FIGURES | GREATER LOS ANGELES MEDICAL OUTPATIENT BUILDING | Q1 2026

Robust leasing activity drives compression of vacancy rate

▼ 9.6%
Overall Vacancy Rate

▼ 11.1%
Overall Availability Rate

▲ 2.7K
SF Net Absorption

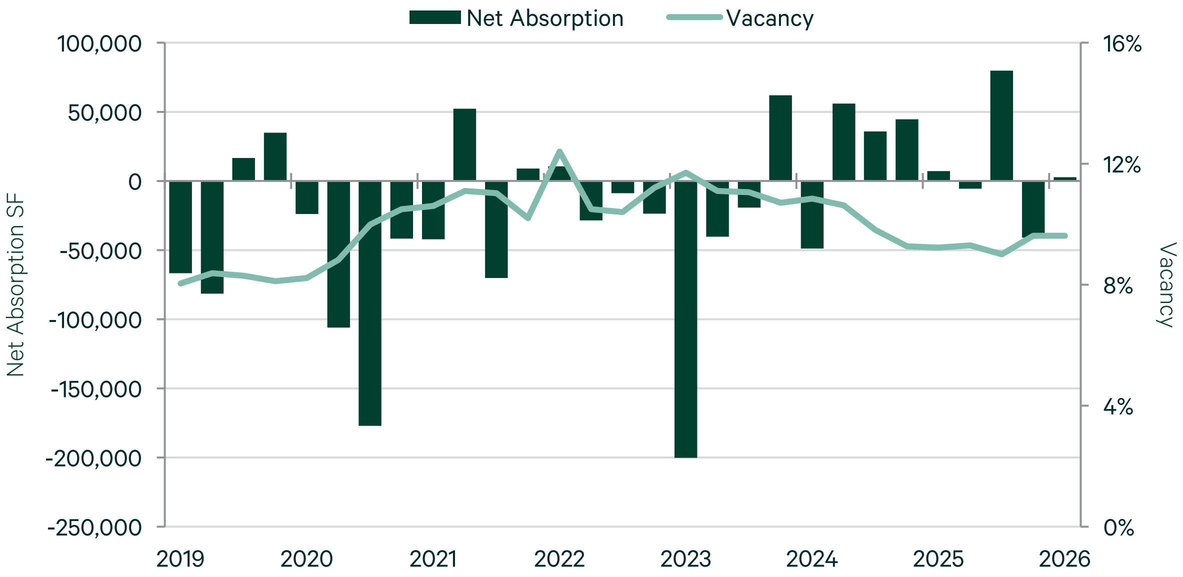
▶ $4.10
Average Full-Service Gross Asking Rate / Mo

Note: Arrows indicate change from previous quarter.

MARKET HIGHLIGHTS

- The overall vacancy rate declined to 9.6%, reflecting a modest decrease of 3 basis points (bps) from the prior quarter. Net absorption rebounded into positive territory, totaling 2,700 sq. ft.
- Average asking rents held steady at $4.10 per sq. ft. on a monthly, full-service gross (FSG) basis.
- Leasing activity accelerated in Q1 2026, reaching nearly 196,000 sq. ft., approximately double the volume recorded in Q4 2025.
- Sales volume totaled nearly $97 million, down 6% quarter-over-quarter. The largest transaction of the quarter was the sale of a 63,898-square-foot property at 3680 E. Imperial Highway in Lynwood, which traded for $12.3 million.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q1 2026.

MEDICAL OUTPATIENT BUILDING OVERVIEW

The average asking rent for medical outpatient buildings (MOBs) held steady quarter-over-quarter at $4.10 per sq. ft. on a full-service gross (FSG) basis. Rent levels across most submarkets showed limited fluctuation, with movements of less than $0.10 over the quarter. The Hollywood/Wilshire Corridor recorded the most pronounced softening, as asking rents declined by $0.32 during the quarter.

In Q1 2026, MOB rents continued to command a premium relative to general office space, averaging $0.05 higher overall. General office asking rents averaged $4.05 FSG per sq. ft., compared with $4.10 FSG for MOB properties. This premium persisted in nearly all submarkets, with the exception of the Hollywood/Wilshire Corridor and West Los Angeles, where MOB rents trailed general office rents by $0.10 and $0.24 per sq. ft., respectively.

