

# Availability rate remains stable despite space givebacks

▶ 6.2%

Availability Rate

▼ 91K

SF Net Absorption (000s)

▲ 54K

SF Completed (000s)

▲ \$2.87

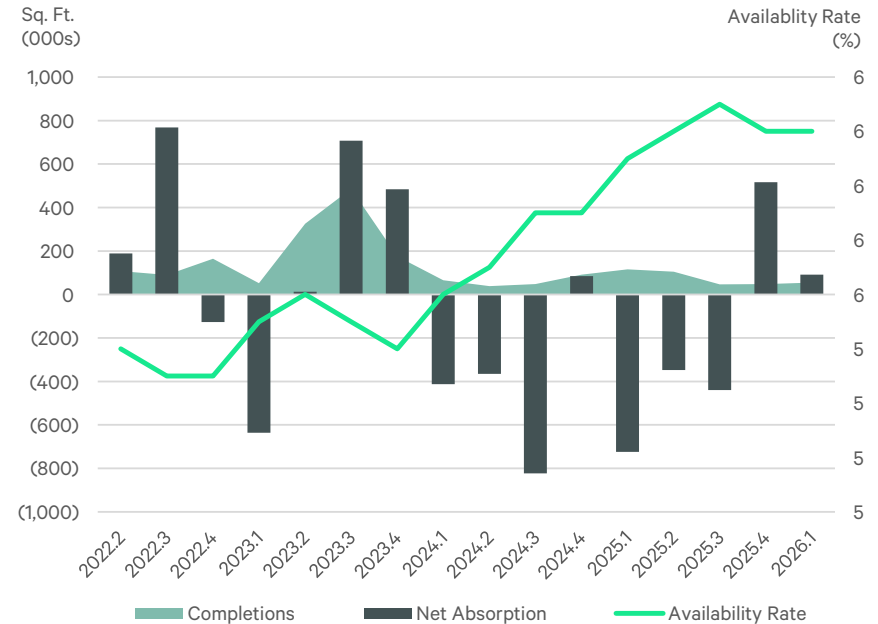
Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q1 2026.

## MARKET HIGHLIGHTS

- The Los Angeles retail market closed Q1 2026 with an availability rate of 6.2%. The overall availability rate was unchanged from Q4 2025.
- The total retail sq. ft. absorbed in Q1 2026 was positive 91,000 sq. ft., compared to positive 517,000 sq. ft. in Q4 2025.
- There was 54,000 sq. ft. delivered in Q1 2026, compared to 48,000 sq. ft. in Q4 2025.
- The overall average net asking rent for retail in Los Angeles ended Q1 2026 at \$2.87, which was up \$0.01 from Q4 2025.
- The total retail investment sales in Q1 2026 amounted to \$848.1 million in total volume, compared to \$834.1 million in Q4 2025.



Source: CBRE Econometric Advisors, Q1 2026.

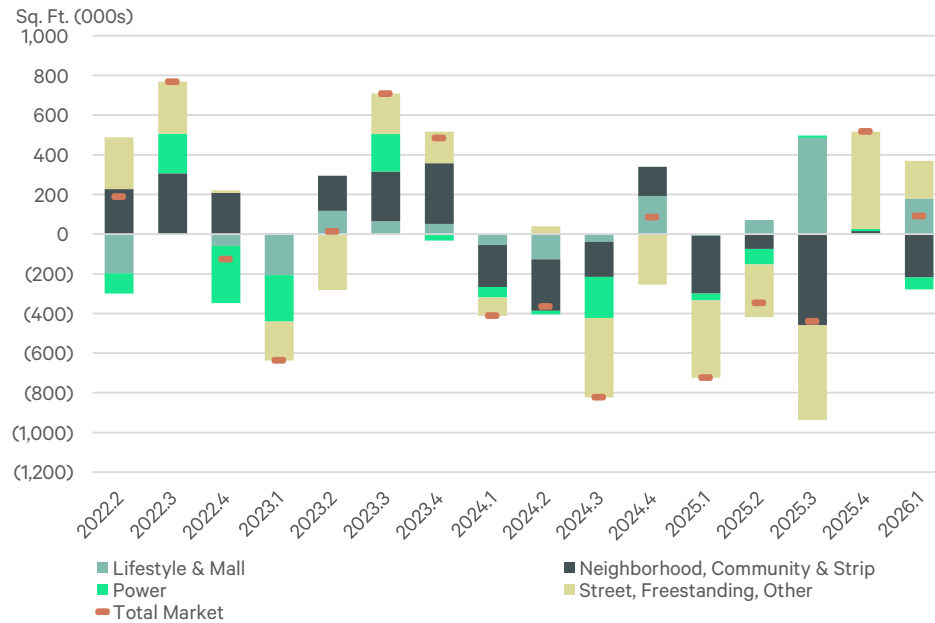
## Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	39,236	6.3	179	0	\$3.52
Neighborhood, Community & Strip	137,259	7.5	(219)	24	\$2.80
Power	22,358	6.8	(59)	0	\$2.54
Street, Freestanding, Other	178,385	5.1	190	30	-
<b>Total Market</b>	<b>377,238</b>	<b>6.2</b>	<b>91</b>	<b>54</b>	<b>\$2.87</b>

Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q1 2026.

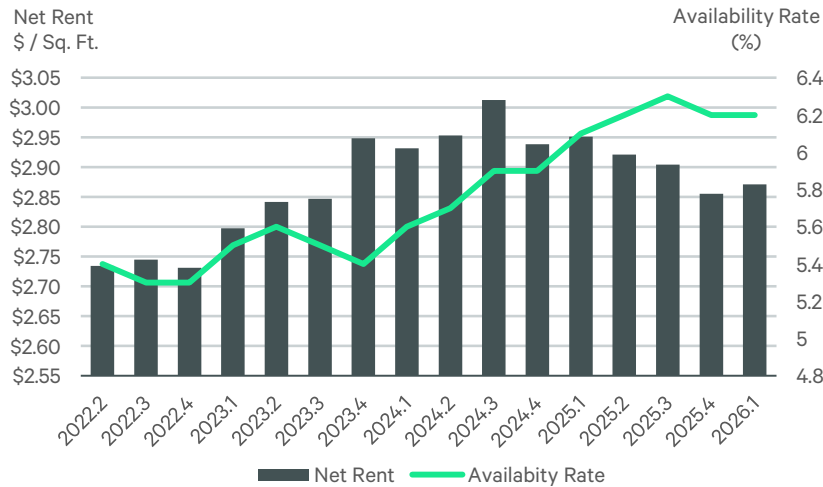
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
<b>Total Market</b>	<b>377,238</b>	<b>6.2</b>	<b>91</b>	<b>54</b>	<b>\$2.87</b>
Antelope Valley	15,968	4.9	19	0	\$1.78
Downtown Los Angeles	11,814	8.4	(18)	0	\$2.84
Gateway Cities	36,273	5.5	125	15	\$2.56
Hollywood/Wilshire	26,891	8.3	178	0	\$3.75
Outlying Los Angeles	294	4.1	1	0	\$1.00
San Fernando Valley	53,672	5.5	(235)	0	\$3.01
San Gabriel Valley	63,046	5.8	(86)	6	\$2.15
Santa Clarita Valley	12,464	6.3	(15)	29	\$2.07
South Bay	58,512	6.6	117	0	\$2.72
Southeast Los Angeles	36,201	5.7	(68)	4	\$2.28
Tri-Cities	32,529	4.5	(40)	0	\$3.23
Westside	29,574	8.5	113	0	\$4.35

Source: CBRE Econometric Advisors, Q1 2026.

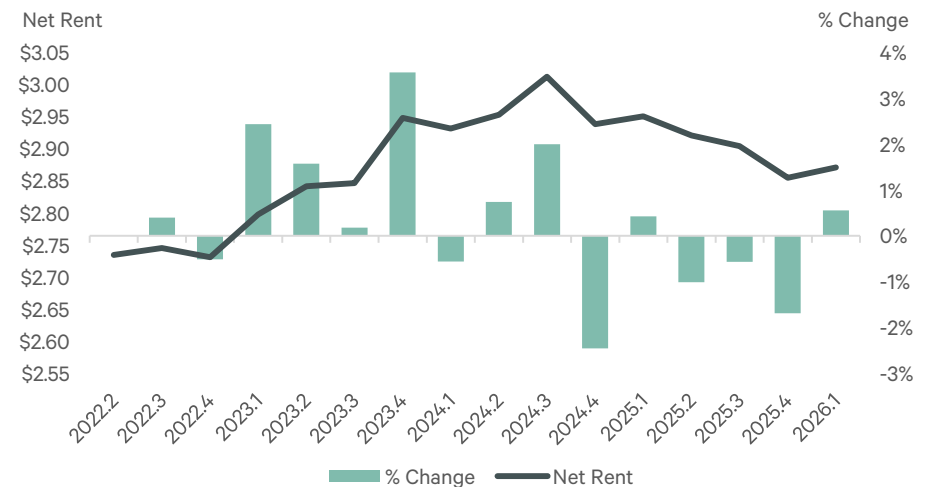
## Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



