK	88	2,889,795	6.2 ▲	6.2 ▲	\$1.50	-170,281	1,100	\$298
SANTA FE SPRINGS	1344	53,660,737	1.5 ▼	4.2 ▲	\$1.72	73,559	423,721	\$310
WHITTIER	160	4,150,575	6 ▲	3.5 ▲	\$1.35	-204,118	14,945	\$291
DOWNEY	139	4,606,482	2.4 ▼	2.8 ▼	\$1.81	90,502	96,372	\$299

Stats Consist of Buildings Over 5,000 Sq. Ft

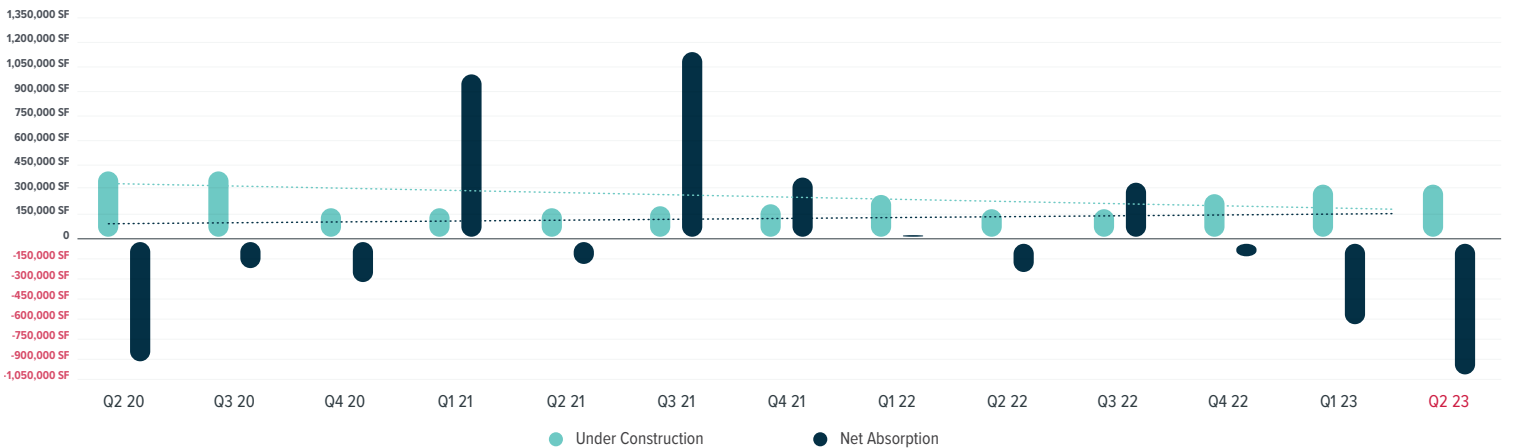
## LEASE RATE TRENDS (NNN)



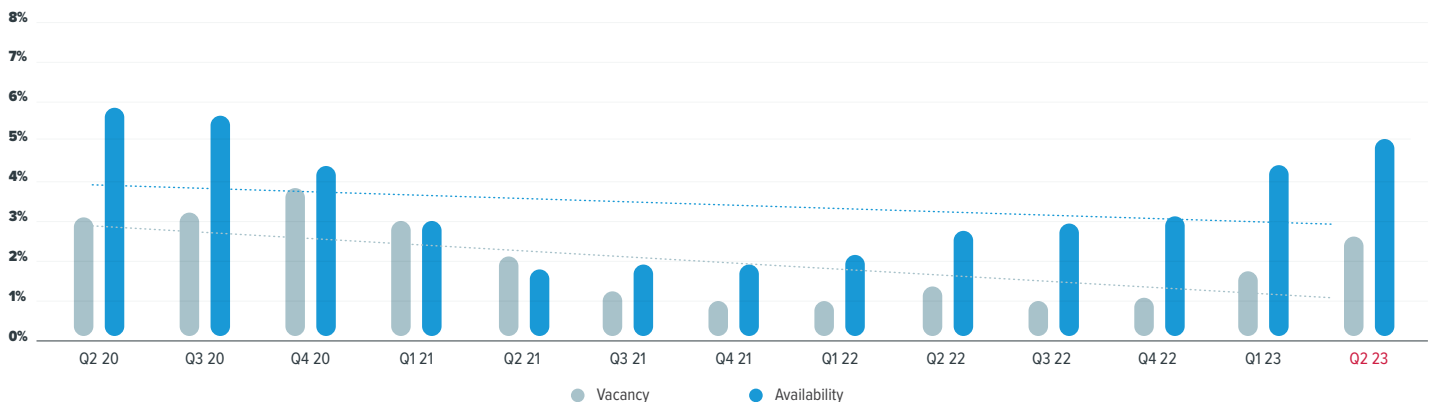
## VACANCY BY BUILDING CLASS



## UNDER CONSTRUCTION VS. NET ABSORPTION



## VACANCY VS. AVAILABILITY



# Q2 2023 INDUSTRIAL MARKET INSIGHT

## SAN GABRIEL VALLEY



TOTAL BUILDINGS

**5,290**

DELIVERIES

**46,814 SF**

LEASE ACTIVITY

**2,421,293 SF**

SALE ACTIVITY

**432,500 SF**

INVENTORY

**173,921,568 SF**

VACANCY

**▲ 2.6%**

AVAILABILITY

**▲ 5.7%**

UNDER CONSTRUCTION

**5,276,905 SF**

NET ABSORPTION

**-672,224 SF**

Vacancy declined 20 basis points to reach 2.6% by the end of the quarter and is now close to the 10-year average. The City of Industry market recorded the largest decrease in the vacancy rate with several large move-ins, while the markets near the Foothill freeway recorded the largest increase.

At \$1.61 NNN per square foot, average asking rents remained unchanged from last quarter. The City of Industry continues to demand the highest rents

at \$1.84 NNN, as it represents 72% of the San Gabriel Valley inventory and is home to most of the new development of Class A warehouse and distribution space. Unlike other submarkets in the LA Basin, net absorption was positive in the San Gabriel Valley.

