

Snapshot | Greater Los Angeles Industrial | Q3 2025

Quarterly Snapshot

Submarket & District Breakdown

REPORT

CBRE RESEARCH
OCTOBER 2025



Appendix 1: Greater Los Angeles Industrial Figures

MARKET AREA	BLDG COUNT	BLDG AREA SF	SF AVAIL 10K-100K	SF AVAIL 100K +	TOTAL SF AVAIL <0	AVAIL RATE	GROSS ACTIVITY 10K-100K	GROSS ACTIVITY 100K +	TOTAL GROSS ACTIVITY	TOTAL GROSS ABSORPTION	TOTAL VACANCY RATE	NNN LEASE RATE \$/SF/MO	NET ABSORPTION	UNDER CONST.
Bell	78	5,269,286	238,968	0	238,968	4.5%	0	0	0	0	1.5%	\$1.61	0	0
Bell Gardens	77	2,319,023	243,237	0	142,582	6.1%	11,290	0	17,988	17,988	4.9%	\$1.04	(24,800)	0
Commerce	785	48,866,287	3,025,534	2,046,647	5,189,166	10.6%	704,613	686,481	1,408,014	1,344,254	7.6%	\$1.06	714,787	283,621
Montebello	196	11,179,044	401,811	326,517	733,570	6.6%	54,000	0	59,894	59,894	4.9%	\$1.30	(42,000)	13,825
Monterey Park	94	2,128,877	319,898	0	332,192	15.6%	24,796	0	24,796	24,796	8.6%	\$0.80	(35,529)	0
Pico Rivera	181	10,236,748	736,791	186,500	933,801	9.1%	53,720	496,185	549,905	549,905	5.3%	\$1.16	301,486	0
COMMERCE	1,411	79,999,265	4,966,239	2,559,664	7,570,279	9.5%	848,419	1,182,666	2,060,597	1,996,837	6.4%	\$1.10	913,944	297,446
Cudahy	35	1,145,481	128,832	0	140,832	12.3%	0	0	0	0	10.5%	\$1.04	(20,725)	0
Huntington Park	142	4,454,817	419,632	103,033	533,785	12.0%	47,765	0	47,765	47,765	5.0%	\$0.78	17,639	0
Maywood	27	777,820	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
South Gate	226	10,451,785	562,241	269,452	786,362	7.5%	18,725	0	18,725	18,725	5.3%	\$1.08	(350)	0
Vernon	908	55,884,921	2,867,889	1,407,736	4,228,635	7.6%	673,192	548,065	1,225,757	955,858	4.5%	\$1.04	76,825	333,104
VERNON	1,338	72,714,824	3,978,594	1,780,221	5,689,614	7.8%	739,682	548,065	1,292,247	1,022,348	4.7%	\$1.03	73,389	333,104
COMMERCE/VERNON	2,749	152,714,089	8,944,833	4,339,885	13,259,893	8.7%	1,588,101	1,730,731	3,352,844	3,019,185	5.6%	\$1.07	987,333	630,550
Los Angeles	2,493	95,649,918	5,330,148	759,500	6,585,582	6.9%	436,263	0	494,962	473,395	5.1%	\$0.90	(474,277)	167,522
DOWNTOWN LOS ANGELES	2,493	95,649,918	5,330,148	759,500	6,585,582	6.9%	436,263	0	494,962	473,395	5.1%	\$0.90	(474,277)	167,522
CENTRAL LOS ANGELES	5,242	248,364,007	14,274,981	5,099,385	19,845,475	8.0%	2,024,364	1,730,731	3,847,806	3,492,580	5.4%	\$1.02	513,056	798,072
Artesia	15	279,507	15,208	0	15,208	5.4%	0	0	0	0	5.4%	\$0.68	0	0
Bellflower	27	511,296	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Cerritos	259	13,772,997	663,698	335,087	981,169	7.1%	326,681	0	326,681	242,529	4.0%	\$1.16	155,604	0
Downey	117	5,429,302	210,022	126,381	336,403	6.2%	18,140	0	18,140	18,140	5.2%	\$1.31	(119,761)	0
La Mirada	180	13,129,040	820,510	1,080,130	1,717,747	13.1%	47,415	0	56,823	56,823	9.8%	\$1.43	(243,053)	0
Lakewood	16	659,387	42,510	0	42,510	6.4%	0	0	0	0	6.4%	\$1.12	(42,510)	42,846
Norwalk	61	2,841,640	16,340	104,945	121,285	4.3%	0	0	0	0	0.0%	N/A	10,060	0
Paramount	263	8,591,253	460,302	126,432	606,377	7.1%	70,917	0	70,917	70,917	3.4%	\$1.07	(15,480)	0
Santa Fe Springs	1,113	53,440,727	2,374,781	1,198,519	3,528,936	6.6%	519,311	1,004,522	1,530,831	1,431,303	4.4%	\$1.37	501,109	279,988
Whittier	72	4,357,074	43,150	431,017	357,840	8.2%	0	0	0	0	8.0%	\$1.18	0	292,303
MID-COUNTIES	2,123	103,012,223	4,646,521	3,402,511	7,707,475	7.5%	982,464	1,004,522	2,003,392	1,819,712	5.0%	\$1.31	245,969	615,137

