

Snapshot | Greater Los Angeles Industrial | Q1 2025

# Quarterly Snapshot

## Submarket & District Breakdown

REPORT

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CBRE RESEARCH  
APRIL 2025

CBRE



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	5,306,986	76,241	0	76,241	1.4%	57,745	124,520	182,265	182,265	1.2%	\$1.87	124,520	0
Bell Gardens	77	2,675,508	105,109	0	114,631	4.3%	34,960	119,347	154,307	154,307	2.9%	\$1.11	112,554	0
City of Commerce	813	49,195,491	3,072,477	2,411,255	5,522,405	11.2%	539,390	332,376	871,766	816,655	9.0%	\$1.07	(259,902)	157,715
Montebello	200	11,419,001	269,162	326,517	626,276	5.5%	270,183	122,657	392,840	340,472	4.4%	\$1.90	78,305	0
Monterey Park	93	2,083,905	209,379	0	213,135	10.2%	28,798	0	28,798	28,798	6.3%	\$0.80	4,002	0
Pico Rivera	186	10,255,943	712,951	495,754	1,213,705	11.8%	27,455	0	27,455	27,455	7.9%	\$1.32	(93,234)	0
COMMERCE	1,448	80,936,834	4,445,319	3,233,526	7,766,393	9.6%	958,531	698,900	1,657,431	1,549,952	7.4%	\$1.21	(33,755)	157,715
Cudahy	38	1,443,923	99,595	0	101,755	7.0%	10,912	0	10,912	10,912	7.0%	\$1.16	13,072	0
City of Vernon	928	55,615,845	2,259,962	2,048,952	4,410,440	7.9%	651,201	361,011	1,012,212	933,143	5.1%	\$1.17	(116,942)	0
Maywood	28	825,620	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
South Gate	244	10,433,462	468,350	374,779	843,129	8.1%	0	0	0	0	4.9%	\$1.22	(17,164)	0
Huntington Park	159	4,418,053	312,265	0	317,089	7.2%	18,200	0	18,200	18,200	4.0%	\$0.87	0	0
VERNON	1,397	72,736,903	3,140,172	2,423,731	5,672,413	7.8%	680,313	361,011	1,041,324	962,255	5.0%	\$1.16	(121,034)	0
COMMERCE/VERNON	2,845	153,673,737	7,585,491	5,657,257	13,438,806	8.7%	1,638,844	1,059,911	2,698,755	2,512,207	6.3%	\$1.19	(154,789)	157,715
Los Angeles	2,653	96,333,533	4,253,551	759,500	5,408,118	5.6%	735,556	0	735,556	735,556	4.1%	\$0.94	(533,398)	0
DOWNTOWN LOS ANGELES	2,653	96,333,533	4,253,551	759,500	5,408,118	5.6%	735,556	0	735,556	735,556	4.1%	\$0.94	(533,398)	0
CENTRAL LOS ANGELES	5,498	250,007,270	11,839,042	6,416,757	18,846,924	7.5%	2,374,400	1,059,911	3,434,311	3,247,763	5.5%	\$1.12	(688,187)	157,715
Artesia	16	279,507	15,208	0	15,208	5.4%	18,466	0	18,466	18,466	5.4%	\$0.68	18,466	0
Bellflower	27	511,296	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Cerritos	260	13,611,480	843,799	435,296	1,288,365	9.5%	133,332	115,730	249,062	206,952	5.7%	\$1.25	(50,781)	0
Downey	117	5,400,949	212,525	122,500	335,025	6.2%	60,662	0	60,662	60,662	2.7%	\$1.37	(10,164)	0
La Mirada	184	13,126,313	621,052	685,176	1,306,228	10.0%	108,787	178,818	287,605	287,605	7.1%	\$1.55	145,386	0
Lakewood	18	659,318	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	42,846
Norwalk	62	2,840,857	164,036	0	164,036	5.8%	0	0	0	0	4.2%	\$1.47	(60,000)	0
Paramount	262	8,584,416	276,514	0	378,933	4.4%	88,025	0	88,025	88,025	2.5%	\$1.18	(10,000)	0
Santa Fe Springs	1,131	53,295,844	2,245,942	2,138,108	4,393,767	8.2%	523,552	621,113	1,144,665	725,458	5.3%	\$1.57	(154,433)	459,575
Whittier	78	4,357,074	43,150	314,690	357,840	8.2%	0	0	0	0	8.0%	\$1.23	0	292,303
MID-COUNTIES	2,155	102,667,054	4,422,226	3,695,770	8,239,402	8.0%	932,824	915,661	1,848,485	1,387,168	5.2%	\$1.47	(121,526)	794,724

