

MARKET TRENDS

SAN FERNANDO VALLEY INDUSTRIAL

↑	VACANCY	↓	ABSORPTION
↓	RENTAL RATES	↓	CONSTRUCTION DELIVERIES
Year-Over-Year Change			

SIGNIFICANT SALE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
9401 De Soto Ave, Chatsworth	West SFV	150,831	\$41,500,000	\$275.14	Center Capital Partners, LLC, Authentic Capital Group, TPG Angelo Gordon & Co, LP	NBP Capital
21335-21339 Nordhoff St, Chatsworth	West SFV	70,172	\$12,500,000	\$178.13	Staley Point Capital and Bain Capital LP	Lurline Investment Group
8484 San Fernando Rd, Sun Valley	East SFV	53,289	\$9,850,000	\$184.84	La Solar Group, Inc	Rico Corporation

SIGNIFICANT LEASE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Transaction Date	Landlord	Tenant
7855 Hayvenhurst Ave, Van Nuys	West San Fernando Valley	175,660	July 2024	Prologis	Wyndham Collection
18408-18412 W Oxnard St, Tarzana	West San Fernando Valley	97,116	July 2024	Instil Bio, Inc	AstraZeneca
9450 Chivers Ave, Sun Valley	East San Fernando Valley	34,571	August 2024	DWS Group	New Marble Unlimited

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
12772 San Fernando Rd	Sylmar	East San Fernando Valley	143,529	Rexford Industrial Realty, Inc	1Q 2025
6950 Tujunga Ave	North Hollywood	East San Fernando Valley	106,750	Bridge Industrial	4Q 2024
19900 Plummer St	Chatsworth	West San Fernando Valley	79,539	Rexford Industrial Realty, Inc	1Q 2025

MARKET BREAKDOWN

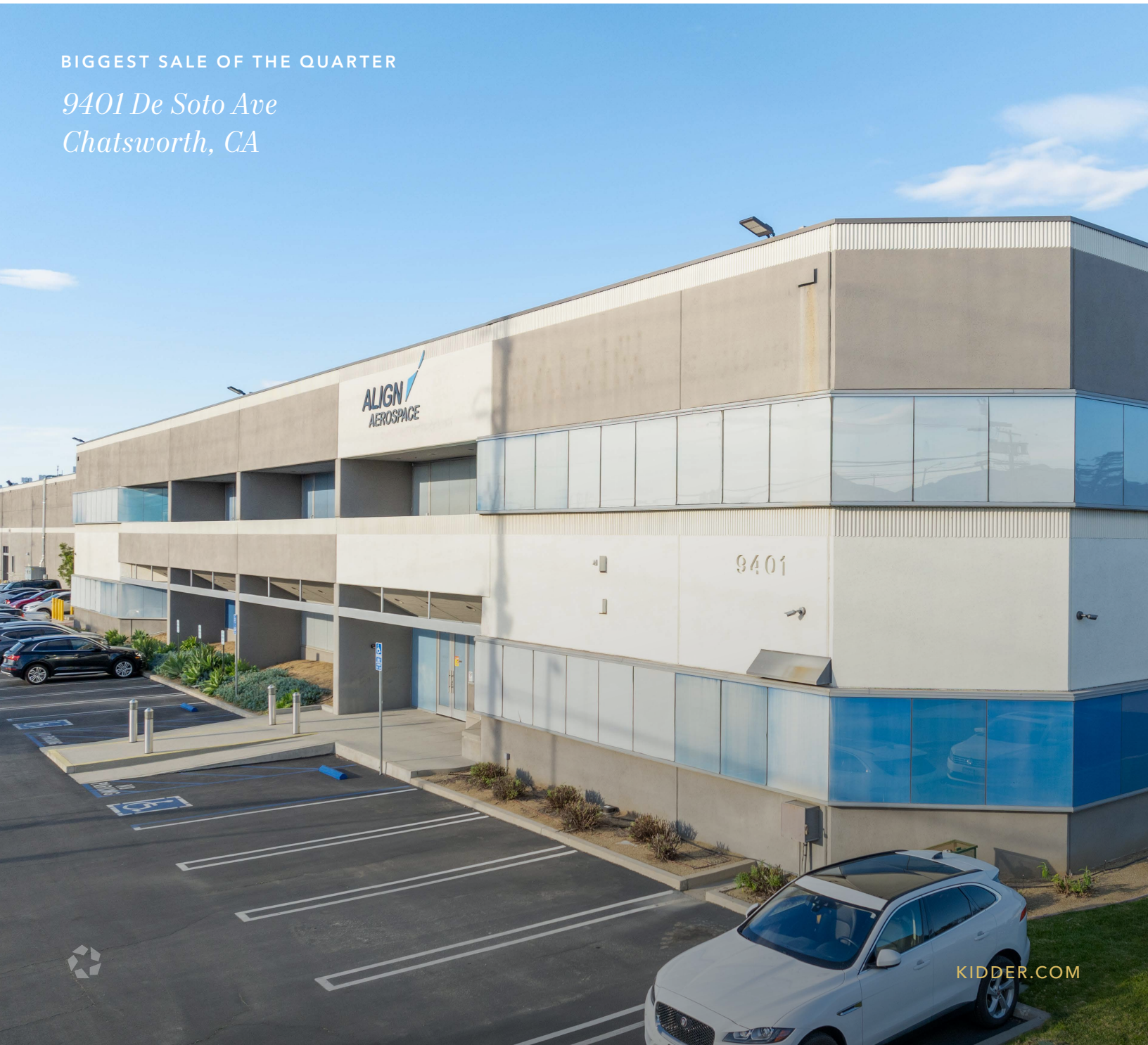
	3Q24	2Q24	3Q23	YOY Change
Direct Vacancy Rate	3.4%	3.3%	2.3%	110 bps
Availability Rate	5.7%	5.5%	3.9%	180 bps
Asking Lease Rate	\$1.70	\$1.79	\$1.84	-7.6%
	3Q24	2024 YTD	2023 YTD	YOY Change
Leasing Activity (SF)	1,193,798	3,080,886	2,870,116	7.3%
Sales Volume (SF)	478,713	1,830,285	1,717,381	6.6%
Direct Net Absorption (SF)	(105,189)	(1,297,325)	(446,004)	N/A

