

# Vacancy rate increases as leasing activity tapers

▲ 27.2%  
Vacancy Rate

▼ (219K)  
SF Net Absorption

▶ 772K  
SF Under Construction

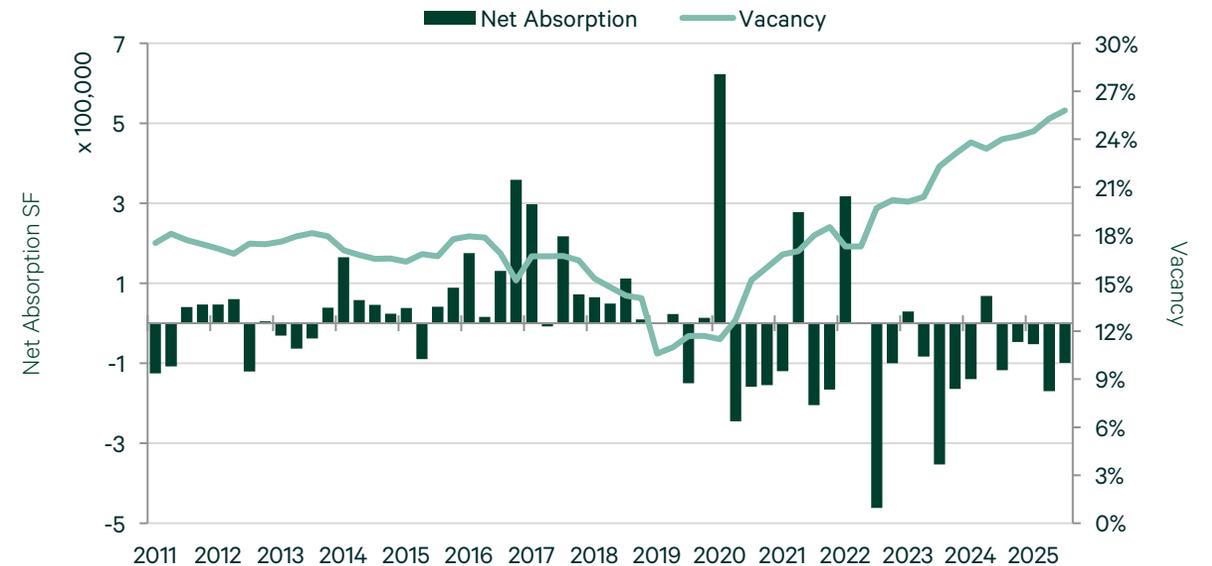
▲ \$3.62  
Full Service Gross (FSG) / Lease Rate  
Existing Properties

Note: Arrows indicate change from previous quarter.

## MARKET HIGHLIGHTS

- The Hollywood-Wilshire Corridor experienced negative net absorption of 219,000 square feet in Q4, which pushed the overall vacancy rate to 27.2%.
- Sublease availability increased by 11.9% quarter-over-quarter to 506,000 sq. ft. in Q4 2025 with an average asking rate of \$3.31 FSG
- The average asking rate for Class A assets rose to \$3.61 FSG, increasing 2.2% or \$0.07 quarter over quarter.
- Leasing momentum has stalled this quarter with no major renewals and minimal new lease activity.
- The Hollywood-Wilshire Corridor market was driven by four major sales, the largest being Barker Pacific Group's acquisition of a 326,000 sq. ft. office property in Hollywood, transacting at a price of \$61.0 million.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q4 2025.

FIGURE 2: Submarket Statistics

District	Bldg. Count	NRA	Direct Vacancy Rate	Overall Vacancy Rate	Overall Availability Rate	Net Absorption Q4	Net Absorption YTD	Class A Avg. Ask FSG	All Types Avg. Ask FSG	Under Const.	Deliveries
Hollywood	67	6,324,683	23.4%	25.2%	29.8%	(107,883)	(301,334)	\$4.96	\$4.96	772,300	0
Mid-Wilshire	41	8,094,918	25.4%	26.2%	29.5%	(20,927)	(181,133)	\$2.58	\$2.58	0	0
Miracle Mile	20	436,165	29.6%	32.1%	36.8%	(73,293)	(214,808)	\$4.66	\$4.60	0	0
Park Mile	16	1,601,798	25.5%	26.0%	29.9%	(6,196)	25,472	\$3.08	\$2.95	0	0
<b>Total Class A</b>	<b>83</b>	<b>16,650,274</b>	<b>29.5%</b>	<b>28.2%</b>	<b>31.2%</b>	<b>(211,366)</b>	<b>(335,341)</b>		<b>\$3.61</b>	<b>772,300</b>	<b>0</b>
<b>Total Class B</b>	<b>66</b>	<b>4,001,016</b>	<b>16.8%</b>	<b>15.9%</b>	<b>17.8%</b>	<b>(7,967)</b>	<b>37,477</b>		<b>\$3.69</b>	<b>0</b>	<b>0</b>
<b>Hollywood-Wilshire Corridor</b>	<b>148</b>	<b>20,651,290</b>	<b>25.7%</b>	<b>27.2%</b>	<b>31.2%</b>	<b>(219,333)</b>	<b>(682,837)</b>	<b>\$3.61</b>	<b>\$3.62</b>	<b>772,300</b>	<b>0</b>

Source: CBRE Research, Q4 2025.

