

Snapshot | Greater Los Angeles Industrial | Q2 2025

# Quarterly Snapshot

## Submarket & District Breakdown

REPORT

---

CBRE RESEARCH  
JULY 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	128,570	0	128,570	2.4%	23,098	0	23,098	23,098	1.4%	\$1.69	(12,759)	0
Bell Gardens	76	2,324,798	110,380	0	130,010	5.6%	83,249	0	83,249	91,249	3.8%	\$1.26	(10,108)	0
City of Commerce	788	48,848,418	3,000,369	2,310,805	5,374,991	11.0%	486,903	580,830	1,067,733	924,250	8.8%	\$1.08	59,468	441,336
Montebello	199	11,415,022	301,911	326,517	676,776	5.9%	146,419	222,381	368,800	111,724	4.4%	\$1.83	2,323	13,825
Monterey Park	93	2,081,895	270,969	0	278,963	13.4%	37,600	0	37,600	37,600	7.1%	\$0.82	(17,238)	0
Pico Rivera	184	10,274,893	697,607	495,754	1,209,075	11.8%	111,480	0	111,480	45,336	8.2%	\$1.30	(28,864)	0
COMMERCE	1,419	80,252,012	4,509,806	3,133,076	7,798,385	9.7%	888,749	803,211	1,691,960	1,233,257	7.4%	\$1.20	(7,178)	455,161
Cudahy	35	1,162,664	117,920	0	117,920	10.1%	0	0	0	6,560	8.6%	\$1.10	2,160	0
City of Vernon	141	4,379,407	393,703	0	404,823	9.2%	10,000	0	10,000	15,800	5.5%	\$0.81	(63,570)	0
Maywood	28	825,620	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
South Gate	226	10,470,765	516,560	269,452	786,012	7.5%	0	105,327	105,327	105,327	5.3%	\$1.08	(139,015)	0
Huntington Park	907	55,411,577	2,724,876	1,646,706	4,489,620	8.1%	418,250	628,545	1,046,795	804,646	4.7%	\$1.07	162,040	333,104
VERNON	1,337	72,250,033	3,753,059	0	5,798,375	8.0%	428,250	733,872	1,162,122	932,333	4.9%	\$1.05	(38,385)	333,104
COMMERCE/VERNON	2,756	152,502,045	8,262,865	5,049,234	13,596,760	8.9%	1,316,999	1,537,083	2,854,082	2,165,590	6.2%	\$1.13	(45,563)	788,265
Los Angeles	2,507	95,962,424	5,012,981	759,500	6,235,794	6.5%	398,447	0	398,447	485,386	4.6%	\$0.92	(425,582)	167,522
DOWNTOWN LOS ANGELES	2,507	95,962,424	5,012,981	759,500	6,235,794	6.5%	398,447	0	398,447	485,386	4.6%	\$0.92	(425,582)	167,522
CENTRAL LOS ANGELES	5,263	248,464,469	13,275,846	5,808,734	19,832,554	8.0%	1,715,446	1,537,083	3,252,529	2,650,976	5.6%	\$1.07	(471,145)	955,787
Artesia	15	279,507	15,208	0	15,208	5.4%	0	0	0	0	5.4%	\$0.68	0	0
Bellflower	27	511,296	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Cerritos	258	13,611,480	742,501	335,087	1,193,024	8.8%	140,507	213,289	353,796	318,156	5.1%	\$1.11	79,409	0
Downey	117	5,428,949	228,162	126,381	382,543	7.0%	0	122,500	122,500	122,500	3.0%	\$1.17	(18,140)	0
La Mirada	180	13,129,040	878,772	799,658	1,678,430	12.8%	47,256	0	47,256	47,256	8.0%	\$1.47	(106,483)	0
Lakewood	16	659,318	42,510	0	42,510	6.4%	0	0	0	0	0.0%	\$1.12	0	42,846
Norwalk	61	2,840,857	0	0	10,060	0.4%	180,167	0	180,167	120,000	0.4%	N/A	109,940	0
Paramount	263	8,591,253	467,804	126,432	626,483	7.3%	47,128	0	47,128	59,378	3.2%	\$1.15	(53,444)	0