The overall vacancy rate for MOB properties edged down slightly, decreasing by 3 basis points quarter-over-quarter to 9.6% in Q1 2026. Mid-Counties experienced the largest increase in vacancy, rising from 7.5% in Q4 2025 to 8.7% during the quarter. Conversely, the San Fernando Valley continued to post the most notable improvement, with vacancy declining from 10.1% to 9.4%.

Leasing activity accelerated meaningfully in Q1 2026, totaling nearly 196,000 sq. ft., more than double the volume recorded in the prior quarter. The San Fernando Valley led all submarkets in leasing activity. The largest transaction of the quarter was a 32,255-square-foot renewal by OptumCare Management at 4900 Airport Plaza Drive in Long Beach.

Net absorption turned positive, reaching 2,700 sq. ft. for the quarter, driven primarily by gains in the San Fernando Valley, which contributed nearly 30,000 sq. ft. of positive absorption. In contrast, Mid-Counties posted the largest contraction, recording approximately 14,000 sq. ft. of negative net absorption.

Sales volume totaled $97 million in Q1 2026, representing a modest 6.0% decline from the previous quarter. The largest transaction involved the acquisition of 3680 E. Imperial Highway in Lynwood by a private buyer for $12.3 million. Overall, roughly 900,000 sq. ft. of MOB space traded during the quarter. The average property sold measured approximately 20,000 sq. ft., with an average price of $250 per building square foot.

FIGURE 2: Submarket Statistics

Submarkets	Bldg. Count	NRA	Direct Vacancy Rate	Overall Vacancy Rate	Overall Availability Rate	Net Absorption Q4	Net Absorption YTD	MOB Avg. Ask FSG	General Office Avg. Ask FSG
Conejo Valley	20	949,412	22.4%	22.5%	22.5%	(1,864)	(1,864)	$3.57	$2.71
Hollywood/Wilshire Corridor	11	703,537	3.8%	3.9%	4.1%	(64)	(64)	$3.53	$3.63
Downtown Los Angeles	19	2,586,589	3.3%	3.5%	4.4%	(5,048)	(5,048)	$4.07	$3.73
Mid-Counties	26	1,214,752	8.7%	8.7%	10.6%	(12,945)	(12,945)	$2.84	$2.79
San Fernando Valley	94	4,961,816	8.7%	9.4%	11.3%	29,228	29,228	$3.30	$2.77
San Gabriel Valley	32	1,464,798	6.6%	6.6%	7.0%	(1,040)	(1,040)	$3.50	$2.54
South Bay	55	2,654,651	8.5%	8.6%	10.7%	(8,949)	(8,949)	$3.46	$3.32
Tri-Cities	40	2,209,450	6.7%	6.7%	8.3%	691	691	$3.92	$3.83
Ventura	11	452,983	10.4%	10.4%	11.3%	(2,290)	(2,290)	$2.73	$2.63
West Los Angeles	69	5,092,901	12.9%	14.0%	15.9%	4,972	4,972	$5.44	$5.68
Greater L.A.	**377**	**22,290,889**	**9.1%**	**9.6%**	**11.1%**	**2,691**	**2,691**	**$4.10**	**$4.05**

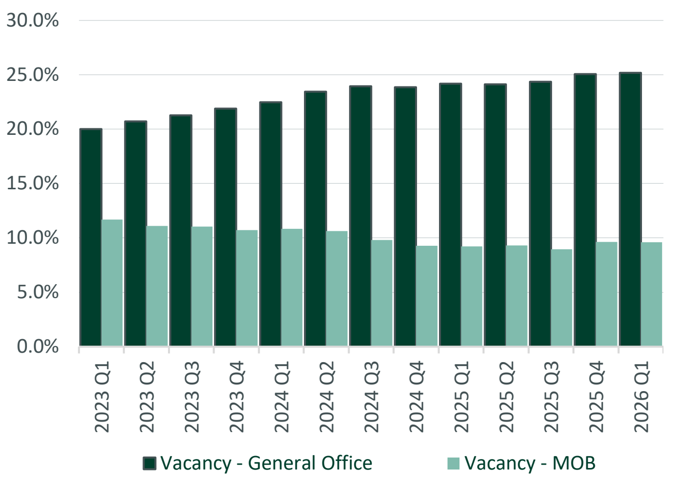
Source: CBRE Research, Q1 2026.

