


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
Catellus Commerce Ctr	Industry	230,992	The Chef's Warehouse
14736 Nelson Ave	Industry	168,913	SoHo Apparel Group
16170-16180 Orenlas St	Irwindale	115,756	Capacity, LLC

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
13890 E. Nelson Ave Industry	\$41,800,000 Investment	\$162.65 -	256,993 Class B	Rexford Industrial Colony Capital Inc.
Turnbull Canyon Dist Ctr Industry	\$27,100,000 Investment	\$141.96 -	190,900 Class A	Rexford Industrial Clarion Partners
601 S. Vincent Ave Azusa	\$28,490,000 Investment	\$192.50 -	148,000 Class C	Azusa Properties LLC Vincent CC

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
601 S. Vincent	Azusa	148,000	Oct. 2019
905 Westminster Ave	Alhambra	122,729	Oct. 2019
5589 Ayala Ave	Irwindale	79,691	Dec. 2019


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
4250 Shirley Ave Bldg 2	El Monte	663,203	-
4300 Shirley Ave Bldg 1	El Monte	572,240	-
1024 N. Todd Bldg 1	Azusa	159,067	-

TOTAL INDUSTRIAL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	2.80%	\$11.76	(224,768)	171,800,578	1,900,000
Q1 2019	2.81%	\$11.28	(318,582)	171,486,121	405,439
Q4 2018	2.77%	\$10.80	373,686	171,128,785	428,656
Q3 2018	2.63%	\$10.32	(34,600)	170,478,821	617,634
Q2 2018	2.55%	\$10.20	96,334	170,575,257	1,018,932

 **(224,768)** NET ABSORPTION SF

 **2.80%** VACANCY 2,872,738 SF

 **\$11.64** AVG. ASKING RATE PSF GROSS

 **405,439** DELIVERIES 4 Buildings

 **1,900,000** UNDER CONSTRUCTION 15 Buildings

LEJO MAMMEN, Dir. of IT/Research

The San Gabriel Valley Market has reported strong fundamentals and growth metrics, with key market indicators for both the overall economy and the local real estate market trending in a positive direction. Unemployment in the month of April was 4.5%, down from 4.6% from one year ago. The market rebounded overall during the second quarter of 2019. Vacancy trended downward compared with the previous quarter and the same quarter of 2018. Several driving economic factors suggest that vacancy rates will continue to drop for the foreseeable future, putting upward pressure on lease rates. Simultaneously, supply is constrained due to a scarcity of developable land.