Santa Fe Springs	1,113	53,236,437	2,380,679	2,266,187	4,695,732	8.8%	645,812	413,141	1,058,953	739,757	5.4%	\$1.53	(58,406)	459,575
Whittier	72	4,357,074	43,150	314,690	357,840	8.2%	0	0	0	0	8.0%	\$1.23	0	292,303
MID-COUNTIES	2,122	102,645,211	4,798,786	3,968,435	9,001,830	8.8%	1,060,870	748,930	1,809,800	1,407,047	5.3%	\$1.40	(47,124)	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	385	12,248,883	767,379	168,000	972,999	7.9%	124,279	0	124,279	124,279	3.4%	\$1.54	33,599	0
Burbank	382	14,329,447	492,712	0	502,696	3.5%	58,311	0	58,311	58,311	2.8%	\$1.73	(1,166)	0
Glendale	554	17,400,618	344,060	0	367,952	2.1%	40,136	0	40,136	30,945	1.1%	\$1.69	7,171	0
North Hollywood	481	13,990,181	466,744	106,526	584,665	4.2%	110,004	0	110,004	110,004	2.6%	\$1.48	(60,148)	0
Pacoima	126	5,149,558	60,824	113,500	174,324	3.4%	34,985	0	34,985	24,985	0.4%	\$1.31	(8,240)	0
Pasadena	106	3,513,135	97,539	0	99,770	2.8%	35,788	0	35,788	35,788	2.8%	\$1.32	32,674	0
San Fernando	149	5,276,373	371,260	132,936	504,196	9.6%	33,603	0	33,603	0	3.4%	\$1.12	(41,912)	0
Sun Valley/Sunland	6	228,467	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Sylmar	157	7,569,247	323,638	143,529	467,167	6.2%	0	0	0	0	4.6%	\$1.54	0	440,000
EAST SAN FERNANDO VALLEY	2,346	79,705,909	2,924,156	664,491	3,673,769	4.6%	437,106	0	437,106	384,312	2.5%	\$1.50	(38,022)	440,000
Agoura Hills	25	711,349	0	0	30,834	4.3%	0	0	0	0	1.4%	\$1.52	(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	205	5,343,963	120,223	0	142,367	2.7%	17,081	0	17,081	17,081	2.5%	\$1.24	17,081	0
Chatsworth	607	22,275,023	1,138,113	206,384	1,383,316	6.2%	230,698	0	230,698	213,698	3.4%	\$1.35	(56,371)	0
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	136	3,521,314	174,286	0	187,486	5.3%	10,000	0	10,000	10,000	5.0%	\$1.25	(57,724)	0
Panorama City	67	2,452,062	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	27	944,878	27,570	0	27,570	2.9%	0	126,768	126,768	126,768	1.5%	\$1.26	0	0
Sherman Oaks	2	38,817	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Tarzana	19	465,121	12,120	0	18,120	3.9%	0	0	0	0	3.9%	\$1.45	0	0
Van Nuys	532	18,713,893	500,853	0	520,203	2.8%	131,094	0	131,094	136,176	1.8%	\$1.33	(93,895)	91,950
Woodland Hills	54	2,314,791	72,198	0	81,102	3.5%	0	0	0	0	3.4%	\$1.81	(13,200)	0
WEST SAN FERNANDO VALLEY	1,730	58,795,384	2,241,491	206,384	2,599,206	4.4%	388,873	126,768	515,641	503,723	2.7%	\$1.37	(208,737)	91,950
Canyon Country	20	576,309	11,300	0	11,300	2.0%	10,800	0	10,800	10,800	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	53	4,131,547	322,069	0	322,069	7.8%	35,260	172,843	208,103	172,843	7.8%	\$1.10	0	604,407
Valencia	468	20,502,566	837,223	656,047	1,516,874	7.4%	130,737	0	130,737	108,929	2.0%	\$1.41	(128,030)	126,607
