MARKET REPORT · Q3 2026

Industrial

San Gabriel Valley

Central / SE LA | LA – North | **San Gabriel Valley** | West / South LA

5.87%
OVERALL VACANCY

-0.35M SF
NET ABSORPTION

$472.7M
SALE VOLUME

A quarterly read on industrial leasing, absorption, and investment activity across the San Gabriel Valley.

DAUM
COMMERCIAL REAL ESTATE SERVICES

Experience in a Changing Market

IN THIS REPORT

02 Executive Summary

03 Market Trends

04 Leasing & Sales Activity

05 Submarket Detail

07 Map & Methodology

QUARTER IN MOTION

Direct Vacancy	**4.98%**	▼ 4 bps
Leasing Activity	**1.80 MSF**	▼ 35.1%
Asking Rent NNN	**$1.32**	▲ $0.02
Under Construction	**0.40 MSF**	▲ 12.0%

Industrial Market Report

DAUM
COMMERCIAL REAL ESTATE SERVICES

5.87%

OVERALL VACANCY RATE

▲ 2 bps QoQ ▲ 74 bps YoY

Q3 AT A GLANCE

Vacancy was nearly unchanged, up 2 bps from revised Q2 to 5.87%, while net absorption turned negative at -0.35 MSF and leasing activity slowed 35.1% to 1.80 MSF. Asking rents rose for a second straight quarter to $1.32 PSF NNN, and sale volume climbed 64.6% to $472.7M, the highest since Q4 2022, bringing YTD 2026 volume to $899.2M.

4.98%	-0.35M SF	1.8M SF	$1.32	0.40M SF	$472.7M
DIRECT VACANCY	NET ABSORPTION	LEASING ACTIVITY	ASKING RENT NNN	UNDER CONSTRUCTION	SALE VOLUME
▼ 4 bps QoQ	▼ 0.93M QoQ	▼ 35.1% QoQ	▲ $0.02 QoQ	▲ 12.0% QoQ	▲ YTD up 32.8% Y/Y

MARKET

- **Vacancy Rate:** Increased by 2 bps from revised Q2 to 5.87% in Q3. Year over Year increase of 74 bps or 1.35 MSF.
- **Net Absorption:** Turned negative in Q3 after a positive Q2, totaling -0.35 MSF. YTD 2026 totaled -0.93 MSF.
- **Asking Rates:** Increased by $0.02 or 1.5% to $1.32 PSF NNN in Q3.
- **Leasing Activity:** Down 35.1% from revised Q2 to 1.80 MSF in Q3.
- **Sale Activity:** Median price PSF in Q3 was $240.45. Volume up 64.6% to $472.7M. YTD 2026 volume of $899.2M is up 32.8% from 2025.

ECONOMIC OUTLOOK

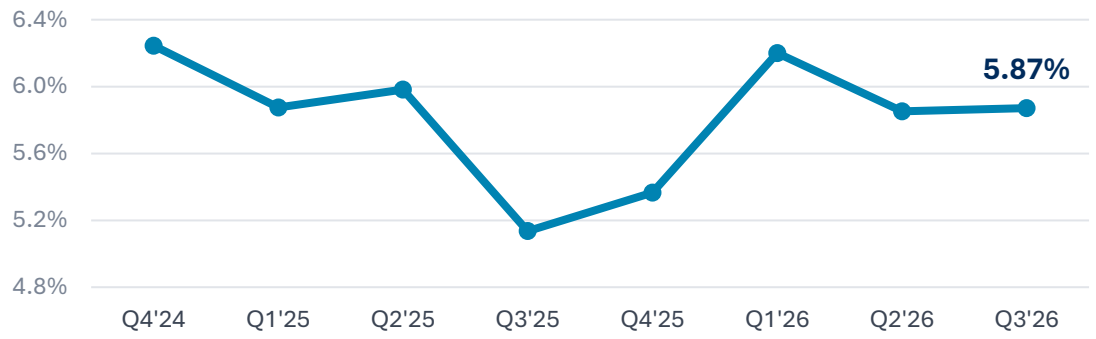
- **Interest Rates:** FOMC held rates in July, then raised by 25 bps in September to a range of 3.75%-4.00%.
- **Supply Chain:** Record volume at San Pedro Bay Port Complex totaling 5.80M TEUs in Q3. YTD Y/Y volume at the San Pedro Port Complex is up 3.6% through Sept. The cost from China/East Asia to the West Coast increased 36.2% over Q3, ending at $8,411 per container. (Freightos).
- **Geopolitics:** The conflict in Iran resumed in July after a June agreement briefly reopened the Strait of Hormuz, keeping shipping costs elevated.

