Office Market Outlook

Los Angeles County | Q2 2026

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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	64,792,763	0	21.4%	22.5%	543,484	1,227,434	2,176,912	2,208,492	$2.95	$2.36
LA North	15,966,674	0	16.9%	20.8%	97,348	181,951	251,324	256,704	$2.84	$2.01
San Gabriel Valley	61,497,319	12,293	16.0%	14.7%	571,550	1,427,487	141,066	577,582	$2.80	$2.06
South Bay	35,471,491	44,172	7.2%	6.6%	168,127	476,693	182,754	274,979	$2.79	$1.98
Tri-Cities	65,144,107	117,033	17.4%	15.5%	437,662	1,375,472	56,265	109,912	$3.18	$2.55
LA West	42,888,549	0	20.4%	17.8%	560,410	1,145,274	463,108	894,713	$3.80	$2.48
Los Angeles County	**105,256,891**	**2,171,472**	**22.8%**	**19.0%**	**1,621,214**	**3,248,843**	**432,755**	**574,047**	**$4.77**	**$3.75**

**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.*

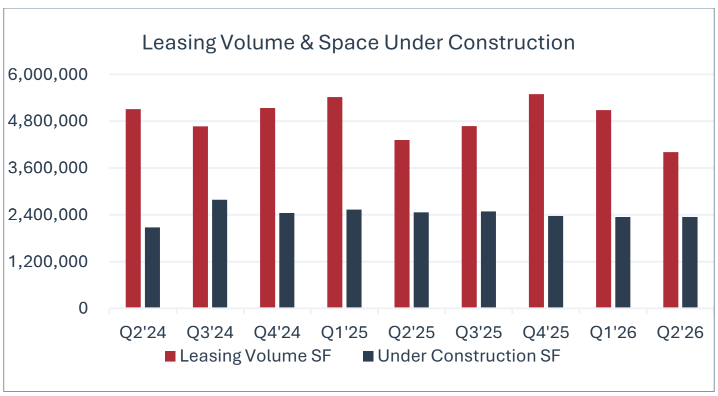
SELECT LEASE AND SALE TRANSACTIONS

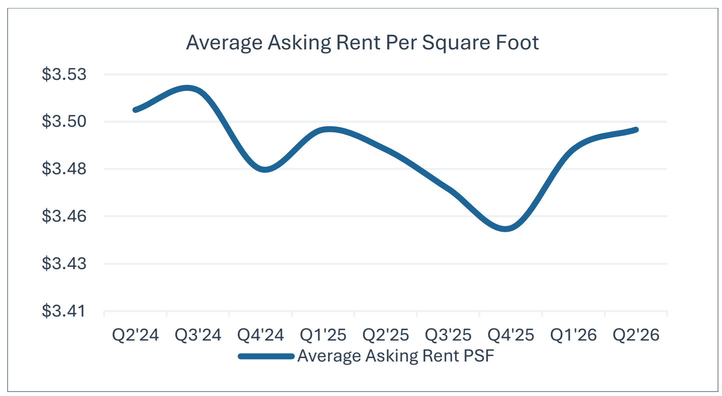
Leases: Address	City	Submarket	Sq Ft
28515 Westinghouse Pl	Valencia	LA North	146,385
19101 S Western Ave	Torrance	South Bay	123,687
177 E Colorado Blvd	Pasadena	Tri-Cities	98,321
3700 W Avenue L	Lancaster	LA North	79,861
3333 W Empire Ave	Burbank	Tr-Cities	78,064

Sales: Address	City	Submarket	Sq Ft
333 S Grand Ave	Los Angeles	Central	1,400,639
333 S Hope S	Los Angeles	Central	1,391,719
865 S Figueroa St	Los Angeles	Central	718,993
35 N lake Ave	Pasadena	Tri-Cities	158,785
626 Wilshire Blvd	Los Angeles	Central	154,189

LEASING TRENDS

Leasing volume fell 21.3% QoQ and 7.4% YoY, while under construction space edged up 0.3% QoQ but remained down 4.6% YoY, signaling a continued pullback across the market. Asking rent held flat, up 0.3% QoQ and YoY, reflecting stable pricing amid softer leasing activity.





SALES TRENDS

Sales volume surged 210.7% QoQ but remained 10.4% below year-ago levels, while average sale price per square foot fell 32.1% QoQ and 17.7% YoY, suggesting buyers capitalized on lower valuations to drive a sharp pickup in activity.