

Q3 2025 Submarket Report

The Tri-Cities Office Submarket

LOS ANGELES
NORTH

CBRE RESEARCH
OCTOBER 2025

CBRE



FIGURES | TRI-CITIES | Q3 2025

Net absorption rebounds for a second consecutive quarter driven by Class A leasing activity

▼ 30.2%
Vacancy Rate

▲ 50K
SF Net Absorption

▶ 326K
SF Under Construction

▶ \$3.90
Direct Asking Lease Rate, FSG

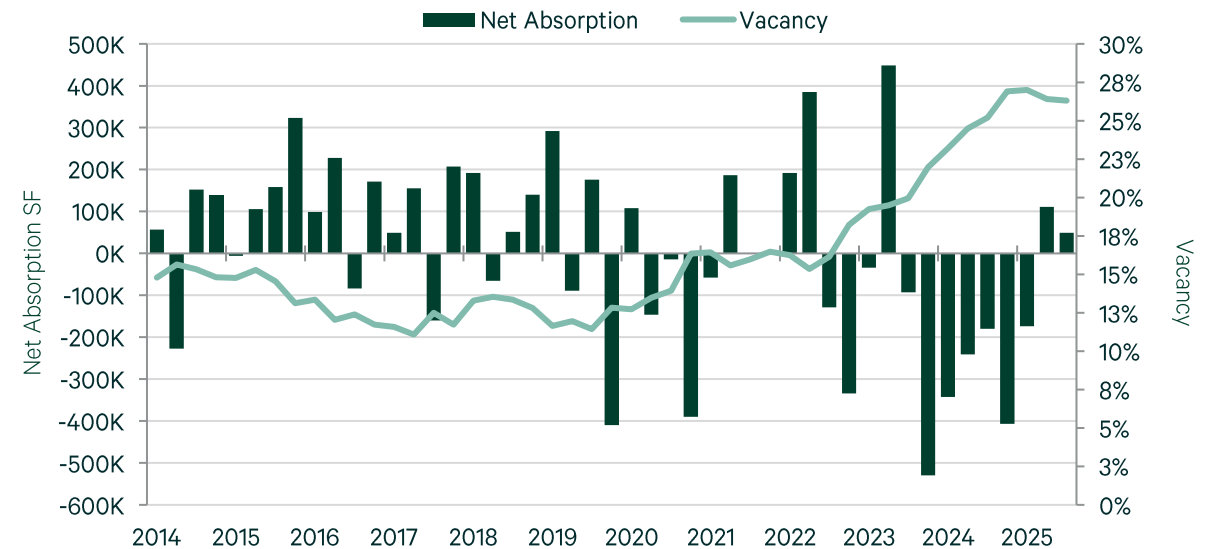
▲ 1.13M
Office-Using Employment LA County

Note: Arrows indicate change from previous quarter.

MARKET HIGHLIGHTS

- Average direct asking rates stayed flat quarter-over-quarter at \$3.90 FSG, which was a 3.2% increase year-over-year (YoY). Class A direct asking rates increased by 3.1% YoY to \$4.05 FSG, while Class B direct asking rates have increased by 5.3% YoY to \$3.15 FSG.
- The overall vacancy rate ended Q3 2025 at 26.3% with 50,000 sq. ft. of total net absorption.
- Notable Q3 leases include Kaiser Foundation Health Plan’s renewal/expansion of 280,000 sq. ft. at 74 N Pasadena Ave in Pasadena, a confidential renewal/contraction at 3355 W Empire Ave in Burbank for 113,000 sq. ft. and Cast & Crew renewing 48,000 sq. ft. at 2300 W Empire Ave in Burbank.
- Q3 2025 recorded the highest sales volume since Q4 2021. The largest sale of the quarter was Harbor Associate’s acquisition of 800 E Colorado Blvd & 55 S Lake Ave in Pasadena for \$125 million, or \$261.52 per sq. ft., alongside GD Realty Group’s purchase of 790 E Colorado Blvd in Pasadena for \$31.5 million, or \$215.29 per sq. ft.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q3 2025.

FIGURE 2: Submarket Statistics

	Bldg. Count	NRA	Direct Vacancy Rate	Overall Vacancy Rate	Overall Availability Rate	Net Absorption Q3	Net Absorption YTD	Class A Avg. Ask	Overall Avg. Ask	Under Const.	Deliveries
Arcadia/Monrovia	21	1,485,147	14.4%	14.7%	17.9%	(16,775)	(56,106)	\$3.81	\$3.19	0	0
Burbank	73	8,715,757	25.1%	30.2%	33.7%	11,132	54,549	\$4.59	\$4.45	326,000	0
Glendale	55	6,803,092	27.2%	28.4%	34.4%	3,092	72,350	\$3.42	\$3.42	0	0
North Hollywood	11	1,267,803	24.1%	32.1%	34.4%	(7,362)	(63,346)	\$3.93	\$3.77	0	0
Pasadena	71	9,015,190	22.0%	23.4%	32.5%	71,609	52,548	\$4.12	\$3.90	0	0
Studio City	6	324,401	26.5%	26.5%	28.4%	1,811	(54,527)	\$4.16	\$3.87	0	0
Universal City	5	1,162,980	14.6%	14.6%	17.9%	(13,895)	(18,626)	\$3.28	\$3.17	0	0
Class A	122	21,151,608	26.6%	29.7%	35.4%	148,364	175,238	N/A	\$4.05	326,000	0
Class B	120	7,622,762	15.5%	17.0%	22.5%	(98,752)	(188,396)	N/A	\$3.16	0	0
Tri-Cities	242	28,774,370	23.6%	26.3%	32.0%	49,612	(13,158)	\$4.05	\$3.90	326,000	0