Appendix 2: Greater Los Angeles Industrial Figures

MARKET AREA	BLDG COUNT	BLDG AREA SF	SF AVAIL 10K-100K	SF AVAIL 100K +	TOTAL SF AVAIL <0	AVAIL RATE	GROSS ACTIVITY 10K-100K	GROSS ACTIVITY 100K +	TOTAL GROSS ACTIVITY	TOTAL GROSS ABSORPTION	TOTAL VACANCY RATE	NNN LEASE RATE \$/SF/MO	NET ABSORPTION	UNDER CONST.
Arleta/Sun Valley	386	12,279,861	621,180	168,000	826,800	6.7%	228,286	0	228,286	213,282	3.2%	\$1.59	24,679	0
Burbank	381	14,334,625	538,679	0	539,064	3.8%	77,177	0	77,177	77,177	2.8%	\$1.76	52,531	0
Glendale	555	17,565,366	379,502	0	403,394	2.3%	31,231	0	31,231	31,231	1.3%	\$1.10	(24,242)	0
North Hollywood	480	13,980,239	459,823	106,526	583,378	4.2%	65,211	0	65,211	32,900	2.6%	\$1.47	1,287	0
Pacoima	126	5,149,558	54,584	113,500	168,084	3.3%	18,240	0	18,240	18,240	0.7%	\$1.29	(16,344)	0
Pasadena	106	3,513,135	86,020	0	88,251	2.5%	11,517	0	17,965	17,965	2.4%	\$1.41	17,967	0
San Fernando	149	5,276,765	371,840	132,936	504,776	9.6%	34,204	0	34,204	34,204	5.9%	\$1.33	(131,284)	0
Sunland/Tujunga	6	228,467	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Sylmar	157	7,514,716	279,134	143,529	422,663	5.6%	83,090	0	88,514	88,514	3.9%	\$1.57	55,090	490,000
EAST SAN FERNANDO VALLEY	2,346	79,842,732	2,790,762	664,491	3,536,410	4.4%	548,956	0	560,828	513,513	2.6%	\$1.50	(20,316)	490,000
Agoura Hills	25	711,349	0	0	31,955	4.5%	0	0	0	0	1.6%	\$1.51	(1,121)	0
Calabasas	30	1,403,867	155,008	0	160,088	11.4%	0	0	0	0	5.2%	\$1.66	0	0
Canoga Park	205	5,344,017	102,938	0	125,082	2.3%	30,541	0	30,541	30,541	1.9%	\$1.27	31,060	0
Chatsworth	607	22,275,191	1,393,495	206,384	1,557,125	7.0%	203,567	0	211,173	211,173	3.8%	\$1.33	(97,402)	0
Granada Hills	2	43,598	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Mission Hills	4	126,781	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Northridge	136	3,521,314	134,390	0	147,590	4.2%	38,166	0	38,166	38,166	4.2%	\$1.23	27,376	0
Panorama City	67	2,452,062	97,527	0	104,527	4.3%	0	0	0	0	2.4%	\$1.52	(52,801)	0
Reseda	20	439,927	22,973	0	22,973	5.2%	0	0	0	0	0.0%	N/A	0	0
Sepulveda	27	944,878	27,570	0	27,570	2.9%	0	0	0	0	1.5%	\$1.26	0	0
Sherman Oaks	2	38,817	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Tarzana	19	465,121	0	0	6,000	1.3%	12,120	0	12,120	12,120	1.3%	\$1.75	12,120	0
Van Nuys	531	18,482,523	536,477	0	560,827	3.0%	201,105	116,695	317,800	137,016	2.3%	\$1.31	20,649	0
Woodland Hills	54	2,314,791	87,635	0	96,539	4.2%	0	0	0	0	3.5%	\$1.75	(2,154)	0
WEST SAN FERNANDO VALLEY	1,729	58,564,236	2,558,013	206,384	2,840,276	4.8%	485,499	116,695	609,800	429,016	3.0%	\$1.36	(62,273)	0
Canyon Country	20	576,309	11,300	0	11,300	2.0%	0	0	0	0	0.0%	N/A	0	0
Castaic	2	96,253	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0

