

Los Angeles

Orange County

Ventura

Inland Empire

Phoenix

Q4 | 2025

Market Report

Los Angeles Office

San Gabriel Valley



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MARKET REPORT

Q4

Office 2025 San Gabriel Valley



MARKET ACTIVITY

KEY TAKE AWAYS

ECONOMIC OUTLOOK

MARKET

- **Vacancy Rate:** Increased by 8 bps from Q3 to a rate of 11.49% in Q4.
- **Net Absorption:** Remains negative in Q4, but minimal, totaling -10K SF.
- **Gross Absorption:** Increased by 67.5% from Q3, totaling 221K SF in Q4.
- **Sales:** Two recorded sales located in Q4 totaling \$30.45M at \$200.82 PSF. Volume in 2025 totaled \$83.3M. Up 36.4% compared to 2024.
- **Asking Rents:** The average asking rent PSF declined by \$0.05 PSF or 1.5% to a rate of \$2.63 PSF in Q4.

ECONOMIC OUTLOOK

- **Interest Rates:** FOMC decided cut rates twice over Q4. Ending the year at range of 3.50%-3.75%. Only one cut projected in 2026.
- **Supply Chain:** YTD Y/Y volume at the San Pedro Port Complex is up 1.8% through Nov. The cost from China/East Asia to the West Coast increased 41.2% over Q4, ending at \$2,617 per container. (Freightos). US tariffs stabilized at country-specific rates (25-40% most nations, 125% China). Revenue collection from tariffs far out exceeding expectations. With consumers not being burdened by them yet.
- **Geopolitics:** The removal of Venezuelan President Maduro may lead to lower energy prices in the future. Helping to fuel the AI boom.


Direct Vacancy
⬆ 11.13%


Net Absorption
⬆ -9,915 SF


Overall Vacancy
⬆ 11.49%


Gross Absorption
⬆ 220,897 SF


Under Construction
⬆ 0 SF


Rental Rates (FSG)
⬆ \$2.63


Median Sale \$/SF
⬆ \$200.82


Deal Volume
⬆ \$30.5M


U.S. Employment
⬆ 4.4%


U6 Rate
⬆ 8.4%


Interest Rate
⬆ 6.15%
(30 year fixed)


Changing GDP
⬆ 5.4%


Port Traffic Y/Y Δ
⬆ 1.8%


NYSE Performance
⬆ 2.8%


Inflation Change
⬆ 2.71%


10 Yr. - 2 Yr. Spread
⬆ 71 BPS

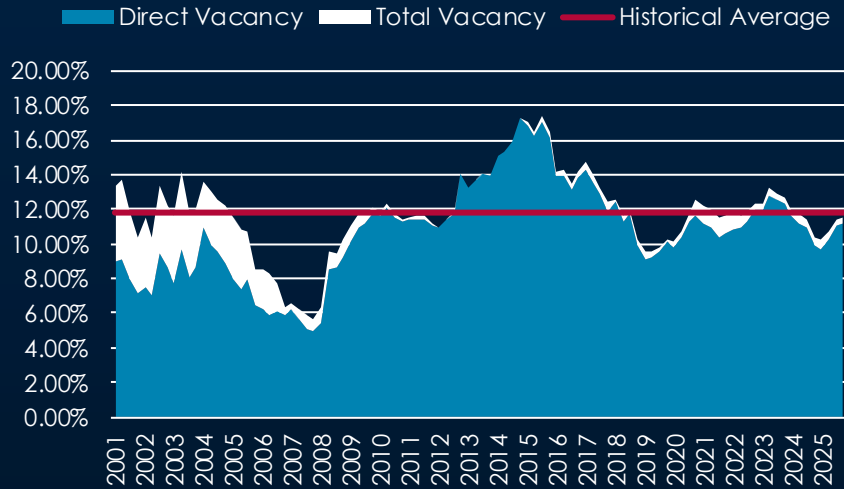
EXPERIENCE IN A CHANGING MARKET
@DAUMCOMMERCIAL