SANTA CLARITA VALLEY	543	25,306,675	1,170,592	656,047	1,850,243	7.3%	176,797	172,843	349,640	292,572	2.9%	\$1.39	(128,030)	731,014
Lancaster	80	4,071,002	82,860	0	82,860	2.0%	20,000	0	20,000	20,000	1.1%	\$1.13	25,000	936,538
Palmdale	52	3,595,962	215,458	0	233,645	6.5%	0	0	0	0	5.4%	\$1.02	0	1,000,000
ANTELOPE VALLEY	132	7,666,964	298,318	0	316,505	4.1%	20,000	0	20,000	20,000	3.1%	\$1.04	25,000	1,936,538
GREATER SAN FERNANDO VALLEY	4,751	171,474,932	6,634,557	1,526,922	8,439,723	4.9%	1,022,776	299,611	1,322,387	1,200,607	2.7%	\$1.41	(349,789)	3,199,502
Azusa	166	7,745,814	607,203	494,210	1,101,413	14.2%	53,294	0	53,294	0	7.4%	\$1.08	(218,537)	0
City of Industry	1,077	83,270,877	2,679,076	950,239	3,761,591	4.5%	525,926	1,315,453	1,841,379	1,778,539	3.1%	\$1.29	497,144	437,836
El Monte	194	9,479,950	250,347	164,284	444,405	4.7%	48,193	0	48,193	65,301	3.3%	\$0.93	(161,120)	0
Irwindale	250	14,725,836	804,138	424,160	1,278,543	8.7%	13,032	0	13,032	33,307	6.5%	\$1.26	(98,458)	0
Monrovia/Duarte	178	5,900,369	331,944	0	358,003	6.1%	83,681	0	83,681	66,914	4.8%	\$1.11	33,188	0
Pomona	428	19,670,425	723,434	794,841	1,553,399	7.9%	245,301	133,482	378,783	377,927	5.6%	\$0.81	(39,995)	0
South El Monte	318	6,993,598	231,609	0	254,336	3.6%	112,715	0	112,715	133,855	2.0%	\$1.01	56,732	0
Baldwin Park	146	4,680,421	121,857	301,572	478,063	10.2%	40,788	0	40,788	68,899	8.5%	\$0.94	10,220	0
Walnut	34	642,094	13,459	0	13,459	2.1%	100,103	0	100,103	103,906	2.1%	\$1.50	0	0
Glendora/San Dimas/La Verne	223	6,203,192	551,462	168,745	733,067	11.8%	67,650	0	67,650	71,106	7.0%	\$1.10	(134,573)	0
SAN GABRIEL VALLEY	3,014	159,312,576	6,314,529	3,298,051	9,976,279	6.3%	1,290,683	1,448,935	2,739,618	2,699,754	4.3%	\$1.12	(55,399)	437,836
Carson	658	44,529,177	1,598,919	3,463,341	5,062,260	11.4%	111,818	165,440	277,258	283,998	7.5%	\$1.48	(339,646)	429,112
Compton	347	21,762,886	1,457,385	1,116,293	2,573,678	11.8%	321,572	201,027	522,599	402,599	7.0%	\$1.39	138,879	0
El Segundo	138	5,924,321	248,939	205,433	460,972	7.8%	24,000	0	24,000	24,000	1.6%	\$2.74	(9,166)	0
Gardena	479	14,522,960	772,339	146,765	919,104	6.3%	58,961	0	58,961	58,961	3.6%	\$1.24	(102,217)	0
Harbor City	103	3,274,244	66,962	327,446	394,408	12.0%	36,343	0	36,343	23,500	8.3%	\$1.81	0	0
Hawthorne	166	6,839,280	241,938	198,972	440,910	6.4%	55,685	0	55,685	55,685	2.1%	\$1.60	29,785	0
Inglewood	135	3,910,642	76,571	0	76,571	2.0%	0	0	0	0	1.6%	\$1.67	0	0
LA Unincorporated	384	14,935,484	1,197,754	313,932	1,560,086	10.4%	118,615	0	118,615	118,615	5.8%	\$1.07	51,032	0
Lawndale	11	167,202	0	0	0	0.0%	0	0	0	0	0.0%	N/A	0	0
Long Beach	468	18,633,104	621,934	1,557,397	2,164,580	11.6%	69,610	0	69,610	74,660	9.2%	\$1.31	(114,561)	440,343

