

Retail Market Outlook

Los Angeles County | Q3 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	14,799,757	0	9.1%	8.7%	29,662	110,312	198,839	1,301,836	\$2.68	\$266
Mid-Wilshire	7,572,433	0	7.7%	6.6%	15,086	106,041	4,800	77,511	\$3.05	\$250
LA North	73,390,873	26,500	6.0%	5.7%	305,291	973,061	322,037	1,088,254	\$2.55	\$381
San Gabriel Valley	69,276,713	144,349	5.4%	5.0%	242,920	731,315	464,423	1,077,697	\$2.11	\$323
South Bay	63,651,769	185,780	6.4%	6.5%	189,884	674,949	413,234	1,457,428	\$2.62	\$411
Tri-Cities	28,776,946	0	4.8%	5.4%	131,139	417,829	79,944	230,747	\$3.59	\$495
LA West	51,692,415	86,181	9.9%	8.5%	416,377	1,399,008	334,659	1,162,207	\$4.25	\$920
Los Angeles County	309,160,906	442,810	6.7%	6.3%	1,330,359	4,412,515	1,817,936	6,395,680	\$2.89	\$409

*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.

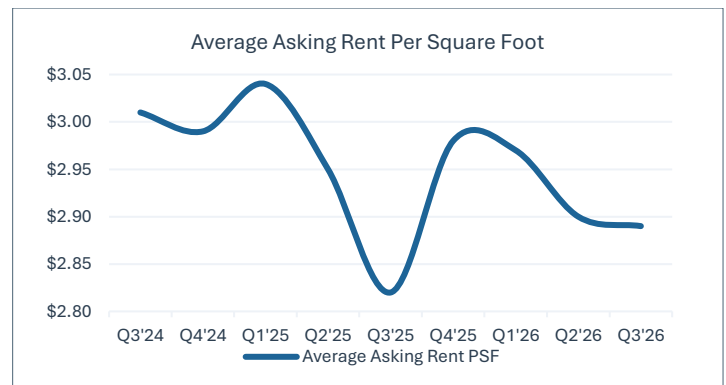
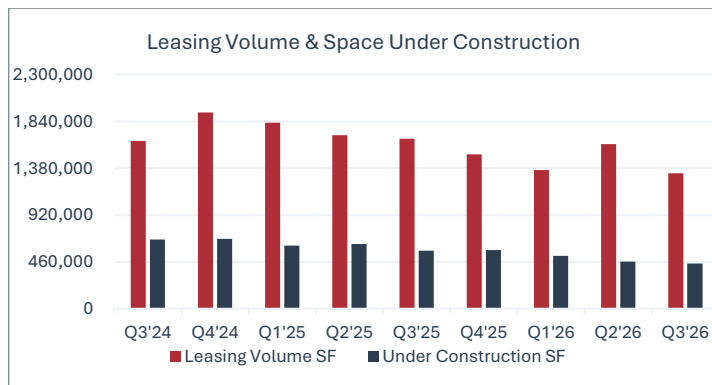
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
11854 Olympic Blvd	Los Angeles	LA Weest	84,790
19800 Hawthorne Blvd	Torrance	South Bay	33,603
10228 Mason Ave	Chatsworth	LA North	18,500
23329 Lyons Ave	Santa Clarita	LA North	18,125
7060 Hollywood Blvd	Los Angeles	LA West	17,361

Sales: Address	City	Submarket	Sq Ft
38107-38215 47th St E	Palmdale	LA North	213,387
2207 W Commonwealth Ave	Alhambra	SGV	195,455
5000 Hardwick St	Lakewood	South Bay	106,399
23222 Valencia Blvd	Valencia	LA North	83,980
22020 Recreation Rd	Carson	South Bay	72,000

LEASING TRENDS

Leasing volume fell 17.7% QoQ and 20.3% YoY, while space under construction declined 4.4% QoQ and 22.4% YoY, pointing to a continued pullback in new supply. Average asking rent edged down 0.3% QoQ but rose 2.5% YoY, reflecting modest annual rent growth despite weaker leasing activity.



SALES TRENDS

Sales volume fell 40.6% QoQ and 38.8% YoY, while average price per square foot rebounded 45.0% QoQ but was up a mere 0.4% YoY, indicating a sharp slowdown in transaction activity alongside a quarterly preference for higher-quality space.

