

FIGURES | ORANGE COUNTY INDUSTRIAL | Q4 2024

Despite rising vacancy, rent growth and new construction suggest stabilization



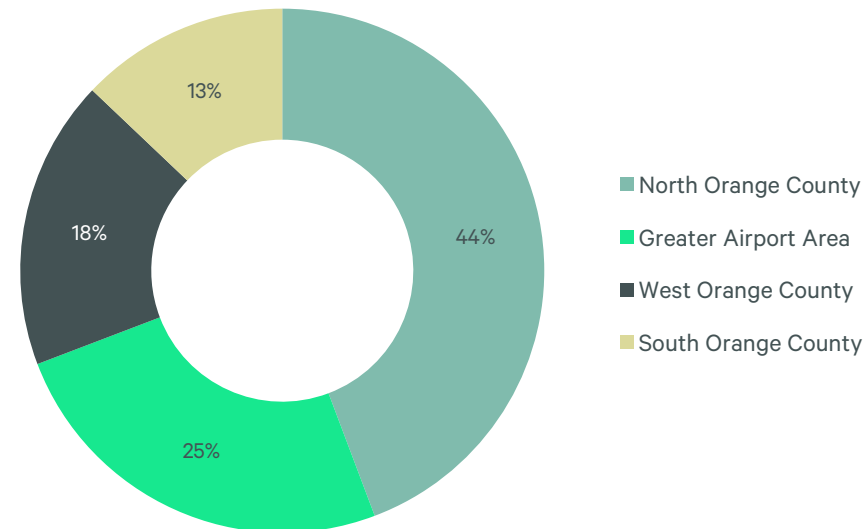
Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

The Orange County (OC) industrial market saw a mix of positive and negative indicators in Q4 2024, hinting that the market is in the process of stabilizing after a challenging year. Gross activity increased quarter-over-quarter as smaller leases under 50,000 sq. ft. made most transactions. Large leases over 100,000 sq. ft. continued to face trouble as decision-makers saw less urgency to commit to space due to uncertainty in pricing and continued availability increases. Quarter-over-quarter, availability rates increased 40 basis points (bps) to 6.1% and vacancy increased to 3.1%. Development increased quarter-over-quarter to 1.9 million sq. ft. as new projects broke ground across Orange County.

Activity was continuously slow throughout 2024, especially in deals over 100,000 sq. ft. As more spaces hit the market and gave occupiers more options to consider, tenants delayed their decision making, slowing deal velocity and contributing to the negative absorption and rising vacancy. The Port of Los Angeles processed 884,315 (TEUs) in November, a 16% increase over the previous year. It moved nearly 9.4 million TEUs as of November 2024 YTD, 19% ahead of its 2023 pace.

FIGURE 1: Available Space Distribution



Source: CBRE Research, Q4 2024.

UNEMPLOYMENT

The unemployment rate in Orange County was 4.0% in November 2024, down from a revised 4.2% in October 2024, and above the year-ago estimate of 3.8%. This compared with an unadjusted unemployment rate of 5.3% for California and 4.0% for the United States during the same period. Between October 2024 and November 2024, total nonfarm employment increased by 4,200 jobs.

LEASE RATE ANALYSIS

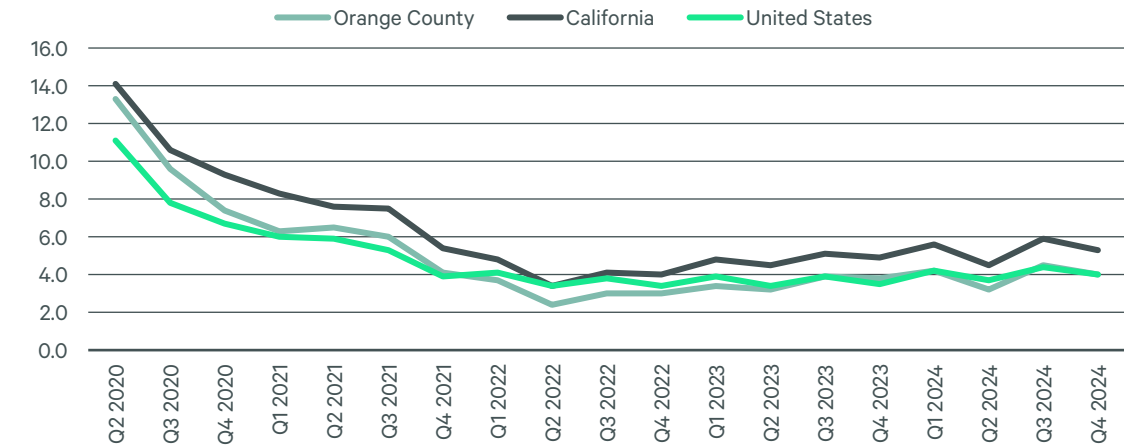
Breaking the three-quarter streak of negative rent growth, the average asking lease rate increased 0.6% or \$0.01 quarter-over-quarter to \$1.68 NNN per sq. ft. per month in Q4 2024. The highest rates were seen in the Airport Area where asking rates climbed to \$1.80 NNN per sq. ft. per month, driven largely by new Class A development in the submarket. Asking rate declines have temporarily stabilized and modest rate growth is expected in 2025 as activity in the San Pedro Bay port complex continues to set new records and delivering construction projects will fetch higher rents.

VACANCY & AVAILABILITY

The overall vacancy rate climbed 20 bps quarter-over-quarter to 3.1% for the first time since Q3 2014. However, the vacancy increase was relegated to certain submarkets as the South OC submarket vacancy rate fell by 10 bps quarter-over-quarter to only 1.0%. North OC and West OC recorded a 3.4% vacancy rate and GAA had the highest at 3.6%. Vacancy and availability rates are forecasted to increase moving into Q1 2025 as new construction projects are set to deliver vacant and leasing activity has been sluggish in 2024.

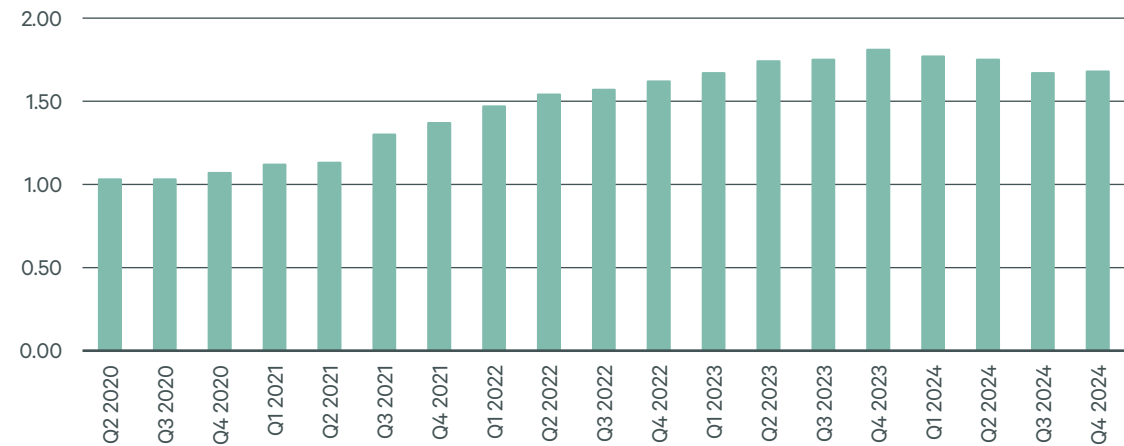
Availability rates increased to 6.1%, a 40 bps increase quarter-over-quarter. This increase was largely driven by spaces above 100,000 sq. ft. hitting the market. 6700 Artesia Blvd in Buena Park has the largest availability with nearly 275,000 sq. ft. becoming available for lease and 6550 Katella in Cypress added another 273,000 sq. ft. of availability this quarter.

