

Availability rate remains stable despite space givebacks

▶ 6.2%

Availability Rate

▼ 12K

SF Net Absorption (000s)

▲ 7K

SF Completed (000s)

▼ \$2.29

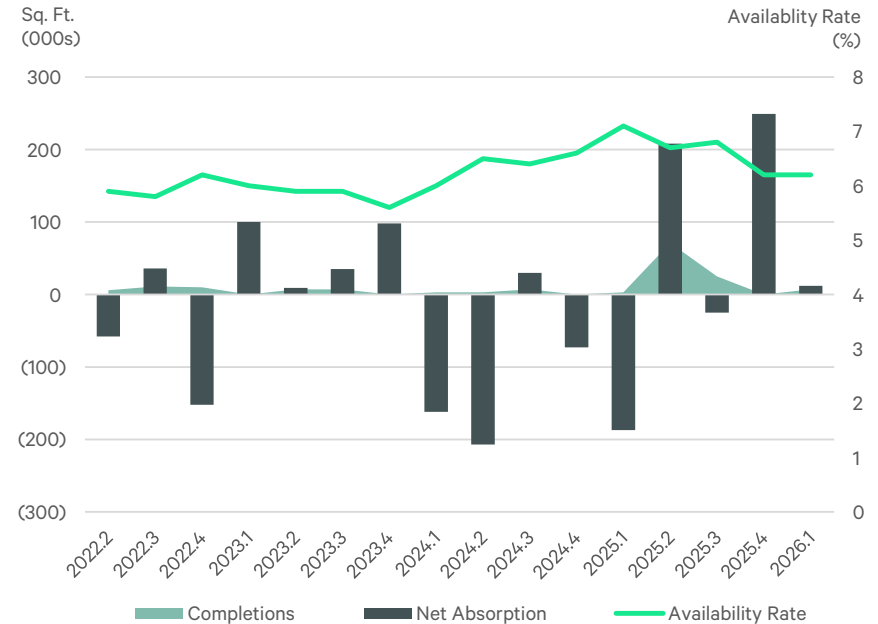
Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q1 2026.

MARKET HIGHLIGHTS

- The Los Angeles retail market closed Q1 2026 with an availability rate of 6.2%. The overall availability rate was unchanged from Q4 2025.
- The total retail sq. ft. absorbed in Q1 2026 was positive 91,000 sq. ft., compared to positive 517,000 sq. ft. in Q4 2025.
- There was 54,000 sq. ft. delivered in Q1 2026, compared to 48,000 sq. ft. in Q4 2025.
- The overall average net asking rent for retail in Los Angeles ended Q1 2026 at \$2.29, which was down \$0.01 from Q4 2025.
- The total retail investment sales in Q1 2026 amounted to \$20.0 million in total volume, compared to \$52.9 million in Q4 2025.



Source: CBRE Econometric Advisors, Q1 2026.

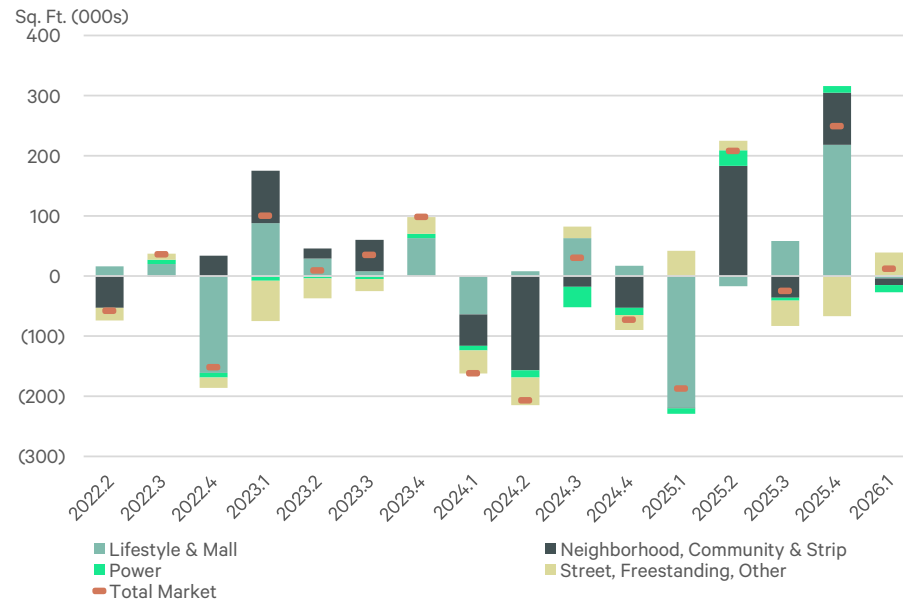
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	4,208	5.7	(4)	0	\$0.00
Neighborhood, Community & Strip	17,493	8.3	(11)	7	\$2.26
Power	3,814	5.8	(12)	0	\$2.49
Street, Freestanding, Other	13,833	3.8	39	0	-
Total Market	39,348	6.2	12	7	\$2.29

Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q1 2026.

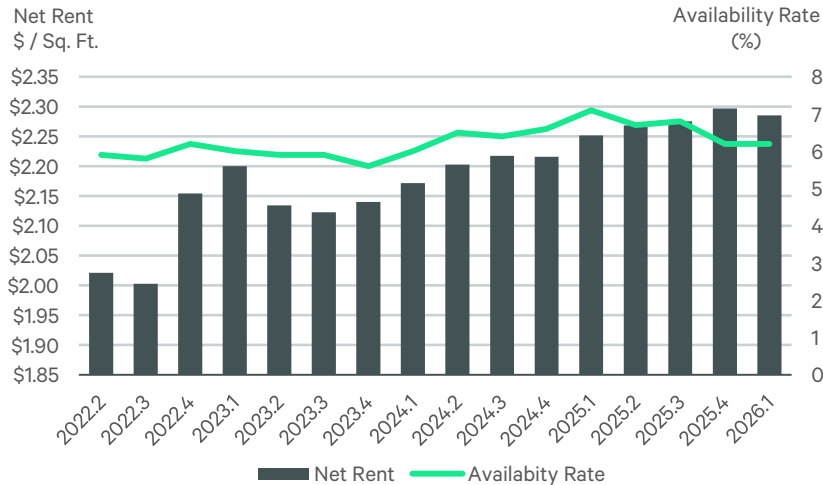
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	39,348	6.2	12	7	\$2.29
Oxnard-Thousand Oaks-Ventura	39,348	6.2	12	7	\$2.29

Source: CBRE Econometric Advisors, Q1 2026.

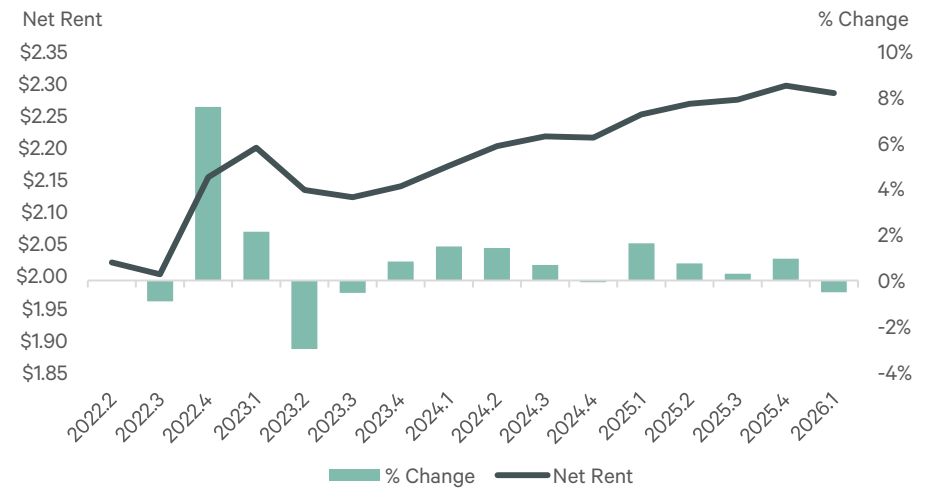
Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



