

# MIDQUARTER SNAPSHOT

## Office Q4 2020 Los Angeles West/South



### MARKET ACTIVITY

### KEY TAKE AWAYS

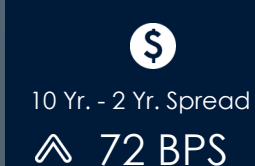
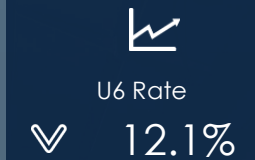
### ECONOMIC OUTLOOK

#### MARKET

- **Vacancy Rate:** Increased by 90 BPS from Q3.
- **Net Absorption:** Already close to -600K SF halfway through Q4.
- **Sales:** The 4 building Colorado Campus in Santa Monica traded for \$166M & \$1,810.37 PSF.
- **Trends:** The impact of COVID-19 has already begun to transpire. This market will face challenges if technology & entertainment companies begin to reduce their space requirements due to permanent work from home policies.

#### ECONOMIC OUTLOOK

- **GDP:** Q3 finished at a historic growth rate of 33.1%.
- **Employment:** The unemployment rate continues to decline, but the employment situation is bleak for millions of Americans as thousands of business are permanently closing due to governmental mandated closures.
- **Economic Relief:** Is looking unlikely that another round of relief will pass in 2020. Congress will likely pass some sort of stimulus after the new administration & congress are sworn in January 2021.
- **Stability:** The completion of the Presidential election will likely add economic stability to the commercial real estate market.



EXPERIENCE IN A CHANGING MARKET

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