FIGURE 2: Unemployment Rate (%)



Source: U.S. Bureau of Labor Statistics, Q4 2024.

FIGURE 3: Average Asking Lease Rate (\$PSF/MO/NNN)



Source: CBRE Research, Q4 2024.

NET ABSORPTION & ACTIVITY

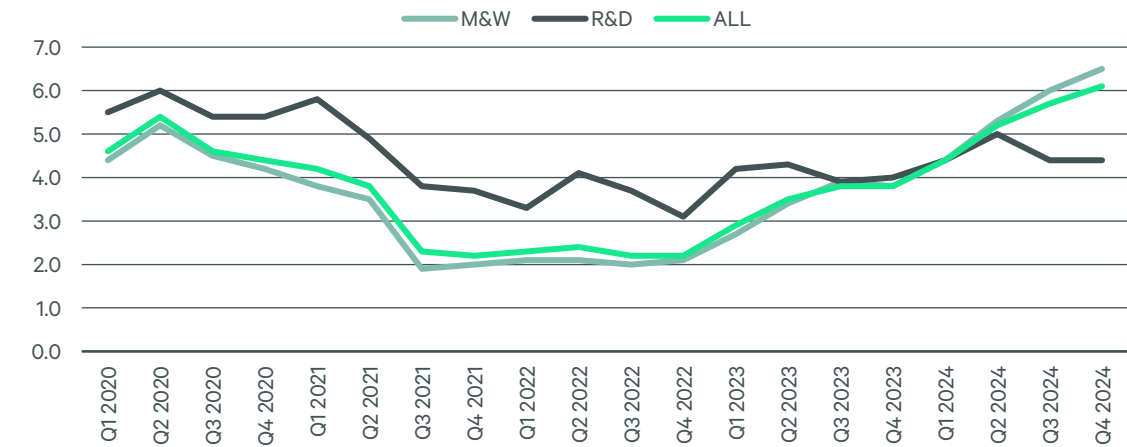
Gross activity increased in Q4 2024 to 2.1 million sq. ft. although the year-to-date activity fell 11% year-over-year to 7.2 million sq. ft. The majority of new leases fell in the 10,000-50,000 sq. ft. size range, making up 84% of all activity in the quarter, as only four deals above 100,000 sq. ft. were signed in Q4 2024. The lack of larger deals in Q4 2024 continued the trend from Q3 2024 as larger occupiers were slower to sign long-term deals. The largest lease for Q4 2024 was a renewal for a 307,000 sq. ft. space at 50 Icon in Foothill Ranch.

Net absorption totaled negative 154,000 sq. ft. in Q4 2024, which was an improvement over the prior quarter’s negative 1.5 million sq. ft. Similar to the rising vacancy, the negative net absorption was concentrated in specific submarkets. North OC realized over 247,000 sq. ft. of negative net absorption, largely attributed to Pleaser Shoes vacating 184,000 sq. ft. at 105 S. Puente St. in Brea, while the South OC and GAA submarkets both realized modest positive absorption. As gross activity declined in 2024, newly vacated spaces sat on the market longer, negatively affecting net absorption. Tenants continued to focus on a flight to economy.

DEVELOPMENT

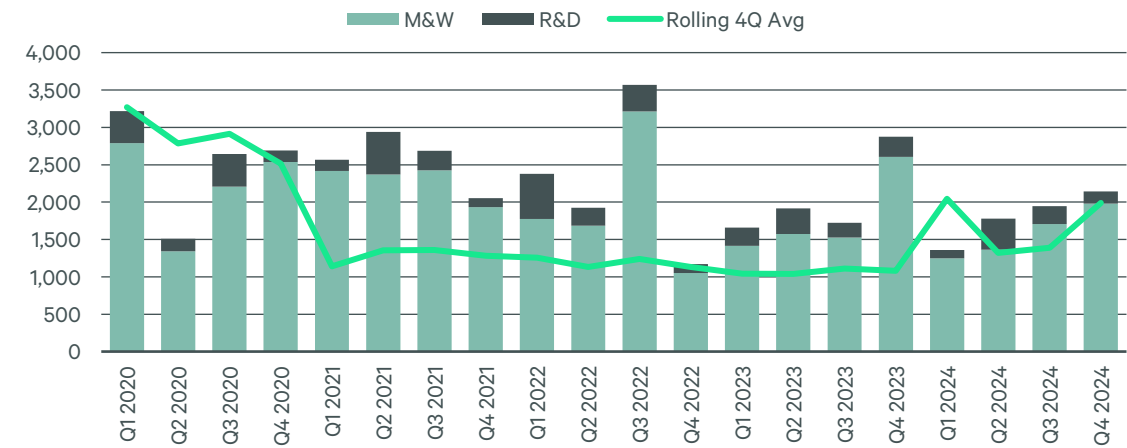
Orange County saw an uptick in development totaling 1.9 million sq. ft. in Q4 2024. Multiple new projects broke ground, including Huntington Gateway in Huntington Beach, which started construction on three new buildings totaling 318,000 sq. ft. The Bake Freeway Business Park in Irvine Spectrum broke ground, bringing 360,000 sq. ft. of new space under construction. Developers have been reluctant to break ground on new projects as construction financing and rising vacancy created temporary headwinds, not only in Orange County but across the Southern California region.

FIGURE 4: Available (%)



Source: CBRE Research, Q4 2024.

FIGURE 5: Gross Activity (MSF)



Source: CBRE Research, Q4 2024.

MACROECONOMIC OUTLOOK

The U.S. economy continues to exceed expectations. Much of this is due to a sturdy consumer who is enjoying increased household wealth, real income growth, and a resilient labor market. Consequently, CBRE is revising its outlook upward for 2025 annual average GDP growth by 60 basis points to 2.3%.

Typically, sturdy economic growth alongside Fed rate cuts would be rocket fuel for commercial real estate performance. The catch is capital markets have grown skeptical of just how low rates will go in 2025. The mix of sticky core inflation and future policy concerns are putting upward pressure on long-term rates. Nevertheless, real estate capital markets have made good progress in recent quarters. Lending spreads are tightening, and credit issuance is up.