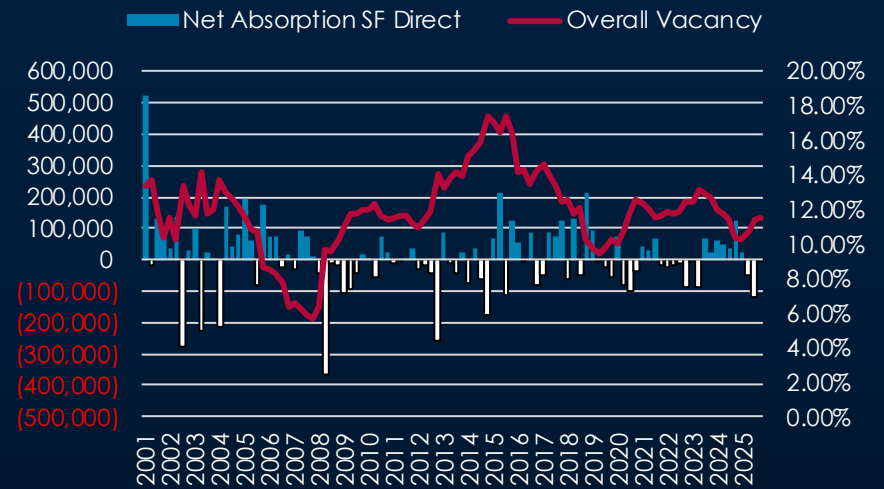
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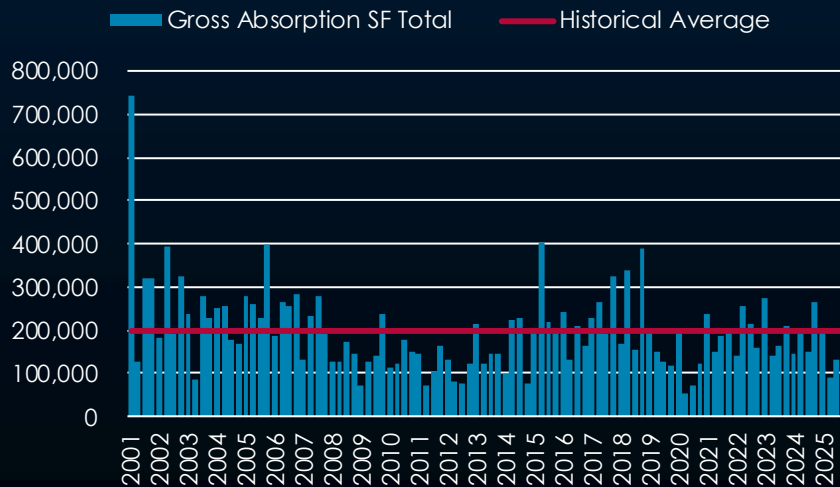
OVERALL VACANCY INCREASED BY 8 BPS FROM REVISED Q3 TO 11.49% IN Q4



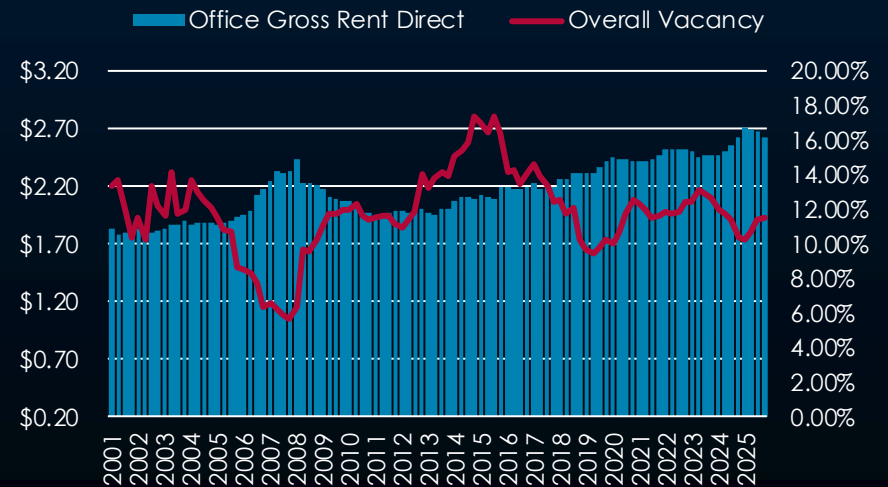
NET ABSORPTION REMAINS NEGATIVE IN Q4 TOTALING -10K SF