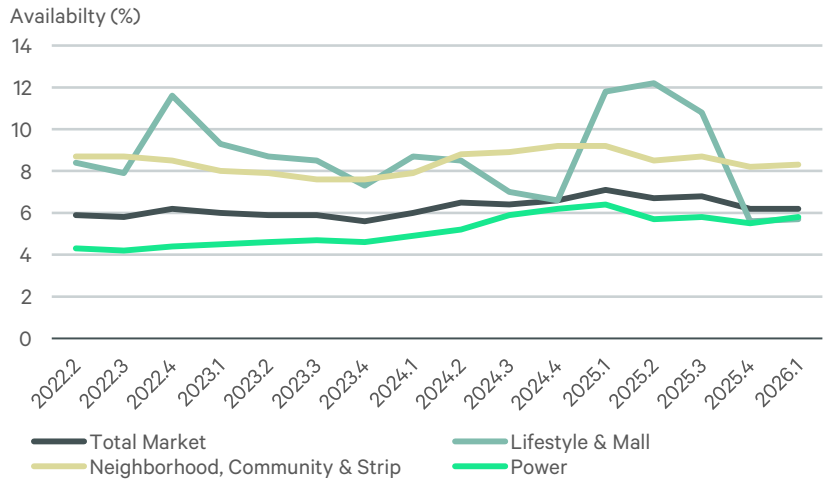
Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 6: Net Rent and % Change



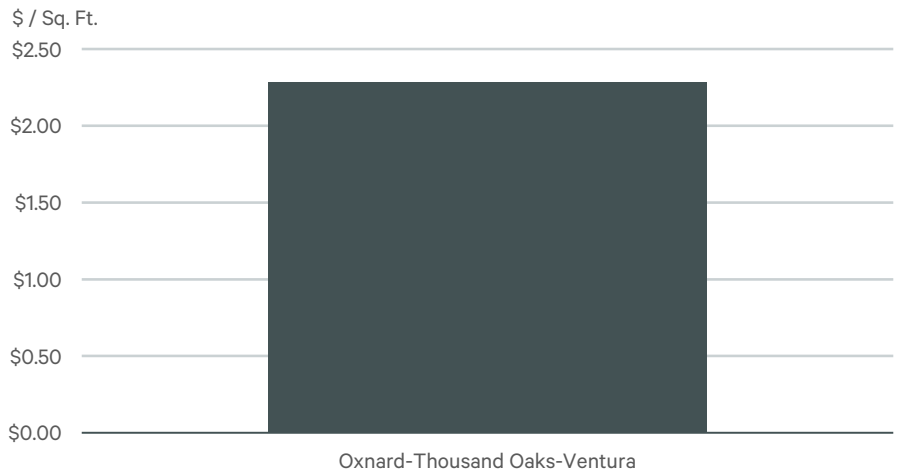
Source: CBRE Econometric Advisors, Q1 2026.

FIGURE 7: Availability by Center Type



Source: CBRE Econometric Advisors, Q1 2026.

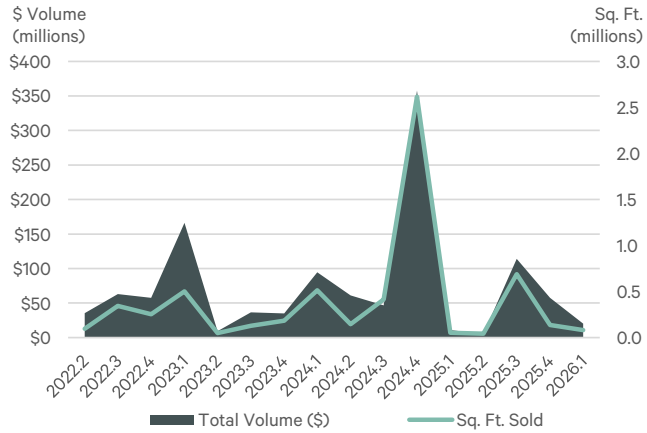
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q1 2026.

