

Snapshot | Greater Los Angeles Office | Q4 2025

Quarterly Snapshot

Submarket & District Breakdown

REPORT



Table: Key Market Statistics

Market Area	Bldg. Count	NRA	Direct Vacant SF	Sublease Vacant SF	Overall Vacant SF	Direct Vacancy Rate	Overall Vacancy Rate	Overall Available SF	Overall Availability Rate	FSG Asking Rate (Class A)	FSG Asking Rate	Net Absorption	Net Absorption YTD
Arcadia/Monrovia	21	1,485,147	196,727	4,273	201,000	13.2%	13.5%	265,894	17.9%	\$3.70	\$3.20	17,625	(38,481)
Burbank	73	8,715,757	2,224,586	434,108	2,658,694	25.5%	30.5%	2,845,575	32.6%	\$4.56	\$4.47	10,238	64,787
Glendale	55	6,803,092	1,787,416	84,988	1,872,404	26.3%	27.5%	2,267,237	33.3%	\$3.42	\$3.42	61,231	133,581
North Hollywood	11	1,267,803	304,491	120,689	425,180	24.0%	33.5%	456,024	36.0%	\$3.93	\$3.76	(17,850)	(81,196)
Pasadena	70	8,851,089	1,918,544	157,034	2,075,578	21.7%	23.4%	2,414,660	27.3%	\$4.13	\$3.88	(23,566)	28,982
Studio City	6	324,401	81,813	0	81,813	25.2%	25.2%	86,088	26.5%	\$4.21	\$3.90	4,227	(50,300)
Universal City	5	1,166,572	177,496	0	177,496	15.2%	15.2%	183,404	15.7%	\$3.18	\$3.08	(7,647)	(26,273)
TRI-CITIES	241	28,613,861	6,691,073	801,092	7,492,165	23.4%	26.2%	8,518,882	29.8%	\$4.04	\$3.90	44,258	31,100
Bunker Hill	11	6,961,751	2,205,058	72,554	2,277,612	31.7%	32.7%	2,396,502	34.4%	\$4.12	\$4.04	(28,601)	(226,756)
City West	5	1,636,113	241,743	222,005	463,748	14.8%	28.3%	463,748	28.3%	\$2.75	\$3.21	(78,030)	(117,400)
Financial	38	18,699,415	6,325,904	321,079	6,646,983	33.8%	35.5%	7,422,402	39.7%	\$3.81	\$3.70	(217,969)	(132,624)
South Park	15	4,378,431	1,430,517	81,242	1,511,759	32.7%	34.5%	1,663,634	38.0%	\$3.77	\$3.52	(52,775)	(154,480)
LOS ANGELES DOWNTOWN	69	31,675,710	10,203,222	696,880	10,900,102	32.2%	34.4%	11,946,286	37.7%	\$3.86	\$3.73	(377,375)	(631,260)
Arts District	24	2,176,095	1,162,874	152,482	1,315,356	53.4%	60.4%	1,367,629	62.8%	\$5.22	\$5.18	(46,109)	(149,611)
Fashion District	6	1,977,890	1,130,625	163,955	1,294,580	57.2%	65.5%	1,304,653	66.0%	\$5.25	\$4.95	(231,398)	(249,660)
Historic Core	12	2,646,200	1,603,192	29,595	1,632,787	60.6%	61.7%	1,637,466	61.9%	\$4.58	\$4.43	(17,590)	(32,306)
Little Tokyo	6	397,085	72,229	10,156	82,385	18.2%	20.7%	87,825	22.1%	\$3.45	\$3.26	5,805	(22,128)
LOS ANGELES DOWNTOWN EAST	48	7,197,270	3,968,920	356,188	4,325,108	55.1%	60.1%	4,397,573	61.1%	\$4.95	\$4.77	(289,292)	(453,705)
Hollywood	67	6,324,683	1,480,298	114,861	1,595,159	23.4%	25.2%	1,882,667	29.8%	\$4.96	\$4.68	(107,883)	(301,334)
Mid-Wilshire	41	8,094,918	2,057,184	65,994	2,123,178	25.4%	26.2%	2,385,194	29.5%	\$2.58	\$2.58	(23,518)	(183,724)
Miracle Mile	20	4,361,736	1,290,325	110,055	1,400,380	29.6%	32.1%	1,606,332	36.8%	\$4.66	\$4.60	(81,736)	(223,251)
Park Mile	16	1,601,798	408,878	8,035	416,913	25.5%	26.0%	478,606	29.9%	\$3.08	\$2.95	(6,196)	25,472
HOLLYWOOD/WILSHIRE CORRIDOR	144	20,383,135	5,236,685	298,945	5,535,630	25.7%	27.2%	6,352,799	31.2%	\$3.61	\$3.62	(219,333)	(682,837)

