

Industrial Market Outlook

Ventura County Q2 2025



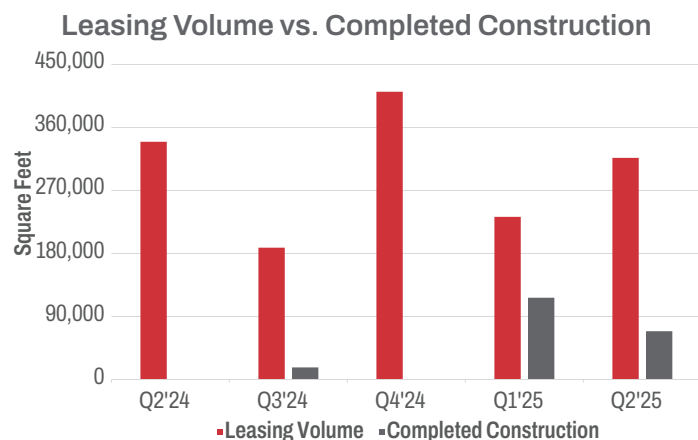
MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	13,949,489	80,000	5.5%	3.6%	69,237	182,546	86,582	154,132	\$1.03	\$320
North	11,074,677	0	3.6%	3.3%	89,941	166,306	80,483	104,537	\$1.19	\$237
West	25,459,969	0	3.6%	1.7%	157,421	200,072	63,366	63,366	\$1.12	\$260
Ventura County	50,484,135	80,000	4.1%	2.6%	316,599	548,924	230,431	322,035	\$1.10	\$224

* RBA includes industrial buildings of all sizes. Rents reflect buildings of at least 10,000 square feet.

LEASING TRENDS

In Q2 2025, industrial leasing volume rose 36.3% from the previous quarter, totaling 316,599 square feet—down 6.8% year-over-year. Additionally, 68,807 square feet of new industrial space was delivered during the quarter, bringing the year-to-date total to 185,659 square feet—up 150% from midyear 2024.



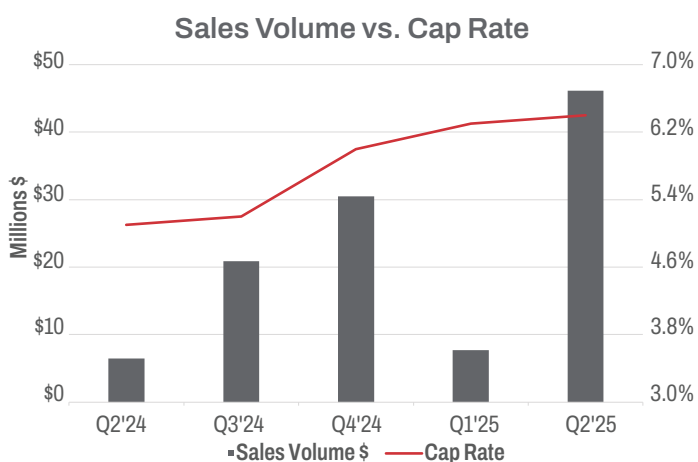
Select Lease Transactions

Address	City	Submarket	Square Feet
2345 Statham Blvd	Oxnard	West	57,600
2951 Sturgis Rd	Oxnard	West	43,848
6050 King Dr	Ventura	North	31,200
829 Via Alondra	Camarillo	Central	25,821*
1050 Factory Ln	Oxnard	West	23,119

*Sublease

SALES TRENDS

Despite ongoing uncertainty, investors pursued opportunities, pushing Q2 sales volume up 500% from the previous quarter to over \$46.1 million—driven by an increase in transaction activity. Elevated interest rates contributed to a rise in the average cap rate, which reached 6.4% in Q2, down 50 basis points year-over-year.



Select Sales Transactions

Address	City	Submarket	Square Feet
3400 Calle Tecate	Camarillo	Central	68,807
3451 Jupiter Ct	Oxnard	West	42,624
2889 Bunsen Ave	Ventura	North	27,192
2316 Channel Dr	Ventura	North	24,219
924 Via Alondra	Camarillo	Central	17,775