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)	122	4,801,801	232,333	0	232,333	4.8%	0	0	0	0	3.8%	\$2.07	(27,986)	0
Rancho Dominguez	307	20,576,700	1,218,380	1,041,596	2,306,620	11.2%	87,812	466,280	554,092	527,239	6.0%	\$1.24	269,058	0
Redondo Beach	33	2,489,244	87,169	0	87,169	3.5%	0	140,000	140,000	140,000	2.8%	\$1.98	0	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	109	2,335,635	82,862	0	82,862	3.5%	14,031	0	14,031	14,031	0.6%	\$1.33	1,067	0
Torrance	518	28,542,392	1,195,160	1,900,399	3,095,559	10.8%	47,159	0	47,159	29,264	5.9%	\$1.69	(105,964)	0
Wilmington	79	3,405,194	137,303	0	137,303	4.0%	0	0	0	0	0.4%	\$1.10	0	0
SOUTH BAY	4,080	199,819,797	9,235,948	10,723,010	20,045,851	10.0%	945,606	972,747	1,918,353	1,752,552	6.0%	\$1.46	(209,719)	869,455
LOS ANGELES COUNTY TOTALS	19,230	881,716,985	40,259,666	25,325,152	67,296,237	7.6%	6,035,381	5,007,306	11,042,687	9,710,936	4.9%	\$1.28	(1,133,176)	6,257,304
Camarillo	282	10,951,055	533,420	0	599,499	5.5%	98,191	0	98,191	117,895	3.3%	\$1.01	(36,750)	0
Moorpark	91	4,064,576	82,830	378,352	470,026	11.6%	0	0	0	0	3.8%	\$1.47	(29,074)	0
Oxnard/Port Hueneme	495	21,941,072	851,247	0	975,643	4.4%	220,328	0	220,328	201,752	1.6%	\$0.94	6,303	737,730
Simi Valley	227	9,222,872	321,356	535,355	913,098	9.9%	78,480	0	78,480	70,907	4.5%	\$1.42	39,666	180,502
Thousand Oaks	212	8,398,383	530,796	120,290	679,825	8.1%	59,092	0	59,092	59,092	7.7%	\$1.41	14,216	0
Ventura	373	9,581,994	221,470	0	257,887	2.7%	85,357	0	85,357	57,676	1.9%	\$0.90	38,846	0
Westlake Village	115	3,712,950	50,096	0	89,050	2.4%	11,406	0	11,406	11,406	0.9%	\$1.74	(5,252)	0
VENTURA COUNTY	1,795	67,872,902	2,591,215	1,033,997	3,985,028	5.9%	552,854	0	552,854	518,728	3.1%	\$1.20	27,955	918,232
GREATER LOS ANGELES TOTALS	21,025	949,589,887	42,850,881	26,359,149	71,281,265	7.5%	6,588,235	5,007,306	11,595,541	10,229,664	4.7%	\$1.27	(1,105,221)	7,175,536

Source: CBRE Research, Q2 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

<b>Wheeler Smith</b> Field Research Analyst +1 213 613 3333 wheeler.smith@cbre.com	<b>David Cannon</b> Sr. Field Research Analyst +1 818 502 6700 david.cannon1@cbre.com	<b>Samuel Tufenkian</b> Sr Field Research Analyst +1 213 613 3333 samuel.tufenkian@cbre.com	<b>Luke Snyder</b> Field Research Analyst +1 310 626 7361 luke.snyder@cbre.com	<b>Michael Maloney</b> Field Research Analyst +1 213 613 3333 michael.maloney@cbre.com
<b>Rachel Stein</b> Field Research Analyst +1 818 502 6700 rachel.stein@cbre.com	<b>Siyuan Ma</b> Sr. Field Research Analyst +1 310 550 2500 siyuan.ma@cbre.com	<b>Will Rose</b> Field Research Analyst +1 213 613 3333 will.rose@cbre.com	<b>Alex Hall</b> Research Manager +1 818 502 6700 alex.hall1@cbre.com	<b>Konrad Knutsen</b> 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.