Construction activity throughout the submarket picked up in Q1. Currently, sixteen buildings totaling 4.2 million square feet are under construction and two buildings totaling over 33,000

square feet were completed this quarter. Of the total square footage under development, ten buildings over 100,000 square feet account for 95% of it. Majestic Realty's project at Grand Crossing South will bring 2.3M SF of state-of-the-art distribution space to the City of Industry. It will be complete by year-end.

### DEMAND

**▲ -0.90%**

12 MO NET ABSORPTION % OF INVENTORY

**▲ 9.8M**

12 MO LEASED SF

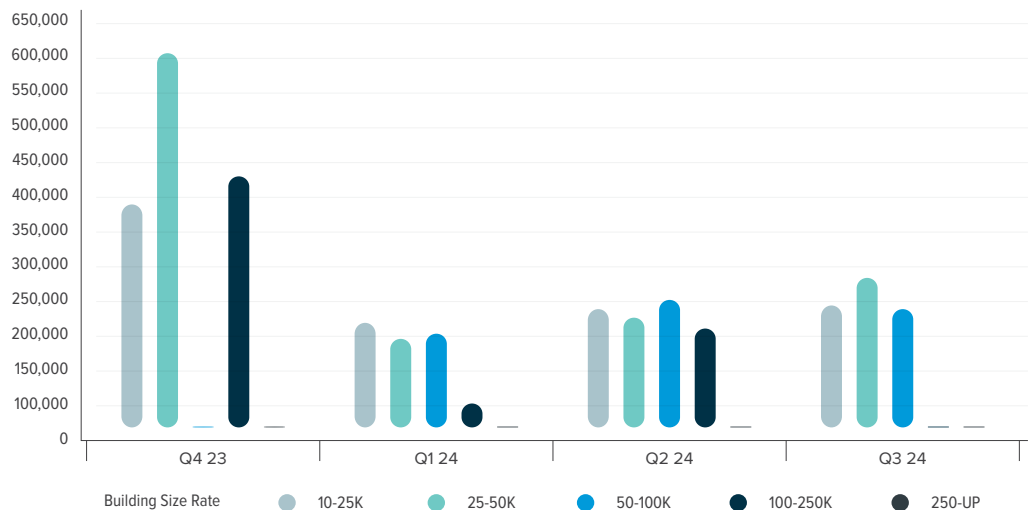
**▲ 3**

MONTHS ON MARKET

**▲ 3**

MONTHS ON VACANT

### LEASE EXPIRATION FORECAST

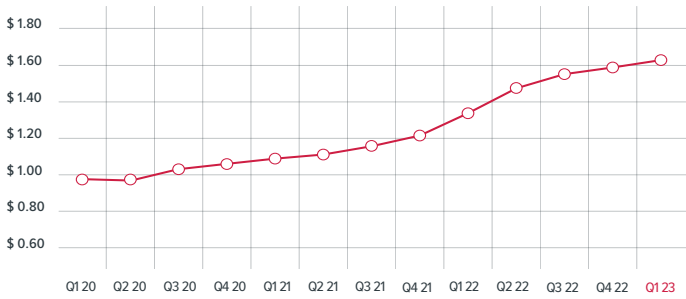


# SAN GABRIEL VALLEY STATS

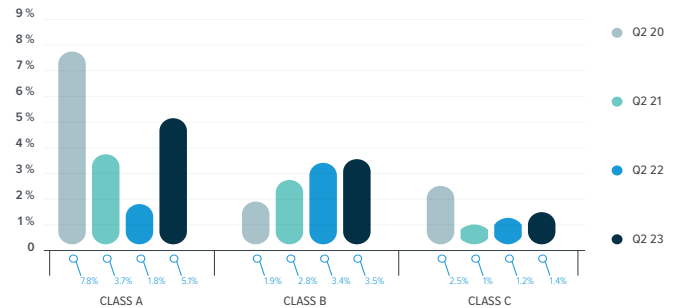
CITY	# OF BUILDING	INVENTORY (SF)	VACANCY (%)	AVAILABILITY (%)	LEASE RATE (PSF - NNN)	NET ABSORPTION (SF)	GROSS ABSORPTION (SF)	SALE PRICE/SF
ALHAMBRA	113	2,162,316	0.4	0.4	-	562	1,768	\$355
ARCADIA	104	2,532,216	1.8	2.8	\$2.10	-8,839	7,601	\$385
AZUSA	245	6,820,631	2.8	5.1	\$1.45	23,376	185,416	\$327
BALDWIN PARK	245	5,114,490	2.2	2.2	\$1.41	9,236	48,211	\$330
CLAREMONT	20	600,639	-	-	-	8,708	8,708	\$259
COVINA	168	2,772,326	1.7	1.3	\$1.25	21,678	33,764	\$300
DIAMOND BAR	20	470,374	-	-	-	4,500	4,500	\$311
DUARTE	69	1,771,417	7.3	4.1	-	-30,904	5,636	\$340
EL MONTE	313	8,664,926	1.3	5.7	\$1.64	-17,622	18,821	\$339
GLENDORA	52	749,341	8.7	3.3	\$1.15	-	-	\$306
INDUSTRY	1,044	73,754,450	3.2	7.9	\$1.67	-305,103	1,126,739	\$284
IRVINDALE	262	11,962,914	3.6	7.2	\$1.50	287,539	331,339	\$301
LA PUENTE	92	1,759,751	4.4	4.4	-	-42,739	-	\$392
LA VERNE	134	2,843,904	0.6	0.7	-	82,246	85,359	\$363
MONROVIA	207	3,326,951	1.8	2.6	\$1.98	4,148	15,815	\$342
MONTEREY PARK	99	1,723,940	2.3	6.1	\$1.39	-11,157	-	\$378
PASADENA	98	1,490,283	3.8	8.6	\$2.11	-42,792	0	\$422
POMONA	651	19,906,337	0.3	1.7	\$1.20	194,723	233,313	\$279
ROSEMEAD	53	1,197,188	1.9	2.2	\$1.18	-7617	4,878	\$318
SAN DIMAS	127	3,153,541	1.7	2.5	-	-11,872	11,904	\$293
SAN GABRIEL	69	1,106,790	4.1	4.9	\$1.18	-13,543	15,102	\$307
SOUTH EL MONTE	835	11,150,216	2.6	1.5	\$1.26	2,276	116,165	\$347
TEMPLE CITY	37	614,235	5.6	5.1	\$2.43	-15,827	7,113	\$340
WALNUT	200	6,978,789	4.4	6.7	\$1.62	-12,490	41,148	\$294
WEST COVINA	18	847,116	0.5	32.6	\$1.25	18,360	20,330	\$264

Stats Consist of Buildings Over 5,000 Sq. Ft.