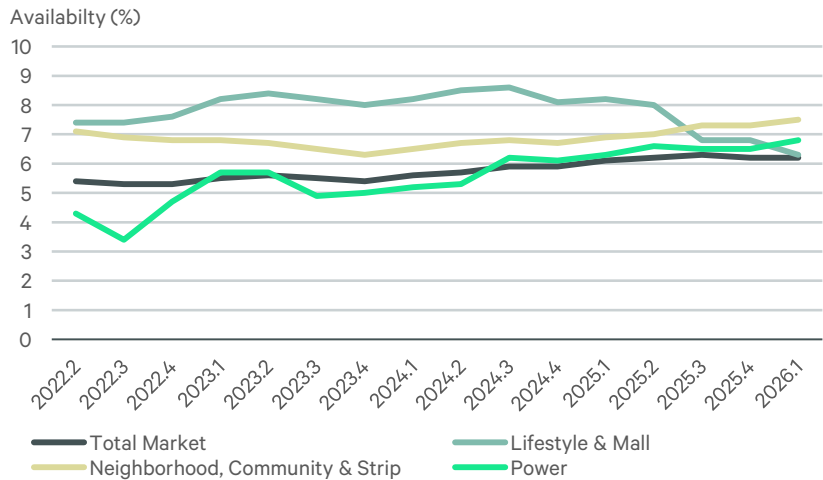
Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 6: Net Rent and % Change



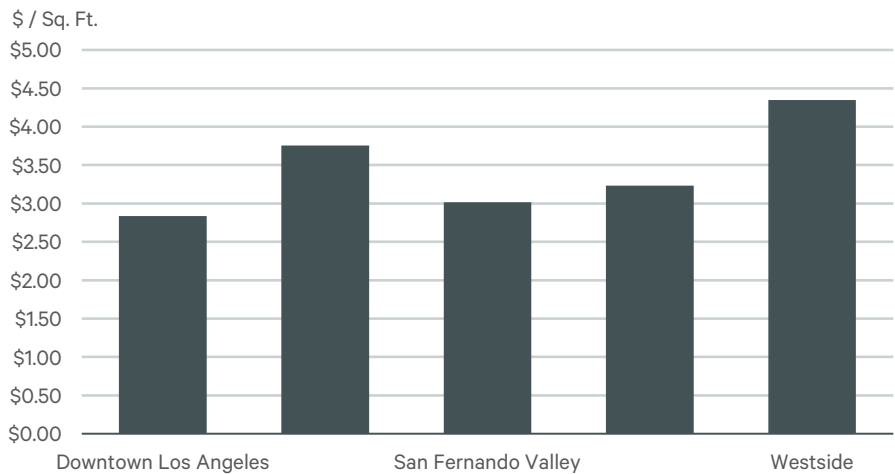
Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 7: Availability by Center Type



Source: CBRE Econometric Advisors, Q1 2026.

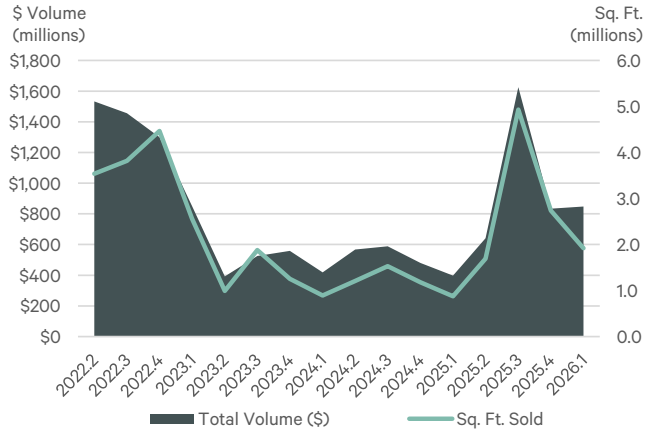
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q1 2026.

