

Snapshot | Greater Los Angeles Office | Q3 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	214,352	4,273	218,625	14.4%	14.7%	266,188	17.9%	\$3.81	\$3.19	(16,775)	(56,106)
Burbank	73	8,715,757	2,183,855	448,362	2,632,217	25.1%	30.2%	2,938,224	33.7%	\$4.59	\$4.45	11,132	54,549
Glendale	55	6,803,092	1,853,102	80,533	1,933,635	27.2%	28.4%	2,340,414	34.4%	\$3.42	\$3.42	3,092	72,350
North Hollywood	11	1,267,803	306,141	101,189	407,330	24.1%	32.1%	436,727	34.4%	\$3.93	\$3.77	(7,362)	(63,346)
Pasadena	71	9,015,190	1,981,097	125,726	2,106,823	22.0%	23.4%	2,926,871	32.5%	\$4.12	\$3.90	71,609	52,548
Studio City	6	324,401	86,040	0	86,040	26.5%	26.5%	92,235	28.4%	\$4.16	\$3.87	1,811	(54,527)
Universal City	5	1,162,980	169,849	0	169,849	14.6%	14.6%	208,208	17.9%	\$3.28	\$3.17	(13,895)	(18,626)
TRI-CITIES/GLENDALE	242	28,774,370	6,794,436	760,083	7,554,519	23.6%	26.3%	9,208,867	32.0%	\$4.05	\$3.90	49,612	(13,158)
Bunker Hill	11	6,961,751	2,179,759	69,252	2,249,011	31.3%	32.3%	2,409,253	34.6%	\$4.12	\$4.04	(129,102)	(198,155)
City West	5	1,636,113	163,713	222,005	385,718	10.0%	23.6%	385,718	23.6%	\$2.75	\$3.07	(2,334)	(39,370)
Financial	38	18,699,415	6,020,193	414,579	6,434,772	32.2%	34.4%	7,180,817	38.4%	\$3.81	\$3.69	(29,363)	85,345
South Park	15	4,378,431	1,412,104	66,802	1,478,906	32.3%	33.8%	1,691,212	38.6%	\$3.74	\$3.49	(59,343)	(101,705)
LOS ANGELES DOWNTOWN	69	31,675,710	9,775,769	772,638	10,548,407	30.9%	33.3%	11,667,000	36.8%	\$3.86	\$3.73	(220,142)	(253,885)
Arts District	22	2,080,292	1,130,682	134,568	1,265,250	54.4%	60.8%	1,298,134	62.4%	\$5.06	\$5.06	(86,493)	(103,502)
Fashion District	6	1,977,890	1,063,182	0	1,063,182	53.8%	53.8%	1,077,797	54.5%	\$5.24	\$4.94	(13,886)	(18,262)
Historic Core	12	2,646,200	1,585,602	29,595	1,615,197	59.9%	61.0%	1,619,876	61.2%	\$4.58	\$4.43	(9,951)	(14,716)
Little Tokyo	6	397,085	72,229	15,961	88,190	18.2%	22.2%	93,630	23.6%	\$3.45	\$3.26	(28,537)	(27,933)
LOS ANGELES DOWNTOWN EAST	46	7,101,467	3,851,695	180,124	4,031,819	54.2%	56.8%	4,089,437	57.6%	\$4.90	\$4.73	(138,867)	(164,413)
Hollywood	68	6,410,782	1,369,707	127,201	1,496,908	21.4%	23.3%	1,755,158	27.4%	\$4.76	\$4.45	19,488	(193,451)
Mid-Wilshire	45	8,276,974	2,029,023	71,446	2,100,469	24.5%	25.4%	2,383,813	28.8%	\$2.58	\$2.58	(95,192)	(160,206)
Miracle Mile	20	4,361,736	1,233,549	85,095	1,318,644	28.3%	30.2%	1,578,329	36.2%	\$4.66	\$4.59	(1,003)	(141,515)
Park Mile	16	1,601,798	402,682	8,035	410,717	25.1%	25.6%	473,827	29.6%	\$3.11	\$2.97	(22,750)	31,668
HOLLYWOOD/WILSHIRE CORRIDOR	149	20,651,290	5,034,961	291,777	5,326,738	24.4%	25.8%	6,191,127	30.0%	\$3.54	\$3.54	(99,457)	(463,504)