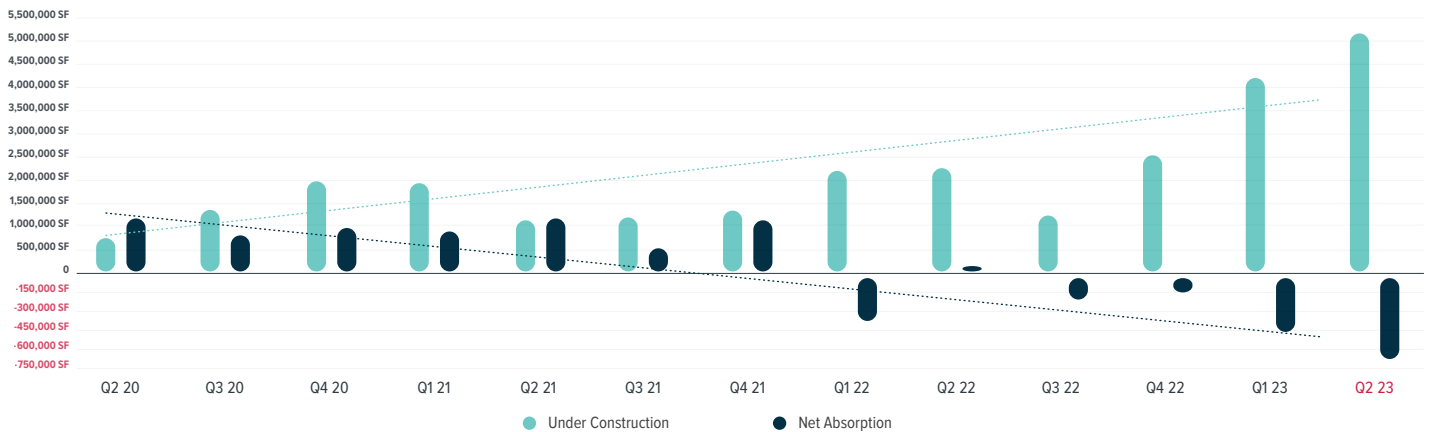
## LEASE RATE TRENDS (NNN)



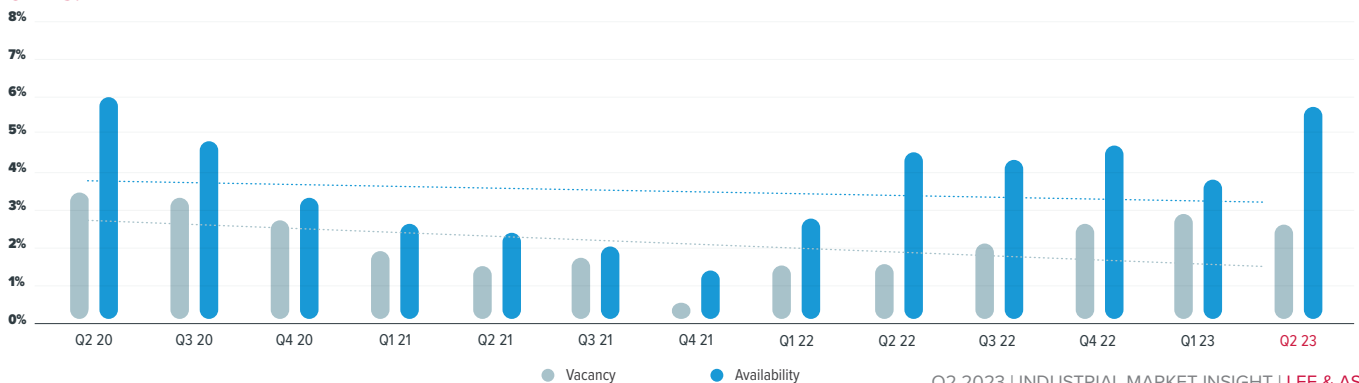
## VACANCY BY BUILDING CLASS



## UNDER CONSTRUCTION VS. NET ABSORPTION

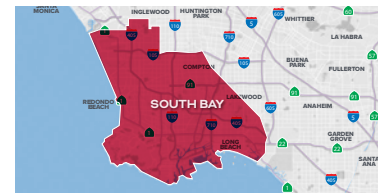


## VACANCY VS. AVAILABILITY



# Q2 2023 INDUSTRIAL MARKET INSIGHT

## SOUTH BAY



TOTAL BUILDINGS

**5,010**

DELIVERIES

**0 SF**

LEASE ACTIVITY

**1,456,253 SF**

SALE ACTIVITY

**617,000 SF**

INVENTORY

**197,299,477 SF**

VACANCY

▲ **4%**

AVAILABILITY

▲ **5.6%**

UNDER CONSTRUCTION

**707,486 SF**

NET ABSORPTION

**-2,208,922 SF**

For over a decade, the vacancy rate in the South Bay has been at or below 3%. However, this quarter, the vacancy rate reached 4%. There is now over 7.3 million square feet of vacant and available space on the market. For perspective, just a year ago the vacancy rate was 1.1% and only 2.1 million square feet of space was vacant. Three trends have caused the vacancy rate to rise. First, since Q2 of last year, more than nine buildings totaling over 1.3 square feet of space were added to the base. Most of these buildings were not pre-leased. Second, not much leasing activity happened either in this or last quarter. In fact, compared to last quarter, the amount of total leasing activity actually dipped in Q2. Respectively, only 83 transactions, direct and sublease, totaling 1.34 million square feet (MSF) occurred this quarter and only 78 transactions totaling over 1.38 MSF happened last quarter. You have to go back all the way to Q4 of 2006 to see

leasing activity numbers this low. Historically, total leasing activity in the South Bay averages around 2.55 MSF across 96 transactions per quarter. However you look at it, leasing volume was low. Third, industrial occupiers across the L.A. Basin, not just the South Bay, have been shedding the excess space they acquired during the pandemic boom. As a result, net absorption for the quarter was negative and the amount of sublease space on the market increased by a factor of 12. In Q2 2022, vacant sublease space totaled 54,661 square feet. Now it equals 653,379 square feet.

