

LA INDUSTRIAL MARKET

Overall

Southern California's Industrial sector has been one of the top industrial submarkets for commercial assets. Momentum of the industrial market is due to the increased demand in e-commerce, manufacturing and warehousing to store inventory. As we have seen many changes in various industries due to COVID-19, the industrial sector has continued to retain high occupancy and demand during these unprecedented times.

Investors

Investors have continued to take an interest in the Los Angeles Industrial Market despite the unprecedented economic situation. Due to the historically low interest rates and lack of inventory investors remain optimistic. Of all real estate sectors industrial remains the preferred product type of investors.

Lease Transactions

Lessees have anticipated that lease rates would be adjusted downward. At this time, we have not seen a rate adjustment. We have witnessed that ownership has offered some greater concessions such as free rent to assist a Lessee with the transition from one facility to the next. Vacancy rates in Los Angeles are still in the range of 3% which is the lowest of major U.S. industrial market.

NOTABLE TRANSACTIONS DURING COVID-19 FROM DAVID FREITAG



LEASE TRANSACTION

901 Slauson Ave., Los Angeles, CA



LEASE TRANSACTION

4621 Pacific Ave., Vernon, CA



LEASE TRANSACTION

2390 E. 48th Street, Vernon, CA



LEASE TRANSACTION

3102 W. Adams Blvd., Santa Ana, CA



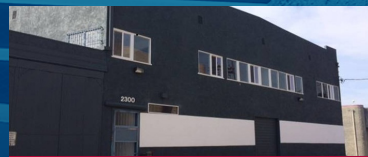
LEASE TRANSACTION

2211 Davie Ave., Commerce, CA



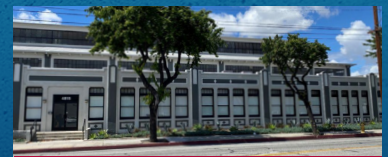
LEASE TRANSACTION

2525 E. 27th St., Vernon, CA



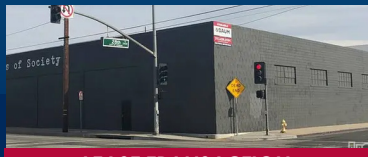
LEASE TRANSACTION

2300 E. 11th St., Los Angeles, CA



LEASE TRANSACTION

2289 E. 49th St., Vernon, CA



LEASE TRANSACTION

2419 E. 28th St., Vernon, CA



FOR LEASE

1100 Colorado Blvd. Santa Monica, CA
(Largest availability for lease in Santa Monica of this product type)



LEASE RENEWAL

2610 Conejo Spectrum, Thousand Oaks, CA



LEASE RENEWAL

3578 Hayden Ave., Culver City, CA

FOR MORE INFORMATION, CONTACT

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