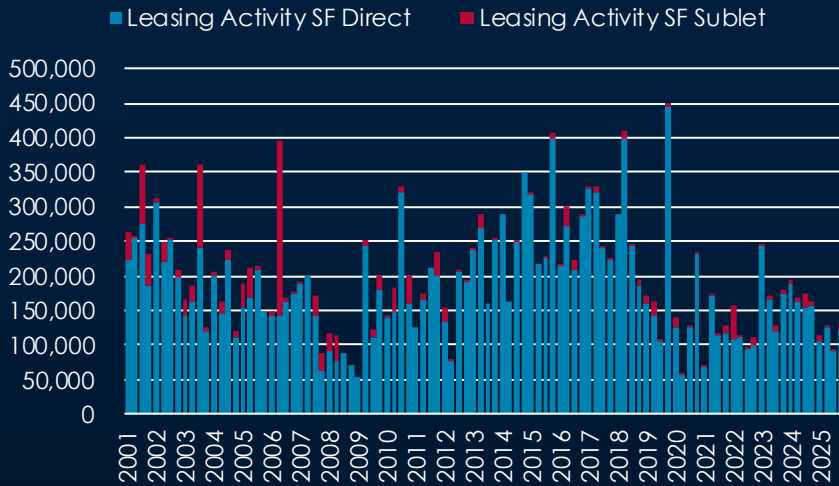
GROSS ABSORPTION INCREASED BY 67.5% FROM Q3 TO 221K SF IN Q4



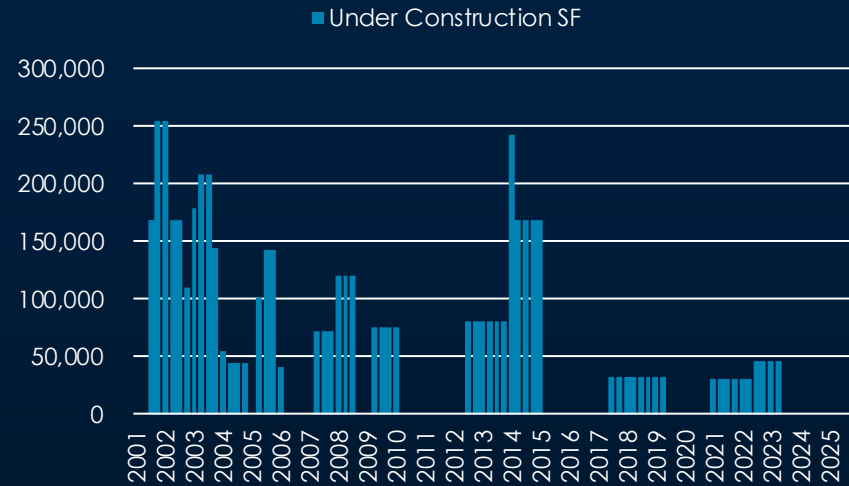
ASKING RENTS DECLINED \$0.05 PSF OR 1.9% TO A RATE OF \$2.63 PSF IN Q4



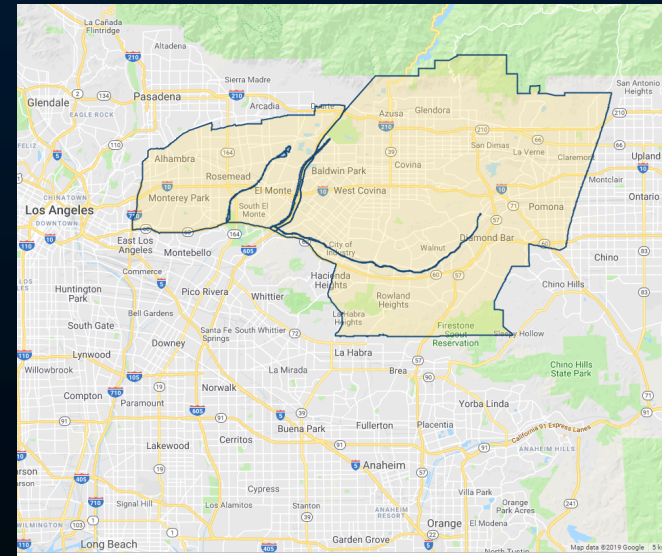
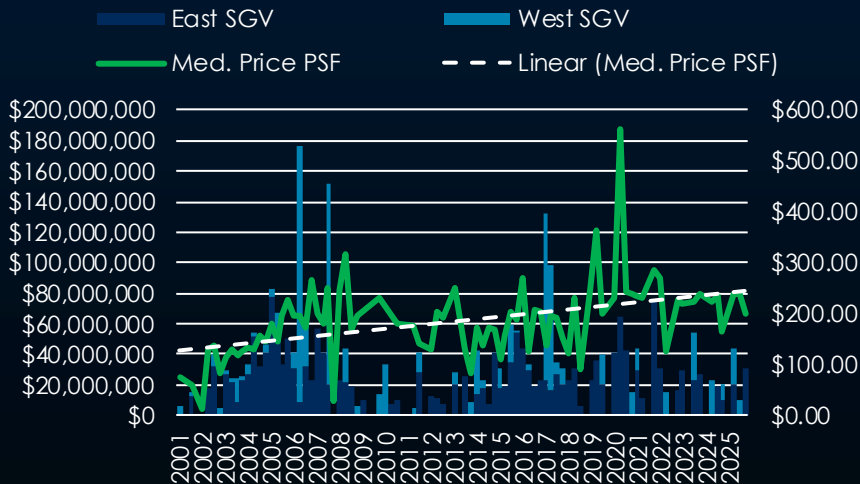
LEASING ACTIVITY INCREASED 37.3% FROM REVISED Q3 TOTALING 131K SF IN Q4