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Market Area	Bldg. Count	NRA	Direct Vacant SF	Sublease Vacant SF	Overall Vacant SF	Direct Vacancy Rate	Overall Vacancy Rate	Overall Available SF	Overall Availability Rate	FSG Asking Rate (Class A)	FSG Asking Rate	Net Absorption	Net Absorption YTD
Canoga Park	5	191,561	17,348	0	17,348	9.1%	9.1%	21,480	11.2%	\$0.00	\$1.79	4,164	6,746
Chatsworth	15	1,290,330	183,749	0	183,749	14.2%	14.2%	198,691	15.4%	\$3.32	\$2.69	0	(16,508)
Encino	32	3,507,307	686,159	59,189	745,348	19.6%	21.3%	849,241	24.2%	\$2.87	\$2.81	4,224	(76,288)
Mission Hills	4	158,730	18,120	0	18,120	11.4%	11.4%	19,462	12.3%	\$2.68	\$2.59	2,125	(1,503)
Northridge	3	336,989	28,492	0	28,492	8.5%	8.5%	28,492	8.5%	\$2.65	\$2.65	0	3,358
Palmdale	6	368,616	17,008	0	17,008	4.6%	4.6%	18,198	4.9%	\$0.00	\$1.67	0	(1,737)
Panorama City	2	152,444	2,558	0	2,558	1.7%	1.7%	2,558	1.7%	\$3.00	\$3.00	0	0
Sherman Oaks	26	2,743,750	540,748	43,218	583,966	19.7%	21.3%	719,923	26.2%	\$3.73	\$3.44	20,485	(9,351)
Tarzana	14	713,769	202,492	2,259	204,751	28.4%	28.7%	209,182	29.3%	\$2.25	\$2.57	(37,980)	(52,147)
Valencia	40	2,776,911	599,471	8,516	607,987	21.6%	21.9%	660,307	23.8%	\$2.95	\$2.91	(8,267)	(9,505)
Van Nuys	30	1,768,161	404,555	8,618	413,173	22.9%	23.4%	489,771	27.7%	\$2.64	\$2.49	(9,239)	(28,761)
West Hills	9	944,217	92,122	41,346	133,468	9.8%	14.1%	186,981	19.8%	\$2.54	\$2.53	795	40,974
Woodland Hills	60	7,638,716	1,600,917	319,574	1,920,491	21.0%	25.1%	2,239,652	29.3%	\$2.73	\$2.61	(267,646)	(432,673)
SAN FERNANDO VALLEY	246	22,591,501	4,393,739	482,720	4,876,459	19.4%	21.6%	5,643,938	25.0%	\$2.90	\$2.76	(291,339)	(577,395)
210 Corridor	26	2,100,701	269,440	4,633	274,073	12.8%	13.0%	363,521	17.3%	\$2.74	\$2.52	2,002	(108,083)
Alhambra	26	1,265,479	43,646	0	43,646	3.4%	3.4%	46,208	3.7%	\$2.27	\$2.29	(5,275)	(4,103)
City of Industry	21	1,566,474	51,856	7,555	59,411	3.3%	3.8%	75,788	4.8%	\$2.40	\$2.40	26,178	(10,028)
Covina	6	299,351	22,045	0	22,045	7.4%	7.4%	52,658	17.6%	\$2.35	\$2.20	0	13,650
Diamond Bar	22	1,295,827	83,019	3,348	86,367	6.4%	6.7%	160,159	12.4%	\$3.15	\$2.73	5,938	3,309
El Monte	21	1,289,493	66,992	0	66,992	5.2%	5.2%	105,080	8.1%	\$3.05	\$2.12	0	2,609
Monterey Park	12	919,393	232,081	3,395	235,476	25.2%	25.6%	238,277	25.9%	\$3.17	\$2.89	(2,633)	(3,367)
Pomona	19	1,376,198	83,745	0	83,745	6.1%	6.1%	114,009	8.3%	\$0.00	\$2.63	17,455	26,740
South El Monte	2	74,241	0	0	0	0.0%	0.0%	986	1.3%	\$0.00	\$2.25	0	0

