

Snapshot | Greater Los Angeles Industrial | Q3 2024

# Quarterly Snapshot

## Submarket & District Breakdown

REPORT

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CBRE RESEARCH  
OCTOBER 2024

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                 | 78         | 5,241,576    | 76,241            | 124,520         | 200,761           | 3.8%       | 0                       | 0                     | 0                    | 0                      | 3.6%               | \$1.87                  | (165,440)      | 0            |
| Bell Gardens         | 77         | 2,691,527    | 70,801            | 119,347         | 223,367           | 8.3%       | 12,649                  | 0                     | 12,649               | 0                      | 7.1%               | \$1.31                  | (70,801)       | 0            |
| City of Commerce     | 809        | 50,594,049   | 1,626,836         | 2,022,554       | 3,966,229         | 7.8%       | 596,045                 | 213,073               | 809,118              | 510,750                | 5.5%               | \$1.24                  | (373,794)      | 151,551      |
| Montebello           | 199        | 11,314,829   | 245,865           | 823,544         | 1,242,707         | 11.0%      | 22,143                  | 0                     | 22,143               | 22,143                 | 9.2%               | \$1.56                  | (119,459)      | 0            |
| Monterey Park        | 94         | 2,213,656    | 144,169           | 0               | 187,837           | 8.5%       | 46,164                  | 0                     | 46,164               | 46,164                 | 6.5%               | \$0.86                  | (34,100)       | 0            |
| Pico Rivera          | 186        | 10,516,905   | 585,868           | 495,754         | 1,081,622         | 10.3%      | 126,300                 | 0                     | 126,300              | 126,300                | 5.6%               | \$2.06                  | 10,710         | 0            |
| COMMERCE             | 1,443      | 82,572,542   | 2,761,630         | 3,585,719       | 6,902,523         | 8.4%       | 803,301                 | 213,073               | 1,016,374            | 705,357                | 6.0%               | \$1.38                  | (752,884)      | 151,551      |
| Cudahy               | 37         | 1,389,171    | 42,007            | 0               | 110,507           | 8.0%       | 0                       | 0                     | 0                    | 0                      | 8.0%               | \$1.05                  | 108            | 0            |
| City of Vernon       | 908        | 55,206,432   | 1,517,973         | 1,336,802       | 3,205,139         | 5.8%       | 729,824                 | 615,452               | 1,345,276            | 1,298,198              | 4.3%               | \$1.51                  | (193,394)      | 143,299      |
| Maywood              | 28         | 825,620      | 0                 | 0               | 15,259            | 1.8%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| South Gate           | 226        | 10,658,498   | 278,095           | 374,779         | 831,168           | 7.8%       | 18,412                  | 0                     | 18,412               | 18,412                 | 4.5%               | \$1.50                  | 18,412         | 0            |
| Huntington Park      | 146        | 4,794,244    | 233,607           | 0               | 280,626           | 5.9%       | 52,450                  | 0                     | 52,450               | 52,450                 | 3.0%               | \$0.92                  | 52,450         | 0            |
| VERNON               | 1,345      | 72,873,965   | 2,071,682         | 1,711,581       | 4,442,699         | 6.1%       | 800,686                 | 615,452               | 1,416,138            | 1,369,060              | 4.2%               | \$1.47                  | (122,424)      | 143,299      |
| COMMERCE/VERNON      | 2,788      | 155,446,507  | 4,833,312         | 5,297,300       | 11,345,222        | 7.3%       | 1,603,987               | 828,525               | 2,432,512            | 2,074,417              | 5.2%               | \$1.42                  | (875,308)      | 294,850      |