Covers industrial & flex (R&D) buildings 5,000 SF and greater across the San Gabriel Valley. · Source: DAUM Research, Q3 2026. · Full methodology on page 7.

Although all information is furnished regarding sale, rental or financing from sources deemed reliable, it has not been verified and no representation is made as to its accuracy.

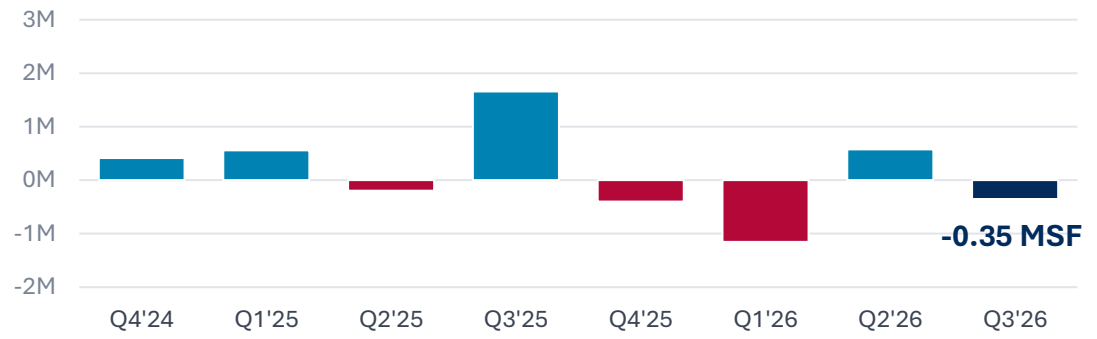
Leasing Fundamentals

Overall Vacancy



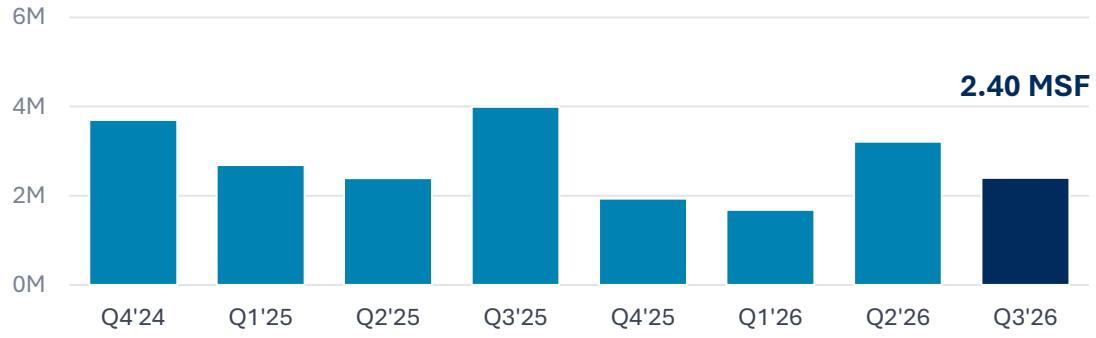
Increased by 2 bps from revised Q2 to 5.87% in Q3.

Net Absorption



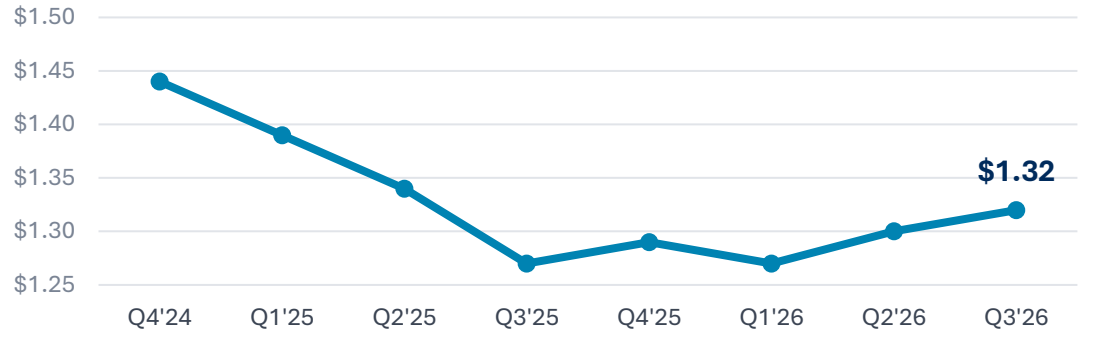
Softer demand in Q3 totaling -0.35 MSF, after a positive Q2.