All this might lead one to think that demand for industrial space is low, but it's quite the opposite. Although net absorption was negative for this quarter and leasing activity was low, tenant demand for space in the South Bay is actually quite strong. Transaction volume is low right now only because rental rates are prohibitively high

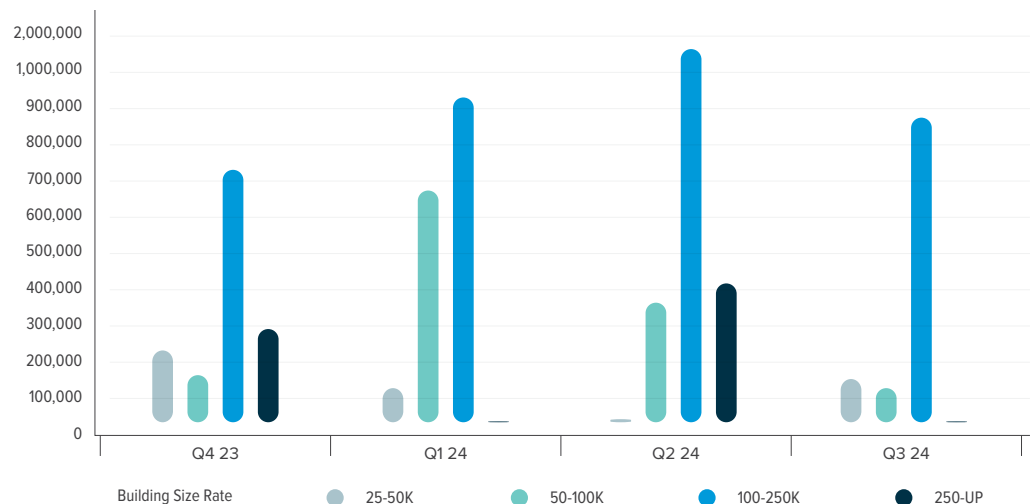
for most tenants. Asking prices now stand at \$1.87 NNN PSF, increasing by \$0.38 over the last 12 months. Comp rates, however, are near \$2.25-2.35 NNN PSF on average for Class A industrial space. Proximity to the ports is crucial for logistics and e-commerce tenants as they are the ones most aggressively seeking out Class A buildings in the South Bay. Moreover, in contrast to typical practice, landlords are renewing tenants at high market rates.

With only twelve buildings trading hands this quarter totaling over \$90.5 million, sales volume was low. Still, whether you use the average price per building square foot (\$267.82) or the median price per building square foot (\$321.43), both metrics were in the top 10 of "price-per-pound" on record. With the exception of one quarter (Q3 2018), all other higher sales prices on a per-square-foot basis occurred deep in the pandemic era.

### DEMAND

- ▼ **-2.20%**  
12 MO NET ABSORPTION % OF INVENTORY
- ▼ **6.3M**  
12 MO LEASED SF
- ▼ **3.7**  
MONTHS ON MARKET
- ▼ **3.6**  
MONTHS ON VACANT