| Los Angeles          | 2,549      | 98,769,175   | 3,010,579         | 482,516         | 4,804,587         | 4.9%       | 274,601                 | 202,107               | 476,708              | 476,708                | 3.2%               | \$1.36                  | (105,274)      | 253,318      |
| DOWNTOWN LOS ANGELES | 2,549      | 98,769,175   | 3,010,579         | 482,516         | 4,804,587         | 4.9%       | 274,601                 | 202,107               | 476,708              | 476,708                | 3.2%               | \$1.36                  | (105,274)      | 253,318      |
| CENTRAL LOS ANGELES  | 5,337      | 254,215,682  | 7,843,891         | 5,779,816       | 16,149,809        | 6.4%       | 1,878,588               | 1,030,632             | 2,909,220            | 2,551,125              | 4.4%               | \$1.39                  | (980,582)      | 548,168      |
| Artesia              | 15         | 279,507      | 18,466            | 0               | 18,466            | 6.6%       | 0                       | 0                     | 0                    | 0                      | 6.6%               | \$1.45                  | (18,466)       | 0            |
| Bellflower           | 27         | 511,296      | 0                 | 0               | 0                 | 0.0%       | 16,806                  | 0                     | 16,806               | 16,806                 | 0.0%               | N/A                     | 16,806         | 0            |
| Cerritos             | 259        | 13,617,146   | 758,261           | 314,846         | 1,073,107         | 7.9%       | 165,061                 | 104,556               | 269,617              | 269,617                | 5.7%               | \$1.41                  | (196,706)      | 0            |
| Downey               | 116        | 5,470,123    | 94,843            | 0               | 137,921           | 2.5%       | 83,362                  | 0                     | 83,362               | 83,362                 | 2.4%               | \$0.87                  | 9,031          | 0            |
| La Mirada            | 180        | 13,120,805   | 487,481           | 862,994         | 1,350,475         | 10.3%      | 31,944                  | 125,000               | 156,944              | 156,944                | 6.9%               | \$1.64                  | (144,186)      | 0            |
| Lakewood             | 17         | 672,318      | 0                 | 0               | 0                 | 0.0%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| Norwalk              | 62         | 2,915,857    | 148,076           | 0               | 148,076           | 5.1%       | 0                       | 0                     | 0                    | 0                      | 5.1%               | \$1.60                  | (64,036)       | 0            |
| Paramount            | 262        | 8,602,889    | 145,205           | 0               | 199,933           | 2.3%       | 35,537                  | 0                     | 35,537               | 35,537                 | 1.7%               | \$1.55                  | 20,000         | 0            |
| Santa Fe Springs     | 1,116      | 53,412,533   | 1,714,496         | 2,510,673       | 4,312,279         | 8.1%       | 709,368                 | 0                     | 709,368              | 709,368                | 5.3%               | \$1.68                  | (485,728)      | 408,700      |
| Whittier             | 72         | 4,347,652    | 10,500            | 314,690         | 335,190           | 7.7%       | 52,630                  | 0                     | 52,630               | 52,630                 | 7.5%               | \$1.63                  | (153,080)      | 0            |
| MID-COUNTIES         | 2,126      | 102,950,126  | 3,377,328         | 4,003,203       | 7,575,447         | 7.4%       | 1,094,708               | 229,556               | 1,324,264            | 1,124,907              | 5.2%               | \$1.58                  | (1,016,365)    | 408,700      |