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West Covina	13	848,323	77,556	9,592	87,148	9.1%	10.3%	92,836	10.9%	\$2.71	\$2.30	0	(18,171)
SAN GABRIEL VALLEY	168	11,035,480	930,380	28,523	958,903	8.4%	8.7%	1,249,522	11.3%	\$2.86	\$2.57	43,665	(97,444)
Artesia	1	82,516	33,118	0	33,118	40.1%	40.1%	33,118	40.1%	\$2.44	\$2.44	(6,472)	(6,472)
Cerritos	16	1,522,770	179,254	15,462	194,716	11.8%	12.8%	323,302	21.2%	\$2.79	\$2.66	(16,581)	(19,739)
Downey	7	398,362	24,433	270	24,703	6.1%	6.2%	25,784	6.5%	\$2.80	\$2.85	(1,272)	1,171
La Mirada	2	145,531	6,585	2,401	8,986	4.5%	6.2%	13,289	9.1%	\$0.00	\$2.61	0	4,103
Lakewood	5	218,930	15,995	0	15,995	7.3%	7.3%	15,995	7.3%	\$0.00	\$2.27	0	0
Norwalk	5	715,631	23,704	0	23,704	3.3%	3.3%	28,934	4.0%	\$2.59	\$1.88	(3,161)	36,911
City of Commerce	15	1,000,124	41,400	4,727	46,127	4.1%	4.6%	64,111	6.4%	\$2.55	\$2.43	19,629	14,919
Santa Fe Springs	7	424,454	38,339	0	38,339	9.0%	9.0%	38,339	9.0%	\$0.00	\$1.87	4,194	(5,975)
Whittier	7	406,204	20,437	0	20,437	5.0%	5.0%	20,437	5.0%	\$3.50	\$2.85	(482)	1,667
MID-COUNTIES	65	4,914,522	383,265	22,860	406,125	7.8%	8.3%	563,309	11.5%	\$2.71	\$2.46	(4,145)	26,585
190th Corridor	36	3,163,408	385,593	88,471	474,064	12.2%	15.0%	532,416	16.8%	\$3.22	\$2.99	(25,587)	(6,996)
Beach Cities	14	1,147,854	182,362	0	182,362	15.9%	15.9%	196,782	17.1%	\$3.96	\$3.81	(9,714)	(5,890)
Downtown Long Beach	24	4,157,302	1,006,518	189,789	1,196,307	24.2%	28.8%	1,326,844	31.9%	\$2.97	\$2.72	(13,157)	(118,712)
El Segundo	83	11,507,747	2,601,678	484,008	3,085,686	22.6%	26.8%	3,696,320	32.1%	\$4.09	\$4.08	(53,330)	(322,162)
Inglewood	5	754,125	161,887	0	161,887	21.5%	21.5%	245,153	32.5%	\$5.50	\$4.97	0	28,318
Joint Geographic Location	13	1,058,582	75,636	0	75,636	7.1%	7.1%	79,077	7.5%	\$2.48	\$2.34	(2,121)	(47,234)
LAX	12	2,997,314	1,278,321	12,846	1,291,167	42.6%	43.1%	1,383,810	46.2%	\$2.59	\$2.37	(24,306)	(110,123)
Suburban Long Beach	51	4,346,158	712,762	156,275	869,037	16.4%	20.0%	1,165,540	26.8%	\$3.03	\$2.85	21,074	68,648
Palos Verdes	7	261,148	12,991	0	12,991	5.0%	5.0%	18,771	7.2%	\$0.00	\$2.56	(69)	2,592
Torrance	67	3,997,884	463,811	121,975	585,786	11.6%	14.7%	959,391	24.0%	\$3.46	\$2.86	(21,360)	(16,142)
SOUTH BAY	312	33,391,522	6,881,559	1,053,364	7,934,923	20.6%	23.8%	9,604,104	28.8%	\$3.61	\$3.32	(128,570)	(527,701)