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/Tujunga	394	12,225,641	783,305	168,000	988,925	8.1%	164,704	0	164,704	164,704	3.8%	\$1.55	(57,850)	0
Burbank	390	14,328,681	535,429	0	550,385	3.8%	48,936	0	48,936	48,936	3.0%	\$1.66	(80,463)	0
Glendale	583	17,492,677	297,602	0	321,494	1.8%	90,860	0	90,860	90,860	1.1%	\$1.03	266	0
North Hollywood	495	13,982,331	487,798	106,526	605,719	4.3%	113,333	0	113,333	113,333	2.2%	\$1.52	(26,019)	0
Pacoima	130	5,149,558	54,985	113,500	168,485	3.3%	55,514	0	55,514	55,514	0.2%	\$1.34	(5,000)	0
Pasadena	115	3,606,135	130,213	0	130,213	3.6%	59,770	0	59,770	48,520	3.6%	\$1.41	(24,020)	0
San Fernando	152	5,276,373	236,146	132,936	369,082	7.0%	17,350	0	17,350	17,350	2.6%	\$1.21	(16,854)	0
Sun Valley/Sunland	6	228,467	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Sylmar	164	7,425,718	305,238	0	305,238	4.1%	64,721	0	64,721	64,721	2.8%	\$1.38	0	583,529
EAST SAN FERNANDO VALLEY	2,429	79,715,581	2,830,716	520,962	3,439,541	4.3%	615,188	0	615,188	603,938	2.3%	\$1.47	(209,940)	583,529
Agoura Hills	26	711,349	0	0	26,206	3.7%	0	0	0	0	0.8%	\$1.51	0	0
Calabasas	31	1,403,867	165,354	0	170,434	12.1%	0	0	0	0	5.9%	\$1.69	(10,346)	0
Canoga Park	216	5,343,963	137,304	0	159,448	3.0%	79,813	0	79,813	65,413	2.8%	\$1.31	32,678	0
Chatsworth	610	22,190,114	952,301	206,384	1,197,504	5.4%	193,593	0	193,593	164,939	2.8%	\$1.26	(97,255)	79,539
Granada Hills	2	43,598	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Mission Hills	4	126,781	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Northridge	137	3,497,668	124,042	0	138,412	4.0%	0	0	0	0	3.4%	\$1.28	(31,182)	0
Panorama City	73	2,452,002	18,147	0	25,147	1.0%	0	0	0	0	0.3%	\$1.03	0	0
Reseda	20	439,927	22,973	0	22,973	5.2%	0	0	0	0	0.0%	N/A	0	0
Sepulveda	28	944,878	27,570	126,768	154,338	16.3%	32,356	0	32,356	32,356	1.5%	\$1.85	18,356	0
Sherman Oaks	2	38,817	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Tarzana	21	465,121	12,120	0	18,120	3.9%	0	0	0	0	3.9%	\$1.45	(12,120)	0
Van Nuys	547	18,893,442	264,914	0	284,264	1.5%	49,441	0	49,441	49,441	1.3%	\$1.37	(80,115)	91,950
Woodland Hills	63	2,314,791	58,998	0	65,748	2.8%	0	0	0	0	2.8%	\$1.82	(29,130)	0
WEST SAN FERNANDO VALLEY	1,780	58,866,318	1,783,723	333,152	2,262,594	3.8%	355,203	0	355,203	312,149	2.3%	\$1.38	(209,114)	171,489
Canyon Country	20	576,309	11,300	0	11,300	2.0%	0	0	0	0	0.0%	N/A	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	59	4,131,547	322,069	0	322,069	7.8%	46,549	156,500	203,049	188,500	7.8%	\$1.06	(57,659)	604,407
Valencia	469	20,502,496	637,123	500,062	1,160,789	5.7%	115,238	311,365	426,603	115,238	1.3%	\$1.46	18,807	126,607
