

Industrial Market Outlook

Ventura County | Q1 2026



MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction SF	Availability Rate	Vacancy Rate	Leasing Volume SF	YTD Leasing Volume SF	Sales Volume SF	YTD Sales Volume SF	Average Asking Rent	Average Sale Price
Central	13,895,850	153,925	4.8%	4.0%	169,589	169,589	52,842	52,842	\$1.09	\$256
North	11,095,736	0	3.6%	2.6%	82,029	82,029	27,192	27,192	\$1.15	n/a
West	25,437,877	737,730	7.1%	2.6%	84,222	84,222	121,301	121,301	\$1.05	\$245
Ventura County	50,429,463	891,655	5.7%	3.0%	335,840	335,840	201,335	201,335	\$1.09	\$250

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 10,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

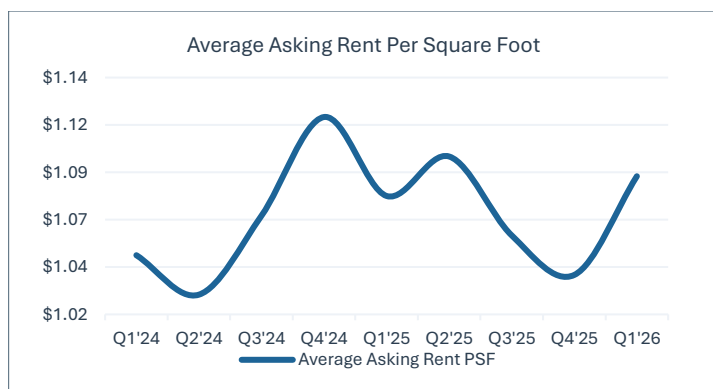
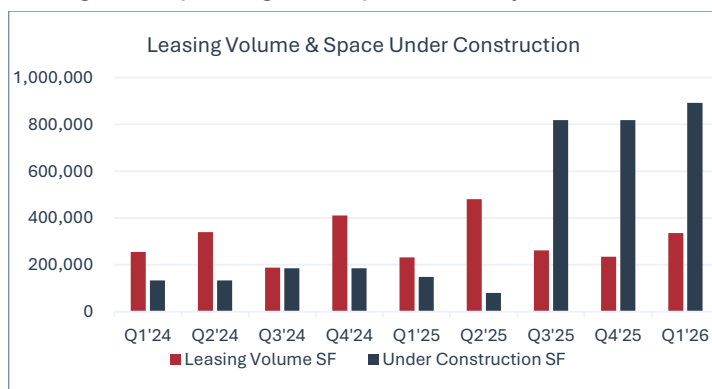
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
2280 Ward Ave	Simi Valley	North	108,058
3233 E Mission Oaks Blvd	Camarillo	Central	55,087
1011-1031 Avenida Ave	Camarillo	Central	45,348
3233 E Mission Oaks Blvd	Camarillo	Central	36,698
2901 Sturgis Rd	Oxnard	West	28,968

Sales: Address	City	Submarket	Sq Ft
3301 Sturgis Rd	Oxnard	West	89,811
5390 Kazuko Ct	Moorpark	North	37,775
2889 Bunsen Ave	Ventura	North	173,100
829-833 Flynn Rd	Camarillo	Central	22,310
4880 Adohr Ln	Camarillo	Central	20,950

LEASING TRENDS

Leasing volume rose 42.6% QoQ and 44.9% YoY, while under construction space surged 9.0% QoQ and 499.2% YoY, signaling a significant supply wave in the pipeline. Asking rent edged up 4.81% QoQ and 0.93% YoY, holding firm amid robust leasing and expanding development activity.



SALES TRENDS

Sales volume dipped 20.4% QoQ but more than doubled YoY at 119.8%, while average sale price per square foot surged 46.3% QoQ and 133.2% YoY, reflecting strong annual momentum in both transaction activity and pricing.