FIGURE 6: Market Statistics

Submarket	Bldg. Sq. Ft.	Overall Vacancy (%)	Availability (%)	Q4 2024 Net Absorption (SF)	Q4 2024 Gross Activity (SF)	Under Construction (SF)	Deliveries (SF)	Avg. Asking Lease Rates (\$PSF/MO)
North Orange County	112,895,239	3.3	6.1	(247,438)	558,514	641,071	0	\$1.61
West Orange County	42,392,778	3.4	6.6	(6,805)	565,718	318,751	390,268	\$1.68
Greater Airport Area	66,442,508	3.6	5.9	65,008	695,368	162,656	0	\$1.80
South Orange County	33,853,870	1.0	5.8	34,943	321,621	740,396	0	\$1.71
Orange County Total	255,584,395	3.1	6.1	(154,292)	2,141,221	1,862,874	390,268	\$1.68

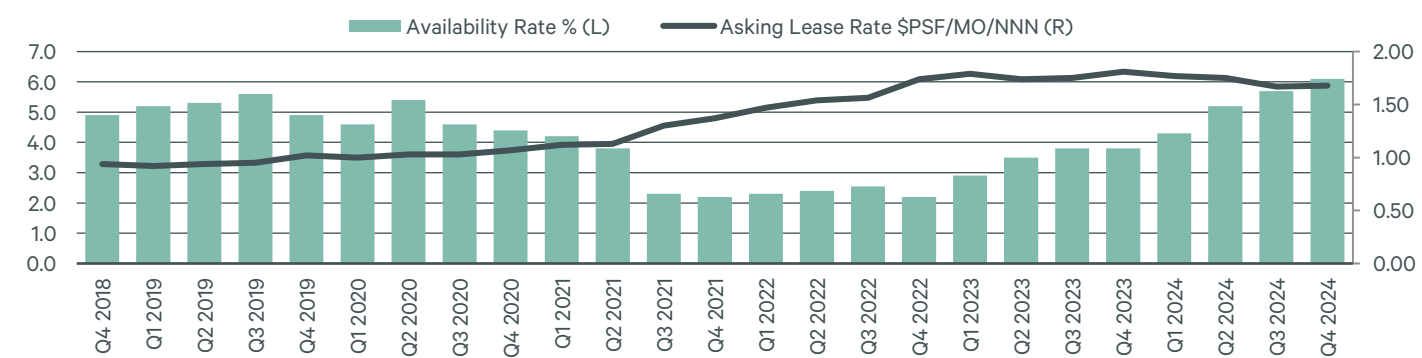
Source: CBRE Research, Q4 2024.

FIGURE 7: Key Transactions

Occupier	Industry Sector	Location	Total Sq. Ft.
Hampton Products*	Manufacturing	Foothill Ranch	307,781
Robinson Pharma*	Food Manufacturing	Costa Mesa	197,000
Fletcher Jones Motor Cars	Retail	Irvine	138,967
Weber Distribution	Transportation/Distribution	Irvine	112,272
GKN Aerospace	Aerospace	Garden Grove	125,773

*Indicates Renewal.
Source: CBRE Research, Q4 2024.

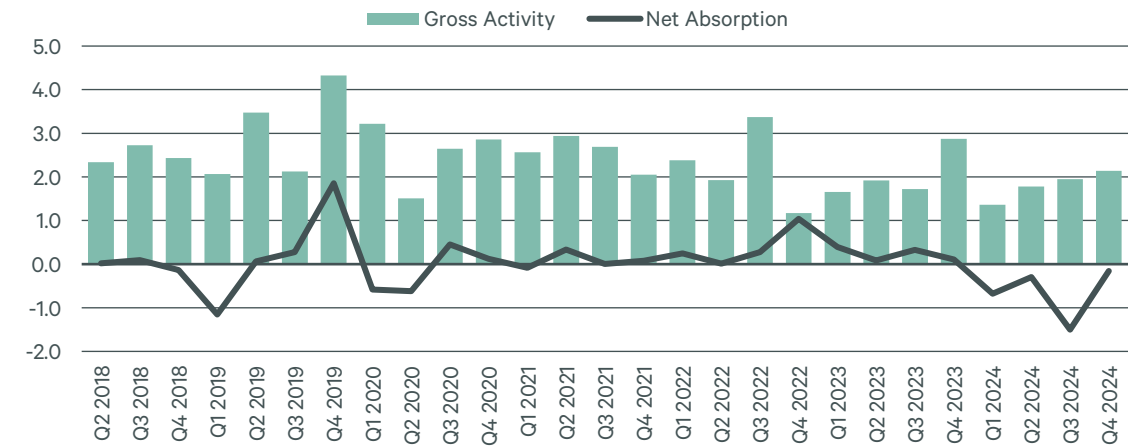
FIGURE Availability Rate and Asking Lease Rate (\$PSF/MO/NNN)



Source: CBRE Research, Q4 2024.

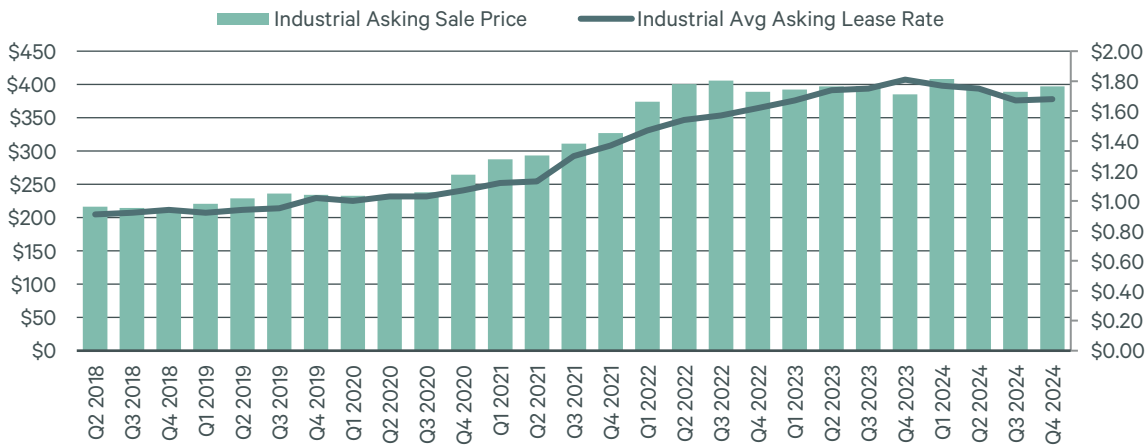
FIGURES INSERT | ORANGE COUNTY INDUSTRIAL | Q3 2023

FIGURE 1: Total Activity & Net Absorption (MSF)



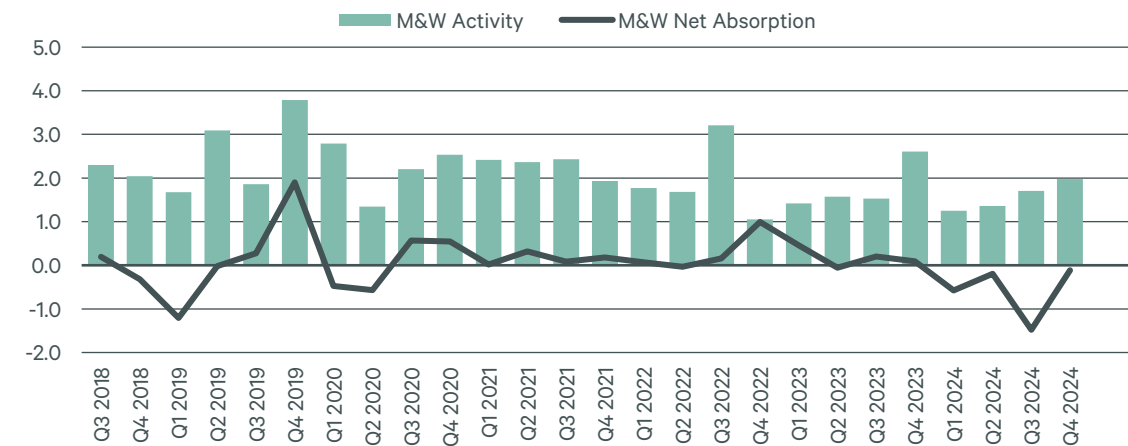
Source: CBRE Research, Q4 2024.