SANTA CLARITA VALLEY	550	25,306,605	970,492	500,062	1,494,158	5.9%	161,787	467,865	629,652	303,738	2.3%	\$1.41	(38,852)	731,014
Lancaster	83	4,071,002	92,860	0	97,860	2.4%	0	274,211	274,211	274,211	1.4%	\$1.04	0	921,538
Palmdale	55	3,595,962	215,458	0	233,645	6.5%	0	0	0	0	5.4%	\$1.00	(33,483)	1,000,000
ANTELOPE VALLEY	138	7,666,964	308,318	0	331,505	4.3%	0	274,211	274,211	274,211	3.3%	\$1.00	(33,483)	1,921,538
GREATER SAN FERNANDO VALLEY	4,897	171,555,468	5,893,249	1,354,176	7,527,798	4.4%	1,132,178	742,076	1,874,254	1,494,036	2.4%	\$1.41	(491,389)	3,407,570
Azusa	169	7,944,986	557,481	315,110	872,591	11.0%	31,080	0	31,080	31,080	4.5%	\$1.27	(33,733)	0
City of Industry	1,109	83,512,578	2,492,258	1,727,868	4,373,401	5.2%	852,687	1,808,157	2,660,844	2,128,860	3.8%	\$1.32	712,905	277,742
El Monte	204	9,470,291	252,681	0	281,214	3.0%	50,072	0	50,072	50,072	1.6%	\$0.94	(38,231)	0
Irwindale	254	14,648,199	736,804	294,541	1,054,745	7.2%	144,000	162,296	306,296	306,296	5.1%	\$1.27	23,910	130,063
Monrovia/Duarte	187	5,900,369	402,560	0	422,092	7.2%	21,075	0	21,075	21,075	5.5%	\$1.17	(41,271)	0
Pomona	431	19,667,720	786,022	753,970	1,562,987	7.9%	260,032	920,488	1,180,520	1,134,728	5.5%	\$0.84	(30,076)	0
South El Monte	321	6,969,481	267,594	0	281,804	4.0%	36,840	0	36,840	36,840	3.0%	\$1.09	(98,356)	0
Baldwin Park	145	4,670,333	112,117	301,572	453,245	9.7%	10,788	0	10,788	10,788	8.8%	\$0.96	(64,417)	0
Walnut	34	642,094	113,562	0	115,403	18.0%	0	0	0	0	2.1%	\$1.54	0	0
Glendora/San Dimas/La Verne	229	6,248,557	479,772	0	489,612	7.8%	37,024	0	37,024	37,024	4.8%	\$1.24	(106,962)	0
SAN GABRIEL VALLEY	3,083	159,674,608	6,200,851	3,393,061	9,907,094	6.2%	1,443,598	2,890,941	4,334,539	3,756,763	4.3%	\$1.18	323,769	407,805
Carson	670	44,522,702	1,359,569	3,355,903	4,941,779	11.1%	351,380	123,189	474,569	462,645	6.8%	\$1.51	(141,175)	429,112
Compton	353	21,756,415	1,498,234	986,664	2,514,900	11.6%	271,862	120,000	391,862	334,191	7.7%	\$1.33	(282,205)	0
El Segundo	145	5,924,321	276,372	205,433	481,805	8.1%	0	0	0	0	2.4%	\$2.66	(62,728)	0
Gardena	491	14,446,492	617,811	146,765	755,683	5.2%	104,460	0	104,460	91,500	2.5%	\$1.27	(6,148)	76,468
Harbor City	110	3,274,244	66,962	327,446	394,408	12.0%	0	0	0	0	8.3%	\$1.81	0	0
Hawthorne	181	6,839,280	276,371	0	276,371	4.0%	34,408	0	34,408	34,408	2.5%	\$1.61	(41,175)	0
Inglewood	142	3,910,642	80,841	0	80,841	2.1%	12,825	0	12,825	12,825	1.6%	\$1.76	(8,441)	0
LA Unincorporated	387	14,871,125	1,101,300	208,261	1,247,015	8.4%	94,844	0	94,844	94,844	5.8%	\$1.16	(31,453)	58,225
Lawndale	11	167,202	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Long Beach	132	4,801,801	609,135	901,886	276,990	5.8%	124,012	0	124,012	124,012	3.9%	\$2.26	(50,908)	945,153