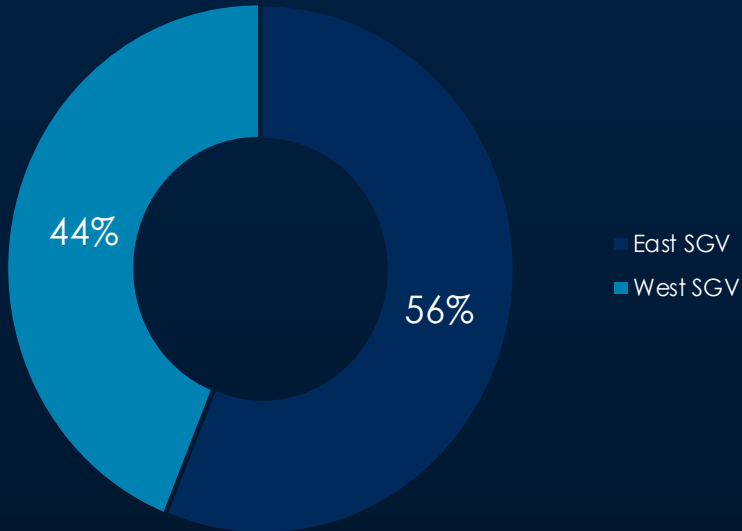
CONSTRUCTION ACTIVITY NO CURRENT UNDER CONSTRUCTION



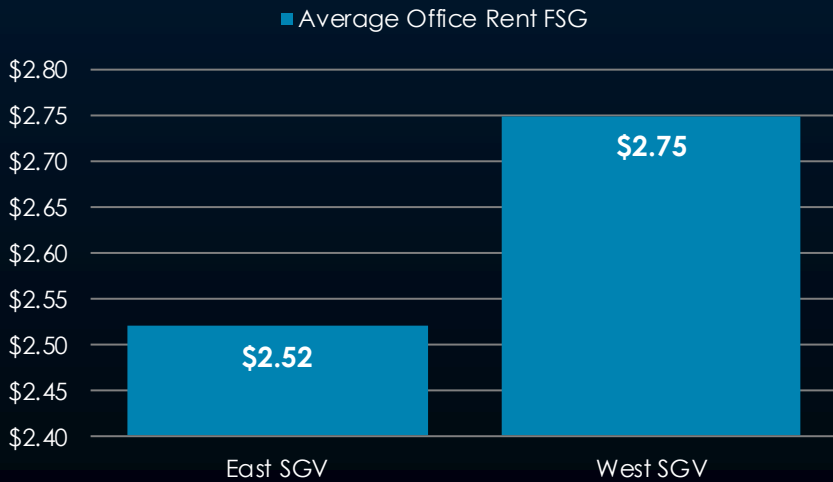
SALES TWO RECORDED SALES IN Q4 TOTALING \$30.45M



