



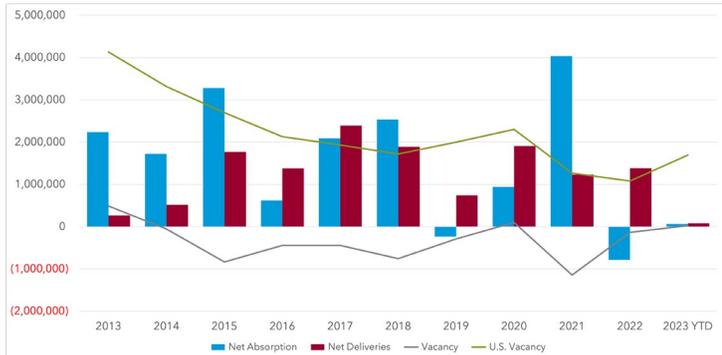
INDUSTRIAL MARKET OVERVIEW

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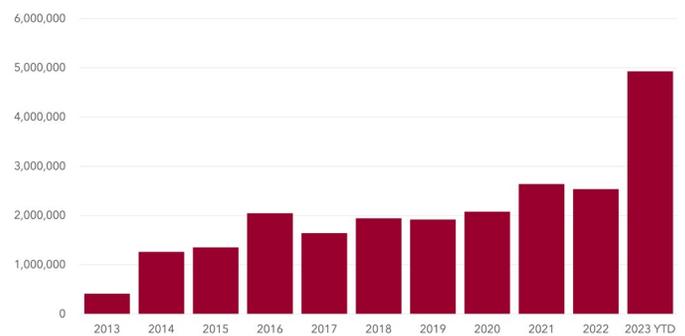
San Gabriel Valley's industrial sector remains robust, showing a slight decrease in vacancy rates to 2.6%. Rental decreases were minimal from the previous quarter, averaging an annualized \$19.32 per square foot, NNN. Construction is progressing steadily, with 4.9M square feet currently in progress. The City of Industry represents about 72% of SVG's industrial base and is the micro-market of most of the new development of Class A warehouses and distribution space. Both tenants and developers must closely watch market trends and adjust strategies to seize opportunities in the thriving industrial sector of the San Gabriel Valley.

| MARKET INDICATORS | Q2 2023 | Q1 2023 | Q4 2022 | Q3 2022 | Q2 2022 |
|----------------------------|-------------|-------------|----------------|--------------|--------------|
| ▲ 12 Mo. Net Absorption SF | (854,063) | (1,412,887) | (1,114,741.00) | (476,921.00) | 1,005,784.00 |
| ▼ Vacancy Rate | 2.6% | 2.9% | 2.0% | 1.9% | 1.8% |
| ▼ Avg NNN Asking Rate PSF | \$19.32 | \$20.16 | \$19.08 | \$18.60 | \$18.12 |
| ▲ SF Under Construction | 4,927,600 | 4,049,747 | 3,376,415 | 1,277,735 | 2,232,494 |
| ▲ Inventory SF | 173,879,741 | 172,933,714 | 172,274,051 | 172,382,129 | 171,204,928 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|------------|------------------------------|--|----------------|
| 2395-2399 Bateman Avenue Irwindale, CA | 133,942 SF | \$41,203,000 \$307.62 PSF | Rexford Ouyan Family Trust | Class B |
| 2675 Pomona Pomona, CA | 104,492 SF | \$30,200,000 \$289.02 PSF | VAF Social Industrial | Class C |
| 936-960 Overland Court San Dimas, CA | 79,036 SF | \$26,000,000 \$328.96 PSF | Gary Irwindale Property Buick McKane Holdings | Land |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---------------------------------------|------------|----------------------|----------------------|---------------------------------|
| 5307 Rivergrade Road Irwindale, CA | 486,476 SF | LBA Realty | AP Express | Logistics |
| 680 S. Lemon Avenue Industry, CA | 472,876 SF | Unical Aviation | Furniture of America | Furniture Wholesale |
| 21558 Ferrero Parkway Industry, CA | 318,497 SF | Grand Avenue Venture | D Element Group | General Mechanical Wholesale |

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