

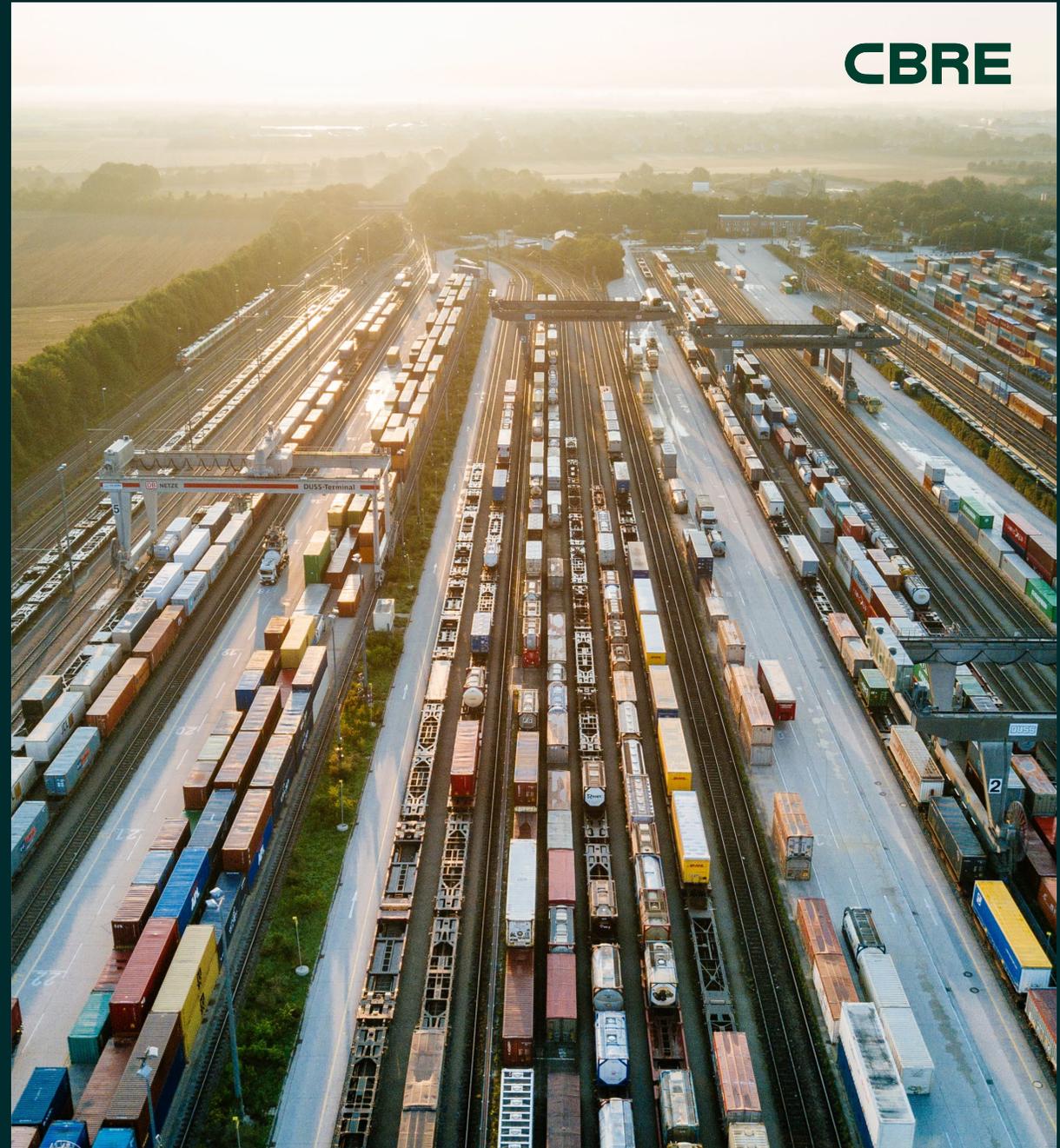
Snapshot | Greater Los Angeles Industrial | Q4 2025