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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	21,512	0	21,512	11.2%	11.2%	25,644	13.4%	\$0.00	\$1.80	(56)	2,582
Chatsworth	15	1,290,330	183,749	0	183,749	14.2%	14.2%	198,691	15.4%	\$3.32	\$2.69	(27,184)	(16,508)
Encino	33	3,587,307	702,600	61,101	763,701	19.6%	21.3%	903,362	25.2%	\$2.89	\$2.82	(36,248)	(80,512)
Mission Hills	4	158,730	20,245	0	20,245	12.8%	12.8%	21,587	13.6%	\$2.62	\$2.52	0	(3,628)
Northridge	3	336,989	28,492	0	28,492	8.5%	8.5%	28,492	8.5%	\$2.65	\$2.65	3,644	3,358
Palmdale	6	368,616	17,008	0	17,008	4.6%	4.6%	18,198	4.9%	\$0.00	\$1.81	4,143	(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	572,182	42,484	614,666	20.9%	22.4%	788,630	28.7%	\$3.56	\$3.34	(20,983)	(29,836)
Tarzana	14	713,769	164,512	2,259	166,771	23.0%	23.4%	175,072	24.5%	\$2.25	\$2.73	(877)	(14,167)
Valencia	40	2,726,911	591,204	8,516	599,720	21.7%	22.0%	729,455	26.8%	\$2.98	\$2.90	39,112	(1,238)
Van Nuys	30	1,768,161	396,616	7,318	403,934	22.4%	22.8%	493,379	27.9%	\$2.63	\$2.50	(1,198)	(19,522)
West Hills	9	944,217	92,917	41,346	134,263	9.8%	14.2%	187,776	19.9%	\$2.54	\$2.53	(3,042)	40,179
Woodland Hills	60	7,638,716	1,331,450	321,395	1,652,845	17.4%	21.6%	2,438,280	31.9%	\$2.70	\$2.58	(128,210)	(165,027)
SAN FERNANDO VALLEY	247	22,621,501	4,125,045	484,419	4,609,464	18.2%	20.4%	6,011,124	26.6%	\$2.90	\$2.76	(170,899)	(286,056)
210 Corridor	27	2,212,341	172,938	103,137	276,075	7.8%	12.5%	561,277	25.4%	\$2.74	\$2.48	(84,271)	(110,085)
Alhambra	26	1,265,479	36,755	1,616	38,371	2.9%	3.0%	40,933	3.2%	\$2.27	\$2.33	4,770	1,172
City of Industry	21	1,566,474	77,134	8,455	85,589	4.9%	5.5%	101,966	6.5%	\$2.40	\$2.39	(33,509)	(36,206)
Covina	6	299,351	22,045	0	22,045	7.4%	7.4%	50,731	16.9%	\$2.35	\$2.19	0	13,650
Diamond Bar	22	1,295,827	88,957	3,348	92,305	6.9%	7.1%	158,142	12.2%	\$3.01	\$2.75	(1,318)	(2,629)
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	216,326	0	216,326	23.5%	23.5%	220,083	23.9%	\$3.15	\$2.86	6,674	(734)
Pomona	19	1,376,198	128,908	0	128,908	9.4%	9.4%	157,803	11.5%	\$2.07	\$2.58	(1,982)	9,285
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%	\$2.64	\$2.28	4,743	(18,171)
SAN GABRIEL VALLEY	169	11,147,120	887,611	126,148	1,013,759	8.0%	9.1%	1,489,837	13.4%	\$2.77	\$2.54	(104,893)	(141,109)
Artesia	1	82,516	26,646	0	26,646	32.3%	32.3%	26,646	32.3%	\$2.44	\$2.44	0	0
Cerritos	17	1,603,591	166,947	11,188	178,135	10.4%	11.1%	391,335	24.4%	\$2.95	\$2.78	514	(3,158)
Downey	7	398,362	23,161	270	23,431	5.8%	5.9%	23,431	5.9%	\$2.80	\$2.88	(270)	2,443