Gross Absorption



Declined by 25.2% from revised Q2 to 2.40 MSF in Q3.

Asking Rents (NNN)

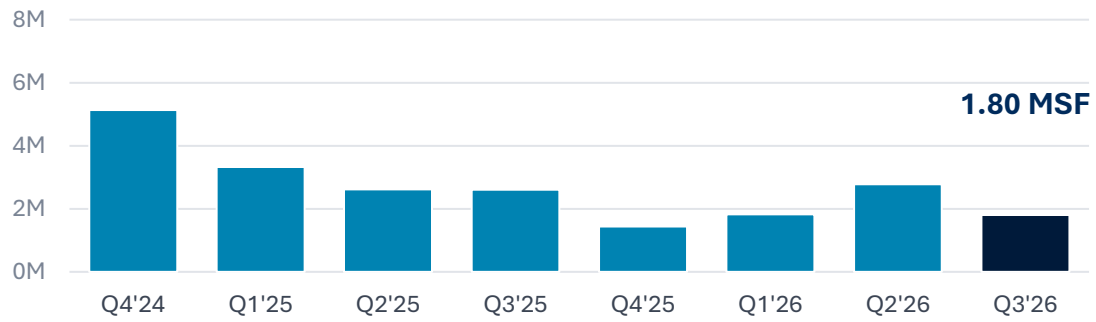


Increased by $0.02 or 1.5% to $1.32 PSF NNN in Q3, a second straight quarterly gain.

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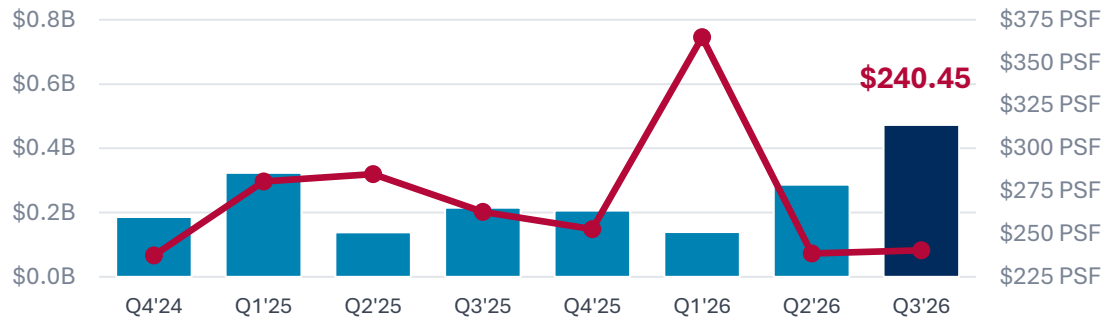
Leasing & Sales Activity

Leasing Activity



Declined by 35.1% from revised Q2 to 1.80 MSF in Q3.

Sales Volume & Median Price PSF



The median price PSF in Q3 was $240.45. Volume up 64.6% to $472.7M, the highest since Q4 2022.

NOTABLE LEASE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT	SF	Type
19465-19485 E Walnut Dr N	Lower SGV	SLA, Inc.	220,000	Direct
218 S Turnbull Canyon Rd	Lower SGV	Undisclosed	100,000	Sublease
930 S Azusa Ave	Lower SGV	Undisclosed	95,348	Direct
415 S Motor Ave	Upper SGV	United Stores	94,321	Direct
14625-14701 E Clark Ave	Lower SGV	L&Y Trading	82,600	Direct

NOTABLE SALE TRANSACTIONS

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / PSF
9 Bldgs, Part of Larger Portfolio Sale	Lower SGV	Rexford Industrial/ EQT	1,170,907	$294.40M/ $251.43 PSF
San Dimas Commerce Center	Eastern SGV	San Dimas BP, LLC/ TA Realty	164,513	$37.71M/ $229.22 PSF
Walnut Tech Business Center	Lower SGV	AEW Capital/ CIP Real Estate	130,446	$39.49M/ $302.70 PSF
14250 E Lomitas Ave	Lower SGV	Pocino Foods/ Marquez Bro. Int.	66,284	$22.89M/ $345.35 PSF
14868 Los Angeles St	Upper SGV	7th Street Development/ ES Houseware, Inc.	46,120	$16.14M/ $350.00 PSF