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           | 390        | 12,237,382   | 436,875           | 168,000         | 649,895           | 5.3%       | 107,060                 | 0                     | 107,060              | 107,060                | 2.6%               | \$1.74                  | (67,385)       | 0            |
| Burbank                  | 389        | 14,502,371   | 356,797           | 0               | 378,302           | 2.6%       | 29,858                  | 0                     | 29,858               | 29,858                 | 2.0%               | \$1.93                  | 10,498         | 0            |
| Glendale                 | 565        | 17,889,877   | 260,548           | 0               | 291,924           | 1.6%       | 52,950                  | 0                     | 52,950               | 52,950                 | 1.0%               | \$1.26                  | 2,185          | 0            |
| North Hollywood          | 484        | 13,921,904   | 309,538           | 0               | 320,933           | 2.3%       | 127,354                 | 0                     | 127,354              | 112,554                | 1.3%               | \$1.41                  | (14,885)       | 106,750      |
| Pacoima                  | 129        | 5,214,936    | 153,539           | 0               | 158,539           | 3.0%       | 0                       | 0                     | 0                    | 0                      | 2.0%               | \$1.71                  | (5,000)        | 0            |
| Pasadena                 | 113        | 3,687,935    | 105,694           | 0               | 105,694           | 2.9%       | 23,000                  | 0                     | 23,000               | 23,000                 | 2.6%               | \$1.72                  | 10,592         | 0            |
| San Fernando             | 150        | 5,288,323    | 181,790           | 132,936         | 337,726           | 6.4%       | 93,160                  | 0                     | 93,160               | 0                      | 2.8%               | \$1.48                  | (41,910)       | 0            |
| Sun Valley/Sunland       | 6          | 228,467      | 0                 | 0               | 0                 | 0.0%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| Sylmar                   | 157        | 7,442,508    | 237,809           | 0               | 253,755           | 3.4%       | 30,008                  | 0                     | 30,008               | 30,008                 | 2.2%               | \$1.44                  | (46,178)       | 143,529      |
| EAST SAN FERNANDO VALLEY | 2,383      | 80,413,703   | 2,042,590         | 300,936         | 2,496,768         | 3.1%       | 463,390                 | 0                     | 463,390              | 355,430                | 1.8%               | \$1.62                  | (152,083)      | 250,279      |
| Agoura Hills             | 25         | 711,349      | 0                 | 0               | 26,206            | 3.7%       | 0                       | 0                     | 0                    | 0                      | 0.8%               | N/A                     | 0              | 0            |
| Calabasas                | 31         | 1,413,867    | 165,354           | 0               | 167,034           | 11.8%      | 0                       | 0                     | 0                    | 0                      | 5.2%               | \$1.68                  | (1,680)        | 0            |
| Canoga Park              | 210        | 5,374,516    | 151,801           | 0               | 173,945           | 3.2%       | 14,701                  | 0                     | 14,701               | 14,701                 | 1.8%               | \$1.57                  | (2,202)        | 0            |
| Chatsworth               | 605        | 22,143,535   | 701,666           | 206,384         | 970,691           | 4.4%       | 136,531                 | 0                     | 136,531              | 136,531                | 2.1%               | \$1.41                  | (59,082)       | 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        | 3,514,188    | 69,268            | 0               | 83,638            | 2.4%       | 12,000                  | 0                     | 12,000               | 12,000                 | 2.3%               | \$1.31                  | (13,408)       | 0            |
| Panorama City            | 69         | 2,495,552    | 18,147            | 0               | 25,147            | 1.0%       | 27,600                  | 0                     | 27,600               | 27,600                 | 0.3%               | N/A                     | 0              | 0            |
| Reseda                   | 20         | 439,927      | 22,973            | 0               | 22,973            | 5.2%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| Sepulveda                | 26         | 930,667      | 143,926           | 0               | 143,926           | 15.5%      | 0                       | 0                     | 0                    | 0                      | 14.0%              | \$1.50                  | 0              | 0            |