## Investment Sales

FIGURE 9: Retail Investment Sale Volume



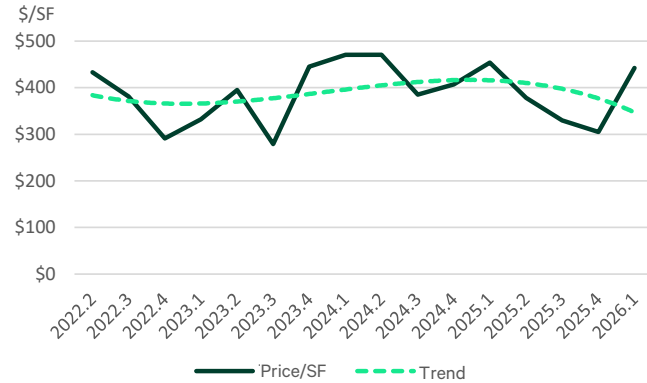
Source: MSCI Real Capital Analytics, Q1 2026.

FIGURE 11: Q1 2026 Sale Transactions

Buyer	Property Name	City	Building SF	Sale Price	Price / SF
TIAA-CREF	North Ranch Gateway	Westlake Village	86,582	\$49,000,000	\$566
Brixton Capital	Quad at Whittier	Whittier	433,553	\$100,000,000	\$231
Cedars-Sinai	Beverly Connection	Los Angeles	335,000	\$269,966,667	\$806
Cedars-Sinai	8487 West 3rd Street	Los Angeles	69,046	\$34,129,320	\$494
KPC Development	The Collection at Oceanwide Plaza	Los Angeles	166,583	\$31,704,134	\$190
Litwin Management	Embassy Plaza	Los Angeles	70,165	\$20,350,000	\$290
Arsen Sergoyan	Riverside Knolls Shopping Center	Los Angeles	50,758	\$25,000,000	\$493
Phillips Edison & Co (REIT)	Shops at Plaza West Covina	West Covina	46,406	\$26,019,000	\$561
Wells Towne LLC	Towne Center	Los Angeles	36,596	\$5,200,000	\$142
Undisclosed	LA Fitness	Diamond Bar	35,680	\$9,634,140	\$270
Laemmle Theaters	5240 Lankershim Boulevard	Los Angeles	32,809	\$6,500,000	\$198
Mushmel Properties	The Corbin Village	Los Angeles	30,503	\$9,275,000	\$304

Source: MSCI Real Capital Analytics, Q1 2026.

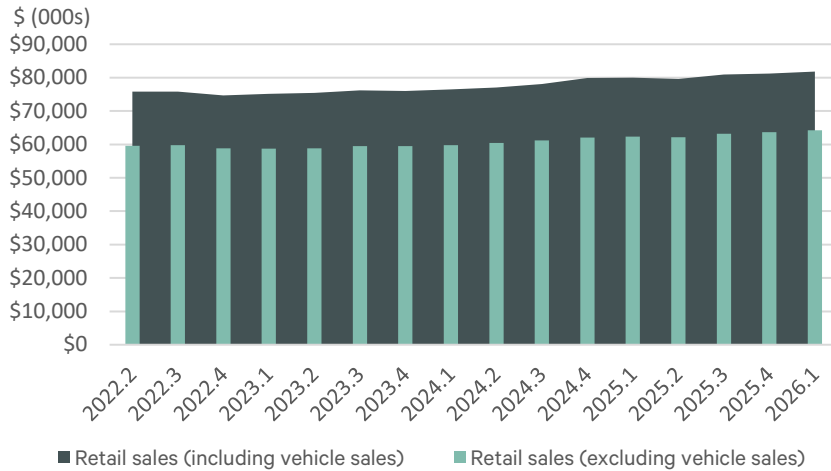
FIGURE 10: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q1 2026.