FIGURE 3: Notable Lease Transactions

Tenant	Address	SF Leased	Type
Optumcare Management	4900 Airport Plaza Dr, Long Beach	32,255	Renewal
Tungsten Health	8750 Van Nuys Blvd, Panorama City	20,000	New Lease
UCLA Medical	6160 Bristol Pkwy, Culver City	17,703	New Lease
Pacific Clinics	200 S Los Robles Ave, Pasadena	14,155	New Lease
Gateway Hospitals	601 S Figueroa St, Los Angeles	13,971	New Lease
Dignity Community Care	222 W Eulalia St, Glendale	12,979	Renewal / Contraction

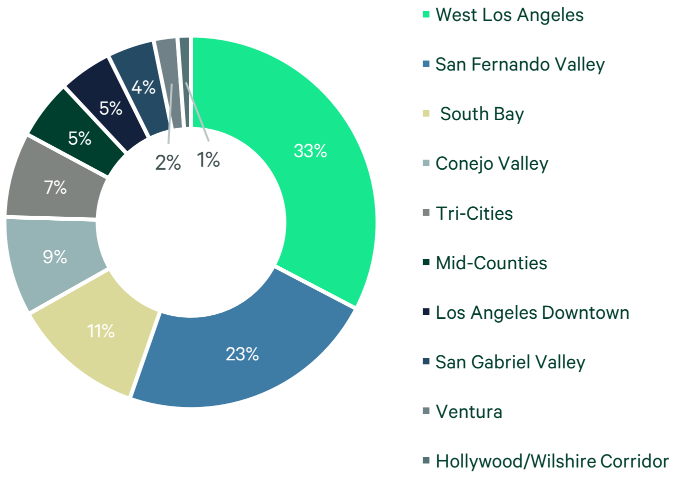
Source: CBRE Research, Q1 2026.

FIGURE 4: Vacancy Rate General Office vs. MOB



Source: CBRE Research, Q1 2026.

FIGURE 5: Overall Availability Distribution by Submarket



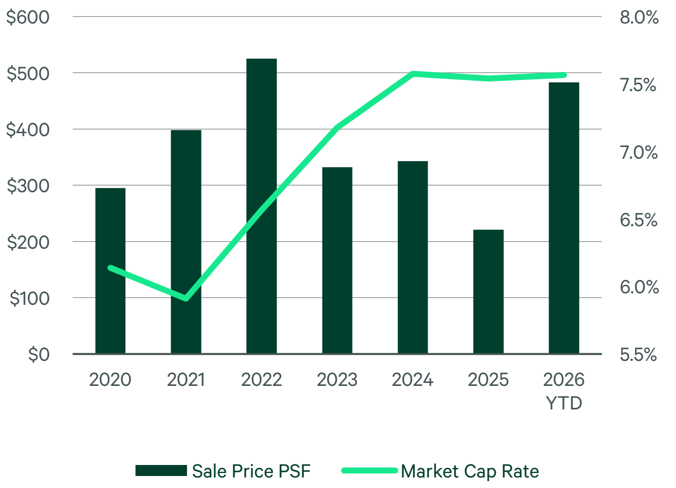
Source: CBRE Research, Q1 2026.

FIGURE 6: Notable Sale Transactions

Buyer	Address	SF Sold	Sale Price
Sohail Sam Mahboubian	3680 E Imperial Hwy, Lynwood	63,898	$12.3MM
Stephen F & Chantal I Bennett	401 S Fair Oaks Ave, Pasadena	12,235	$8.2MM
Amerberg Law Group	20970 Warner Center Ln, Woodland Hills	23,450	$6.9MM
Davis B. Nguyen	815 Moraga Dr, Los Angeles	13,290	$6.6MM
Joseph Perez	8327-8333 Reseda Blvd, Northridge	14,892	$5.3MM
Michael Jacob Ghods	1300 W 155th St, Gardena	29,460	$4.5MM

Source: CBRE Research, CoStar, Q1 2026.

FIGURE 7: Sale Price (Per Sq. Ft.) vs Market Cap Rate



Source: CBRE Research, CoStar, Q1 2026.

FIGURE 8: Development Pipeline

Source: CBRE Research, CoStar, Q1 2026.