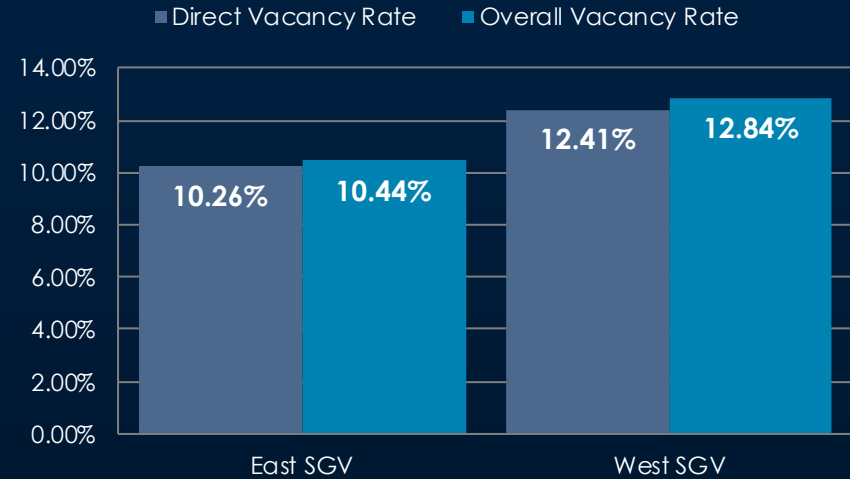
SQUARE FOOT BREAKDOWN- 11,962,569 SF MARKET SIZE



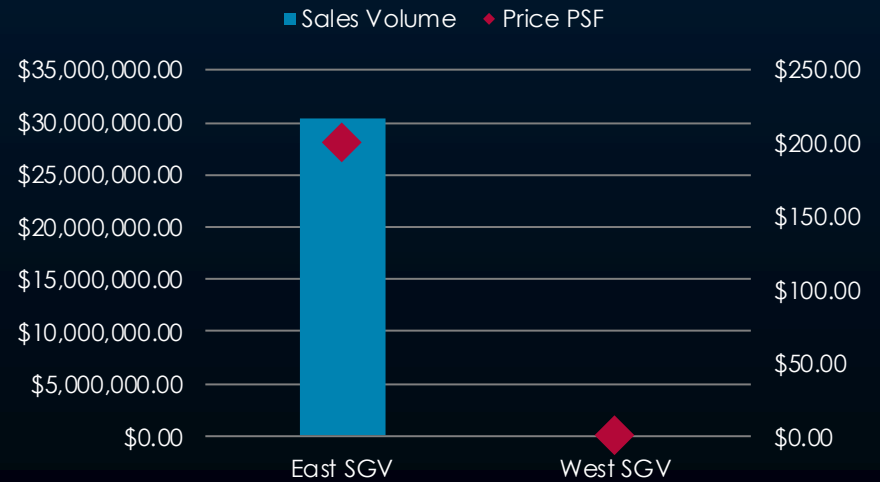
AVERAGE RENT PSF



VACANCY BREAKDOWN



VOLUME BREAKDOWN



METHODOLOGY & TERMINOLOGY

Methodology

Non-Owner occupied, multi-tenant office buildings that are 30,000 square feet & greater.

Direct Vacant SF

Space that is vacant and ready for occupancy by a user. The space is being offered for lease or sale directly from the landlord.

Total Vacant W/ Sublet SF

Space that is vacant and ready for occupancy by a user. The space is being offered for lease or sale by the landlord or for sublease by the current tenant.

Direct Vacancy Rate

Total vacant direct space (vacant space for lease or sale from the landlord or owner) divided by the total rentable square footage for existing buildings only.

Vacancy W/ Sublet Rate

Total vacant direct space and sublease space divided by the total rentable square footage for existing buildings only.

Gross Absorption

The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing activity, which is the sum of all space leased over a certain period of time.

Net Absorption

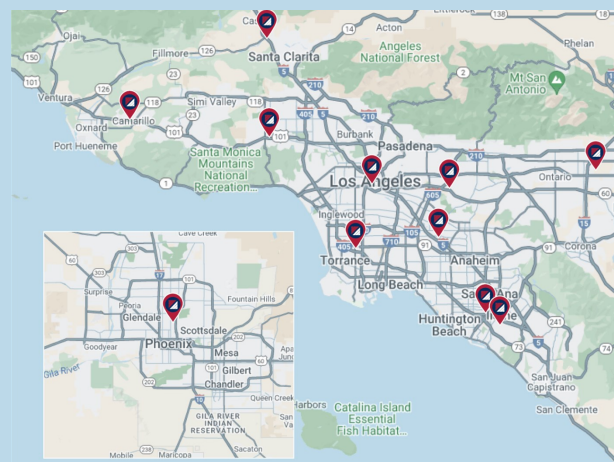
The net change in occupied space over a given period of time, calculated by summing all the positive changes in occupancy (move ins) and subtracting all the negative changes in occupancy (move outs).