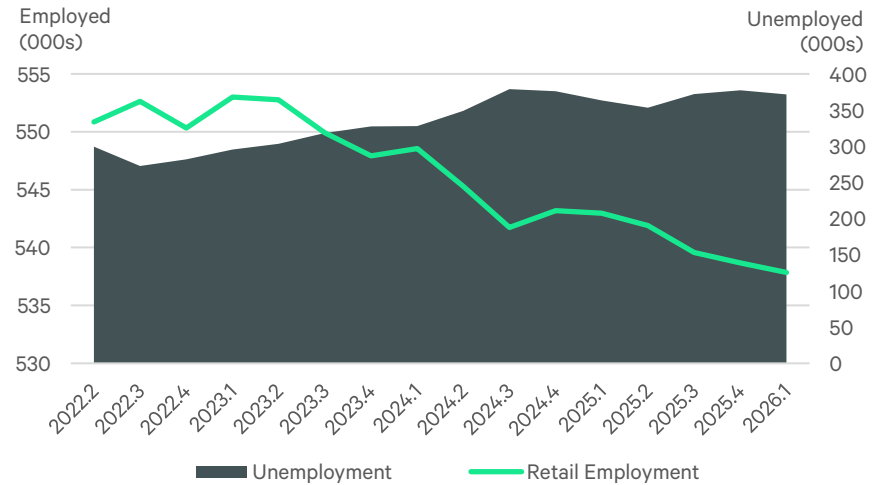
## Economic Overview

FIGURE 12: Total Retail Sales



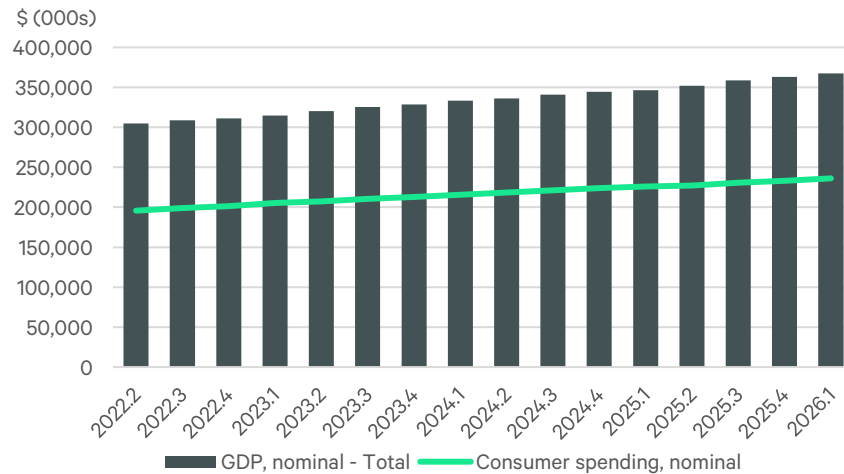
Source: Oxford Economics, Q1 2026.

FIGURE 13: Retail Employment vs. Unemployment



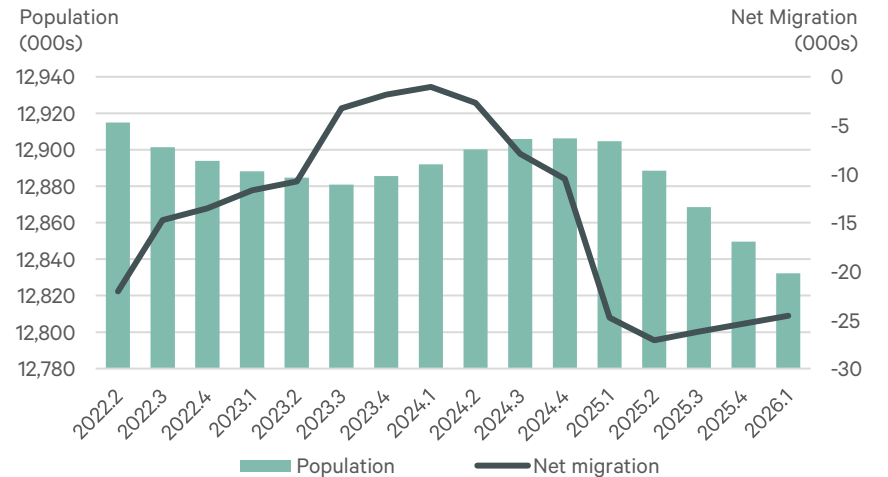
Source: Oxford Economics, Q1 2026.

FIGURE 14: GDP & Consumer Spending



Source: Oxford Economics, Q1 2026.

FIGURE 15: Total Population & Net Migration



Source: Oxford Economics, Q1 2026.

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## Retail Definitions

Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.

Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.

Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.

Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

## Market Definition

Antelope Valley, Brentwood/Westwood/Beverly Hills, Burbank/Glendale/Pasadena, Downtown Los Angeles, East Los Angeles, Hollywood, Long Beach, Mid-Wilshire, North San Gabriel Valley, Northridge/Northwest San Fernando Valley, Palms/Mar Vista, Santa Clarita Valley, Santa Monica/Marina del Rey, Sherman Oaks/North Hollywood/Encino, South Bay, South Los Angeles, South San Gabriel Valley, Southeast Los Angeles, Van Nuys/Northeast San Fernando Valley, and Woodland Hills.

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