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MARKET AREA	BLDG COUNT	BLDG AREA SF	SF AVAIL 10K-100K	SF AVAIL 100K +	TOTAL SF AVAIL <0	AVAIL RATE	GROSS ACTIVITY 10K-100K	GROSS ACTIVITY 100K +	TOTAL GROSS ACTIVITY	TOTAL GROSS ABSORPTION	TOTAL VACANCY RATE	NNN LEASE RATE \$/SF/MO	NET ABSORPTION	UNDER CONST.
Santa Clarita	54	4,305,547	322,069	0	322,069	7.5%	0	0	0	0	7.5%	\$1.10	174,000	430,407
Valencia	468	20,597,954	923,185	925,046	1,860,893	9.0%	203,889	0	209,169	122,240	3.0%	\$1.40	(98,207)	0
SANTA CLARITA VALLEY	544	25,576,063	1,256,554	925,046	2,194,262	8.6%	203,889	0	209,169	122,240	3.7%	\$1.38	75,793	430,407
Lancaster	76	3,909,799	82,860	926,860	1,009,720	25.8%	0	0	0	0	24.8%	\$1.13	(926,860)	2,164,134
Palmdale	50	3,552,808	42,680	0	60,867	1.7%	135,993	0	135,993	135,993	1.7%	\$1.00	133,336	1,000,000
ANTELOPE VALLEY	126	7,462,607	125,540	926,860	1,070,587	14.3%	135,993	0	135,993	135,993	13.8%	\$1.06	(793,524)	3,164,134
GREATER SAN FERNANDO VALLEY	4,745	171,445,638	6,730,869	2,722,781	9,641,535	5.6%	1,374,337	116,695	1,484,812	1,200,762	3.4%	\$1.42	(800,320)	4,084,541
Azusa	164	7,649,181	775,003	294,210	1,072,213	14.0%	74,295	100,110	179,373	150,398	6.9%	\$1.20	50,277	0
City of Industry	1,074	82,638,720	2,753,213	1,059,677	3,955,573	4.8%	530,269	725,067	1,320,600	846,714	3.0%	\$1.19	45,695	438,284
El Monte	193	9,452,397	390,484	527,701	929,605	9.8%	45,090	0	85,249	85,249	3.5%	\$0.95	(23,089)	0
Irwindale	250	14,731,933	816,355	424,160	1,301,909	8.8%	62,592	0	84,071	81,693	8.2%	\$1.24	(201,908)	0
Monrovia/Duarte	177	5,890,395	312,405	265,697	598,917	10.2%	32,900	0	45,744	45,744	9.2%	\$1.12	(252,214)	0
Pomona	427	19,641,077	679,194	474,515	1,185,472	6.0%	168,995	504,016	695,070	695,070	4.2%	\$1.04	290,544	0
South El Monte	317	6,996,606	217,295	0	244,522	3.5%	44,449	0	52,610	52,610	2.1%	\$1.04	(9,244)	289,715
Baldwin Park	146	4,689,199	89,814	301,572	446,368	9.5%	64,506	0	97,564	97,564	8.6%	\$0.95	(4,884)	0
Walnut	34	642,094	13,459	0	15,909	2.5%	0	0	1,680	1,680	2.1%	\$1.45	0	0
Glendora/San Dimas/La Verne	221	6,178,192	564,988	168,745	656,918	10.6%	93,974	0	97,056	97,056	6.6%	\$1.14	29,797	0
SAN GABRIEL VALLEY	3,003	158,509,794	6,612,210	3,516,277	10,407,406	6.6%	1,117,070	1,329,193	2,636,777	2,153,778	4.3%	\$1.15	(75,026)	727,999
Carson	659	44,961,009	1,758,548	3,342,155	5,064,703	11.3%	203,503	1,370,913	1,574,416	1,117,236	8.4%	\$1.35	(37,636)	0
Compton	348	21,793,134	1,539,775	914,038	2,426,257	11.1%	261,549	100,105	361,654	337,136	7.7%	\$1.39	(137,757)	0
El Segundo	138	5,927,934	332,290	205,433	544,323	9.2%	36,250	0	36,250	36,250	3.0%	\$2.43	(83,351)	0
Gardena	479	14,523,000	678,547	146,765	825,312	5.7%	169,558	0	169,558	169,558	3.5%	\$1.29	16,197	0
Harbor City	103	3,274,244	123,985	123,569	247,554	7.6%	0	203,877	203,877	203,877	2.5%	\$1.57	188,377	0
Hawthorne	166	6,839,280	252,288	198,972	451,260	6.6%	34,000	0	34,000	10,000	2.3%	\$1.56	(11,252)	0
Inglewood	135	3,910,642	86,571	114,357	86,571	2.2%	16,550	0	16,550	16,550	1.9%	\$1.62	(10,000)	0
LA Unincorporated	384	14,936,419	1,490,830	313,932	1,805,536	12.1%	132,903	0	132,903	132,903	6.9%	\$0.97	(161,554)	0
Lawndale	11	167,202	10,000	0	10,000	6.0%	0	0	0	0	0.0%	\$2.20	0	0
Long Beach	467	18,623,863	651,979	1,461,861	2,099,089	11.3%	23,600	283,585	307,185	307,185	8.6%	\$1.41	103,598	440,343