Under Construction

Planned buildings for which construction has started but have not yet been granted a Certificate of Occupancy. Planned buildings are not included.

Completed in 2025

New buildings with original construction completed in the year 2025 and granted a Certificate of Occupancy. Renovated buildings are not included.



MARKET	OFFICE ADDRESS	PHONE NUMBER
LOS ANGELES	801 S FIGUEROA ST. SUITE 600 LOS ANGELES, CA 90017	213-626-9101
LOS ANGELES NORTH	21820 BURBANK BLVD. SUITE 130 WOODLAND HILLS, CA 91367	818-887-3600
SANTA CLARITA VALLEY	27200 TOURNEY RD. SUITE 425 VALENCIA, CA 91355	661-705-2299
SAN GABRIEL VALLEY	13181 CROSSROADS PKWY N. SUITE 100 CITY OF INDUSTRY, CA 91746	562-695-7244
SOUTH BAY	19191 S VERMONT AVE. SUITE 850 TORRANCE, CA 90502	310-538-6700
MID-COUNTIES	13810 CERRITOS CORPORATE DR. SUITE C CERRITOS, CA 90703	562-207-3300
ORANGE COUNTY	4400 MACARTHUR BLVD. SUITE 950 NEWPORT BEACH, CA 92660	949-724-1900
VENTURA COUNTY	751 DAILY DR. SUITE 105 CAMARILLO, CA 93010	805-987-8866
INLAND EMPIRE	3595 E INLAND EMPIRE BLVD. BLDG 5 ONTARIO, CA 91764	909-980-1234
PHOENIX	1702 E HIGHLAND AVE. SUITE 120 PHOENIX, AZ 85016	602-957-7300
INVESTMENT DIVISION	650 TOWN CENTER DR. SUITE 120 COSTA MESA, CA 92626	949-341-4500
INDIAN WELLS	74900 HIGHWAY 111, SUITE 221 INDIAN WELLS, CA 92210	760-253-8539

