

Office Market Outlook

Ventura County | Q1 2026

MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume SF	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
East	17,031,446	28,955	18.3%	16.1%	206,118	206,118	342,951	342,951	\$2.74	\$213
West	11,681,712	0	8.5%	8.2%	48,815	48,815	42,205	42,205	\$2.53	\$247
Ventura County	28,713,158	28,955	14.3%	12.9%	254,933	254,933	385,156	385,156	\$2.68	\$126

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 20,000+ SF, full-service gross, monthly on a direct basis. Sale price represents the average per square foot sold.

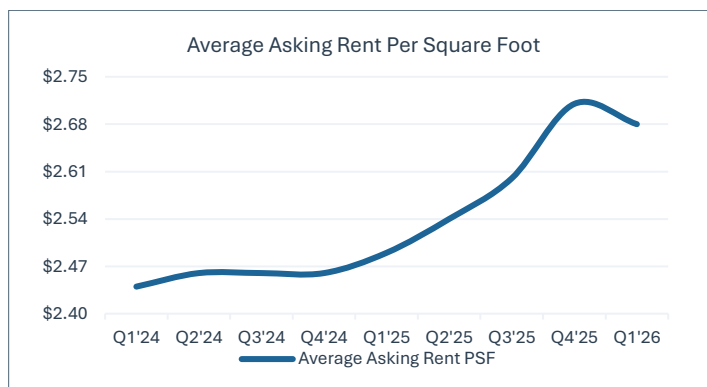
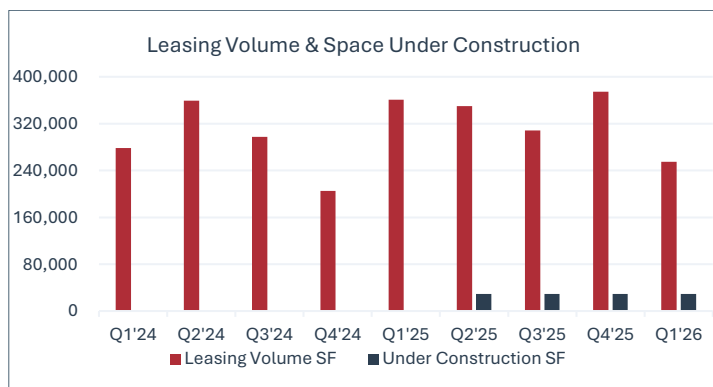
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
649 Lawrence Dr	Thousand Oaks	East	61,242
770 Paseo Camarillo	Camarillo	Central	10,999
2829 Townsgate Rd	Westlake Vill.	East	10,333
4864 Market St	Ventura	North	6,800
3075 Townsgate & Westlake Bl	Westlake Vill.	East	6,090

Sales: Address	City	Submarket	Sq Ft
450 American St	Simi Valley	North	209,404
4100 Guardian St	Simi Valley	North	131,347
2755 Alamo St	Simi Valley	North	15,547
5808 Telephone Rd	Ventura	North	12,446
3775 Market St	Ventura	North	8,393

LEASING TRENDS

Leasing volume fell 31.9% QoQ and 29.3% YoY, while under construction space held flat QoQ but doubled YoY, signaling a significant supply build ahead. Asking rent dipped 1.1% QoQ but rose 7.6% YoY, reflecting stronger annual pricing despite near-term softness.



SALES TRENDS

Sales volume declined 12.0% QoQ and 20.8% YoY, while average sale price per square foot fell sharply, down 28.9% QoQ and 64.0% YoY, reflecting broad-based weakness in both transaction activity and pricing.