Quarterly Snapshot

Submarket & District Breakdown

REPORT

CBRE RESEARCH
JANUARY 2026



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	79	5,495,342	192,205	0	192,205	3.5%	32,640	0	32,640	32,640	1.1%	\$1.39	15,960	0
Bell Gardens	77	2,288,458	243,237	0	134,252	5.9%	0	0	10,108	10,108	4.6%	\$1.04	7,765	0
Commerce	779	48,415,745	2,488,262	1,464,833	4,052,416	8.4%	721,275	1,212,913	1,938,988	1,446,289	6.2%	\$1.09	661,943	283,621
Montebello	196	11,199,044	382,830	326,517	741,615	6.6%	32,400	0	53,280	53,280	4.9%	\$1.30	(7,060)	13,825
Monterey Park	94	2,131,041	311,844	0	324,138	15.2%	41,390	0	41,390	41,390	10.9%	\$0.78	(49,936)	0
Pico Rivera	181	10,238,549	914,152	186,500	1,116,162	10.9%	142,291	0	151,251	151,251	5.9%	\$1.19	(67,741)	0
COMMERCE	1,406	79,768,179	4,532,530	1,977,850	6,560,788	8.2%	969,996	1,212,913	2,227,657	1,734,958	5.7%	\$1.12	560,931	297,446
Cudahy	35	1,145,481	128,832	0	140,832	12.3%	0	0	0	0	12.3%	\$1.04	(9,600)	0
Huntington Park	141	4,408,641	524,403	0	535,523	12.1%	0	0	0	0	5.1%	\$0.67	0	0
Maywood	26	762,979	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
South Gate	225	10,415,695	503,865	136,810	601,644	5.8%	12,700	132,642	145,342	145,342	4.1%	\$0.96	128,044	0
Vernon	901	55,378,185	2,725,911	1,464,833	4,221,226	7.6%	488,613	0	503,613	479,468	4.7%	\$1.01	(91,622)	333,104
VERNON	1,328	72,110,981	3,883,011	1,673,815	5,499,225	7.6%	501,313	132,642	648,955	624,810	4.7%	\$0.97	26,822	333,104
COMMERCE/VERNON	2,734	151,879,160	8,066,700	3,651,665	12,060,013	7.9%	1,471,309	1,345,555	2,876,612	2,359,768	5.2%	\$1.06	587,753	630,550
Los Angeles	2,459	91,497,242	4,917,581	759,500	6,345,101	6.9%	521,234	110,789	692,597	692,597	5.4%	\$0.93	3,485	167,522
DOWNTOWN LOS ANGELES	2,459	91,497,242	4,917,581	759,500	6,345,101	6.9%	521,234	110,789	692,597	692,597	5.4%	\$0.93	3,485	167,522
CENTRAL LOS ANGELES	5,193	243,376,402	12,984,281	4,411,165	18,405,114	7.6%	1,992,543	1,456,344	3,569,209	3,052,365	5.3%	\$1.02	591,238	798,072
Artesia	15	279,507	15,208	0	15,208	5.4%	0	0	0	0	5.4%	\$0.96	0	0
Bellflower	27	511,296	0	0	0	0.0%	0	0	0	0	0.0%	\$1.01	0	0
Cerritos	258	13,648,147	725,670	335,087	1,070,027	7.8%	41,392	0	51,325	41,392	4.9%	\$0.97	(121,058)	0
Downey	114	5,142,502	179,929	126,381	313,550	6.1%	19,800	516,124	543,249	543,249	5.1%	\$1.06	19,800	516,124
La Mirada	175	12,657,328	695,027	948,923	1,643,950	13.0%	250,533	0	250,533	250,533	8.3%	\$0.93	4,350	0
Lakewood	16	659,387	42,510	0	42,510	6.4%	27,132	0	27,132	27,132	6.4%	\$0.93	0	42,846
Norwalk	61	2,841,640	20,004	104,945	124,949	4.4%	0	0	0	0	0.0%	N/A	0	0
Paramount	263	8,591,053	619,300	126,432	755,696	8.8%	13,500	0	16,612	16,612	5.0%	\$0.68	(135,054)	0
Santa Fe Springs	1,109	53,719,112	2,541,748	1,149,132	3,740,480	7.0%	251,126	329,486	591,421	508,520	4.9%	N/A	(84,306)	263,867
Whittier	73	4,682,101	143,802	606,993	750,795	16.0%	0	0	0	0	14.3%	\$1.15	(28,371)	0
MID-COUNTIES	2,111	102,732,073	4,983,198	3,397,893	8,457,165	8.2%	603,483	845,610	1,480,272	1,387,438	5.6%	\$1.34	(344,639)	822,837