SUBMARKET STATISTICS

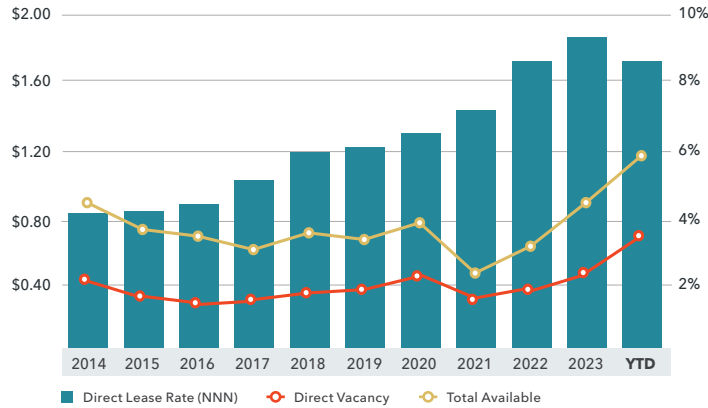
Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	3Q 2024 Direct Net Absorption	YTD Direct Net Absorption	3Q 2024 Leasing Activity	YTD Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	14,861,425	4.2%	4.3%	(68,220)	(220,499)	147,434	370,268	0	0	\$2.01
East San Fernando Valley	52,878,822	2.9%	3.3%	(186,795)	(492,878)	274,559	1,088,296	250,279	0	\$1.69
Glendale	8,356,484	3.1%	3.1%	(52,607)	(148,463)	66,415	200,582	0	0	\$2.03
West San Fernando Valley	46,933,444	3.7%	4.2%	202,433	(435,485)	705,390	1,421,740	141,039	10,000	\$1.56
SFV Totals	123,030,175	3.4%	3.8%	(105,189)	(1,297,325)	1,193,798	3,080,886	391,318	10,000	\$1.70

BIGGEST SALE OF THE QUARTER

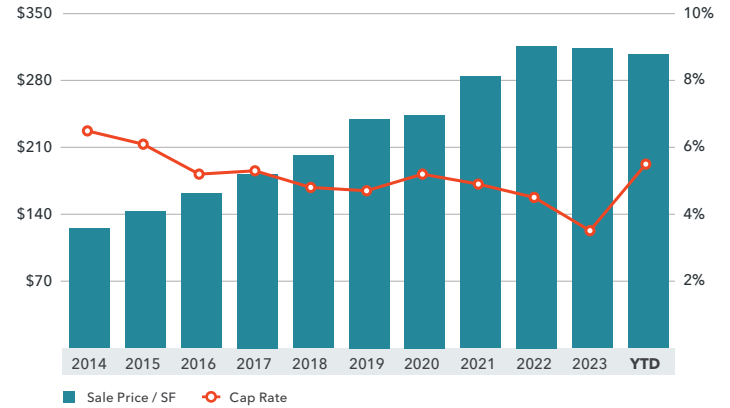
*9401 De Soto Ave
Chatsworth, CA*



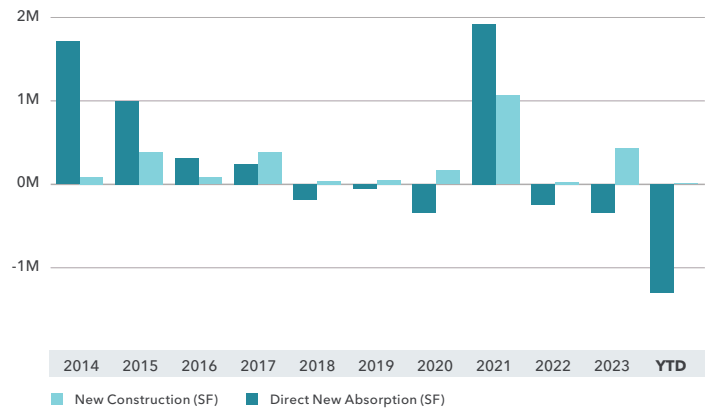
LEASE RATE, VACANCY & AVAILABILITY



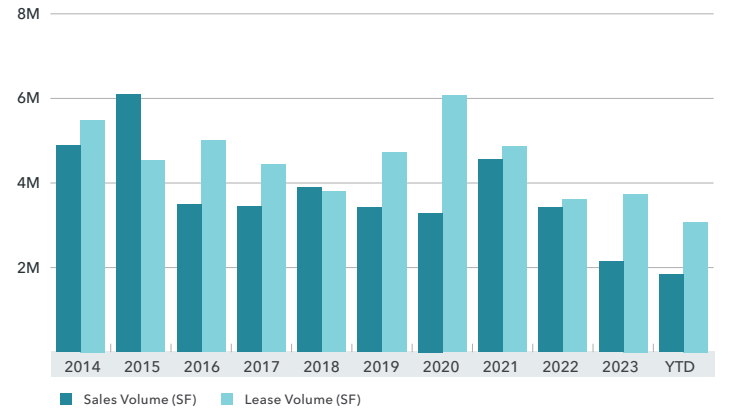
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>27</i> WITH MAI DESIGNATIONS

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