Appendix 4: Greater Los Angeles Industrial Figures

MARKET AREA	BLDG COUNT	BLDG AREA SF	SF AVAIL 10K-100K	SF AVAIL 100K +	TOTAL SF AVAIL <0	AVAIL RATE	GROSS ACTIVITY 10K-100K	GROSS ACTIVITY 100K +	TOTAL GROSS ACTIVITY	TOTAL GROSS ABSORPTION	TOTAL VACANCY RATE	NNN LEASE RATE \$/SF/MO	NET ABSORPTION	UNDER CONST.
Los Angeles (LAX)	122	4,801,801	339,319	0	311,333	6.5%	0	0	0	0	3.8%	\$1.99	0	0
Rancho Dominguez	307	20,577,816	1,389,975	1,053,467	2,352,451	11.4%	237,684	485,464	723,148	723,148	5.5%	\$1.20	96,072	0
Redondo Beach	33	2,489,244	87,169	0	87,169	3.5%	0	0	0	0	3.5%	\$1.98	(18,200)	0
San Pedro	23	3,169,531	0	451,436	451,436	14.2%	0	0	0	0	10.7%	N/A	0	0
Signal Hill	109	2,335,635	69,898	0	69,898	3.0%	12,964	0	12,964	12,964	0.4%	\$1.35	2,554	0
Torrance	519	28,598,298	1,219,626	2,393,027	3,297,397	11.5%	126,867	0	130,755	104,355	7.7%	\$1.66	(530,694)	0
Wilmington	79	3,407,021	166,925	0	166,925	4.9%	0	0	0	0	1.2%	\$1.10	(29,622)	0
SOUTH BAY	4,082	200,336,073	10,197,725	10,719,012	20,297,214	10.1%	1,255,428	2,443,944	3,703,260	3,171,162	6.5%	\$1.41	(613,268)	440,343
LA COUNTY TOTALS	19,195	881,667,735	42,462,306	25,459,966	67,899,105	7.7%	6,753,663	6,625,085	13,676,047	11,837,994	5.0%	\$1.23	(729,589)	6,666,092
Camarillo	282	10,969,041	533,420	0	521,902	4.8%	164,578	0	191,809	117,351	2.7%	\$0.98	68,673	0
Moorpark	91	4,070,975	82,830	378,352	524,056	12.9%	10,000	0	16,832	10,000	11.6%	\$1.47	(316,844)	0
Oxnard	495	21,941,072	851,247	0	916,902	4.2%	154,992	0	166,886	166,886	2.1%	\$0.85	(111,795)	737,730
Simi Valley	232	9,460,560	321,356	453,277	1,143,199	12.1%	132,054	0	143,415	143,415	8.7%	\$1.38	(172,694)	0
Thousand Oaks	211	8,198,383	530,796	120,290	550,401	6.7%	119,676	0	124,939	124,939	6.7%	\$1.42	92,964	0
Ventura	373	9,582,720	221,470	0	377,614	3.9%	32,613	0	40,049	40,049	2.5%	\$0.99	(60,627)	0
Westlake Village	115	3,712,950	50,096	0	85,046	2.3%	0	0	0	0	0.8%	\$1.75	4,004	0
VENTURA COUNTY	1,799	67,935,701	2,591,215	951,919	4,119,120	6.1%	613,913	0	683,930	602,640	4.2%	\$1.18	(496,319)	737,730
GREATER LA AREA TOTALS	20,994	949,603,436	42,850,881	26,411,885	72,018,225	7.6%	7,367,576	6,625,085	14,359,977	12,440,634	5.0%	\$1.23	(1,225,908)	7,403,822