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	384	12,229,548	693,710	168,000	899,330	7.4%	11,520	0	11,520	11,520	5.0%	\$1.52	(2,080)	0
Burbank	375	14,007,895	523,679	0	533,663	3.8%	0	0	0	0	3.4%	\$1.74	(29,360)	0
Glendale	551	17,455,998	470,847	0	499,739	2.9%	0	0	0	0	1.4%	\$1.19	(20,241)	0
North Hollywood	478	13,841,009	480,571	106,526	604,126	4.4%	99,800	0	99,800	99,800	2.7%	\$1.43	(448)	0
Pacoima	126	5,149,558	54,584	113,500	168,084	3.3%	38,324	0	38,324	0	0.7%	\$1.29	0	0
Pasadena	106	3,513,135	86,020	0	88,251	2.5%	0	0	11,000	11,000	2.4%	\$1.41	0	0
San Fernando	148	5,226,765	371,840	132,936	504,776	9.7%	0	0	0	0	6.0%	\$1.33	0	0
Sunland/Tujunga	6	228,467	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Sylmar	156	7,484,716	370,609	143,529	514,138	6.9%	0	0	0	0	4.6%	\$1.49	(27,000)	490,000
EAST SAN FERNANDO VALLEY	2,330	79,137,091	3,051,860	664,491	3,812,107	4.8%	149,644	0	160,644	122,320	3.1%	\$1.46	(79,129)	490,000
Agoura Hills	25	711,349	0	0	27,327	3.8%	0	0	3,874	3,874	0.9%	\$1.50	4,628	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	201	5,281,243	137,734	0	159,878	3.0%	80,629	0	84,629	84,629	2.3%	\$1.28	(15,426)	0
Chatsworth	604	22,202,608	1,337,583	206,384	1,584,942	7.1%	174,750	0	174,750	174,750	4.4%	\$1.29	(109,834)	0
Granada Hills	2	43,598	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Mission Hills	4	127,581	25,800	0	25,800	20.2%	0	0	0	0	0.0%	\$0.93	0	0
Northridge	136	3,521,314	123,122	0	136,322	3.9%	12,870	0	12,870	12,870	3.9%	\$1.23	11,268	0
Panorama City	65	2,368,062	97,527	0	104,527	4.4%	0	112,557	112,557	0	2.5%	\$1.52	0	0
Reseda	19	419,647	22,973	0	22,973	5.5%	0	0	0	0	0.0%	N/A	0	0
Sepulveda	26	926,878	27,570	262,797	290,367	31.3%	0	0	0	0	1.5%	\$1.83	0	0
Sherman Oaks	2	38,817	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Tarzana	18	447,893	0	0	6,000	1.3%	0	0	0	0	1.3%	\$1.75	0	0
Van Nuys	526	18,442,934	472,152	0	496,502	2.7%	125,254	0	125,254	125,254	2.0%	\$1.43	59,796	0
Woodland Hills	52	2,267,991	56,435	0	65,339	2.9%	13,200	0	19,199	19,199	2.2%	\$1.75	13,200	0
WEST SAN FERNANDO VALLEY	1,710	58,203,782	2,455,904	469,181	3,080,065	5.3%	406,703	112,557	533,133	420,576	3.1%	\$1.38	(36,368)	0
Canyon Country	20	576,309	38,654	0	38,654	6.7%	0	0	0	0	0.0%	\$1.45	0	0
Castaic	2	96,253	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0