FIGURE 2: Industrial Asking Prices (\$PSF/MO)



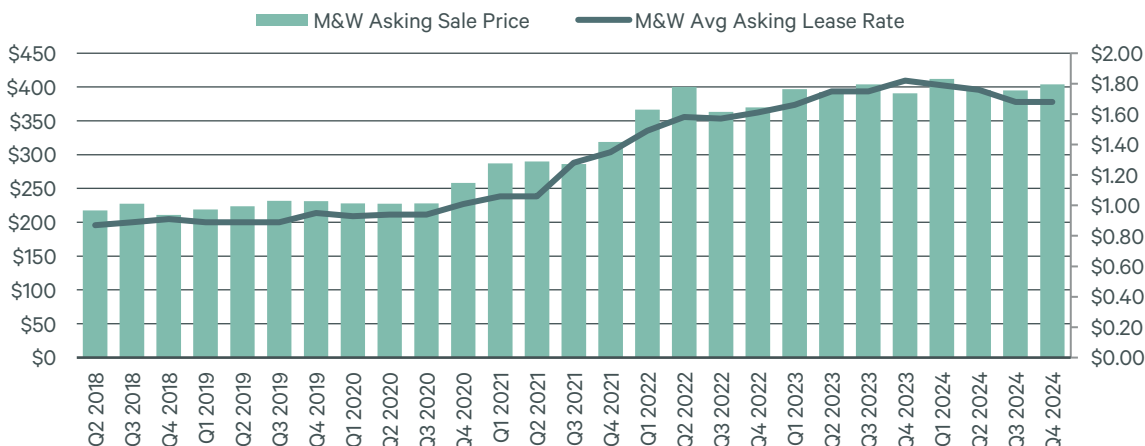
Source: CBRE Research, Q4 2024.

FIGURE 3: M&W Activity & Net Absorption (MSF)



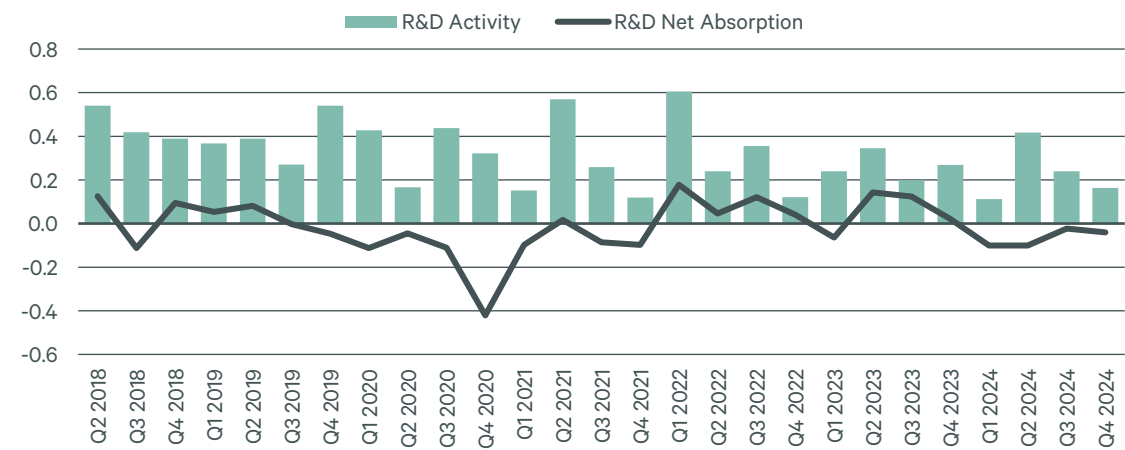
Source: CBRE Research, Q4 2024.

FIGURE 4: M&W Asking Prices (\$PSF/MO)



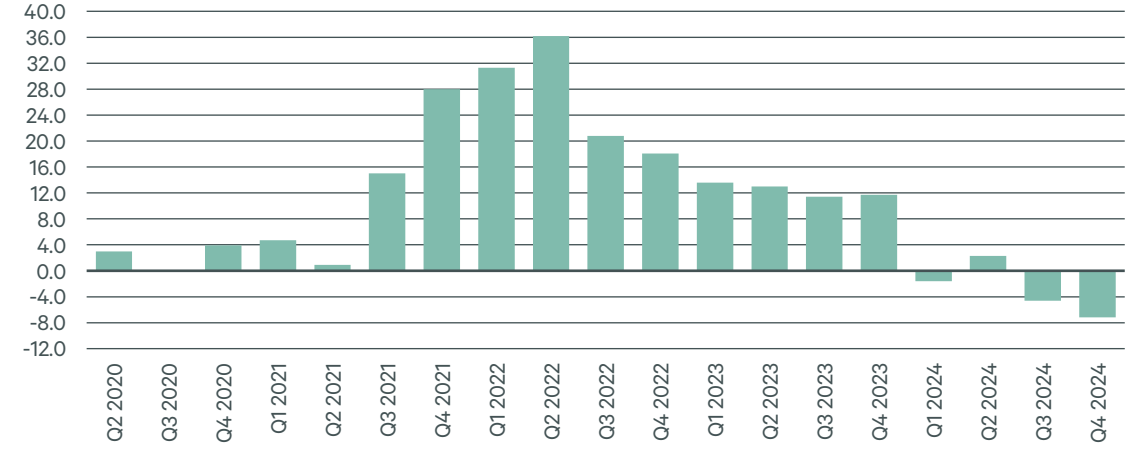
Source: CBRE Research, Q4 2024.

FIGURE 5: R&D Activity & Net Absorption (MSF)



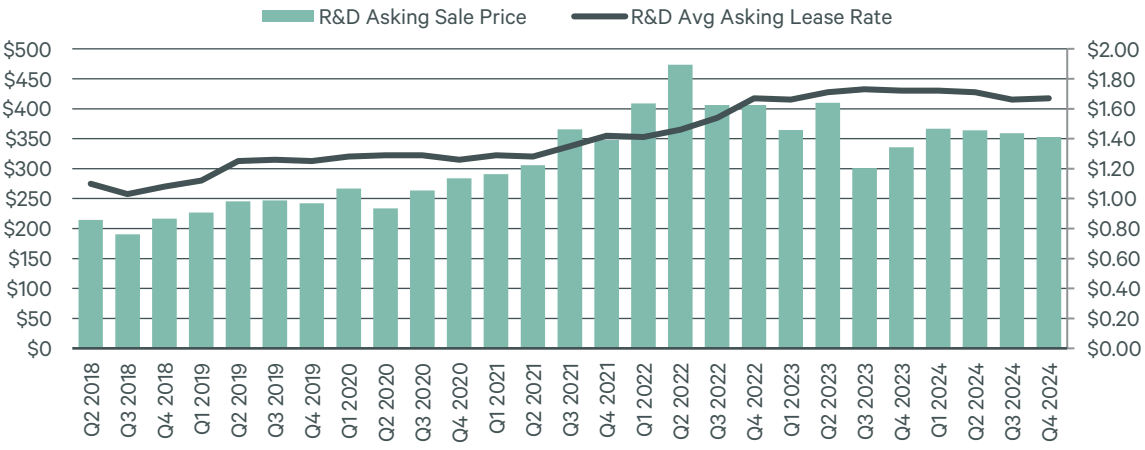
Source: CBRE Research, Q4 2024.

