MIDQUARTER SNAPSHOT

Industrial Q1 2021 Los Angeles North



ECONOMIC OUTLOOK

MARKET ACTIVITY



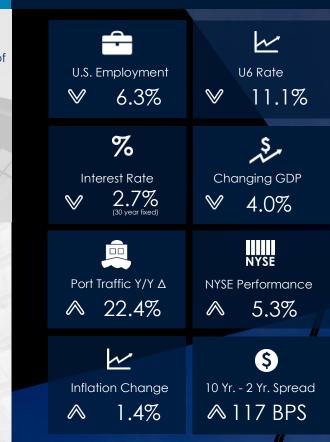
KEY TAKE AWAYS

MARKET

- Vacancy Rate: Down slightly from Q4.
- Net Absorption: Revised Q4 totaled nearly 300K SF of positive net absorption. Q1 thus far sits at 61K SF.
- Industrial Supply: Approximately 106K SF was delivered in Q4. An additional 20K SF has been delivered in Q1. Under Construction at 1.4M SF.
- Asking Rents: Ticked up by \$0.01 PSF.
- **Sales**: Prices increased to a median PSF of \$193.84. Volume up by 25.8% when compared to the midquarter Q4.

ECONOMIC OUTLOOK

- GDP: Q4 estimates show a growth rate of 4.0%.
- 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: Congress and the new administration have proposed a \$1.9T stimulus package. Analyst predict some stimulus will be passed in March.
- **Stability:** The completion of the Presidential election will likely add economic stability to the commercial real estate market.



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