La Mirada	2	145,531	6,585	2,401	8,986	4.5%	6.2%	10,784	7.4%	\$0.00	\$2.60	365	4,103
Lakewood	5	218,930	15,995	0	15,995	7.3%	7.3%	15,995	7.3%	\$0.00	\$2.24	0	0
Norwalk	5	715,631	20,543	0	20,543	2.9%	2.9%	29,216	4.1%	\$2.59	\$1.87	1,947	40,072
City of Commerce	15	1,000,124	61,029	4,727	65,756	6.1%	6.6%	78,680	7.9%	\$2.71	\$2.60	(18,720)	(4,710)
Santa Fe Springs	7	424,454	42,533	0	42,533	10.0%	10.0%	42,533	10.0%	\$0.00	\$2.01	(7,650)	(10,169)
Whittier	7	406,204	19,955	0	19,955	4.9%	4.9%	19,955	4.9%	\$3.50	\$2.86	1,200	2,149
MID-COUNTIES	66	4,995,343	383,394	18,586	401,980	7.7%	8.0%	638,575	12.8%	\$2.81	\$2.50	(22,614)	30,730
190th Corridor	36	3,163,408	360,006	88,471	448,477	11.4%	14.2%	517,822	16.4%	\$3.21	\$3.00	14,536	18,591
Beach Cities	14	1,147,854	172,648	0	172,648	15.0%	15.0%	185,920	16.2%	\$3.96	\$3.86	6,506	3,824
Downtown Long Beach	24	4,157,302	993,361	189,789	1,183,150	23.9%	28.5%	1,294,734	31.1%	\$2.97	\$2.72	(65,994)	(105,555)
El Segundo	83	11,507,747	2,425,056	607,300	3,032,356	21.1%	26.4%	3,674,212	31.9%	\$4.06	\$4.06	6,313	(268,832)
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	73,515	0	73,515	6.9%	6.9%	80,862	7.6%	\$2.48	\$2.33	2,512	(45,113)
LAX	12	2,997,314	1,254,015	12,846	1,266,861	41.8%	42.3%	1,347,577	45.0%	\$2.59	\$2.38	(92,616)	(85,817)
Suburban Long Beach	51	4,346,158	753,905	136,206	890,111	17.3%	20.5%	1,164,687	26.8%	\$2.98	\$2.84	44,698	47,574
Palos Verdes	7	261,148	12,922	0	12,922	4.9%	4.9%	19,308	7.4%	\$0.00	\$2.55	1,546	2,661
Torrance	64	3,863,362	440,595	123,831	564,426	11.4%	14.6%	943,119	24.4%	\$3.58	\$2.87	18,968	5,218
SOUTH BAY	309	33,257,000	6,647,910	1,158,443	7,806,353	20.0%	23.5%	9,473,394	28.5%	\$3.59	\$3.30	(63,531)	(399,131)

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Beverly Hills	38	3,518,463	755,460	59,893	815,353	21.5%	23.2%	965,321	27.4%	\$5.56	\$5.39	22,763	42,324
Beverly Hills Triangle	32	3,427,408	561,580	105,521	667,101	16.4%	19.5%	888,555	25.9%	\$6.78	\$6.67	(5,522)	(150,089)
Brentwood	21	3,460,339	663,914	84,563	748,477	19.2%	21.6%	909,280	26.3%	\$4.63	\$4.36	53,835	23,749
Century City	18	10,601,289	1,170,397	97,956	1,268,353	11.0%	12.0%	2,457,050	23.2%	\$6.73	\$6.73	67,162	133,575
Culver City	59	4,283,600	960,905	69,448	1,030,353	22.4%	24.1%	1,367,379	31.9%	\$6.47	\$5.68	7,113	(56,893)
Fox Hills	45	3,123,543	841,272	14,695	855,967	26.9%	27.4%	1,142,848	36.6%	\$3.57	\$3.51	28,321	(7,254)
Marina Del Rey	25	2,077,722	521,069	53,491	574,560	25.1%	27.7%	643,204	31.0%	\$5.87	\$5.22	(19,513)	(30,470)
Olympic Corridor	32	4,008,425	981,456	18,417	999,873	24.5%	24.9%	1,178,995	29.4%	\$5.72	\$5.58	8,054	(64,701)