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Economic Overview

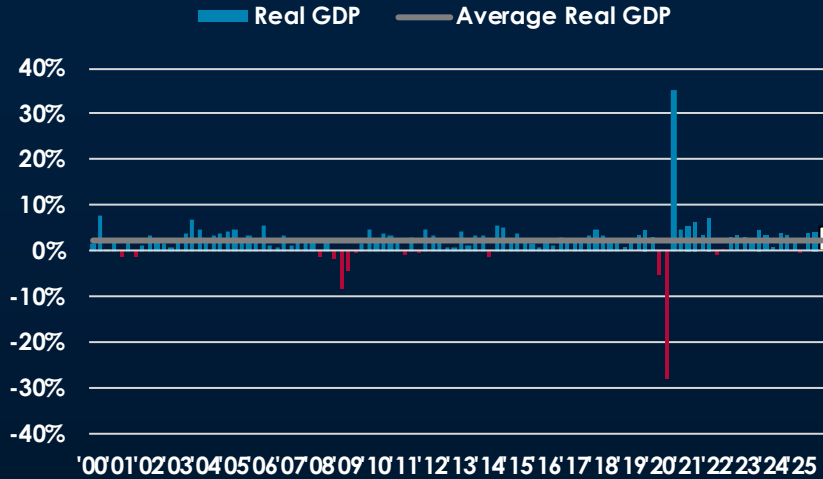


Q4 2025

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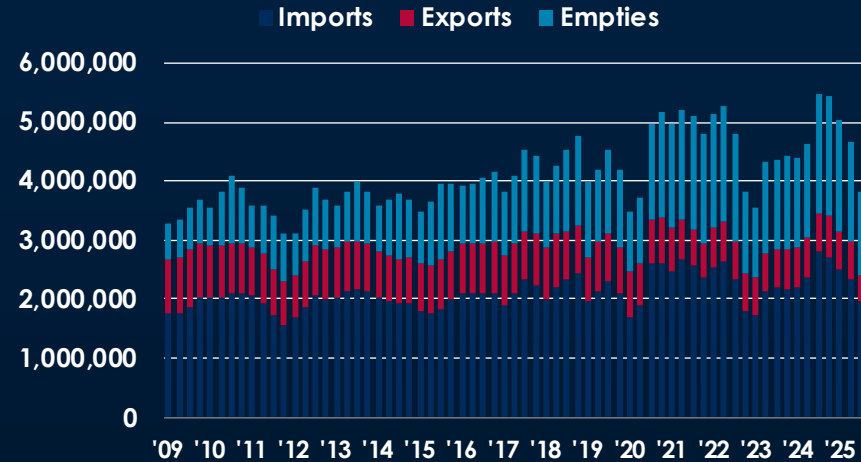
Q4 Market Report

GDP IN Q3 FINISHED AT 4.3%. Q4 ESTIMATE AT 5.4% PER GDPNOW

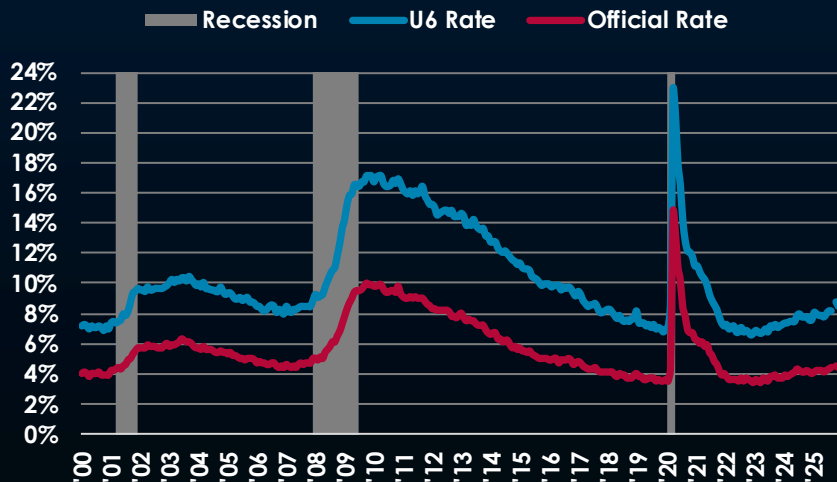


*5.4% Estimate for Q4-25 from the Federal Reserve Bank of Atlanta GDPNow

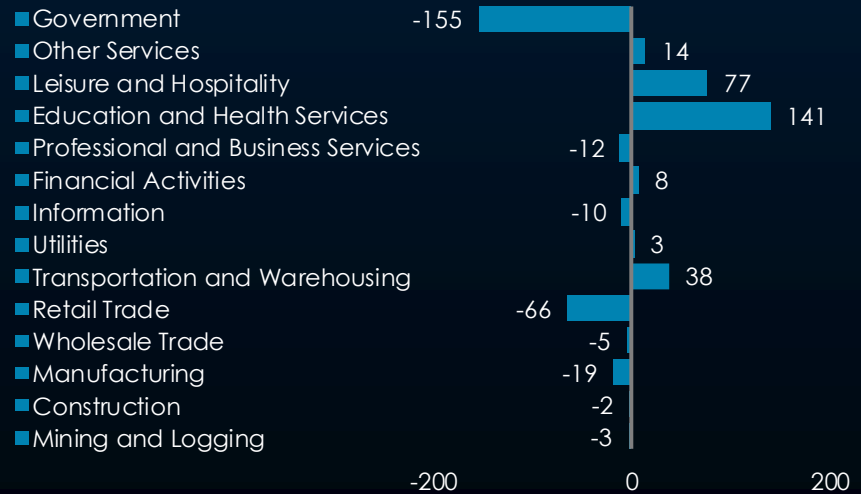
PORT ACTIVITY IN Q3 WAS UP 0.4% Y/Y. YTD 2025 UP 1.8% Y/Y