Appendix 1

Submarket - District	Bldg Count	Bldg NRA	Avg. Asking Lease Rate ($)	Direct Vacant Sq. Ft.	Sublease Vacant Sq. Ft.	Total Vacant Sq. Ft.	Overall Vacancy (%)	Total Available Sq. Ft.	Current Net Absorption	YTD Net Absorption
Agoura Hills	3	125,511	$3.25	21,811	0	21,811	17.4%	21,811	0	0
Thousand Oaks	16	794,707	$3.59	186,721	900	187,621	23.6%	187,621	2,740	2,740
Westlake Village	1	29,194	$4.35	4,604	0	4,604	15.8%	4,604	(4,604)	(4,604)
CONEJO VALLEY	20	949,412	$3.57	213,136	900	214,036	22.5%	214,036	(1,864)	(1,864)
Hollywood	2	104,712	$2.98	5,884	0	5,884	5.6%	7,204	1,684	1,684
Mid-Wilshire	5	221,468	$3.83	5,354	0	5,354	2.4%	5,354	(1,748)	(1,748)
Miracle Mile	3	345,570	$3.75	14,532	500	15,032	4.3%	15,032	0	0
Park Mile	1	31,787	$2.65	1,225	0	1,225	3.9%	1,225	0	0
HOLLYWOOD/WILSHIRE CORRIDOR	11	703,537	$3.53	26,995	500	27,495	3.9%	28,815	(64)	(64)
LOS ANGELES DOWNTOWN	19	2,586,589	$4.07	85,186	6,626	91,812	3.5%	114,407	(5,048)	(5,048)
Bellflower	2	63,787	N/A	0	0	0	0.0%	0	0	0
Downey	6	269,450	$3.25	10,326	0	10,326	3.8%	10,326	836	836
Huntington Park	1	29,029	N/A	0	0	0	0.0%	0	0	0
La Mirada	1	26,596	$2.65	1,365	0	1,365	5.1%	1,365	0	0
Lakewood	4	167,170	$2.52	7,312	0	7,312	4.4%	13,924	(3,085)	(3,085)
Lynwood	4	261,335	$2.67	30,865	0	30,865	11.8%	42,265	1,600	1,600
Montebello	2	75,791	$4.39	15,762	0	15,762	20.8%	15,762	(3,729)	(3,729)
Pico Rivera	1	70,982	$2.10	8,982	0	8,982	12.7%	8,982	(8,982)	(8,982)
Santa Fe Springs	1	40,040	$2.25	5,845	0	5,845	14.6%	5,845	2,519	2,519
Whittier	4	210,572	$2.62	25,301	0	25,301	12.0%	30,530	(2,104)	(2,104)
MID-COUNTIES	26	1,214,752	$2.84	105,758	0	105,758	8.7%	128,999	(12,945)	(12,945)

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Antelope Valley	6	292,986	$2.37	39,310	0	39,310	13.4%	44,484	(786)	(786)
Canoga Park	3	118,874	$2.70	38,349	0	38,349	32.3%	41,642	1,301	1,301
Encino	12	835,176	$3.27	60,854	750	61,604	7.4%	83,805	16,621	16,621
Granada Hills	3	141,776	$2.89	25,418	0	25,418	17.9%	25,418	7,047	7,047
Mission Hills	5	331,012	$4.65	7,685	0	7,685	2.3%	18,305	0	0
North Hollywood	4	187,379	$3.79	5,561	0	5,561	3.0%	5,561	0	0
Northridge	6	243,567	$3.14	14,828	2,640	17,468	7.2%	19,624	(1,466)	(1,466)
Pacoima	1	28,745	N/A	0	0	0	0.0%	0	0	0
Panorama City	3	139,390	$1.95	1,663	0	1,663	1.2%	1,663	(1,089)	(1,089)
Reseda	4	237,588	$2.55	12,407	1,085	13,492	5.7%	13,926	(3,522)	(3,522)
San Fernando	1	29,634	$3.00	23,598	0	23,598	79.6%	23,598	0	0
Santa Clarita Valley	14	542,188	$3.54	46,824	0	46,824	8.6%	55,224	6,640	6,640
Sherman Oaks	7	294,523	$3.68	18,998	0	18,998	6.5%	31,751	970	970
Studio City	1	48,504	$3.75	849	0	849	1.8%	9,949	0	0
Tarzana	9	541,192	$5.09	66,180	0	66,180	12.2%	67,751	4,461	4,461
Van Nuys	7	394,833	$3.28	53,875	3,200	57,075	14.5%	73,697	(2,027)	(2,027)
West Hills	7	488,918	$1.60	15,703	26,229	41,932	8.6%	44,706	1,078	1,078
Woodland Hills	1	65,531	$3.30	0	0	0	0.0%	1,365	0	0
SAN FERNANDO VALLEY	94	4,961,816	$3.30	432,102	33,904	466,006	9.4%	562,469	29,228	29,228