FIGURE 3: Notable Lease Transactions Q3 2025

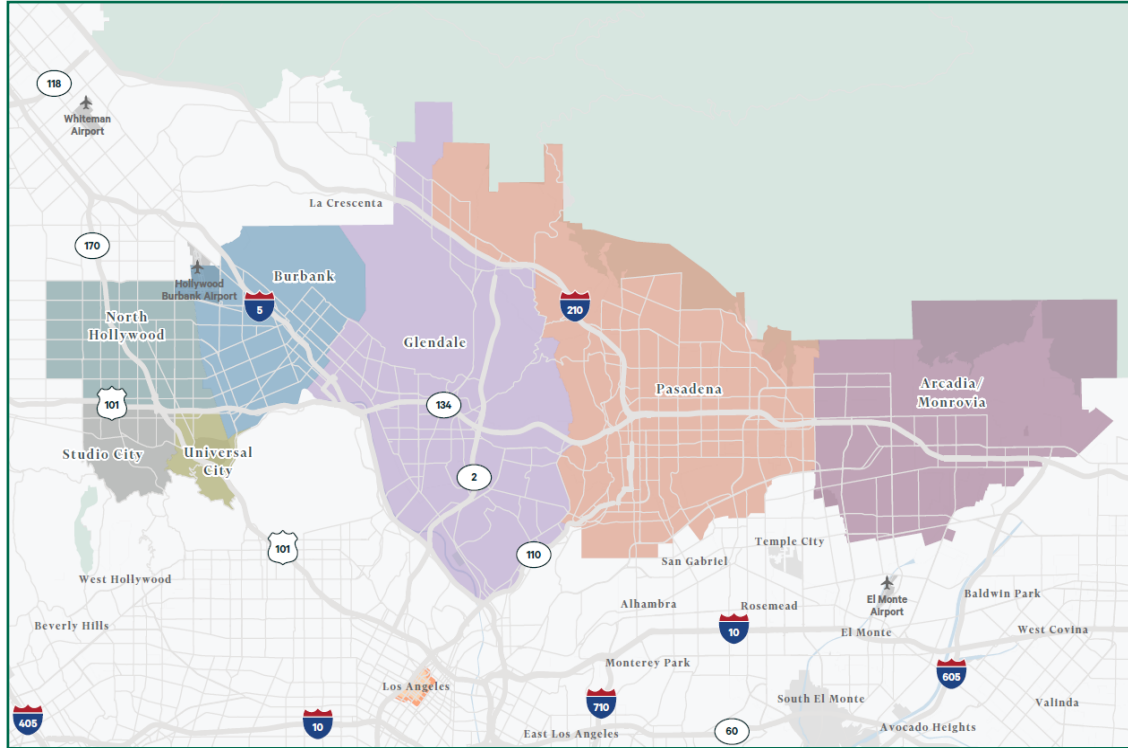
Tenant	Address	SF Leased	Type
Kaiser Foundation Health Plan	74 N Pasadena Ave, Pasadena	280,147	Renewal/Expansion
Confidential	3355 W Empire Ave, Burbank	112,898	Renewal/Contraction
Cast & Crew	2300 W Empire Ave, Burbank	51,064	Renewal
Deluxe Media	3400 W Riverside Dr, Burbank	48,237	New Lease
Keck Center	215 N Marengo Ave, Pasadena	44,772	New Lease

FIGURE 4: Notable Sale Transactions Q3 2025

Buyer	Address	SF Sold	Sale Price
Harbor Associates	800 E Colorado Blvd & 55 S Lake Ave, Pasadena	488,400	\$125M
GD Realty Group	790 E Colorado Blvd, Pasadena	146,313	\$31.5M
All For Health, Health For All Inc	601 S Glenoaks Blvd & 607 Glenoaks Blvd, Burbank	77,988	\$15.8M
Tien Lung Chen	253 S Los Robles Ave, Pasadena	35,529	\$11.1M
Celina Marciano	1201 N Pacific Ave, Glendale	16,102	\$4.8M

Source: CBRE Research, Q3 2025.

Submarket Map



Source: CBRE Research, Q3 2025, 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 rate, 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. 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 all Class A and B office buildings 30,000 sq. ft. and greater in size in the Tri-Cities Submarket. Owner-user buildings are not included in the survey. This survey excludes medical office buildings. Buildings which have begun construction as evidenced by site excavation or foundation work.

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