Source: CBRE Research, Q3 2025.

Market Area Overview



Definitions

Available Sq. Ft.: Space in a building, ready for occupancy; can be occupied or vacant. **Availability Rate:** Total Available Sq. Ft. divided by the total Building Area. **Average Asking Lease Rate:** A calculated average that includes net and gross lease rates, weighted by their corresponding available square footage. **Building Area:** The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. **Gross Absorption:** All user-sales and lease transactions completed within a specified time period, lease activity defined as new leases and expansions, omitting renewals unless publicly marketed, and sale activity omitting only investment sales. **Gross Activity:** All user-sales and lease transactions completed within a specified period. **Gross Lease Rate:** Rent typically includes real property taxes, building insurance, and major maintenance. **Net Absorption:** The change in Occupied Sq. Ft. from one period to the next. Positive absorption is reflected when a lease is signed, which may not coincide with the date of occupancy. **Net Lease Rate:** Rent excludes one or more of the “net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. **Occupied Sq. Ft.:** Building Area not considered vacant. **Vacancy Rate:** Total Vacant Sq. Ft. divided by the total Building Area. **Vacant Sq. Ft.:** Space that is not occupied.

Survey Criteria

Includes all industrial buildings 10,000 sq. ft. and greater in size in Los Angeles and Ventura counties. Buildings which have begun construction as evidenced by site excavation or foundation work.

Contact

Wheeler Smith

Field Research Analyst
+1 213 613 3333
wheeler.smith@cbre.com

David Cannon

Sr. Field Research Analyst
+1 818 502 6700
david.cannon1@cbre.com

Samuel Tufenkian

Sr Field Research Analyst
+1 213 613 3333
samuel.tufenkian@cbre.com

Luke Snyder

Field Research Analyst
+1 310 626 7361
luke.snyder@cbre.com

Michael Maloney

Field Research Analyst
+1 213 613 3333
michael.maloney@cbre.com

Rachel Stein

Field Research Analyst
+1 818 502 6700
rachel.stein@cbre.com

Siyuan Ma

Sr. Field Research Analyst
+1 310 550 2500
siyuan.ma@cbre.com

Will Rose

Field Research Analyst
+1 213 613 3333
will.rose@cbre.com

Alex Hall

Research Manager
+1 818 502 6700
alex.hall1@cbre.com

Konrad Knutsen

Director of Research
+1 916 446 8292
konrad.knutsen@cbre.com

Notice

Asking Lease Rate Change

As of Q3 2023, CBRE has shifted asking lease rates from the historic blended asking lease rate to a holistic triple net (NNN) asking lease rate. Leveraging a proprietary survey methodology, the market was reviewed at a granular level, and a net down value was applied on a weighted basis to ensure accuracy and thoroughness on a large scale.