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Alhambra	3	149,788	$4.75	17,647	0	17,647	11.8%	17,647	0	0
Arcadia	5	375,962	$3.32	12,363	0	12,363	3.3%	16,201	(265)	(265)
City of Industry	3	108,633	$2.12	7,194	0	7,194	6.6%	7,194	0	0
Claremont	1	50,274	$3.88	2,467	0	2,467	4.9%	2,467	(1,471)	(1,471)
Diamond Bar	2	61,410	$2.65	3,499	0	3,499	5.7%	3,499	0	0
Glendora	2	94,474	N/A	0	0	0	0.0%	0	0	0
Monterey Park	5	171,386	N/A	0	0	0	0.0%	0	0	0
Pomona	3	97,696	$3.45	21,732	0	21,732	22.2%	23,433	3,368	3,368
Rowland Heights	1	26,919	N/A	0	0	0	0.0%	0	0	0
San Gabriel	4	179,642	$3.31	31,807	0	31,807	17.7%	31,807	(2,672)	(2,672)
West Covina	3	148,614	N/A	0	0	0	0.0%	0	0	0
SAN GABRIEL VALLEY	32	1,464,798	$3.50	96,709	0	96,709	6.6%	102,248	(1,040)	(1,040)
Beach Cities	8	281,159	$3.29	24,534	0	24,534	8.7%	24,534	(401)	(401)
Downtown Long Beach	4	291,790	$2.91	37,290	0	37,290	12.8%	39,099	0	0
El Segundo	1	72,066	N/A	0	0	0	0.0%	0	0	0
Hawthorne/Gardena	5	217,561	$2.36	27,351	0	27,351	12.6%	27,351	(4,349)	(4,349)
Suburban Long Beach	16	761,775	$2.99	23,374	300	23,674	3.1%	47,906	2,812	2,812
Torrance	21	1,030,300	$3.99	112,204	1,971	114,175	11.1%	146,383	(7,011)	(7,011)
SOUTH BAY	55	2,654,651	$3.46	224,753	2,271	227,024	8.6%	285,273	(8,949)	(8,949)
Burbank	9	461,171	$4.20	26,803	0	26,803	5.8%	33,285	397	397
Glendale	18	968,644	$3.69	55,150	0	55,150	5.7%	76,879	(2,516)	(2,516)
Pasadena	13	779,635	$4.04	65,856	0	65,856	8.4%	72,890	2,810	2,810
TRI-CITIES	40	2,209,450	$3.92	147,809	0	147,809	6.7%	183,054	691	691