Investment Sales

FIGURE 9: Retail Investment Sale Volume



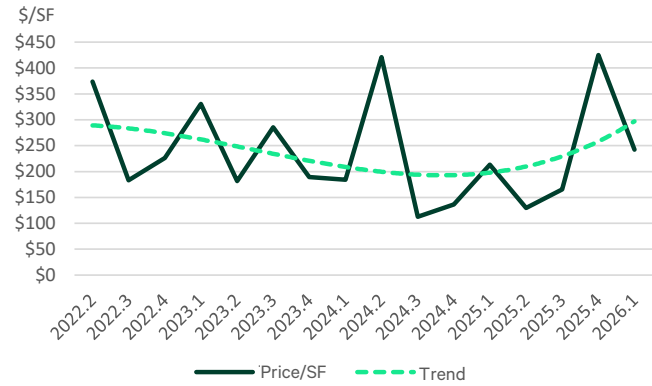
Source: MSCI Real Capital Analytics, Q1 2026.

FIGURE 11: Q1 2026 Sale Transactions

Buyer	Property Name	City	Building SF	Sale Price	Price / SF
Rhino Investments Group	Pleasant Valley Plaza	Oxnard	82,615	\$20,000,000	\$242

Source: MSCI Real Capital Analytics, Q1 2026.

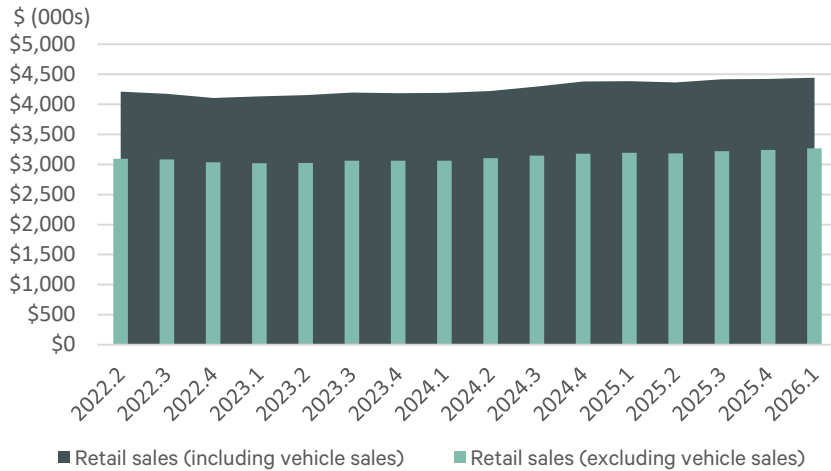
FIGURE 10: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q1 2026.