LABOR MARKET RESILIENCE LIKELY TO PAUSE RATE CUTS

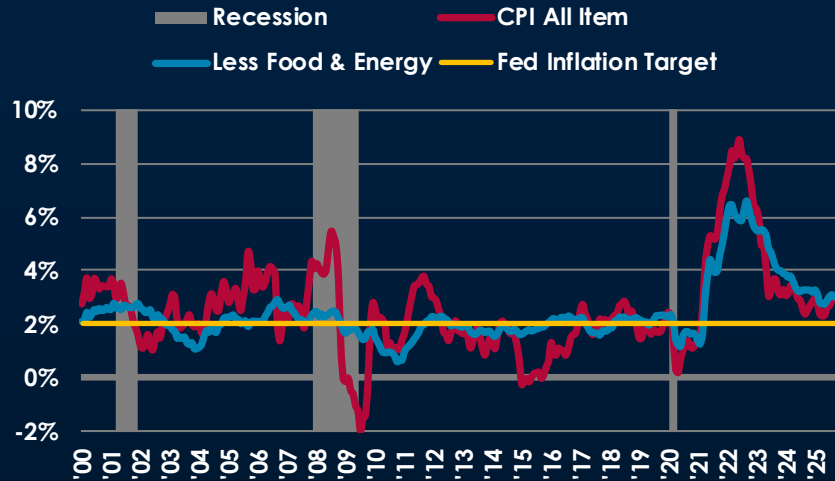


EDUCATION & HEALTH SERVICES LED JOB GAINS AGAIN IN Q4

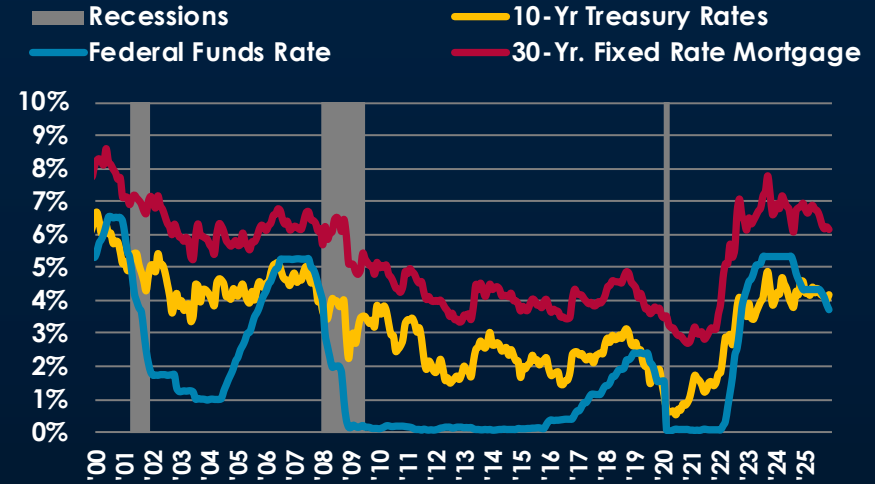


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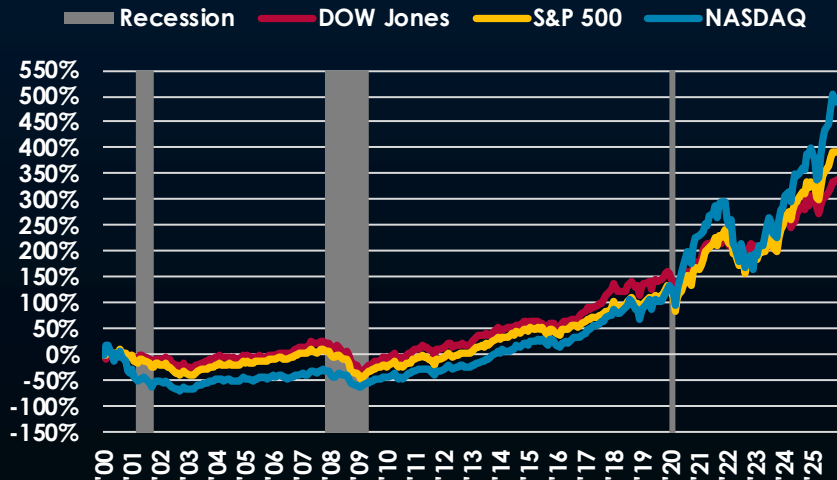
INFLATION TRENDING UPWARD ABOVE THE FED TARGET OF 2%



THE FED CUT RATES BY 50 BPS OVER Q4



MAJOR INDEXES REACHED ALL TIME HIGHS IN Q4



10-2 YEAR YIELD CURVE STEEPENED IN Q4

