

Retail 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
Central	14,787,252	0	8.6%	8.1%	67,660	67,660	790,572	790,572	\$2.47	\$124
Mid-Wilshire	7,597,045	0	6.5%	6.1%	53,682	53,682	0	0	\$2.62	n/a
LA North	73,249,119	70,797	6.2%	5.8%	326,037	326,037	328,541	328,541	\$2.53	\$467
San Gabriel Valley	69,586,267	100,880	6.0%	5.6%	182,619	182,619	474,701	474,701	\$2.10	\$394
South Bay	63,670,331	279,396	6.7%	6.5%	159,675	159,675	371,155	371,155	\$2.62	\$502
Tri-Cities	28,828,003	16,899	4.5%	4.9%	66,528	66,528	40,905	40,905	\$3.73	\$491
LA West	52,106,831	28,681	9.6%	8.2%	374,995	374,995	456,864	456,864	\$4.35	\$899
Los Angeles County	309,824,848	496,653	6.8%	6.3%	1,231,196	1,231,196	2,462,738	2,462,738	\$2.90	\$385

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 5,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

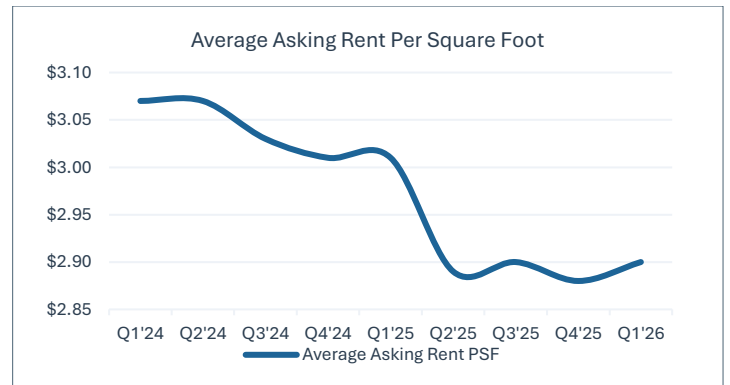
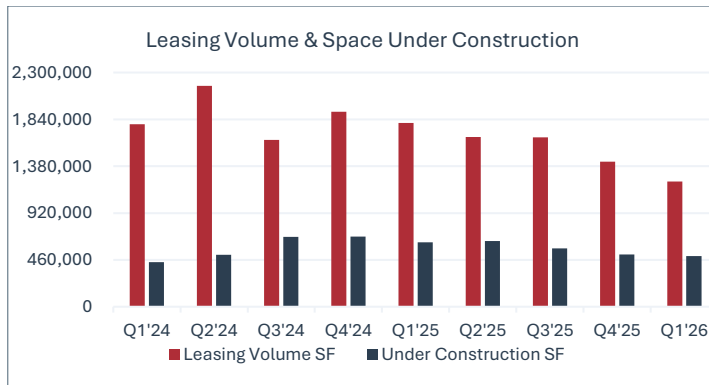
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
2909 Los Feliz Blvd	Los Angeles	Tri-Cities	45,389
12555-65 Ventura Blvd	Studio City	LA North	37,760
19333-19393 Victory Blvd	Reseda	LA North	29,914
420-426 S Alvarado St	Los Angeles	Mid-Wilshire	24,800
707 E 7 th St	Los Angeles	Central	24,551

Sales: Address	City	Submarket	Sq Ft
100 N La Cienega Blvd	West Hollywood	LA West	272,288
4100-4250 Carson St	Long Beach	South Bay	115,557
8508-8514 Painter Ave	Whittier	SGV	105,580
13400-13582 Whittier Blvd	Whittier	SGV	86,024
11900 South St	Cerritos	Mid-Cities	75,018

LEASING TRENDS

Leasing volume declined 13.6% QoQ and 31.8% YoY, while under construction space fell 3.4% QoQ and 21.6% YoY, pointing to a broad pullback in activity. Asking rent slipped 3.7% YoY despite a modest 0.7% QoQ uptick, reflecting persistent demand softness weighing on pricing.



SALES TRENDS

Sales volume fell 49.0% QoQ and 48.5% YoY, while average sale price per square foot surged 47.7% QoQ and 103.7% YoY, indicating a significantly thinner but notably higher-priced transaction market.