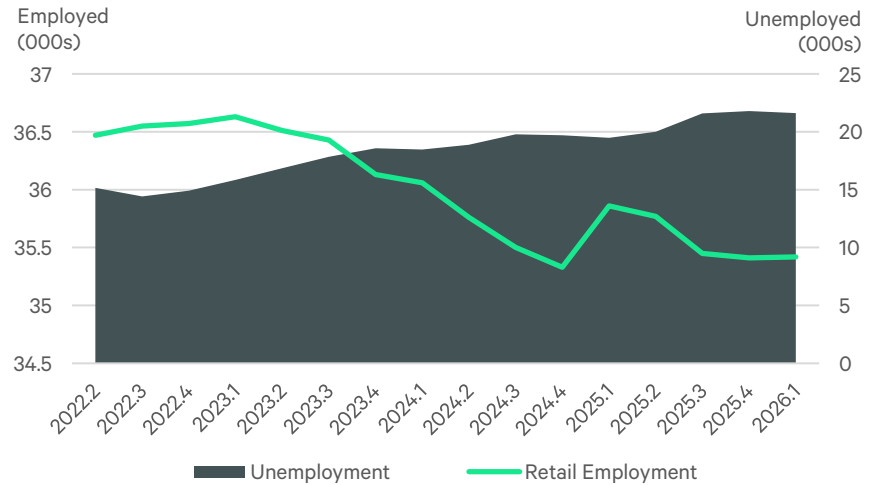
Economic Overview

FIGURE 12: Total Retail Sales



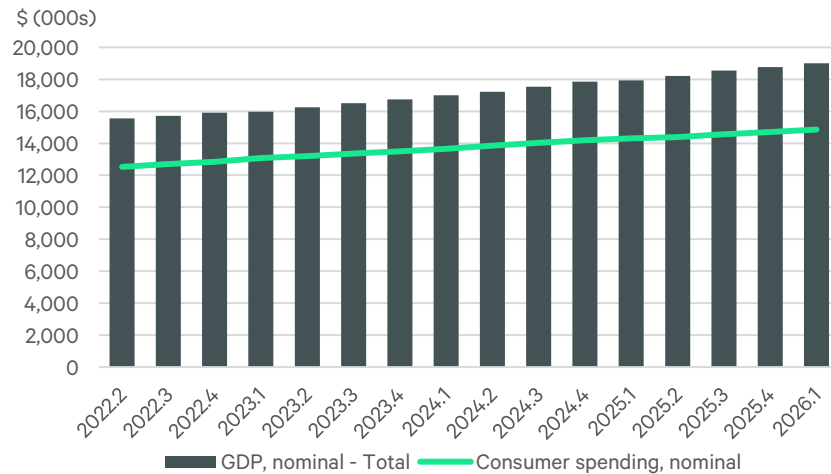
Source: Oxford Economics, Q1 2026.

FIGURE 13: Retail Employment vs. Unemployment



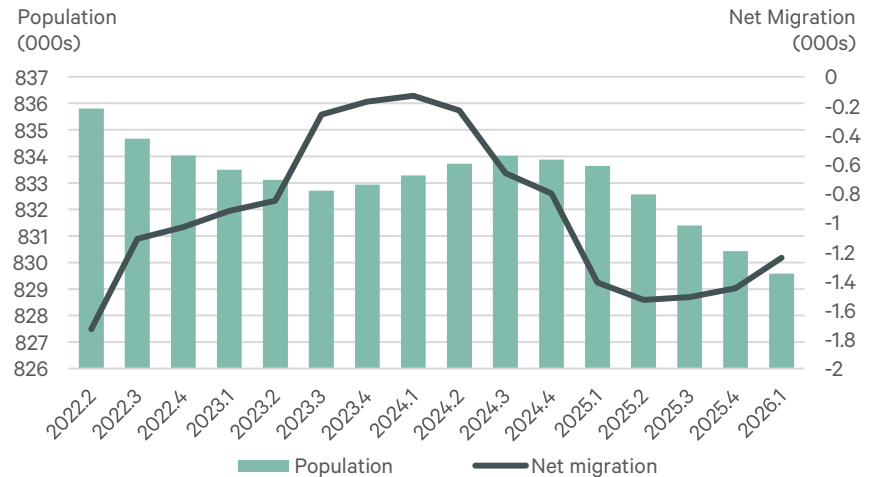
Source: Oxford Economics, Q1 2026.

FIGURE 14: GDP & Consumer Spending



Source: Oxford Economics, Q1 2026.

FIGURE 15: Total Population & Net Migration



Source: Oxford Economics, Q1 2026.

Contacts

Rachel Stein

Research Analyst
rachel.stein@cbre.com

Alex Hall

Research Manager
alex.hall1@cbre.com

Taylor Coyne

Director of Research
taylor.coyne@cbre.com

Retail Definitions

Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.

Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.

Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.

Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

Market Definition

The Ventura market consists of the Oxnard, Ventura, and Thousand Oaks submarkets.

© Copyright 2026 All rights reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, warranty or representation about it. Any reliance on such information is solely at your own risk. This information is exclusively for use by CBRE clients and professionals and may not be reproduced without the prior written permission of CBRE's Global Chief Economist.