Playa Vista	49	6,374,671	1,405,037	307,513	1,712,550	22.0%	26.9%	2,259,228	35.4%	\$5.57	\$5.44	33,368	31,339
Santa Monica	99	10,102,951	1,961,648	644,568	2,606,216	19.4%	25.8%	3,672,677	36.4%	\$6.03	\$5.91	(76,200)	(298,955)
West Hollywood	23	2,680,628	330,755	151,386	482,141	12.3%	18.0%	615,296	23.0%	\$5.20	\$5.22	(15,352)	4,913
West LA	11	910,735	409,207	18,610	427,817	44.9%	47.0%	472,842	51.9%	\$5.21	\$4.99	9,203	10,944
Westwood	29	5,026,491	914,717	66,016	980,733	18.2%	19.5%	1,341,604	26.7%	\$4.74	\$4.69	(8,452)	(53,327)
WEST LOS ANGELES	481	59,596,265	11,477,417	1,692,077	13,169,494	19.3%	22.1%	17,914,279	30.1%	\$5.68	\$5.51	104,780	(414,845)
SUBURBAN LOS ANGELES COUNTY	1,709	188,144,356	39,202,469	4,711,657	43,914,126	20.8%	23.3%	55,016,640	29.2%	\$4.44	\$4.17	(445,869)	(1,851,486)
LOS ANGELES COUNTY	1,778	219,820,066	48,978,238	5,484,295	54,462,533	22.3%	24.8%	66,683,640	30.3%	\$4.32	\$4.09	(666,011)	(2,105,371)
Agoura Hills	51	2,217,012	557,735	37,663	595,398	25.2%	26.9%	650,410	29.3%	\$2.48	\$2.51	(14,052)	(179,054)
Calabasas	55	2,672,700	214,761	110,887	325,648	8.0%	12.2%	486,169	18.2%	\$4.08	\$3.00	3,126	10,630
Thousand Oaks	51	1,998,919	426,426	84,118	510,544	21.3%	25.5%	612,275	30.6%	\$2.58	\$2.38	26,873	36,825
Westlake Village	89	5,100,542	1,188,065	132,463	1,320,528	23.3%	25.9%	1,559,100	30.6%	\$3.13	\$2.80	(17,166)	(116,536)
CONEJO VALLEY	246	11,989,173	2,386,987	365,131	2,752,118	19.9%	23.0%	3,307,954	27.6%	\$3.04	\$2.69	(1,219)	(248,135)

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Camarillo	40	1,376,725	132,844	2,112	134,956	9.6%	9.8%	271,905	19.8%	\$2.51	\$2.35	(5,242)	11,763
Oxnard	35	1,670,362	270,841	16,176	287,017	16.2%	17.2%	309,931	18.6%	\$2.61	\$2.53	(8,190)	(832)
Ventura	58	1,477,331	179,801	0	179,801	12.2%	12.2%	219,625	14.9%	\$0.00	\$2.08	(2,757)	(19,055)
WEST VENTURA COUNTY	133	4,524,418	583,486	18,288	601,774	12.9%	13.3%	801,461	17.7%	\$2.58	\$2.34	(16,189)	(8,124)
Moorpark	4	309,111	4,919	0	4,919	1.6%	1.6%	14,517	4.7%	\$1.72	\$1.72	7,086	7,086
Simi Valley	21	973,411	49,110	12,269	61,379	5.0%	6.3%	286,059	29.4%	\$3.34	\$2.36	(2,336)	(4,895)
EAST VENTURA COUNTY	25	1,282,522	54,029	12,269	66,298	4.2%	5.2%	300,576	23.4%	\$2.28	\$2.31	4,750	2,191
VENTURA COUNTY	404	17,796,113	3,024,502	395,688	3,420,190	17.0%	19.2%	4,409,991	24.8%	\$2.93	\$2.61	(12,658)	(254,068)
GREATER LOS ANGELES	2,182	237,616,179	52,002,740	5,879,983	57,882,723	21.9%	24.4%	71,093,631	29.9%	\$4.29	\$4.00	(678,669)	(2,359,439)

Source: CBRE Research, Q3 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, Q3 2025, Location Intelligence

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