### LEASE EXPIRATION FORECAST



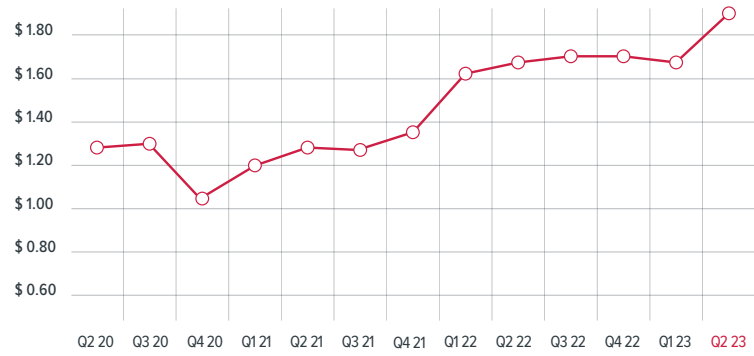


# SOUTH BAY STATS

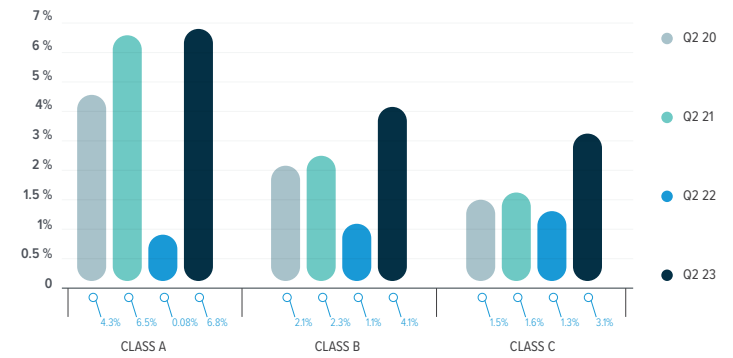
CITY	# OF BUILDING	INVENTORY (SF)	VACANCY (%)	AVAILABILITY (%)	LEASE RATE (PSF - NNN)	NET ABSORPTION (SF)	GROSS ABSORPTION (SF)	SALE PRICE/SF
CARSON	497	35,493,925	3.9 ▲	5.3 ▲	\$2.19	-636,405	191,273	\$314
COMPTON	466	24,676,959	4.7 ▲	7.2 ▲	\$1.90	-651,443	232,111	\$294
EL SEGUNDO	156	8,656,942	2.4 ▲	2.5 ▲	\$2.00	-45,521	-	\$358
GARDENA	1171	29,305,165	3.9 ▲	6.2 ▲	\$1.40	-254,618	199,145	\$305
HARBOR CITY	94	1,760,255	12.4 ▲	12.4 ▲	-	-20,275	-	\$362
HAWTHORNE	218	8,203,546	1.2 ▼	1.6 ▲	\$1.84	16,408	21,408	\$311
INGLEWOOD	233	4,930,679	1.1 ▲	2.1 ▼	\$1.76	-21,562	19,599	\$388
LAKEWOOD/HG	23	515,940	0 ▼	- ▼	-	-450	2,450	\$369
LAWNSDALE	29	255,756	0 ▼	-	-	2,500	2,500	\$345
LONG BEACH/TI	750	24,166,465	3.4 ▼	5.2 ▲	\$1.85	153,031	213,621	\$338
LYNWOOD	98	4,641,650	0.1 ▲	2.4 ▼	\$1.65	-2,374	-	\$255
RANCHO DOMINGUEZ	125	8,337,609	0.1 ▼	4.5 ▲	\$1.80	3,764	21,960	\$311
REDONDO/HERMOSA	35	1,751,599	0.3 -	0.3 -	-	-	-	\$394
SAN PEDRO	45	2,768,303	0.5 ▲	1.1 ▼	\$2.00	-4,000	0	\$308
SIGNAL HILL	205	3,280,244	4.3 ▲	5.5 ▲	\$2.33	-18,736	18,761	\$377
TORRANCE	624	28,262,313	7.1 ▲	8.2 ▲	\$2.22	-537,975	202,974	\$356
WILMINGTON	147	4,070,837	7.1 ▲	2.8 ▼	\$1.82	-13,448	25,575	\$310

Stats Consist of Buildings Over 5,000 Sq. Ft.

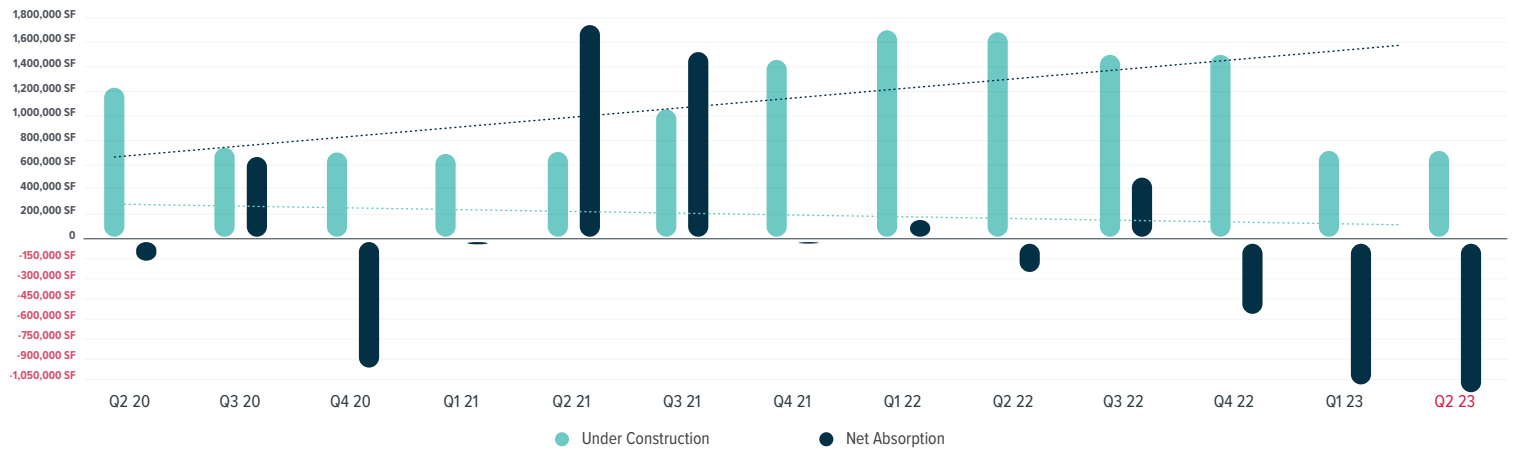
## LEASE RATE TRENDS (NNN)