| Sherman Oaks             | 2          | 38,817       | 0                 | 0               | 0                 | 0.0%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| Tarzana                  | 20         | 479,791      | 0                 | 0               | 6,000             | 1.3%       | 0                       | 0                     | 0                    | 0                      | 1.3%               | \$1.75                  | 0              | 0            |
| Van Nuys                 | 538        | 18,939,923   | 130,917           | 0               | 150,267           | 0.8%       | 150,538                 | 0                     | 150,538              | 69,256                 | 0.8%               | \$1.67                  | 35,076         | 0            |
| Woodland Hills           | 56         | 2,345,341    | 29,868            | 0               | 36,618            | 1.6%       | 0                       | 0                     | 0                    | 0                      | 1.6%               | \$2.20                  | (6,750)        | 0            |
| WEST SAN FERNANDO VALLEY | 1,745      | 58,997,852   | 1,433,920         | 206,384         | 1,806,445         | 3.1%       | 341,370                 | 0                     | 341,370              | 260,088                | 1.8%               | \$1.50                  | (48,046)       | 79,539       |
| Canyon Country           | 19         | 513,424      | 0                 | 0               | 11,300            | 2.2%       | 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               | 51         | 4,031,788    | 218,170           | 0               | 224,570           | 5.6%       | 34,420                  | 0                     | 34,420               | 34,420                 | 1.3%               | \$0.99                  | (148,920)      | 604,407      |
| Valencia                    | 467        | 20,644,272   | 756,329           | 234,179         | 1,014,112         | 4.9%       | 134,088                 | 111,000               | 245,088              | 113,043                | 1.5%               | \$1.39                  | (226,479)      | 126,607      |
| SANTA CLARITA VALLEY        | 539        | 25,285,737   | 974,499           | 234,179         | 1,249,982         | 4.9%       | 168,508                 | 111,000               | 279,508              | 147,463                | 1.4%               | \$1.28                  | (375,399)      | 731,014      |
| Lancaster                   | 81         | 4,081,594    | 37,360            | 0               | 81,260            | 2.0%       | 57,801                  | 0                     | 57,801               | 47,327                 | 0.7%               | \$0.88                  | (15,000)       | 0            |
| Palmdale                    | 52         | 3,511,274    | 115,605           | 0               | 133,792           | 3.8%       | 0                       | 0                     | 0                    | 0                      | 2.2%               | \$1.05                  | 0              | 99,853       |
| ANTELOPE VALLEY             | 133        | 7,592,868    | 152,965           | 0               | 215,052           | 2.8%       | 57,801                  | 0                     | 57,801               | 47,327                 | 1.3%               | \$1.02                  | (15,000)       | 99,853       |
| GREATER SAN FERNANDO VALLEY | 4,800      | 172,290,160  | 4,603,974         | 741,499         | 5,768,247         | 3.3%       | 1,031,069               | 111,000               | 1,142,069            | 810,308                | 1.6%               | \$1.48                  | (590,528)      | 1,160,685    |
| Azusa                       | 167        | 7,942,553    | 414,894           | 200,000         | 614,894           | 7.7%       | 73,360                  | 0                     | 73,360               | 12,000                 | 2.7%               | \$1.42                  | 61,360         | 0            |
| City of Industry            | 1,090      | 82,806,968   | 2,302,616         | 3,776,497       | 6,231,840         | 7.5%       | 927,368                 | 1,164,500             | 2,091,868            | 2,044,869              | 5.3%               | \$1.54                  | 497,754        | 364,692      |
| El Monte                    | 198        | 9,753,209    | 157,378           | 0               | 208,567           | 2.1%       | 10,000                  | 0                     | 10,000               | 10,000                 | 2.0%               | N/A                     | (28,272)       | 0            |
| Irwindale                   | 249        | 14,573,736   | 304,398           | 318,256         | 685,863           | 4.7%       | 92,265                  | 0                     | 92,265               | 92,265                 | 3.9%               | \$1.42                  | (109,639)      | 130,063      |