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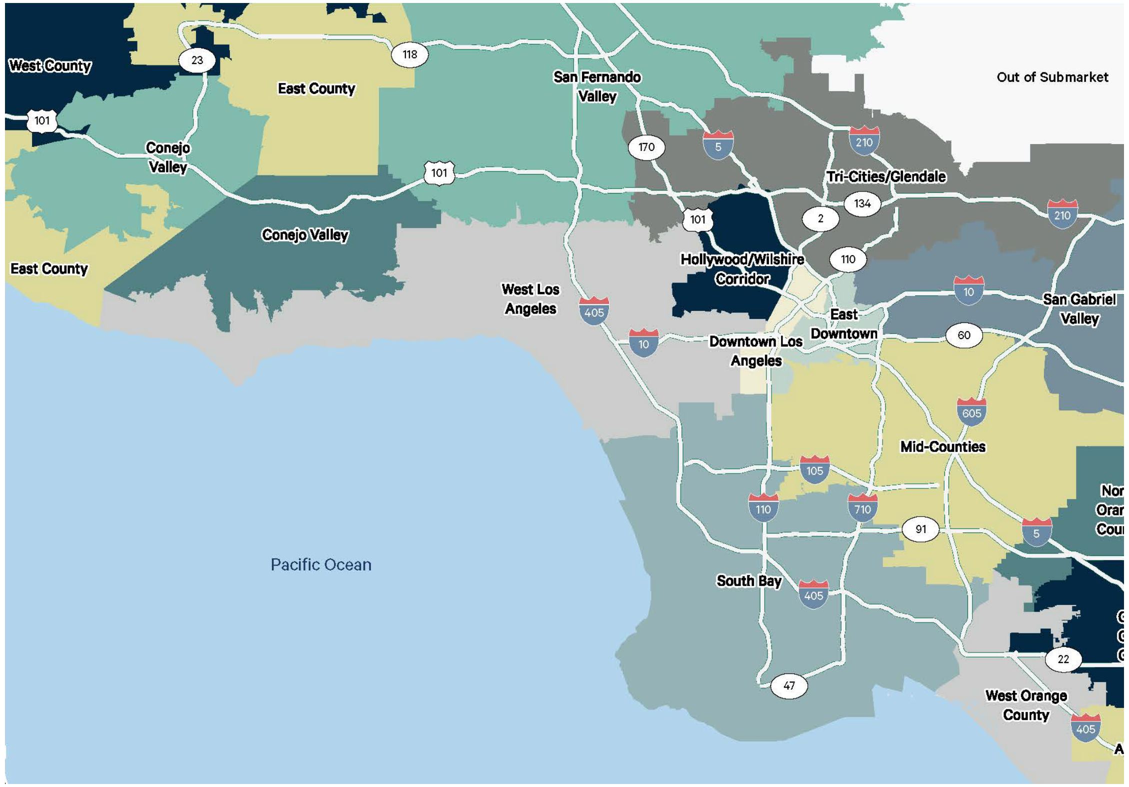
Camarillo	2	84,351	$2.74	18,187	0	18,187	21.6%	18,187	(2,290)	(2,290)
Moorpark/Simi Valley	4	134,354	$2.44	16,128	0	16,128	12.0%	20,239	0	0
Oxnard	3	158,778	$3.18	12,853	0	12,853	8.1%	12,853	0	0
Ventura	2	75,500	N/A	0	0	0	0.0%	0	0	0
WEST VENTURA COUNTY	11	452,983	$2.73	47,168	0	47,168	10.4%	51,279	(2,290)	(2,290)
Beverly Hills	30	2,126,565	$5.85	211,503	20,393	231,896	10.9%	266,642	43,408	43,408
Brentwood	5	461,679	$5.60	54,039	14,237	68,276	14.8%	89,488	(6,071)	(6,071)
Culver City	2	105,092	$5.39	4,892	0	4,892	4.7%	6,178	0	0
Inglewood	6	392,180	$2.76	105,016	0	105,016	26.8%	105,016	(1,810)	(1,810)
Marina Del Rey	3	226,269	$4.52	30,680	1,400	32,080	14.2%	32,080	(2,845)	(2,845)
Santa Monica	15	981,195	$5.97	64,092	6,412	70,504	7.2%	101,873	(15,774)	(15,774)
WeHo West	3	358,972	$6.69	23,683	0	23,683	6.6%	23,683	0	0
West Hollywood	2	206,720	$6.15	12,765	13,299	26,064	12.6%	28,810	(3,470)	(3,470)
Westwood	3	234,229	$5.95	151,315	0	151,315	64.6%	156,435	(8,466)	(8,466)
WEST LOS ANGELES	69	5,092,901	$5.44	657,985	55,741	713,726	14.0%	810,205	4,972	4,972
GREATER LOS ANGELES TOTALS	**377**	**22,290,889**	**$4.10**	**2,037,601**	**99,942**	**2,137,543**	**9.6%**	**2,480,785**	**2,691**	**2,691**

Source: CBRE Research, Q1 2026

Submarket Map



Source: CBRE Research, Q1 2026, Location Intelligence.

Definitions

Available Sq. Ft.: Space in a building, ready for occupancy; can be occupied or vacant. Average Asking Lease Rate: A calculated average that includes net and gross lease rates, weighted by their corresponding available sq. ft.age. Building Area: The total floor area sq. ft. of the building, typically taken at the "drip line" of the building. Full-Service Gross (FSG) Rate: The landlord assumes responsibility for all the operating expenses and taxes for the property. Gross Activity: All lease transactions completed within a specified time period. 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. Rentable Area: The Building Area minus the elevator core, flues, pipe shafts, vertical ducts, balconies, and stairwell areas. Vacant Sq. Ft.: Space that is not occupied.

Survey Criteria

Includes medical outpatient properties in Los Angeles and Ventura Counties over 25,000 sf within the same address. Excludes buildings under Construction or Planned. Under construction buildings that have begun construction as evidenced by site excavation or foundation work. Medical office properties are defined as purpose-built medical space as evidenced by site improvements and/or leasing activity by tenants who will use the space for healthcare uses as defined on the NAICS code family starting with '62'. Excludes owner-user properties.

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