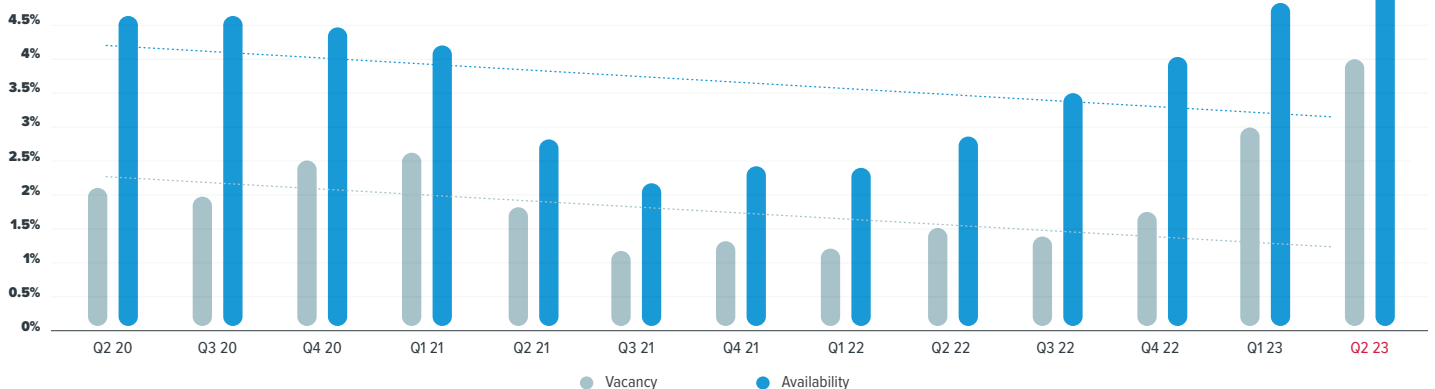
## VACANCY BY BUILDING CLASS



## UNDER CONSTRUCTION VS. NET ABSORPTION

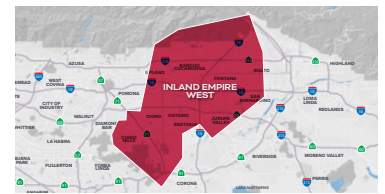


## VACANCY VS. AVAILABILITY



# Q2 2023 INDUSTRIAL MARKET INSIGHT

## INLAND EMPIRE WEST



TOTAL BUILDINGS

**4,840**

DELIVERIES

**710,662 SF**

LEASE ACTIVITY

**9,528,524 SF**

SALE ACTIVITY

**2,347,783 SF**

INVENTORY

**340,452,741 SF**

VACANCY

**▲ 3.3%**

AVAILABILITY

**▲ 8.9%**

UNDER CONSTRUCTION

**22,405,515 SF**

NET ABSORPTION

**-1,922,216 SF**

Like all the other submarkets in the LA Basin this quarter, the vacancy rate increased in the Inland Empire. By the end of Q2, nearly 11 million square feet of space was vacant. Compared to last quarter, the vacancy rate grew by more than 100 basis points to reach 3.7%. That the vacancy rate increased by so much is unsurprising given that 71 new buildings totaling over 11.2 million square feet delivered over the past two quarters. A significant number of these buildings, 30%, were not pre-leased. In the pipeline, there are 140 buildings totaling over 35.6 MSF are under construction.

Net absorption for the quarter totaled was

negative, as industrial occupiers continued the process of "right-sizing." Companies that expanded their warehouse/distribution space during the pandemic to keep up with the pandemic-fueled e-commerce boom have started to reduce excess space. The shedding of excess space is evident from the amount of industrial space placed on the market as available for sublease. Approximately 2.3M square feet of additional sublease space was put on the market in the second quarter, more than double the amount of sublease space vacant and available just a year ago. The largest uptick in sublease availability was observed in the 500,000-square-foot and above segment.

In terms of leasing activity, there was a conspicuous shift away from leasing large blocks of spaces, with leases in the 50,000 square foot and below segment accounting for 60% of all signed agreements this quarter.

Overall asking rental rates have remained unchanged from last quarter. They now stand at \$1.52 NNN per square foot. Noticeably, on account of the prevalence of sublease space and the desire of landlords to lease out their spaces quickly, landlords have started to reduce asking rates, resulting in more favorable market rates for tenants.

