



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
20525 Nordhoff St	Chatsworth	181,484	-
25045 Avenue Tibbitts	Valencia	142,392	Triscenic Services
28210 Avenue Stanford	Valencia	109,400	Santa Clarita Studios

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
20730 Prairie St Chatsworth	\$37,000,000 Investment	\$123.00 -	300,000 Class B	PGIM/Xebec Rlty Ptnrs Ball Corporation
29125 Avenue Valley View Valencia	\$37,000,000 Investment	\$197.00 -	187,540 Class A	Bay Center Properties SG Witherspoon, LLC
15200 Bledsoe St Sylmar	\$12,000,000 Owner/User	\$279.00 -	43,000 Class B	Bledsoe XC LLC Merle Norman Cosmetics

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
-	-	-	-
-	-	-	-
-	-	-	-

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
The Center @ Needham Ranch	Santa Clarita	870,163	Q3 2019 - Q1 2020
-	-	-	-
-	-	-	-

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	2.3%	\$11.28	86,695	134,556,656	927,500
Q4 2018	2.4%	\$11.40	223,044	134,806,723	927,500
Q3 2018	2.5%	\$10.44	69,885	134,808,215	912,000
Q2 2018	2.6%	\$10.44	(459,073)	135,244,901	928,830
Q1 2018	2.2%	\$10.56	171,043	135,023,704	1,094,943

 **NET ABSORPTION SF**
86,695

 **VACANCY**
3,061,923 SF
2.3%

 **AVG. ASKING RATE PSF**
\$11.28

 **DELIVERIES**
0 Buildings
0

 **UNDER CONSTRUCTION**
8 Buildings
927,500

SHELLY GARCIA

Director of Marketing

Industrial space may be scarce in the Los Angeles North industrial market, but leasing activity is plowing ahead despite the tight inventory. Nearly 1.6 million square feet of space was leased in Q1, a 32 percent increase over the prior quarter and 89 percent ahead of the year-ago period. While most of the country's industrial markets benefit from ecommerce, the increases in the L.A. North market are mainly due to growth in the entertainment industry, and entertainment tenants were responsible for two of the largest leases transacted in Q1.