| Monrovia/Duarte             | 181        | 5,942,930    | 353,500           | 0               | 374,917           | 6.3%       | 0                       | 0                     | 0                    | 0                      | 5.1%               | \$1.51                  | (84,130)       | 0            |
| Pomona                      | 429        | 19,538,276   | 681,272           | 0               | 700,222           | 3.6%       | 276,968                 | 0                     | 276,968              | 276,968                | 2.0%               | \$1.26                  | (79,501)       | 269,780      |
| South El Monte              | 321        | 6,991,997    | 164,533           | 0               | 164,533           | 2.4%       | 96,105                  | 0                     | 96,105               | 77,154                 | 1.3%               | \$1.24                  | 400            | 0            |
| Baldwin Park                | 144        | 4,625,854    | 61,095            | 301,572         | 385,966           | 8.3%       | 57,600                  | 0                     | 57,600               | 57,600                 | 7.4%               | \$0.86                  | 0              | 0            |
| Walnut                      | 34         | 642,094      | 80,398            | 0               | 80,398            | 12.5%      | 0                       | 0                     | 0                    | 0                      | 2.1%               | N/A                     | 0              | 0            |
| Glendora/San Dimas/La Verne | 224        | 6,194,732    | 282,230           | 0               | 282,230           | 4.6%       | 17,152                  | 0                     | 17,152               | 17,152                 | 3.1%               | \$1.59                  | (90,833)       | 0            |
| SAN GABRIEL VALLEY          | 3,037      | 159,012,349  | 4,802,314         | 4,596,325       | 9,729,430         | 6.1%       | 1,550,818               | 1,164,500             | 2,715,318            | 2,588,008              | 4.2%               | \$1.47                  | 167,139        | 764,535      |
| Carson                      | 652        | 43,871,479   | 806,929           | 2,143,384       | 3,082,453         | 7.0%       | 465,562                 | 727,865               | 1,193,427            | 1,193,427              | 6.4%               | \$1.57                  | 424,964        | 979,566      |
| Compton                     | 347        | 21,795,714   | 1,061,578         | 924,403         | 2,310,475         | 10.6%      | 114,929                 | 745,176               | 860,105              | 278,415                | 4.9%               | \$1.44                  | (76,205)       | 0            |
| El Segundo                  | 136        | 5,886,377    | 24,000            | 0               | 80,815            | 1.4%       | 57,279                  | 0                     | 57,279               | 25,290                 | 0.8%               | \$2.25                  | (31,525)       | 0            |
| Gardena                     | 478        | 14,517,584   | 232,241           | 124,912         | 448,335           | 3.1%       | 12,960                  | 0                     | 12,960               | 0                      | 1.3%               | \$1.45                  | (2,767)        | 190,860      |
| Harbor City                 | 102        | 3,262,969    | 153,434           | 327,446         | 480,880           | 14.7%      | 34,734                  | 0                     | 34,734               | 34,734                 | 9.2%               | \$1.85                  | 0              | 0            |
| Hawthorne                   | 165        | 6,794,297    | 155,801           | 0               | 177,801           | 2.6%       | 73,387                  | 0                     | 73,387               | 73,387                 | 1.1%               | \$1.95                  | 0              | 0            |
| Inglewood                   | 134        | 3,857,222    | 45,460            | 0               | 45,460            | 1.2%       | 24,615                  | 0                     | 24,615               | 24,615                 | 1.1%               | \$1.85                  | 0              | 0            |
| LA Unincorporated           | 385        | 15,021,335   | 577,149           | 340,588         | 1,062,245         | 7.1%       | 28,500                  | 0                     | 28,500               | 17,500                 | 3.4%               | \$1.80                  | (235,942)      | 0            |
| Lawndale                    | 11         | 167,202      | 10,000            | 0               | 10,000            | 6.0%       | 0                       | 0                     | 0                    | 0                      | 6.0%               | \$1.95                  | 0              | 0            |
| Long Beach                  | 463        | 17,849,224   | 392,806           | 870,810         | 1,348,686         | 7.6%       | 0                       | 0                     | 0                    | 0                      | 3.6%               | \$1.45                  | (118,232)      | 1,077,567    |