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Beverly Hills	37	3,420,286	658,728	67,602	726,330	19.3%	21.2%	895,888	26.2%	\$5.70	\$5.49	(3,932)	38,392
Beverly Hills Triangle	32	3,427,408	528,333	78,393	606,726	15.4%	17.7%	755,836	22.1%	\$6.79	\$6.66	15,812	(134,277)
Brentwood	20	3,414,709	675,168	83,872	759,040	19.8%	22.2%	911,207	26.7%	\$4.53	\$4.25	3,214	26,963
Century City	18	10,601,289	1,141,448	112,288	1,253,736	10.8%	11.8%	2,472,699	23.3%	\$7.55	\$7.55	51,138	184,713
Culver City	59	4,291,728	982,231	43,409	1,025,640	22.9%	23.9%	1,375,445	32.0%	\$6.90	\$6.06	12,438	(44,455)
Fox Hills	45	3,123,443	854,516	121,284	975,800	27.4%	31.2%	1,182,023	37.8%	\$3.59	\$3.52	(56,618)	(63,872)
Marina Del Rey	26	2,123,970	545,725	54,778	600,503	25.7%	28.3%	675,720	31.8%	\$5.92	\$5.28	27,292	(3,178)
Olympic Corridor	28	3,537,212	993,286	31,654	1,024,940	28.1%	29.0%	1,167,742	33.0%	\$5.68	\$5.55	3,026	(61,675)
Playa Vista	49	6,374,671	1,466,750	294,498	1,761,248	23.0%	27.6%	2,258,049	35.4%	\$5.68	\$5.55	21,369	52,708
Santa Monica	98	10,001,511	1,895,070	697,182	2,592,252	18.9%	25.9%	3,569,754	35.7%	\$6.03	\$5.92	(91,817)	(390,772)
West Hollywood	22	2,517,165	326,729	157,239	483,968	13.0%	19.2%	609,798	24.2%	\$5.27	\$5.29	(17,920)	(13,007)
West LA	11	910,735	468,928	27,010	495,938	51.5%	54.5%	520,686	57.2%	\$5.56	\$5.30	(53,421)	(42,477)
Westwood	28	4,984,936	904,596	69,213	973,809	18.1%	19.5%	1,265,055	25.4%	\$4.72	\$4.68	14,272	(39,055)
WEST LOS ANGELES	473	58,729,063	11,441,508	1,838,422	13,279,930	19.5%	22.6%	17,659,902	30.1%	\$5.88	\$5.69	(75,147)	(489,992)
SUBURBAN LOS ANGELES COUNTY	1,697	186,856,354	39,927,129	4,882,114	44,809,243	21.4%	24.0%	53,990,029	28.9%	\$4.51	\$4.23	(919,903)	(2,771,389)
LOS ANGELES COUNTY	1,766	218,532,064	50,130,351	5,578,994	55,709,345	22.9%	25.5%	65,936,315	30.2%	\$4.37	\$4.13	(1,297,278)	(3,402,649)
Agoura Hills	51	2,217,012	535,627	113,657	649,284	24.2%	29.3%	691,407	31.2%	\$2.48	\$2.51	(53,886)	(232,940)
Calabasas	55	2,672,700	217,931	110,887	328,818	8.2%	12.3%	448,621	16.8%	\$4.06	\$3.04	(3,170)	7,460
Thousand Oaks	51	1,998,919	488,031	37,925	525,956	24.4%	26.3%	611,035	30.6%	\$2.55	\$2.40	(15,412)	21,413
Westlake Village	89	5,115,246	1,200,923	152,366	1,353,289	23.5%	26.5%	1,502,857	29.4%	\$3.01	\$2.78	(32,761)	(149,297)
CONEJO VALLEY	246	12,003,877	2,442,512	414,835	2,857,347	20.3%	23.8%	3,253,920	27.1%	\$2.91	\$2.68	(105,229)	(353,364)

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Camarillo	40	1,376,725	135,929	2,112	138,041	9.9%	10.0%	214,464	15.6%	\$2.80	\$2.33	37,248	49,011
Oxnard	35	1,670,362	281,275	16,176	297,451	16.8%	17.8%	313,694	18.8%	\$2.63	\$2.54	(10,434)	(11,266)
Ventura	58	1,477,331	180,370	0	180,370	12.2%	12.2%	220,156	14.9%	\$0.00	\$2.08	(569)	(19,624)
WEST VENTURA COUNTY	133	4,524,418	597,574	18,288	615,862	13.2%	13.6%	748,314	16.5%	\$2.64	\$2.35	26,245	18,121
Moorpark	4	309,111	5,927	0	5,927	1.9%	1.9%	15,525	5.0%	\$1.72	\$1.80	(1,008)	6,078
Simi Valley	21	973,411	39,329	12,269	51,598	4.0%	5.3%	65,874	6.8%	\$3.22	\$2.46	9,781	4,886
EAST VENTURA COUNTY	25	1,282,522	45,256	12,269	57,525	3.5%	4.5%	81,399	6.3%	\$2.39	\$2.38	8,773	10,964
VENTURA COUNTY	404	17,810,817	3,085,342	445,392	3,530,734	17.3%	19.8%	4,083,633	22.9%	\$2.85	\$2.60	(70,211)	(324,279)
GREATER LOS ANGELES	2,170	236,342,881	53,215,693	6,024,386	59,240,079	22.5%	25.1%	70,019,948	29.6%	\$4.34	\$4.04	(1,367,489)	(3,726,928)

Source: CBRE Research, Q4 2025.

Submarket Map



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 Los Angeles and Ventura counties. 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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Source: CBRE Research, Q4 2025, Location Intelligence

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