

MIDQUARTER SNAPSHOT

Office Q1 2021 Los Angeles North



MARKET ACTIVITY

KEY TAKE AWAYS

ECONOMIC OUTLOOK

MARKET

- **Vacancy Rate:** Increased by 50 BPS to 14.3%.
- **Net Absorption:** Down to over -253K SF so far in Q1.
- **Office Supply:** Construction activity over 1.7M SF.
- **Sales:** Two sales have occurred in Q1 totaling \$56.2M. The average sale price of the transactions was \$369.97 PSF.
- **Asking Rents:** Remained the same as Q4 at \$3.02 PSF.

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.



EXPERIENCE IN A CHANGING MARKET

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