



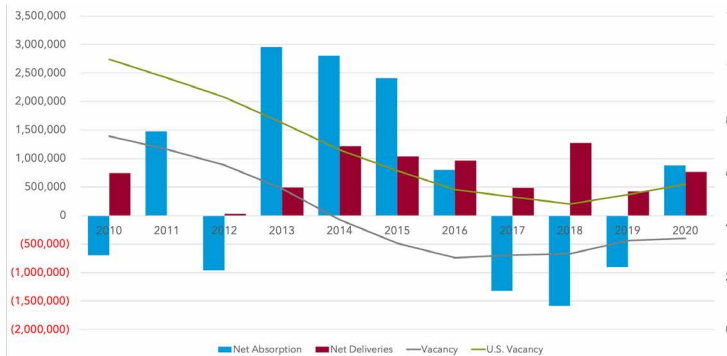
INDUSTRIAL MARKET OVERVIEW

JACK HALEY, CCIM, *Principal*

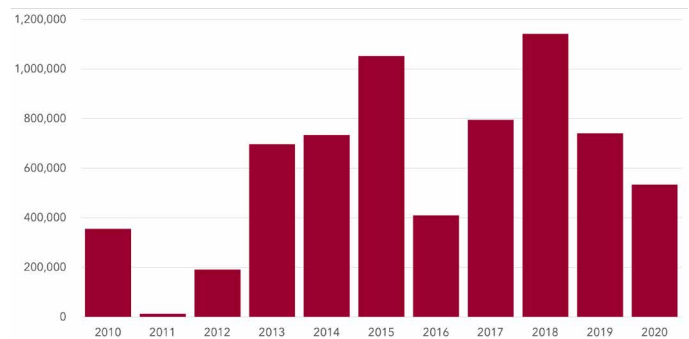
Orange County posted the most annual tenant growth in five years as strong demand returned in the fourth quarter. Available space remained near historically low levels with the year-end vacancy rate settling at 3.5%. Fourth-quarter net absorption was 480,104 SF and totaled 941,872 SF for the year, reversing three straight years of negative growth. The pace of annual rent increases slowed to 4.6% in 2020, nearly half the average for the previous five years. The Southland's giant twin seaports are moving more cargo than ever. Inbound container traffic in 2020 was up more than 25% through the Port of Los Angeles.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▲ Net Absorption	480,104 SF	(150,642) SF	(362,947) SF	916,549 SF	742,860 SF
▼ Vacancy Rate	3.5%	3.6%	3.5%	3.2%	3.45%
▲ Avg NNN Asking Rate	\$13.56 PSF	\$13.00 PSF	\$12.72 PSF	\$13.25 PSF	\$13.44 PSF
▲ Under Construction	332,382 SF	393,821 SF	291,000 SF	835,838 SF	1,173,000 SF
▲ Inventory	301,200,000 SF	301,000,000 SF	301,000,000 SF	301,000,000 SF	301,000,000 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
625 N. Grand Avenue Santa Ana, CA	718,740 SF (Land)	\$63,200,000 \$87.65 PSF	Amazon OCR Land LLC	Class B
925-1075 Lambert Road Brea, CA	169,269 SF	\$39,750,000 \$235.00 PSF	Stockbridge Capital Group Teachers Insurance & Annuity	Class A
2870-2872 E. La Palma Anaheim, CA	146,660 SF	\$33,790,000 \$230.00 PSF	Duke Realty UAC California	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
570-576 N Gilbert Street Fullerton, CA	222,000 SF	DWS	Brentwood Home	Mobile Homes
705 Alton Avenue Santa Ana, CA	166,722 SF	Shea Co	PODS	Storage
6001 Oak Canyon Irvine, CA	161,575 SF	Irvine Company	Inari Medical	Medical Equip

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