

Office Market Outlook

Los Angeles County | Q1 2026



MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
Mid-Wilshire	16,056,399	0	16.7%	19.4%	79,983	79,983	5,380	5,380	\$2.87	\$474
LA North	61,603,186	0	16.3%	14.8%	897,436	897,436	350,416	350,416	\$2.80	\$154
San Gabriel Valley	35,724,425	44,172	7.2%	6.5%	193,263	193,263	130,331	130,331	\$2.72	\$212
South Bay	65,696,367	109,969	17.5%	15.0%	873,527	873,527	61,113	61,113	\$3.16	\$365
Tri-Cities	43,428,979	0	19.9%	17.9%	484,396	484,396	431,414	431,414	\$3.79	\$375
LA West	106,360,463	2,098,787	23.1%	18.7%	1,491,119	1,491,119	335,459	335,459	\$4.75	\$275
Los Angeles County	393,729,328	2,252,928	18.6%	16.7%	4,575,204	4,575,204	1,345,693	1,345,693	\$3.46	\$342

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 20,000+ SF, full-service gross, monthly on a direct basis. Sale price represents the average per square foot sold.

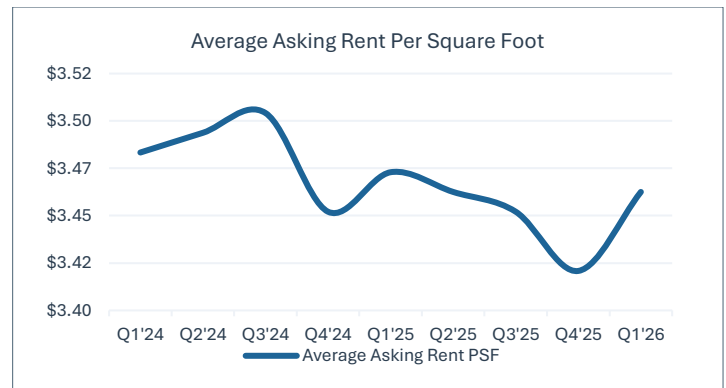
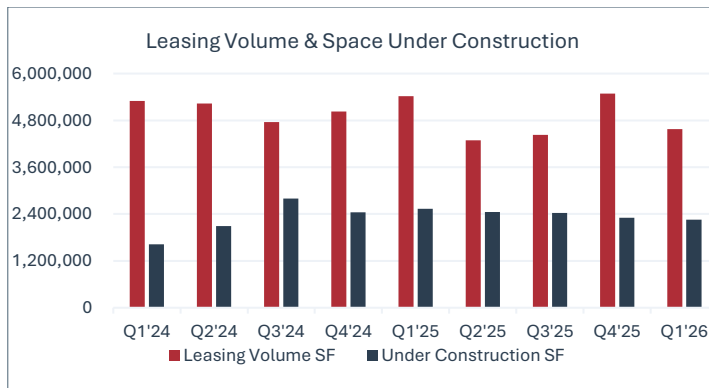
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
3701 Doolittle Dr	Redondo Beach	South Bay	124,400
1990 E Grand Ave	El Segundo	South Bay	99,600
6121 W Sunset Blvd	Los Angeles	Mid-Wilshire	93,419
145 S Spring St	Los Angeles	Central	74,056
2355 Crenshaw Blvd	Torrance	South Bay	71,000

Sales: Address	City	Submarket	Sq Ft
385 E Colorado Blvd	Pasadena	Tri Cities	269,885
19809 Prairie St	Chatsworth	Tri-Cities	89,740
103-119 E Colorado Blvd	Pasadena	Central	82,000
340 Main St	Venice	LA West	78,578
3680 E Imperial Hwy	Lynwood	Mid-Cities	63,898

LEASING TRENDS

Leasing volume declined 16.6% QoQ and 15.6% YoY, while under construction space fell 2.2% QoQ and 11.1% YoY, signaling a continued pullback across the market. Asking rent was nearly flat, up 1.2% QoQ but down 0.3% YoY, reflecting mild pricing pressure persisting into the current period.



SALES TRENDS

Sales volume fell sharply, down 67.1% QoQ and 31.2% YoY, while average sale price per square foot rose 15.6% QoQ and 7.6% YoY, suggesting quality space transacted even as overall volume remained under pressure.

