Retail Market Outlook

Los Angeles County | Q2 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	14,901,359	0	8.1%	7.9%	57,198	107,897	360,183	379,827	$2.79	$210
Mid-Wilshire	7,595,287	0	6.9%	6.1%	45,546	90,238	56,995	72,711	$2.56	$409
LA North	73,364,869	26,500	6.2%	5.8%	273,007	592,594	372,734	778,617	$2.56	$434
San Gabriel Valley	69,699,404	95,720	5.3%	4.9%	211,196	411,763	386,757	584,774	$2.12	$308
South Bay	63,778,620	273,609	6.4%	6.5%	277,404	463,049	675,354	1,040,436	$2.66	$258
Tri-Cities	28,788,526	16,899	4.6%	5.1%	178,583	272,804	63,261	120,586	$3.72	$552
LA West	51,984,913	48,161	9.7%	8.5%	440,317	908,181	504,358	973,064	$4.30	$550
Los Angeles County	**310,112,978**	**460,889**	**6.6%**	**6.2%**	**1,483,251**	**2,846,526**	**2,419,642**	**3,950,015**	**$2.98**	**$362**

**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.*

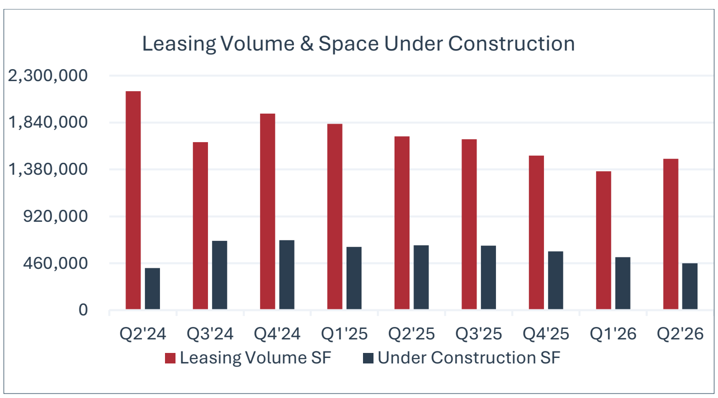
SELECT LEASE AND SALE TRANSACTIONS

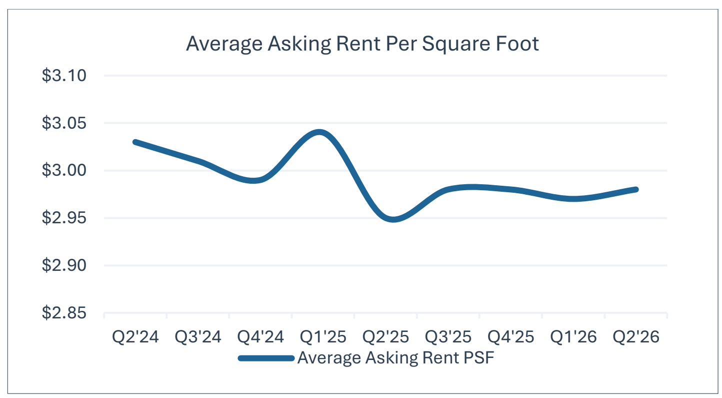
Leases: Address	City	Submarket	Sq Ft
1000 N San Fernando Blvd	Burbank	Tri-Cities	72,577
19783-19819 Rinaldi S	Porter Ranch	LA North	45,157
13455 Maxella Ave	Marina Del Rey	LA West	30,000
2575-2625 PCH	Torrance	South Bay	30,000
639 N La Peer Dr	West Hollywood	LA West	28,705

Sales: Address	City	Submarket	Sq Ft
735 S Figueroa St	Los Angeles	Central	330,784
400 Foothill Rd	Beverly Hills	West	121,784
5905 Sepulveda Blvd	Van Nuys	North	85,395
225-310 E 3rd St	Long Beach	South Bay	78,894
2140 E Palmdale Blvd	Palmdale	North	65,000

LEASING TRENDS

Leasing volume rose 8.8% QoQ but remained down 13.0% YoY, while under construction space fell 11.3% QoQ and 27.7% YoY, pointing to a continued pullback in new supply. Asking rent edged up 0.3% QoQ and 1.0% YoY, reflecting modest pricing stability alongside improving leasing activity.





SALES TRENDS

Sales volume rose 58.1% QoQ and 50.0% YoY, while average sale price per square foot fell 40.1% QoQ and 5.2% YoY, indicating a notably more active but lower-priced transaction market.