



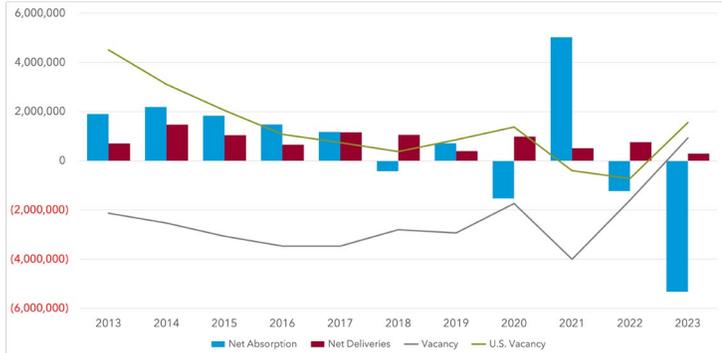
INDUSTRIAL MARKET OVERVIEW

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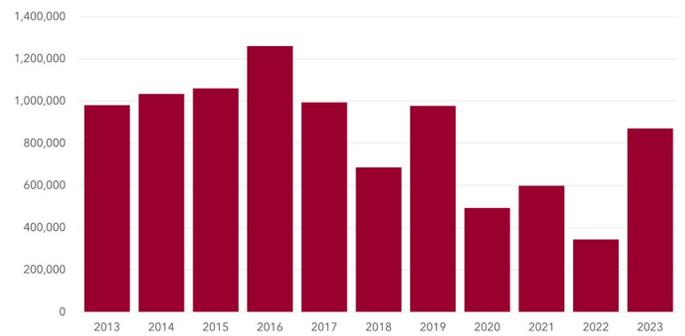
In Q4, the industrial market of San Gabriel Valley displayed resilience, albeit with a vacancy rate that edged down to 4%. Compared to the previous quarter, there was a marginal decline in rental rates, now standing at \$18.72 PSF, NNN annually. The construction sector maintained a steady pace, with about 2.9 million SF space in the pipeline. The City of Industry continues to be a major contributor, representing roughly 72% of SVG's industrial base, and is a hub for the bulk of new Class A warehouse and distribution space developments. It's imperative for both tenants and developers to stay vigilant regarding market fluctuations and adapt their strategies accordingly to leverage the opportunities present in the evolving industrial landscape of the SGV.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	(1,088,455)	(976,011)	(879,055)	(871,741)	(1,608,436)
▼ Vacancy Rate	4.0%	5.0%	4.7%	3.8%	3.2%
▼ Avg NNN Asking Rate PSF	\$18.72	\$19.56	\$19.64	\$20.28	\$20.16
▲ SF Under Construction	2,851,221	778,050	563,673	343,494	303,284
▼ Inventory SF	246,217,263	246,548,330	236,457,474	246,259,923	246,259,923

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
315-365 Cloverleaf Baldwin Park, CA	122,904 SF	\$15,000,000 \$122.05 PSF	BCCC Cloverleaf Shea Center	Class B
14955 Don Julian Road City of Industry, CA	74,162 SF	\$30,500,500 \$411.27 PSF	Rockview Dairies Chestnut Properties	Class B
9506-9514 Rush Street South El Monte, CA	49,997 SF	\$13,500,000 \$290.02 PSF	Oots LLC Kay & Kitchner	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3900 Arden Drive El Monte, CA	360,992 SF	Ares	Eurostar	Shoes
5091 4th Street Irwindale, CA	233,342 SF	Clarion Partners	Classic Concepts	Services
19635-19777 E. Walnut City of Industry, CA	200,435 SF	Industrial Park E Sub	Continent Solution	Transportation

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