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)          | 125        | 4,841,746    | 236,845           | 0               | 297,845           | 6.2%       | 24,194                  | 0                     | 24,194               | 24,194                 | 3.6%               | \$2.33                  | 0              | 0            |
| Rancho Dominguez           | 303        | 20,311,209   | 741,772           | 650,221         | 1,434,317         | 7.1%       | 56,640                  | 100,543               | 157,183              | 157,183                | 2.4%               | \$1.43                  | 115,813        | 205,375      |
| Redondo Beach              | 32         | 2,453,948    | 0                 | 0               | 0                 | 0.0%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| San Pedro                  | 22         | 3,057,031    | 0                 | 338,899         | 338,899           | 11.1%      | 0                       | 0                     | 0                    | 0                      | 11.1%              | N/A                     | 0              | 0            |
| Signal Hill                | 110        | 2,350,035    | 0                 | 0               | 31,515            | 1.3%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| Torrance                   | 517        | 28,456,307   | 507,067           | 1,043,755       | 1,646,885         | 5.8%       | 116,268                 | 847,589               | 963,857              | 344,840                | 4.3%               | \$1.90                  | (307,619)      | 0            |
| Wilmington                 | 76         | 3,369,120    | 0                 | 0               | 0                 | 0.0%       | 0                       | 0                     | 0                    | 0                      | 0.0%               | N/A                     | 0              | 0            |
| SOUTH BAY                  | 4,058      | 197,862,799  | 4,945,082         | 6,764,418       | 12,796,611        | 6.5%       | 1,042,717               | 2,571,269             | 3,613,986            | 2,357,330              | 4.2%               | \$1.59                  | (231,513)      | 2,453,368    |
| LOS ANGELES COUNTY TOTALS  | 19,358     | 886,331,116  | 25,572,589        | 21,885,261      | 52,019,544        | 5.9%       | 6,597,900               | 5,106,957             | 11,704,857           | 9,431,678              | 3.9%               | \$1.51                  | (2,651,849)    | 5,335,456    |
| Camarillo                  | 283        | 10,622,455   | 353,021           | 0               | 382,389           | 3.6%       | 23,810                  | 0                     | 23,810               | 10,550                 | 2.2%               | \$0.96                  | 6,619          | 177,852      |
| Moorpark                   | 91         | 4,057,068    | 197,458           | 115,538         | 453,560           | 11.2%      | 0                       | 0                     | 0                    | 0                      | 7.4%               | \$1.35                  | 0              | 0            |
| Oxnard/Port Hueneme        | 496        | 21,949,428   | 397,234           | 0               | 569,200           | 2.6%       | 62,415                  | 0                     | 62,415               | 47,662                 | 0.7%               | \$0.85                  | 18,937         | 0            |
| Simi Valley                | 224        | 8,996,139    | 492,426           | 0               | 533,065           | 5.9%       | 56,845                  | 0                     | 56,845               | 56,845                 | 4.8%               | \$1.25                  | (37,194)       | 537,826      |
| Thousand Oaks              | 211        | 8,278,093    | 448,891           | 0               | 480,237           | 5.8%       | 18,012                  | 0                     | 18,012               | 18,012                 | 5.4%               | \$1.53                  | (61,260)       | 120,290      |
| Ventura                    | 372        | 9,561,688    | 196,484           | 0               | 282,306           | 3.0%       | 37,767                  | 0                     | 37,767               | 37,767                 | 2.1%               | \$0.85                  | (81,015)       | 13,609       |
| Westlake Village           | 115        | 3,712,475    | 11,406            | 0               | 79,970            | 2.2%       | 0                       | 0                     | 0                    | 0                      | 0.9%               | \$1.71                  | 0              | 0            |
| VENTURA COUNTY             | 1,792      | 67,177,346   | 2,096,920         | 115,538         | 2,780,727         | 4.1%       | 198,849                 | 0                     | 198,849              | 170,836                | 2.7%               | \$1.06                  | (153,913)      | 849,577      |
| GREATER LOS ANGELES TOTALS | 21,150     | 953,508,462  | 27,669,509        | 22,000,799      | 54,800,271        | 5.7%       | 6,796,749               | 5,106,957             | 11,903,706           | 9,602,514              | 3.8%               | \$1.49                  | (2,805,762)    | 6,185,033    |

Source: CBRE Research, Q3 2024.

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

|                            |                               |                        |                           |                         |                            |
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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.

