

Industrial Market Outlook

Ventura County | Q3 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	14,004,654	73,920	5.2%	3.0%	83,468	325,799	9,000	83,752	\$1.15	\$836
North	11,062,778	0	3.8%	2.4%	56,846	264,614	26,424	129,831	\$1.21	\$244
West	25,510,834	737,730	8.6%	3.4%	51,130	319,151	70,864	296,528	\$1.09	\$233
Ventura County	50,578,266	811,650	6.6%	3.1%	191,444	909,564	106,288	510,111	\$1.13	\$287

*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.

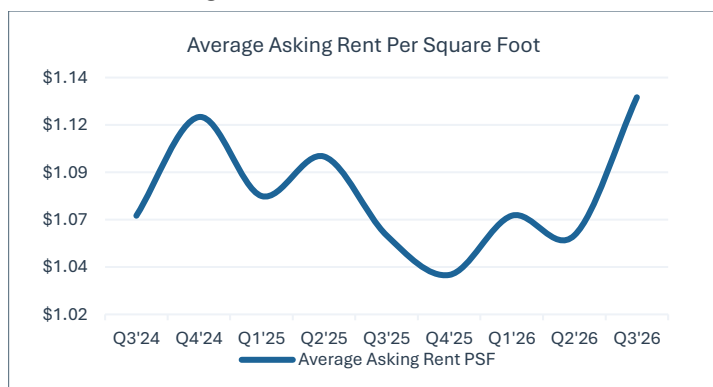
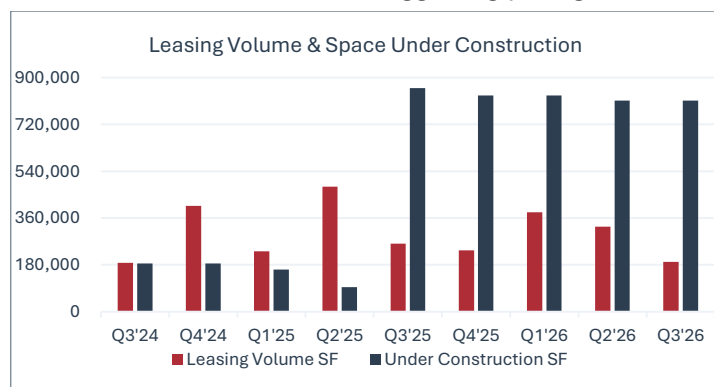
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
741 Arcturus Ave	Oxnard	West	24,000
850 Flynn Rd	Camarillo	Central	21,656
4476 Dupont St	Ventura	North	19,146
1780 Lemonwood Dr	Santa Paula	Central	14,524
136 13th St	Santa Paula	Central	12,000

Sales: Address	City	Submarket	Sq Ft
1111 S Rose Ave	Oxnard	West	70,864
1696-1698 Walter St	Ventura	North	23,954
1161 Mercantile St	Oxnard	West	15,296
905-917 Corporation St	Santa Paula	Central	9,000
2962 Seaborg Ave	Ventura	North	8,840

LEASING TRENDS

Leasing volume fell 41.5% QoQ and 26.9% YoY, while under construction space remained flat QoQ and declined 5.6% YoY, indicating continued weakness in leasing activity alongside a modest reduction in the construction pipeline. Average asking rent rose 6.6% QoQ and YoY, suggesting pricing resilience despite weaker leasing demand.



SALES TRENDS

Sales volume fell sharply, down 49.0% QoQ and 39.5% YoY, while average sale price per square foot remained flat QoQ but rose 65.9% YoY, reflecting a steep decline in transaction activity despite significantly higher pricing compared with the prior year.