Appendix 3: 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.
Santa Clarita	57	4,716,523	489,954	262,522	752,476	16.0%	0	113,640	113,640	0	16.0%	\$1.08	0	0
Valencia	462	20,471,163	880,147	766,787	1,673,683	8.2%	158,778	355,582	525,531	312,341	4.8%	\$1.38	(13,271)	0
SANTA CLARITA VALLEY	541	25,860,248	1,408,755	1,029,309	2,464,813	9.5%	158,778	469,222	639,171	312,341	6.7%	\$1.36	(13,271)	0
Lancaster	77	4,557,126	82,860	1,574,187	1,657,047	36.4%	0	0	0	0	35.5%	\$0.83	0	289,211
Palmdale	50	3,552,808	42,680	0	60,867	1.7%	0	0	0	0	1.7%	\$1.00	0	1,090,000
ANTELOPE VALLEY	127	8,109,934	125,540	1,574,187	1,717,914	21.2%	0	0	0	0	20.7%	\$0.83	0	1,379,211
GREATER SAN FERNANDO VALLEY	4,708	171,311,055	7,042,059	3,737,168	11,074,899	6.5%	715,125	581,779	1,332,948	855,237	4.5%	\$1.35	(128,768)	1,869,211
Azusa	164	7,649,181	802,626	294,210	1,099,836	14.4%	115,072	0	115,072	24,204	6.6%	\$1.19	4,384	0
City of Industry	1,069	81,872,566	2,743,640	820,428	3,879,855	4.7%	488,184	357,024	883,529	818,363	2.8%	\$1.21	10,535	565,484
El Monte	191	9,438,949	392,122	527,701	952,729	10.1%	50,870	0	74,741	74,741	4.1%	\$0.99	(50,437)	0
Irwindale	248	14,694,060	683,513	424,160	1,172,507	8.0%	31,262	0	37,420	24,748	7.0%	\$1.21	8,050	437,552
Monrovia/Duarte	176	5,856,808	280,276	265,697	564,503	9.6%	43,155	0	49,968	49,968	8.5%	\$1.02	47,568	0
Pomona	427	19,689,723	894,041	912,491	1,843,930	9.4%	48,231	0	59,803	59,803	6.5%	\$0.98	(413,688)	0
South El Monte	317	6,996,606	227,012	0	252,589	3.6%	27,280	0	36,930	36,930	2.3%	\$1.06	(10,150)	289,715
Baldwin Park	145	4,671,199	57,351	169,318	281,450	6.0%	40,981	132,254	180,602	180,602	5.6%	\$1.31	153,455	0
Walnut	34	642,094	13,459	0	15,909	2.5%	0	0	0	0	2.5%	\$1.45	(2,450)	0
Glendora/San Dimas/La Verne	218	6,134,820	332,430	168,745	544,944	8.9%	33,466	111,640	148,990	148,990	7.3%	\$1.16	42,540	0
SAN GABRIEL VALLEY	2,989	157,646,006	6,426,470	3,582,750	10,608,252	6.7%	878,501	600,918	1,587,055	1,418,349	4.4%	\$1.16	(210,193)	1,292,751
Carson	655	44,801,012	2,147,475	3,169,019	5,345,427	11.9%	468,898	344,646	820,894	663,068	8.2%	\$1.39	127,944	129,295
Compton	345	21,577,934	1,620,953	474,248	2,103,723	9.7%	119,034	447,709	566,743	447,743	7.1%	\$1.32	127,182	0
El Segundo	137	5,927,934	312,802	205,433	524,835	8.9%	26,583	0	30,085	30,085	3.4%	\$2.24	(26,816)	0
Gardena	474	14,292,974	503,929	146,765	661,504	4.6%	141,431	0	141,431	141,431	3.3%	\$1.22	22,769	0
Harbor City	100	3,204,855	244,246	123,569	367,815	11.5%	0	122,655	122,655	0	4.1%	\$1.47	(48,172)	0
Hawthorne	164	6,819,000	166,020	0	220,328	3.2%	55,960	198,972	254,932	254,932	2.6%	\$1.63	(20,350)	0
Inglewood	135	3,910,642	74,171	0	74,171	1.9%	0	0	0	0	1.9%	\$1.62	0	0
LA Unincorporated	384	14,935,558	1,310,038	313,932	1,631,970	10.9%	264,352	0	268,552	268,552	7.3%	\$0.96	(81,068)	0
Lawndale	11	167,202	10,000	0	10,000	6.0%	0	0	0	0	6.0%	\$2.20	(10,000)	0
Long Beach	461	18,420,278	615,765	1,358,733	1,959,747	10.6%	97,631	0	97,631	97,631	8.4%	\$1.39	65,709	123,595