FIGURE 3: Notable Lease Transactions Q4 2025

Tenant	Address	SF Leased	Type
Confidential	733 Seward St, Hollywood	25,090	New Lease
Confidential	5528 Wilshire Blvd, Miracle Mile	13,800	New Lease
Intercare Therapy, Inc.	501 Shatto Pl, Mid Wilshire	9,580	New Lease
Confidential	6464 W Sunset Blvd, Hollywood	6,600	Renewal
Toei Doga Entertainment	6767 Forest Lawn Dr, Hollywood	3,195	Renewal

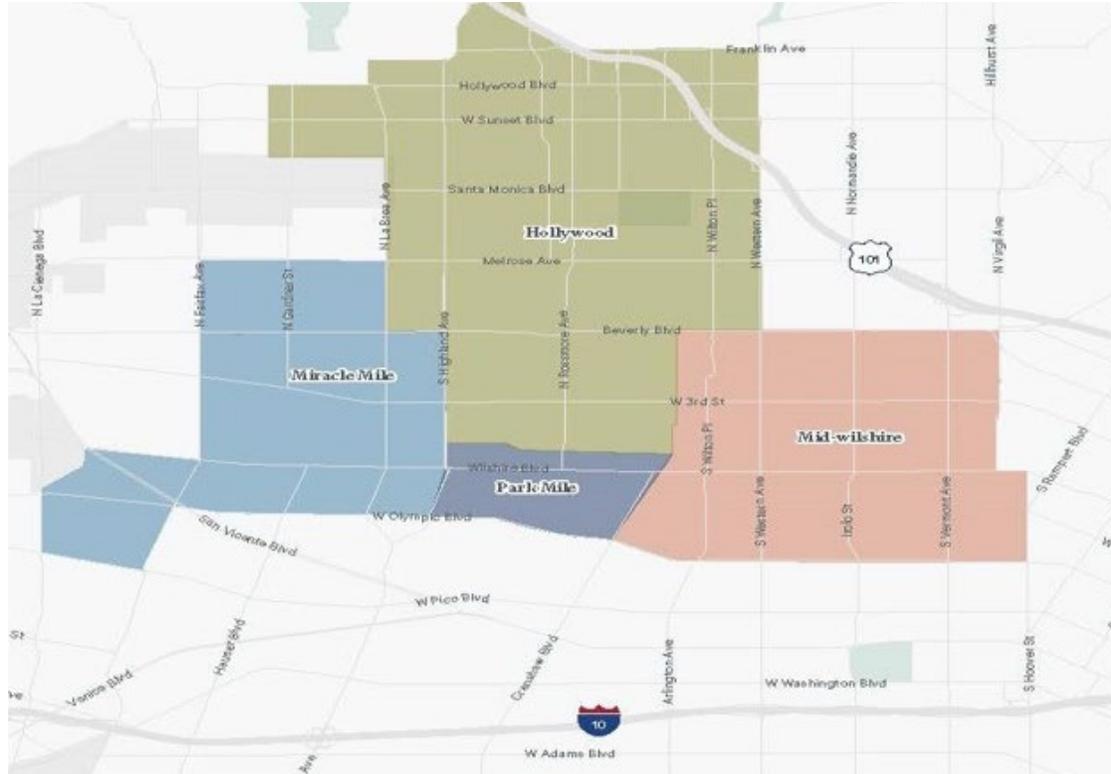
Source: CBRE Research, Q4 2025.

FIGURE 4: Notable Sale Transactions Q4 2025

Buyer	Address	SF Sold	Sale Price
Barker Pacific Group	6255 W Sunset, Hollywood	325,995	\$61.0MM
The People Concern	201 S Alvarado St, Hollywood	593,000	\$15.0MM
Law Offices of David Azizi	4262 Wilshire Blvd, Park Mile	13,280	\$5.7MM
Katarina Nesslein	1931 W Sunset Blvd, Hollywood	4,085	\$2.6MM

Source: CBRE Research, Q4 2025.

### Submarket Map



Source: CBRE Research, Q4 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 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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