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By Submarket

SUBMARKET STATISTICS

SUBMARKET	INVENTORY (SF)	% OF TOTAL	DIRECT VACANT (SF)	DIRECT VACANCY	OVERALL VACANT (SF)	OVERALL VACANCY	QTR NET ABSORPTION	YTD NET ABSORPTION	YTD LEASING ACTIVITY	UNDER CONSTR. (SF)	YTD COMPL. (SF)	AVG. RENT NNN	SALES VOLUME	PRICE PSF
Eastern SGV	26,841,114	15%	1,342,039	5.00%	1,372,571	5.11%	68,793	263,513	532,921	–	–	$1.24	$46.8M	$223.30
Lower SGV	88,586,267	48%	4,072,500	4.60%	5,330,497	6.02%	–663,090	–695,508	3,131,621	147,100	565,484	$1.37	$372.1M	$249.41
Southwest SGV	28,823,613	16%	1,504,107	5.22%	1,566,817	5.44%	–89,356	–281,246	830,110	248,863	101,322	$1.30	$29.4M	$339.39
Upper SGV	38,872,011	21%	2,201,469	5.66%	2,482,584	6.39%	334,239	–214,103	1,906,425	–	–	$1.29	$24.4M	$223.45
San Gabriel Valley Totals	183,147,594	100%	9,120,115	4.98%	10,752,469	5.87%	–348,714	–927,344	6,402,759	395,963	666,806	$1.32	$472.7M	$240.45

183,147,594 SF total market size · Source: DAUM Research, Q3 2026

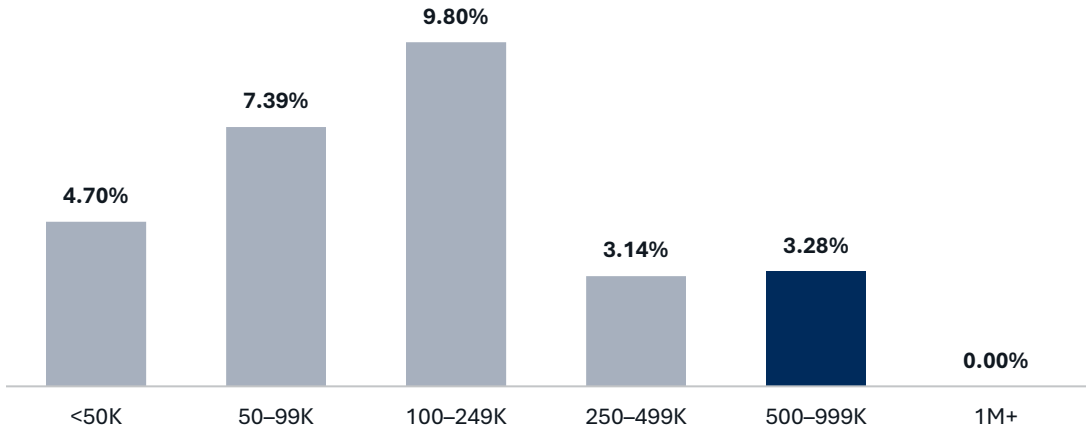
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By Building Size

