Industrial Market Outlook

Ventura County | Q2 2026

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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	13,985,399	73,920	4.7%	3.2%	72,742	242,331	48,176	101,928	$1.09	$109
North	11,055,570	0	3.2%	3.1%	115,295	197,324	76,215	103,407	$1.13	$219
West	25,445,031	737,730	7.5%	2.6%	151,444	281,584	61,113	182,414	$0.99	$247
Ventura County	**50,486,000**	**811,650**	**5.8%**	**2.8%**	**339,481**	**721,239**	**185,504**	**387,749**	**$1.06**	**$200**

**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.*

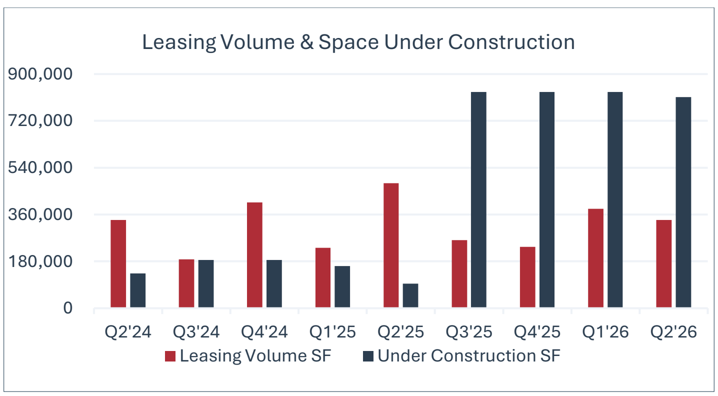
SELECT LEASE AND SALE TRANSACTIONS

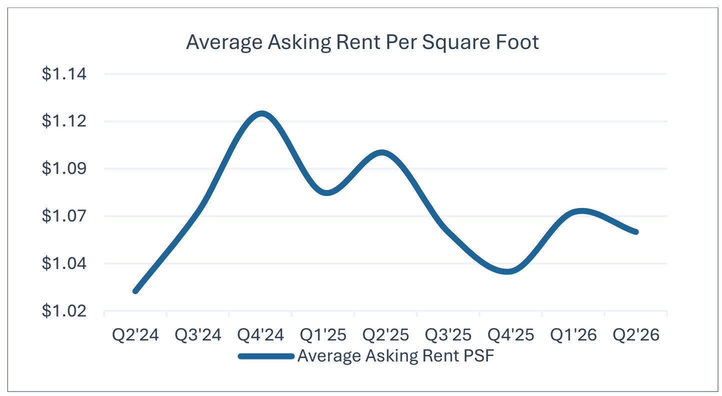
Leases: Address	City	Submarket	Sq Ft
2100 Eastman Ave	Oxnard	West	91,950
4765 Calle Quetzal	Camarillo	Central	43,373
874 Verdulera St	Camarillo	Central	20,435
1710 Ives Ave	Oxnard	West	15,967
540 E 3rd St	Oxnard	West	15,400

Sales: Address	City	Submarket	Sq Ft
1000-1020 Del Norte Blvd	Oxnard	West	46,924
2571 Cortez St	Oxnard	West	43,250
5600 Everglades St	Ventura	North	34,124
2935 Golf Course Dr	Ventura	North	24,202
4670 Calle Carga	Camarillo	Central	20,820

LEASING TRENDS

Leasing volume fell 11.1% QoQ and 29.3% YoY, while under construction space dipped 2.4% QoQ but remained up 764.2% YoY, signaling a substantial supply overhang still working through the pipeline. Asking rent slipped 0.93% QoQ and 3.64% YoY, softening amid weaker leasing demand and elevated construction levels.





SALES TRENDS

Sales volume fell 8.3% QoQ and 10.2% YoY, while average sale price per square foot declined 6.9% QoQ and 10.7% YoY, reflecting broad-based softening in both transaction activity and pricing.