FIGURE 7: Year Over Year Rent Growth (%)



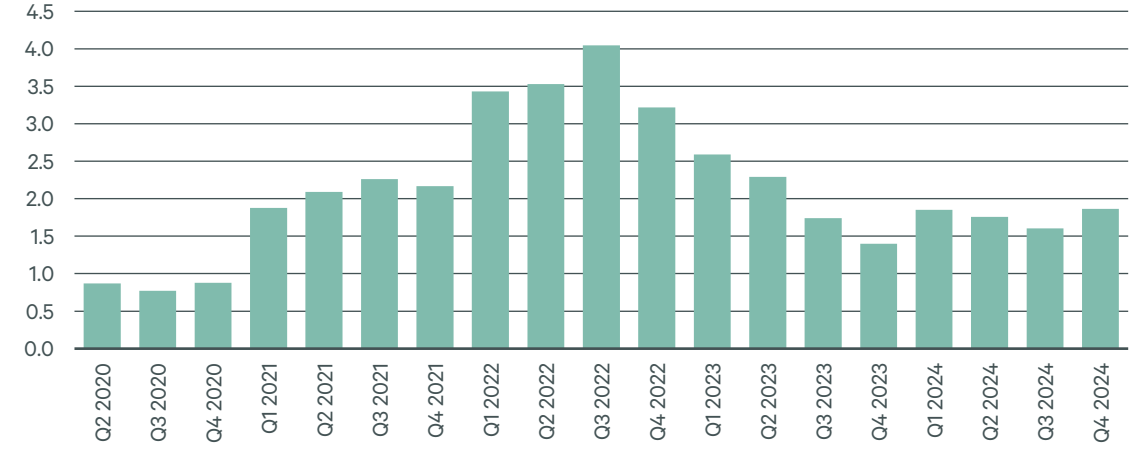
Source: CBRE Research, Q4 2024.

FIGURE 6: R&D Asking Prices (\$PSF/MO)



Source: CBRE Research, Q4 2024.

FIGURE 8: Under Construction (SF in Millions)



Source: CBRE Research, Q4 2024.

FIGURE 9: Total Combined M/W & R&D Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
NORTH ORANGE COUNTY											
Anaheim	1,338	47,135,750	515,508	64,771	253,402	318,173	36,151	1,568,179	3.3	3,075,397	6.5
Brea	219	11,378,187	0	0	74,211	74,211	(226,917)	502,407	4.4	666,112	5.9
Buena Park	187	13,972,195	27,765	0	12,090	12,090	(124,432)	987,130	7.1	1,312,144	9.4
Fullerton	286	20,145,342	135,741	0	70,248	70,248	24,487	468,830	2.3	1,512,820	7.5
La Habra	58	2,423,349	0	0	0	0	0	22,867	0.9	37,267	1.5
Orange	455	12,434,744	0	0	18,275	18,275	(9,205)	138,347	1.1	241,670	1.9
Placentia	144	3,678,652	0	0	65,517	65,517	52,478	79,470	2.2	113,837	3.1
Yorba Linda	55	1,727,020	0	0	0	0	0	0	0.0	0	0.0
NORTH ORANGE COUNTY TOTAL	2,742	112,895,239	641,071	64,771	493,743	558,514	(247,438)	3,767,230	3.3	6,959,247	6.1
WEST ORANGE COUNTY											
Cypress	96	6,131,423	0	0	0	0	(55,032)	773,285	12.6	1,147,023	19.0
Garden Grove	317	12,144,976	0	0	125,773	125,773	0	263,233	2.2	568,066	4.7
Huntington Beach	452	15,307,923	318,751	0	295,662	295,662	36,967	201,676	1.3	731,541	4.7
La Palma	25	2,637,948	0	84,321	0	84,321	0	2,446	0.1	2,446	0.1
Los Alamitos	88	2,251,618	0	0	33,483	33,483	10,250	93,453	4.2	111,635	5.0
Seal Beach	12	972,051	0	0	0	0	(13,162)	13,162	1.4	13,162	1.4
Stanton	53	1,072,081	0	0	14,172	14,172	14,172	0	0.0	46,660	4.4
Westminster	66	1,874,758	0	0	12,307	12,307	0	96,374	5.1	172,684	9.2
WEST ORANGE COUNTY TOTAL	1,109	42,392,778	318,751	84,321	481,397	565,718	(6,805)	1,443,629	3.4	2,793,217	6.6
AIRPORT AREA											
Costa Mesa	277	8,546,327	0	0	93,638	93,638	(10,256)	292,876	3.4	374,289	4.4
Fountain Valley	160	4,194,163	0	12,706	0	12,706	11,500	62,271	1.5	137,765	3.3
Irvine	505	17,916,330	0	32,115	279,298	311,413	948	584,638	3.3	874,006	4.9
Newport Beach	29	704,154	0	0	10,547	10,547	0	0	0.0	0	0.0
Santa Ana	878	27,580,252	162,656	25,800	178,535	204,335	25,224	965,217	3.5	1,874,313	6.8
Tustin	150	7,501,282	0	37,289	25,440	62,729	37,592	497,094	6.6	661,219	8.8
AIRPORT AREA TOTAL	1,999	66,442,508	162,656	107,910	587,458	695,368	65,008	2,402,096	3.6	3,921,592	5.9
SOUTH ORANGE COUNTY											
Aliso Viejo	48	1,341,205	0	19,633	0	19,633	0	41,519	3.1	47,225	3.5
Foothill Ranch	46	3,164,459	0	0	49,415	49,415	0	12,003	0.4	522,794	16.5
Irvine Spectrum	387	16,745,823	604,088	0	252,573	252,573	1,138	119,104	0.7	1,011,591	5.8
Laguna Hills	62	1,105,229	0	0	0	0	0	0	0.0	0	0.0
Laguna Niguel	25	548,117	0	0	0	0	0	0	0.0	15,115	2.8
Lake Forest	142	4,239,575	0	0	0	0	33,805	128,410	3.0	284,011	6.7
Mission Viejo	34	952,065	0	0	0	0	0	0	0.0	0	0.0
San Clemente	105	2,391,633	0	0	0	0	0	46,308	1.9	65,350	2.7
San Juan Capistrano	40	904,246	136,308	0	0	0	0	0	0.0	83,988	8.1
Santa Margarita	76	2,461,518	0	0	0	0	0	0	0.0	0	0.0
SOUTH ORANGE COUNTY TOTAL	965	33,853,870	740,396	19,633	301,988	321,621	34,943	347,344	1.0	2,030,074	5.8
ORANGE COUNTY TOTAL	6,815	255,584,395	1,862,874	276,635	1,864,586	2,141,221	(154,292)	7,960,299	3.1	15,704,130	6.1

Source: CBRE Research, Q4 2024.