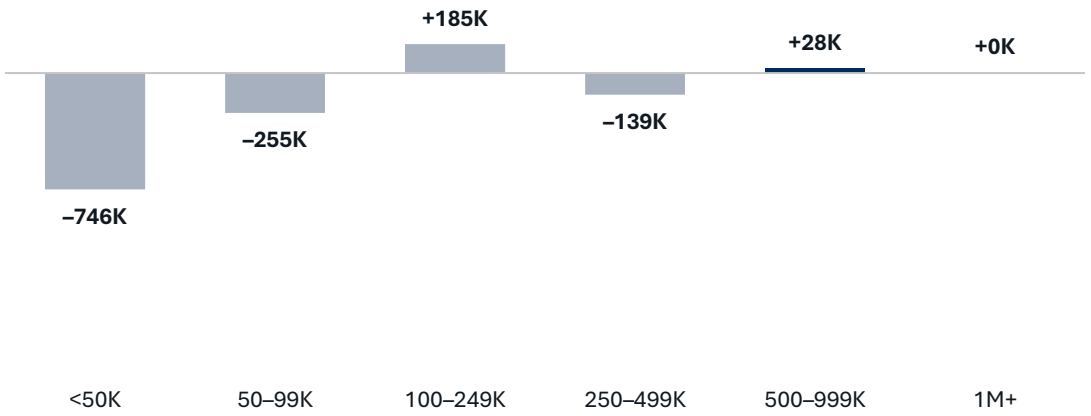
STATISTICS BY BUILDING SIZE RANGE

BUILDING SIZE RANGE	INVENTORY (SF)	% OF TOTAL	VACANCY RATE	AVG. ASKING RENT NNN	YTD NET ABSORPTION	UNDER CONSTR. (SF)
Below 50,000 SF	74,547,119	41%	4.70%	$1.29	–746,453	91,986
50,000 – 99,999 SF	28,817,386	16%	7.39%	$1.28	–254,830	0
100,000 – 249,999 SF	40,596,173	22%	9.80%	$1.37	184,887	303,977
250,000 – 499,999 SF	21,246,498	12%	3.14%	$1.45	–139,250	0
500,000 – 999,999 SF	14,451,698	8%	3.28%	$1.33	28,302	0
1,000,000 SF & Greater	3,480,720	2%	0.00%	$0.00	0	0

VACANCY RATE BY BUILDING SIZE



YTD NET ABSORPTION BY BUILDING SIZE (THOUSANDS SF)



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Map & Methodology

SUBMARKET MAP



METHODOLOGY & TERMINOLOGY

Methodology

Industrial and flex (R&D) buildings that are 5,000 square feet and greater.

Direct Vacancy Rate

Total vacant direct space divided by total rentable square footage.

Net Absorption

Net change in occupied space: positive changes (move-ins) less negative changes (move-outs).

Direct Vacant SF

Vacant space ready for occupancy, offered for lease or sale directly by the landlord.

Vacancy W/ Sublet Rate

Total vacant direct and sublease space divided by total rentable square footage.

Under Construction

Planned buildings where construction has started but no Certificate of Occupancy yet.

Total Vacant W/ Sublet SF

Vacant space offered by the landlord or for sublease by the current tenant.

Gross Absorption

Total change in occupied space, counting occupied space but not space vacated.

Completed in 2026

New buildings with original construction completed in 2026 and granted a C of O.

DAUM OFFICES

MARKET	ADDRESS	PHONE
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

MARKET	ADDRESS	PHONE
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
Indian Wells	74900 Highway 111, Suite 221 Indian Wells, CA 92210	760-253-8539

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ECONOMIC OVERVIEW · Q3 2026

Economic Overview

National Indicators

BOTTOM LINE FOR CRE

Record Q3 port volume and a 3.6% GDP nowcast show firm goods demand, but the Fed's September hike and a 10-Year near 5% raise financing costs, while 11.2% input inflation keeps new supply constrained, favoring well-located existing buildings.

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Experience in a Changing Market

IN THIS SECTION

02 Trade & Growth

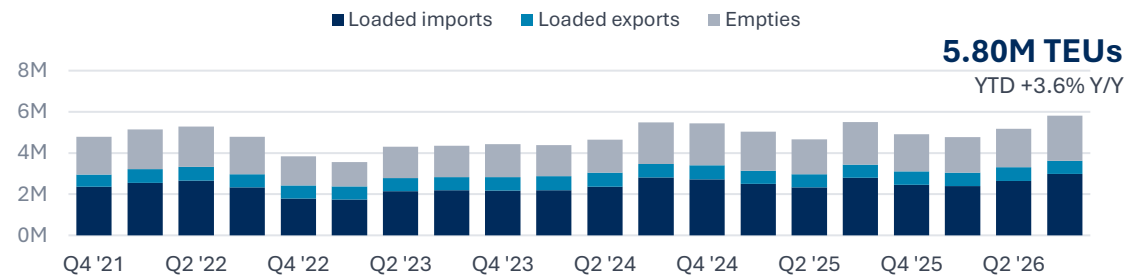
03 Prices, Labor & Capital

QUARTER IN MOTION

Port Volume, San Pedro Bay	**5.80M TEUs**	▲ 5.4% Y/Y
Trans-Pacific Freight	**$8,411**	▲ 36.2% Q/Q
Retail Inventory-to-Sales	**1.36**	2019 avg 1.46
Real GDP, Q3 GDPNow	**3.6%**	Q2 BEA 2.2%
CPI, September Y/Y	**3.7%**	▲ 0.2 pt Q/Q
Unemployment Rate	**4.2%**	Unch. Q/Q
Fed Funds Target	**3.75–4.00%**	▲ 25 bps Q/Q
10-Year Treasury, 9/30	**5.29%**	Sep avg 4.99%
Construction Input Costs	**159.1**	▲ 59.1% vs 1/20

Trade & Growth

Port Volume



Q3 port volume rose 5.4% Y/Y to a record 5.80M TEUs; loaded imports up 6.2% support distribution space demand.