### DEMAND

**▼ -1.20%**

12 MO NET ABSORPTION % OF INVENTORY

**▲ 18.3M**

12 MO LEASED SF

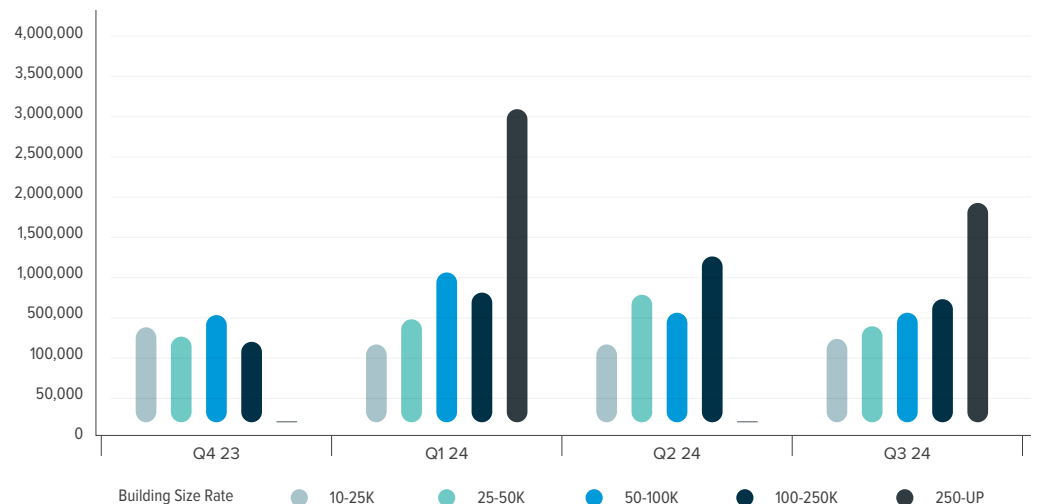
**▲ 3.2**

MONTHS ON MARKET

**▲ 3.4**

MONTHS ON VACANT

### LEASE EXPIRATION FORECAST

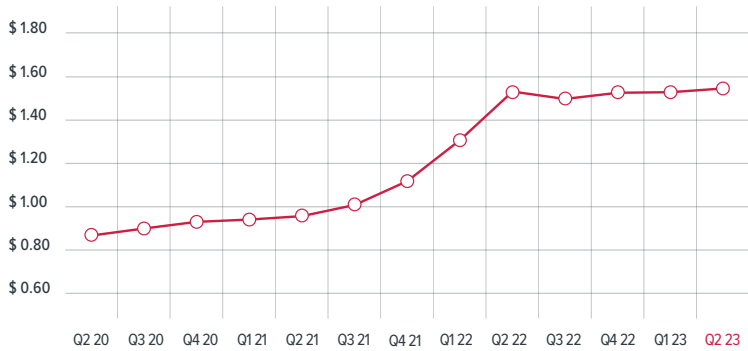


# INLAND EMPIRE WEST CITY STATS

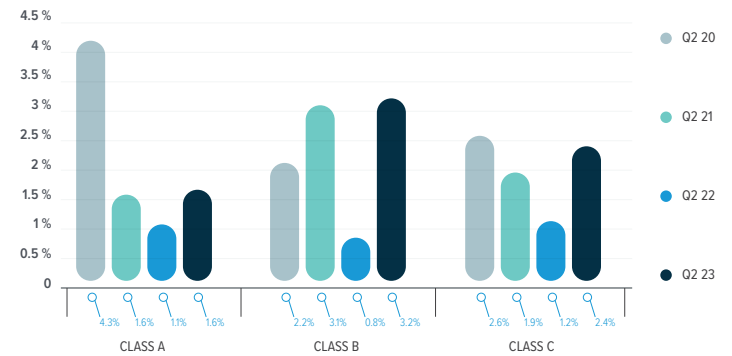
CITY	# OF BUILDING	INVENTORY (SF)	VACANCY (%)	AVAILABILITY (%)	LEASE RATE (PSF - NNN)	NET ABSORPTION (SF)	GROSS ABSORPTION (SF)	SALE PRICE/SF
CHINO	929	54,993,069	3.9 ▲	6.8 ▲	\$1.82	-759,375	380,062	\$304
EASTVALE	55	11,780,822	2.1 ▼	3.3 -	\$1.55	425	425	\$314
FONTANA	774	71,519,700	4.7 ▲	14.8 ▲	\$1.51	-50,876	1,081,259	\$303
JURUPA VALLEY	307	31,796,849	0.8 ▲	8.2 ▲	\$1.75	65,899	165,630	\$279
MIRA LOMA	21	947,204	7.3 ▲	7.3 ▲	\$1.46	-53,967	7,424	\$328
MONTCLAIR	206	4,053,941	7.3 ▲	7.7 ▼	\$1.50	-52,689	60,609	\$353
ONTARIO	1518	117,136,969	3.2 ▲	7.8 ▲	\$1.60	-94,779	1,265,511	\$290
RANCHO CUCAMONGA	747	40,828,920	2.7 ▲	8.1 ▲	\$1.13	-165,239	306,354	\$291
UPLAND	255	4,032,381	1.5 ▼	4.9 ▼	\$1.32	-9,349	18,358	\$289

Stats Consist of Buildings Over 5,000 Sq. Ft.

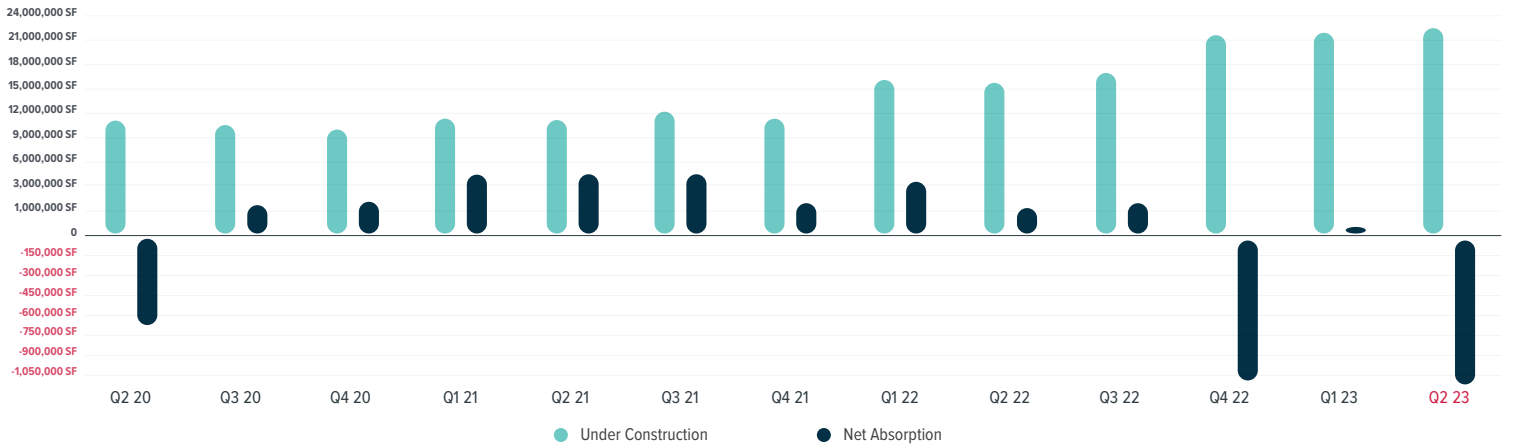
## LEASE RATE TRENDS (NNN)