FIGURE 10: Total Combined M/W & R&D Availability Statistics by Size

Submarket	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	24	285,774	13	136,783	12	162,108	7	95,550	\$1.64	\$376
20,000-29,999	13	293,673	8	194,290	4	98,196	6	130,948	\$1.61	\$365
30,000-49,999	16	487,225	13	415,817	2	90,744	2	63,037	\$1.54	\$385
50,000-69,999	14	714,982	8	383,484	1	55,244	3	172,979	\$1.54	\$398
70,000-99,999	11	534,053	3	108,188	1	84,041	1	96,000	\$1.39	\$214
100,000 and greater	37	4,643,540	20	2,528,668	4	659,438	0	0	\$1.66	\$0
NORTH ORANGE COUNTY TOTAL	115	6,959,247	65	3,767,230	24	1,149,771	19	558,514	\$1.61	\$373
10,000-19,999	16	228,683	8	115,559	3	52,037	4	51,931	\$1.54	\$394
20,000-29,999	7	145,650	3	71,579	0	0	1	23,233	\$1.30	\$522
30,000-49,999	9	321,123	5	186,197	1	47,092	0	0	\$1.54	\$287
50,000-69,999	7	351,196	3	128,958	0	0	0	0	\$1.68	\$0
70,000-99,999	6	327,654	4	211,883	2	170,525	1	84,321	\$1.59	\$0
100,000 and greater	10	1,438,332	7	729,453	1	272,897	2	406,233	\$1.81	\$0
WEST ORANGE COUNTY TOTAL	55	2,812,638	30	1,443,629	7	542,551	8	565,718	\$1.68	\$397
10,000-19,999	28	395,346	12	177,716	15	224,917	12	160,778	\$1.78	\$446
20,000-29,999	14	273,485	4	67,835	3	71,063	6	153,040	\$1.70	\$363
30,000-49,999	14	474,195	11	376,066	1	47,461	4	173,447	\$1.54	\$361
50,000-69,999	10	383,261	4	197,166	1	55,263	1	69,136	\$1.63	\$389
70,000-99,999	8	524,275	6	452,926	0	0	0	0	\$1.92	\$0
100,000 and greater	17	1,871,030	9	1,130,387	0	0	1	138,967	\$1.86	\$0
AIRPORT AREA TOTAL	91	3,921,592	46	2,402,096	20	398,704	24	695,368	\$1.80	\$406
10,000-19,999	8	112,978	2	27,032	4	53,532	3	43,608	\$1.52	\$453
20,000-29,999	15	332,055	4	92,713	2	47,149	0	0	\$1.63	\$392
30,000-49,999	8	217,709	2	74,369	1	84,030	1	49,415	\$1.77	\$362
50,000-69,999	3	122,185	0	0	0	0	0	0	\$1.80	\$0
70,000-99,999	7	358,666	3	84,966	0	0	1	91,600	\$1.77	\$0
100,000 and greater	10	886,481	1	68,264	2	392,831	1	136,998	\$1.68	\$0
SOUTH ORANGE COUNTY TOTAL	51	2,030,074	12	347,344	9	577,542	6	321,621	\$1.71	\$417
ORANGE COUNTY TOTAL	312	15,723,551	153	7,960,299	60	2,668,568	57	2,141,221	\$1.68	\$397

Source: CBRE Research, Q4 2024.

FIGURE 11: Research and Development Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
NORTH ORANGE COUNTY											
Anaheim	95	4,175,603	0	0	0	0	(19,640)	21,407	0.5	296,623	7.1
Brea	12	536,984	0	0	0	0	0	29,780	5.5	51,120	9.5
Buena Park	9	410,190	0	0	0	0	0	46,843	11.4	46,843	11.4
Fullerton	22	1,979,105	0	0	0	0	0	26,500	1.3	41,366	2.1
La Habra	5	251,165	0	0	0	0	0	8,855	3.5	8,855	3.5
Orange	28	756,452	0	0	0	0	(10,000)	10,000	1.3	10,000	1.3
Placentia	2	25,528	0	0	0	0	0	0	0.0	0	0.0
Yorba Linda	21	896,887	0	0	0	0	0	0	0.0	0	0.0
NORTH ORANGE COUNTY TOTAL	194	9,031,914	0	0	0	0	(29,640)	143,385	1.6	454,807	5.0
WEST ORANGE COUNTY											
Cypress	42	1,878,646	0	0	0	0	(55,032)	236,464	12.6	270,955	14.4
Garden Grove	29	1,242,893	0	0	0	0	0	0	0.0	0	0.0
Huntington Beach	21	799,887	0	0	0	0	0	0	0.0	0	0.0
La Palma	6	292,437	0	0	0	0	0	0	0.0	0	0.0
Los Alamitos	16	428,788	0	0	0	0	0	11,148	2.6	11,148	2.6
Seal Beach	0	0	0	0	0	0	0	0	0.0	0	0.0
Stanton	0	0	0	0	0	0	0	0	0.0	0	0.0
Westminster	1	20,892	0	0	0	0	0	0	0.0	0	0.0
WEST ORANGE COUNTY TOTAL	115	4,663,543	0	0	0	0	(55,032)	247,612	5.3	282,103	6.0
AIRPORT AREA											
Costa Mesa	82	2,883,308	0	0	38,202	38,202	0	95,320	3.3	130,947	4.5
Fountain Valley	18	686,706	0	0	0	0	0	0	0.0	17,386	2.5
Irvine	162	4,897,589	0	18,334	0	18,334	15,762	29,477	0.6	40,716	0.8
Newport Beach	14	465,902	0	0	0	0	0	0	0.0	0	0.0
Santa Ana	96	3,497,830	0	0	0	0	0	36,225	1.0	96,335	2.8
Tustin	42	1,806,061	0	37,289	0	37,289	37,592	0	0.0	21,255	1.2
AIRPORT AREA TOTAL	414	14,237,396	0	55,623	38,202	93,825	53,354	161,022	1.1	306,639	2.2
SOUTH ORANGE COUNTY											
Aliso Viejo	25	660,750	0	19,633	0	19,633	0	41,519	6.3	47,225	7.1
Foothill Ranch	3	61,920	0	0	49,415	49,415	0	0	0.0	0	0.0
Irvine Spectrum	237	8,922,500	0	0	0	0	(10,006)	106,287	1.2	615,698	6.9
Laguna Hills	4	68,029	0	0	0	0	0	0	0.0	0	0.0
Laguna Niguel	9	196,795	0	0	0	0	0	0	0.0	15,115	7.7
Lake Forest	18	543,951	0	0	0	0	0	0	0.0	0	0.0
Mission Viejo	15	622,727	0	0	0	0	0	0	0.0	0	0.0
San Clemente	40	882,405	0	0	0	0	0	13,458	1.5	32,500	3.7
San Juan Capistrano	9	263,711	0	0	0	0	0	0	0.0	83,988	31.8
Santa Margarita	29	1,084,731	0	0	0	0	0	0	0.0	0	0.0
SOUTH ORANGE COUNTY TOTAL	389	13,307,519	0	19,633	49,415	69,048	(10,006)	161,264	1.2	794,526	6.0
ORANGE COUNTY TOTAL	1,112	41,240,372	0	75,256	87,617	162,873	(41,324)	713,283	1.7	1,838,075	4.5

Source: CBRE Research, Q4 2024.