Source: Ports of Los Angeles and Long Beach. Quarterly totals of monthly TEUs; Q3 2026 is a record since 1995.

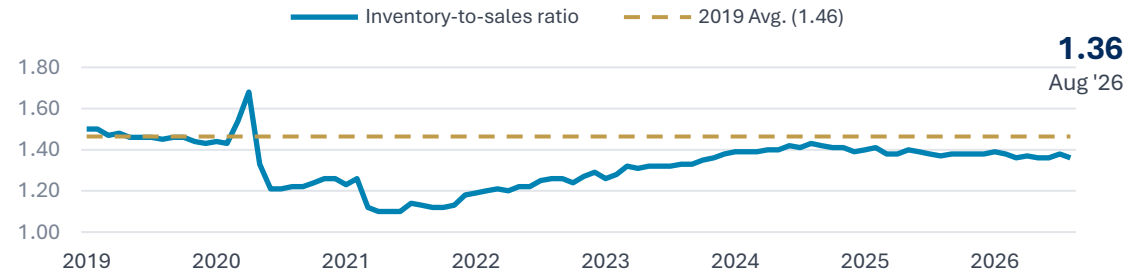
Freight Rates



Trans-Pacific spot rates rose 36.2% in Q3 to $8,411, the highest since June 2022; landed costs keep rising for importers.

Source: Freightos Baltic Index (FBX01), Asia to N. America West Coast, weekly to 9/25/2026. Events: CRS; UN News.

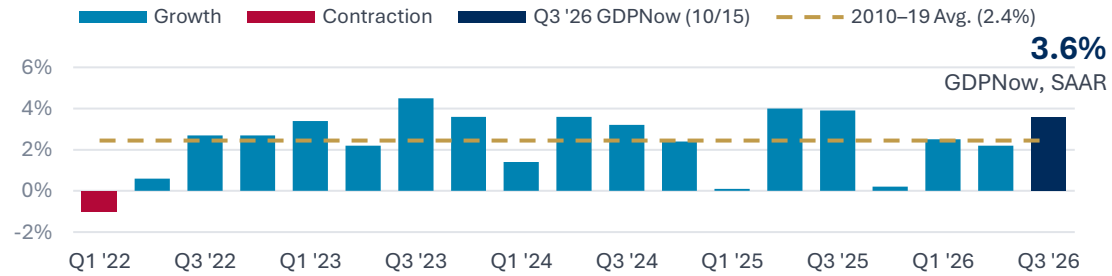
Retail Inventory to Sales



Retail inventory-to-sales was 1.36 in August after Census revisions, still below the 1.46 2019 norm; lean stocks temper storage demand.

Source: U.S. Census Bureau via FRED (RETAILIRSA), seasonally adjusted, 2026 annual revision. Latest: August 2026.

GDP



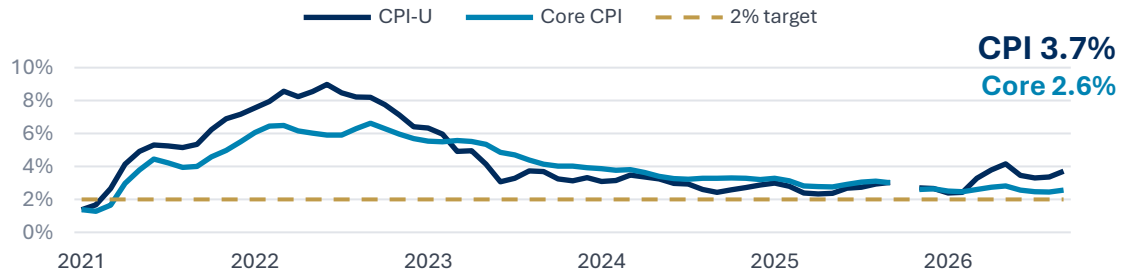
GDP: Q2 revised to 2.2%; GDPNow puts Q3 at 3.6%, with inventory building adding 1.9 points, a warehouse tailwind.