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)	120	4,676,951	384,986	0	384,986	8.2%	27,986	0	27,986	27,986	4.2%	\$1.84	(16,722)	0
Rancho Dominguez	303	20,373,815	1,370,748	1,065,934	2,444,826	12.0%	295,720	0	295,720	245,662	6.7%	\$1.20	(218,167)	140,693
Redondo Beach	33	2,489,244	183,656	0	183,656	7.4%	0	0	0	0	5.3%	\$1.98	(45,258)	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	110	2,365,658	54,184	0	69,898	3.0%	0	0	0	0	0.4%	\$1.35	0	0
Torrance	515	28,537,523	892,701	2,284,236	2,971,842	10.4%	306,043	0	306,043	293,059	7.4%	\$1.71	97,320	0
Wilmington	78	3,382,021	156,735	0	146,735	4.3%	20,190	0	20,190	20,190	1.2%	N/A	0	0
SOUTH BAY	4,048	199,052,132	10,048,409	9,593,305	19,552,899	9.8%	1,823,828	1,113,982	2,952,862	2,490,339	6.6%	\$1.40	(25,629)	393,583
LA COUNTY TOTALS	19,049	874,117,668	41,484,417	24,722,281	68,098,329	7.8%	6,013,480	4,598,633	10,922,346	9,203,728	5.3%	\$1.22	(117,991)	5,176,454
Camarillo	281	10,950,654	471,298	0	560,456	5.1%	54,931	0	66,499	57,523	3.4%	\$0.97	(77,132)	0
Moorpark	91	4,070,975	111,825	378,352	504,982	12.4%	19,074	0	19,074	19,074	11.1%	\$1.48	19,074	0
Oxnard	489	21,548,425	675,737	0	842,870	3.9%	175,747	0	181,309	181,309	2.5%	\$0.92	(94,641)	737,730
Simi Valley	226	8,797,226	526,628	345,324	965,144	11.0%	76,822	107,953	197,606	197,606	7.4%	\$1.32	170,575	0
Thousand Oaks	206	7,510,552	412,597	120,290	592,958	7.9%	124,939	114,537	239,476	124,939	7.4%	\$1.42	(7,810)	0
Ventura	371	9,435,762	229,853	0	313,580	3.3%	10,034	0	18,412	18,412	2.2%	\$1.19	(8,133)	0
Westlake Village	115	3,712,950	11,352	0	46,302	1.2%	16,500	0	16,500	16,500	0.8%	\$1.75	0	0
VENTURA COUNTY	1,779	66,026,544	2,439,290	843,966	3,826,292	5.8%	478,047	222,490	738,876	615,363	4.2%	\$1.20	1,933	737,730
GREATER LA AREA TOTALS	20,828	940,144,212	43,923,707	25,566,247	71,924,621	7.7%	6,491,527	4,821,123	11,661,222	9,819,091	5.2%	\$1.22	(116,058)	5,914,184

Source: CBRE Research, Q4 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.

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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.