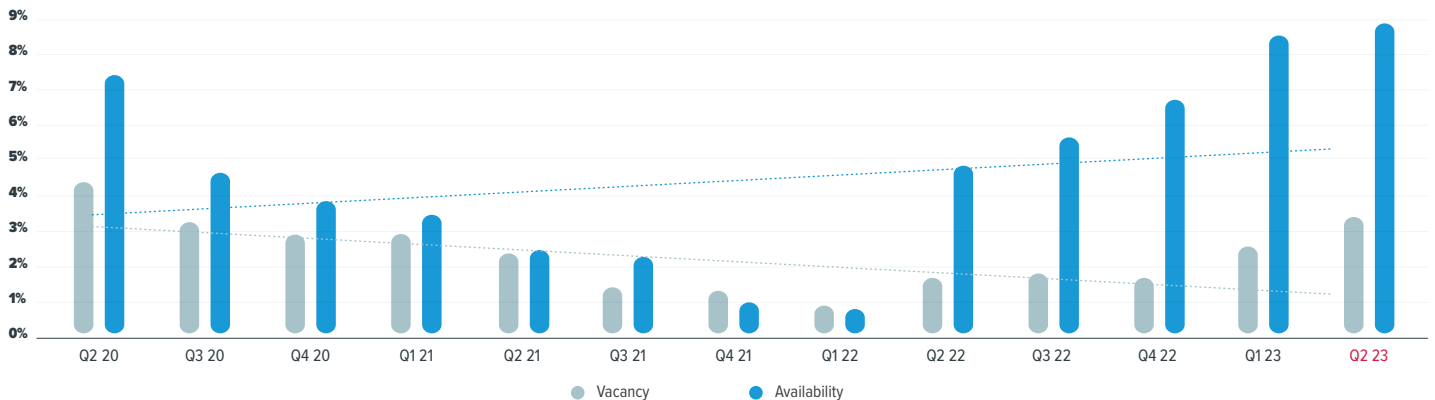
## VACANCY BY BUILDING CLASS



## UNDER CONSTRUCTION VS. NET ABSORPTION



## VACANCY VS. AVAILABILITY



# Q2 2023 INDUSTRIAL MARKET INSIGHT

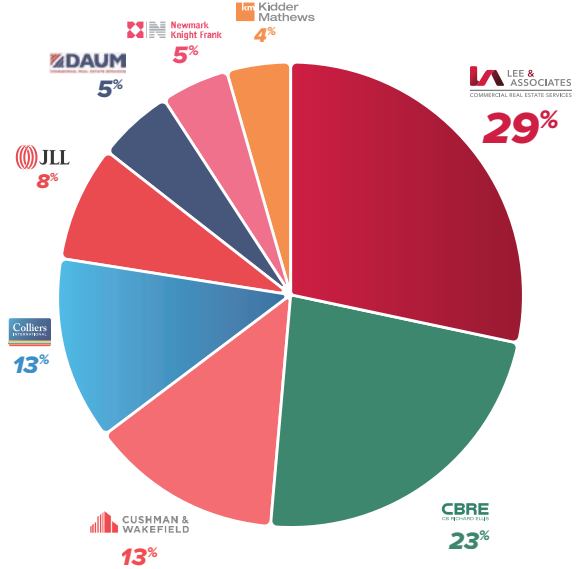
## A LOOK AHEAD

■ Although demand for the industrial product type remains stable and will remain so for the foreseeable future, expect industrial occupiers to continue the process of “right-sizing.” As a result, anticipate vacancies to continue to tick upwards and the time-on-market for properties across the LA Basin to rise as well. Expect landlords to slowly reduce asking rates over the next 18 months to get deals done.

While all the key indicators of the macro economy are positive – GDP is up, workers are at full employment, and both headline and core inflation are trending downward – the Fed raised the federal funds rate by 25 basis points at their July meeting and has kept the prospect of raising rates at the September meeting open. Until it is convinced by more data, the Fed will continue to keep downward pressure on inflation. Although the plausibility of a soft landing has increased, and a significant minority of economists project the economy to grow slowly throughout all of 2023, forecasters with a bearish outlook anticipate that the economy will experience a mild and shallow recession at the earliest by Q3. Due to the hesitancy caused by such forecasts and the palpable slowdown in imports and logistics activity, capital markets in commercial real estate have been taking a wait-and-see posture. Expect activity in these markets to increase only in the first half of 2024, followed by improved leasing activity in the second half.

### LEE & ASSOCIATES MARKET SHARE

Available Listings - Central / Mid-Counties / SGV / IE West / South Bay



### LA CENTRAL & CITY OF INDUSTRY OFFICES - TOP 5 TRANSACTIONS BY SF

Q2 2023



**LEASED**

24700 South Main Street  
Carson, CA 90745

±455,000 SF

Lessee: WB Shipping LLC  
Agents: Remington Moses & David Bales



**SUBLEASED**

400 West Artesia Boulevard  
Compton, CA 90220

±253,584 SF

Lessee: Speedup Logistics Inc  
Agents: Remington Moses & David Bales



**LEASED**

400-420 West Victoria Street  
Compton, CA 90220

±117,166 SF

Lessee: National Retail Transportation  
Agents: Craig Phillips



**SOLD**

1600 Arrow Highway  
Irwindale, CA 91706

±87,556 SF

Buyer: Gary Irwindale Property, LLC  
Agents: Jeff Hubbard



**LEASED**

5491 Schaefer Avenue  
Chino, CA 91710

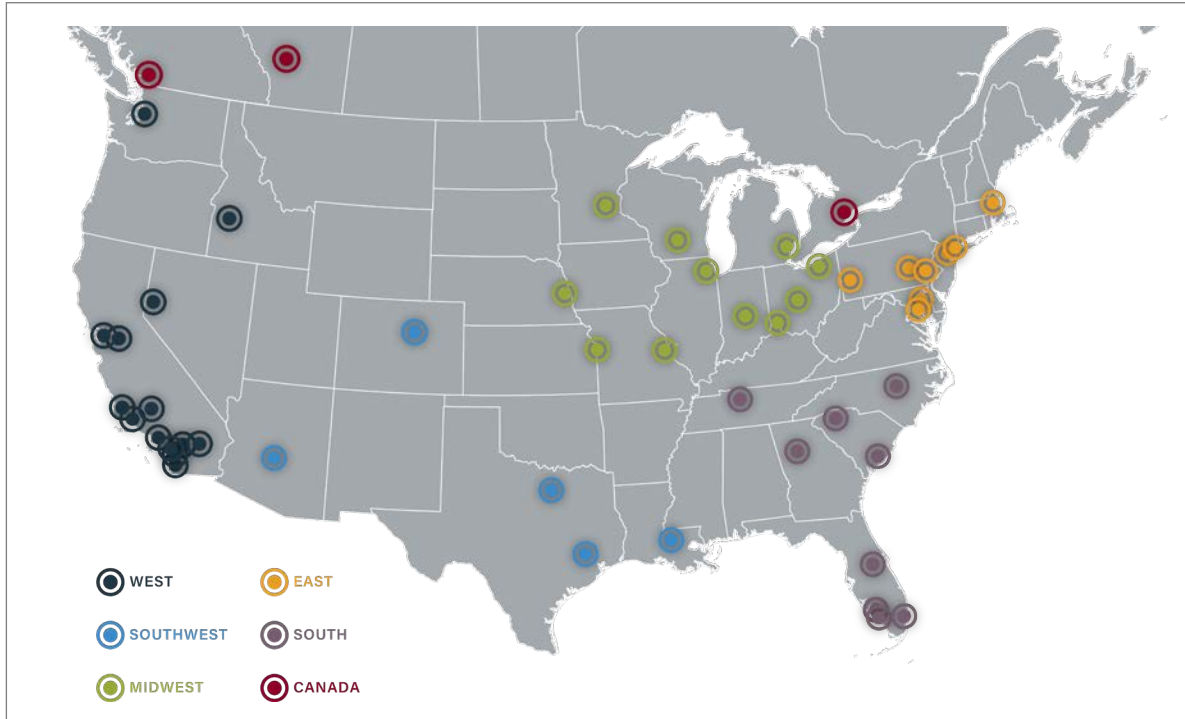
±78,654 SF

Lessee: Profusion Cosmetics Corp  
Agents: Pat Bogan & Steve Coulter

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These reports are based on industrial single and multi-tenant buildings that are greater than 5,000.

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