Source: BEA via FRED (A191RL1Q225SBEA), Q2 third est. 9/30/26. Q3: Atlanta Fed GDPNow model nowcast, 10/15/26.

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Prices, Labor & Capital

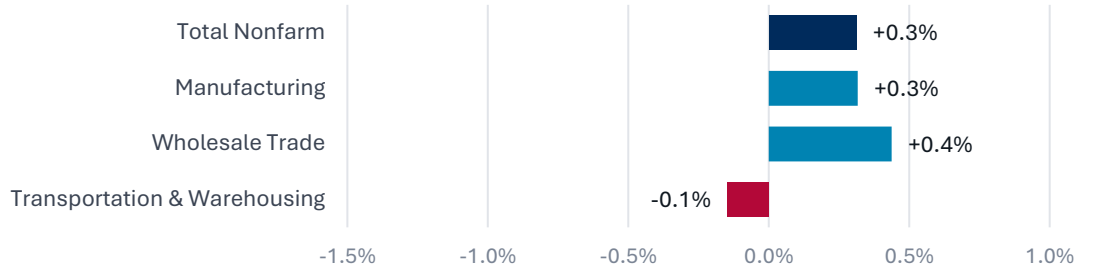
Inflation



CPI rose to 3.7% in September as gasoline jumped 9.1% m/m; core was 2.6%, keeping rate relief off the table.

Source: BLS via FRED (CPIAUCSL, CPILFESL), Y/Y from SA indexes. Through September 2026; Oct 2025 not published.

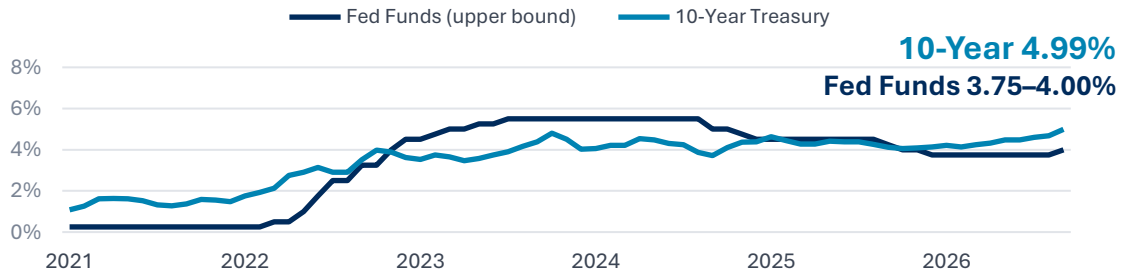
Employment



Industrial-using payrolls were mixed Y/Y in September and total hiring slowed to 29,000; occupier expansion stays cautious.

Source: U.S. Bureau of Labor Statistics, Current Employment Statistics, SA. Sept. 2026 (preliminary) vs. Sept. 2025.

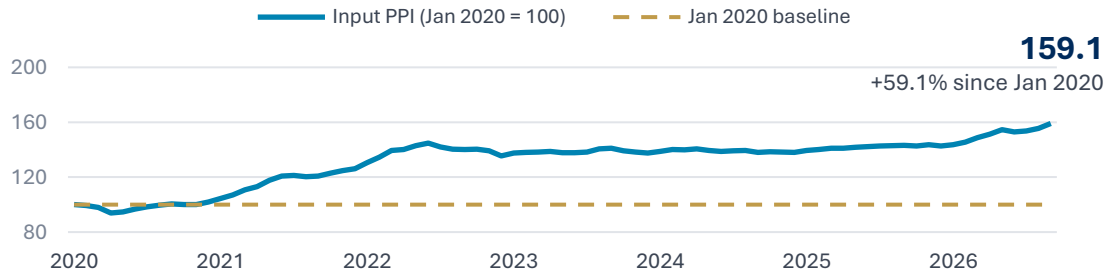
Interest Rates



The Fed raised rates to 3.75–4.00% on Sept. 16; the 10-Year averaged 4.99% in September, lifting debt costs for owners.

Source: Federal Reserve; Federal Reserve H.15 via FRED (GS10, monthly average). Through September 2026.

Construction Input Costs



Nonresidential construction input prices rose 11.2% Y/Y to 59.1% above January 2020, raising replacement costs and limiting new supply.

Source: U.S. Bureau of Labor Statistics via FRED (WPUIP2312001), not seasonally adjusted. Through September 2026.

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