FIGURE 12: Research and Development Availability Statistics by Size

Submarket	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	3	26,389	3	20,622	3	44,506	0	0	\$1.65	\$0
20,000-29,999	1	21,340	0	0	1	21,340	0	0	\$1.70	\$340
30,000-49,999	3	88,209	2	73,343	0	0	0	0	\$1.29	\$0
50,000-69,999	1	63,515	0	0	0	0	0	0	\$1.75	\$335
70,000-99,999	1	29,780	1	29,780	0	0	0	0	\$1.45	\$0
100,000 and greater	3	225,574	1	19,640	0	0	0	0	\$0.00	\$0
NORTH ORANGE COUNTY TOTAL	12	454,807	7	143,385	4	65,846	0	0	\$1.62	\$337
10,000-19,999	1	11,148	1	11,148	0	0	0	0	\$1.65	\$322
20,000-29,999	2	34,491	0	0	0	0	0	0	\$1.45	\$0
30,000-49,999	2	55,032	2	55,032	0	0	0	0	\$1.51	\$0
50,000-69,999	1	53,208	1	53,208	0	0	0	0	\$1.45	\$0
70,000-99,999	0	0	0	0	0	0	0	0	\$0.00	\$0
100,000 and greater	1	128,224	1	128,224	0	0	0	0	\$1.50	\$0
WEST ORANGE COUNTY TOTAL	7	282,103	5	247,612	0	0	0	0	\$1.62	\$322
10,000-19,999	2	20,891	1	4,742	3	40,525	0	0	\$2.16	\$0
20,000-29,999	2	25,314	0	0	1	21,255	1	18,334	\$2.75	\$292
30,000-49,999	2	71,110	2	71,110	0	0	1	75,491	\$0.00	\$429
50,000-69,999	4	117,975	2	85,170	0	0	0	0	\$1.75	\$0
70,000-99,999	2	71,349	0	0	0	0	0	0	\$0.00	\$0
100,000 and greater	0	0	0	0	0	0	0	0	\$0.00	\$0
AIRPORT AREA TOTAL	12	306,639	5	161,022	4	61,780	2	93,825	\$1.84	\$360
10,000-19,999	6	81,946	2	27,032	3	40,689	1	19,633	\$1.51	\$419
20,000-29,999	13	299,769	4	92,713	0	0	0	0	\$1.62	\$362
30,000-49,999	5	127,468	1	41,519	0	0	1	49,415	\$1.83	\$310
50,000-69,999	3	122,185	0	0	0	0	0	0	\$1.80	\$0
70,000-99,999	2	163,158	0	0	0	0	0	0	\$1.82	\$0
100,000 and greater	0	0	0	0	1	215,224	0	0	\$0.00	\$0
SOUTH ORANGE COUNTY TOTAL	29	794,526	7	161,264	4	255,913	2	69,048	\$1.73	\$362
ORANGE COUNTY TOTAL	60	1,838,075	24	713,283	12	383,539	4	162,873	\$1.67	\$353

Source: CBRE Research, Q4 2024.

FIGURE 13: Manufacturing and Warehouse Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
NORTH ORANGE COUNTY											
Anaheim	1,243	42,960,147	515,508	64,771	253,402	318,173	55,791	1,546,772	3.6	2,778,774	6.5
Brea	207	10,841,203	0	0	74,211	74,211	(226,917)	472,627	4.4	614,992	5.7
Buena Park	178	13,562,005	27,765	0	12,090	12,090	(124,432)	940,287	6.9	1,265,301	9.3
Fullerton	264	18,166,237	135,741	0	70,248	70,248	24,487	442,330	2.4	1,471,454	8.1
La Habra	53	2,172,184	0	0	0	0	0	14,012	0.6	28,412	1.3
Orange	427	11,678,292	0	0	18,275	18,275	795	128,347	1.1	231,670	2.0
Placentia	142	3,653,124	0	0	65,517	65,517	52,478	79,470	2.2	113,837	3.1
Yorba Linda	34	830,133	0	0	0	0	0	0	0.0	0	0.0
NORTH ORANGE COUNTY TOTAL	2,548	103,863,325	641,071	64,771	493,743	558,514	(217,798)	3,623,845	3.5	6,504,440	6.3
WEST ORANGE COUNTY											
Cypress	54	4,252,777	0	0	0	0	0	536,821	12.6	876,068	21.1
Garden Grove	288	10,902,083	0	0	125,773	125,773	0	263,233	2.4	568,066	5.2
Huntington Beach	431	14,508,036	318,751	0	15,202	15,202	36,967	201,676	1.4	731,541	5.0
La Palma	19	2,345,511	0	84,321	0	84,321	0	2,446	0.1	2,446	0.1
Los Alamitos	72	1,822,830	0	0	33,483	33,483	10,250	82,305	4.5	100,487	5.5
Seal Beach	12	972,051	0	0	0	0	(13,162)	13,162	1.4	13,162	1.4
Stanton	53	1,072,081	0	0	14,172	14,172	14,172	0	0.0	46,660	4.4
Westminster	65	1,853,866	0	0	12,307	12,307	0	96,374	5.2	172,684	9.3
WEST ORANGE COUNTY TOTAL	994	37,729,235	318,751	84,321	200,937	285,258	48,227	1,196,017	3.2	2,511,114	6.7
AIRPORT AREA											
Costa Mesa	195	5,663,019	0	0	55,436	55,436	(10,256)	197,556	3.5	243,342	4.3
Fountain Valley	142	3,507,457	0	12,706	0	12,706	11,500	62,271	1.8	120,379	3.4
Irvine	343	13,018,741	0	13,781	279,298	293,079	(14,814)	555,161	4.3	833,290	6.4
Newport Beach	15	238,252	0	0	10,547	10,547	0	0	0.0	0	0.0
Santa Ana	782	24,082,422	162,656	25,800	178,535	204,335	25,224	928,992	3.9	1,777,978	7.4
Tustin	108	5,695,221	0	0	25,440	25,440	0	497,094	8.7	639,964	11.2
AIRPORT AREA TOTAL	1,585	52,205,112	162,656	52,287	549,256	601,543	11,654	2,241,074	4.3	3,614,953	6.9
SOUTH ORANGE COUNTY											
Aliso Viejo	23	680,455	0	0	0	0	0	0	0.0	0	0.0
Foothill Ranch	43	3,102,539	0	0	0	0	0	12,003	0.4	522,794	16.9
Irvine Spectrum	150	7,823,323	604,088	0	252,573	252,573	11,144	12,817	0.2	395,893	5.0
Laguna Hills	58	1,037,200	0	0	0	0	0	0	0.0	0	0.0
Laguna Niguel	16	351,322	0	0	0	0	0	0	0.0	0	0.0
Lake Forest	124	3,695,624	0	0	0	0	33,805	128,410	3.5	284,011	7.7
Mission Viejo	19	329,338	0	0	0	0	0	0	0.0	0	0.0
San Clemente	65	1,509,228	0	0	0	0	0	32,850	2.2	32,850	2.2
San Juan Capistrano	31	640,535	136,308	0	0	0	0	0	0.0	0	0.0
Santa Margarita	47	1,376,787	0	0	0	0	0	0	0.0	0	0.0
SOUTH ORANGE COUNTY TOTAL	576	20,546,351	740,396	0	252,573	252,573	44,949	186,080	0.9	1,235,548	6.0
ORANGE COUNTY TOTAL	5,703	214,344,023	1,862,874	201,379	1,496,509	1,697,888	(112,968)	7,247,016	3.4	13,866,055	6.5