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)	483	18,110,720	276,990	0	1,496,270	8.3%	20,176	0	20,176	20,176	5.8%	\$1.47	(26,570)	0
Rancho Dominguez	312	20,575,912	1,055,146	894,968	1,975,805	9.6%	79,008	228,903	307,911	79,008	7.6%	\$1.30	(207,500)	0
Redondo Beach	33	2,489,244	68,969	0	68,969	2.8%	30,000	0	30,000	30,000	2.8%	\$2.10	0	0
San Pedro	25	3,169,531	0	451,436	451,436	14.2%	0	0	0	0	10.7%	N/A	0	0
Signal Hill	112	2,335,635	57,805	0	57,805	2.5%	25,590	0	25,590	25,590	0.6%	\$1.20	0	0
Torrance	534	28,322,546	768,414	1,769,090	2,525,112	8.9%	215,485	334,055	549,540	549,540	5.3%	\$1.72	(350,124)	83,740
Wilmington	82	3,390,825	32,691	0	12,501	0.4%	0	0	0	0	0.4%	N/A	(3,297)	0
SOUTH BAY	4,203	198,908,637	8,146,610	9,247,852	17,557,690	8.8%	1,364,050	806,147	2,170,197	1,858,739	5.7%	\$1.49	(1,211,724)	1,592,698
LOS ANGELES COUNTY TOTALS	19,836	882,813,037	36,501,978	24,107,616	62,078,908	7.0%	7,247,050	6,414,736	13,661,786	11,744,469	4.7%	\$1.31	(2,189,057)	6,360,512
Camarillo	286	10,882,248	395,618	0	445,032	4.1%	109,684	0	109,684	96,884	2.4%	\$1.07	38,263	61,000
Moorpark	92	4,064,576	72,830	378,352	460,026	11.3%	22,248	0	22,248	22,248	3.1%	\$1.61	(3,280)	0
Oxnard/Port Hueneme	497	21,941,072	869,393	0	1,016,649	4.6%	0	0	0	0	1.7%	\$0.93	(154,584)	0
Simi Valley	232	9,222,872	442,869	190,031	690,631	7.5%	36,979	0	36,979	36,979	4.9%	\$1.43	360,671	180,502
Thousand Oaks	214	8,398,383	543,859	120,290	699,978	8.3%	16,500	0	16,500	16,500	7.8%	\$1.40	(89,638)	0
Ventura	376	9,561,688	208,926	0	252,989	2.6%	97,709	0	97,709	82,626	2.1%	\$0.88	14,009	17,383
Westlake Village	115	3,712,475	45,002	0	79,952	2.2%	0	0	0	0	0.8%	\$1.75	5,400	0
VENTURA COUNTY	1,812	67,783,314	2,578,497	688,673	3,645,257	5.4%	283,120	0	283,120	255,237	3.1%	\$1.22	170,841	258,885
GREATER LOS ANGELES TOTALS	21,648	950,596,351	39,080,475	24,796,289	65,724,165	6.9%	7,530,170	6,414,736	13,944,906	11,999,706	4.6%	\$1.31	(2,018,216)	6,619,397

Source: CBRE Research, Q1 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.

Contact

Maxine David Field Research Analyst +1 310 363 4917 maxine.david@cbre.com	David Cannon Sr. Field Research Analyst +1 818 502 6700 david.cannon1@cbre.com	Samuel Tufenkian Sr Field Research Analyst +1 213 613 3333 samuel.tufenkian@cbre.com	Siyuan Ma Sr. Field Research Analyst +1 310 550 2500 siyuan.ma@cbre.com	Luke Snyder Field Research Analyst +1 310 626 7361 luke.snyder@cbre.com
Rachel Stein Field Research Analyst +1 818 502 6700 rachel.stein@cbre.com	Wheeler Smith Field Research Analyst +1 213 613 3333 wheeler.smith@cbre.com	Will Rose Field Research Analyst +1 213 613 3333 will.rose@cbre.com	Alex Hall Research Manager +1 818 502 6700 alex.hall1@cbre.com	Konrad Knutsen Director of Research +1 916 446 8292 konrad.knutsen@cbre.com

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.