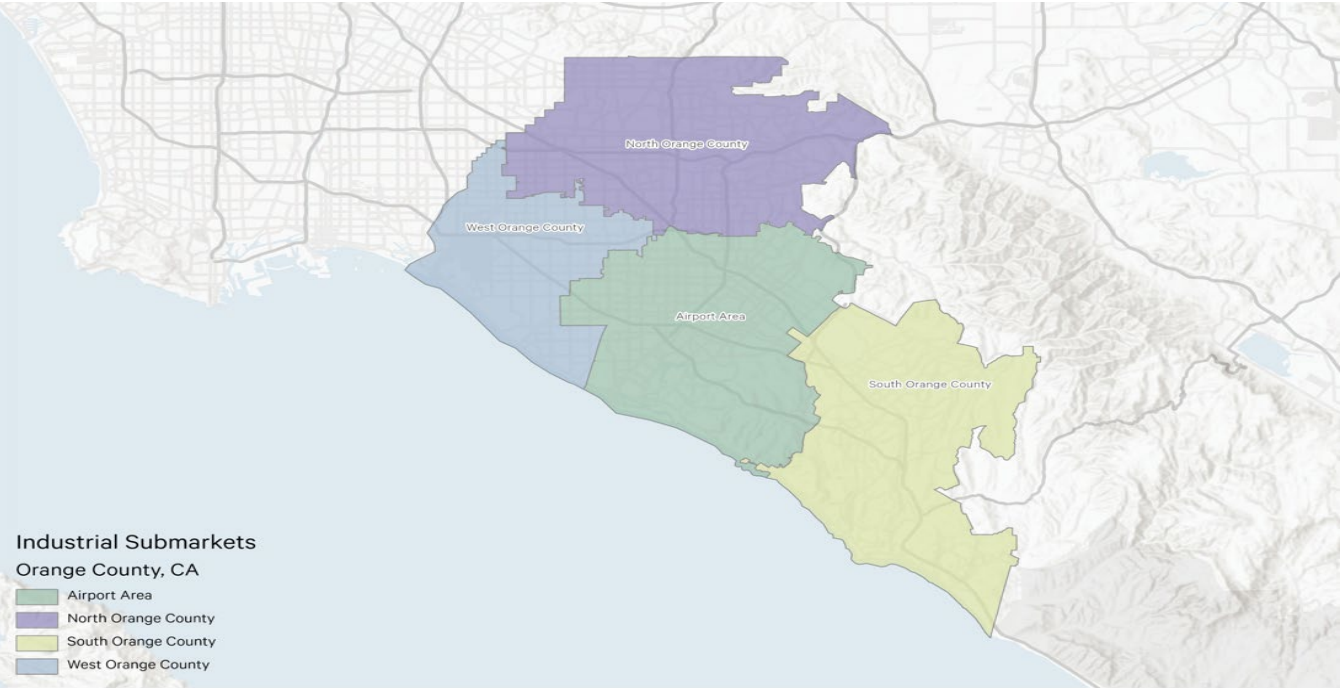
Source: CBRE Research, Q4 2024.

FIGURE 14: Manufacturing and Warehouse Availability Statistics by Building Size

Submarket by Building Size	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	21	259,385	10	116,161	9	117,602	7	95,550	\$1.64	\$376
20,000-29,999	12	272,333	8	194,290	3	76,856	6	130,948	\$1.61	\$378
30,000-49,999	13	399,016	11	342,474	2	90,744	2	63,037	\$1.55	\$385
50,000-69,999	13	651,467	8	383,484	1	55,244	3	172,979	\$1.51	\$414
70,000-99,999	10	504,273	2	78,408	1	84,041	1	96,000	\$1.61	\$214
100,000 and greater	34	4,417,966	19	2,509,028	4	659,438	0	0	\$1.66	\$0
NORTH ORANGE COUNTY TOTAL	103	6,504,440	58	3,623,845	20	1,083,925	19	558,514	\$1.59	\$376
10,000-19,999	15	217,535	7	104,411	3	52,037	4	51,931	\$1.54	\$409
20,000-29,999	5	111,159	3	71,579	0	0	1	23,233	\$1.22	\$522
30,000-49,999	7	266,091	3	131,165	1	47,092	0	0	\$1.55	\$287
50,000-69,999	6	297,988	2	75,750	0	0	0	0	\$1.72	\$0
70,000-99,999	6	327,654	4	211,883	2	170,525	1	84,321	\$1.78	\$0
100,000 and greater	9	1,310,108	6	601,229	1	272,897	2	406,233	\$1.85	\$0
WEST ORANGE COUNTY TOTAL	48	2,530,535	25	1,196,017	7	542,551	8	565,718	\$1.71	\$395
10,000-19,999	26	374,455	11	172,974	12	184,392	12	160,778	\$1.73	\$446
20,000-29,999	12	248,171	4	67,835	2	49,808	5	134,706	\$1.68	\$386
30,000-49,999	12	403,085	9	304,956	1	47,461	3	97,956	\$1.54	\$327
50,000-69,999	6	265,286	2	111,996	1	55,263	1	69,136	\$1.55	\$389
70,000-99,999	6	452,926	6	452,926	0	0	0	0	\$1.87	\$0
100,000 and greater	17	1,871,030	9	1,130,387	0	0	1	138,967	\$1.86	\$0
AIRPORT AREA TOTAL	79	3,614,953	41	2,241,074	16	336,924	22	601,543	\$1.79	\$412
10,000-19,999	2	31,032	0	0	1	12,843	2	23,975	\$1.55	\$457
20,000-29,999	2	32,286	0	0	2	47,149	0	0	\$1.68	\$408
30,000-49,999	3	90,241	1	32,850	1	84,030	0	0	\$1.63	\$415
50,000-69,999	0	0	0	0	0	0	0	0	\$0.00	\$0
70,000-99,999	5	195,508	3	84,966	0	0	1	91,600	\$1.67	\$0
100,000 and greater	10	886,481	1	68,264	1	177,607	1	136,998	\$1.68	\$0
SOUTH ORANGE COUNTY TOTAL	22	1,235,548	5	186,080	5	321,629	4	252,573	\$1.66	\$435
ORANGE COUNTY TOTAL	252	13,885,476	129	7,247,016	48	2,285,029	53	1,978,348	\$1.68	\$404

Source: CBRE Research, Q4 2024.

Market Area Overview



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Definitions

Available Sq. Ft.: Space in a building, ready for occupancy within six months; 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 Activity:** All sale and lease transactions completed within a specified time period. Excludes investment sale transactions. **Net Absorption:** The change in Occupied Sq. Ft. from one period to the next. **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 can be occupied within 30 days. **Normalization:** Due to a reclassification of the market and updating demolished buildings in prior quarters, the base, number and sq. ft. of buildings for previous quarters have been adjusted to match the current base. Availability and vacancy amounts for these buildings have also been adjusted in previous quarters.

Survey Criteria

Includes all industrial buildings 10,000 sq. ft. and greater in size in the Orange County. Buildings which have begun construction as evidenced by site excavation or foundation work.