Office Market Outlook

Ventura County | Q2 2026

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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	16,902,089	41,248	18.2%	15.9%	207,698	418,147	62,472	405,423	$2.77	$87
West	11,553,384	0	7.9%	7.5%	56,805	111,920	200,150	237,101	$2.53	$195
Ventura County	**28,455,473**	**41,248**	**14.0%**	**12.5%**	**264,503**	**530,067**	**262,622**	**642,524**	**$2.69**	**$170**

**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.*

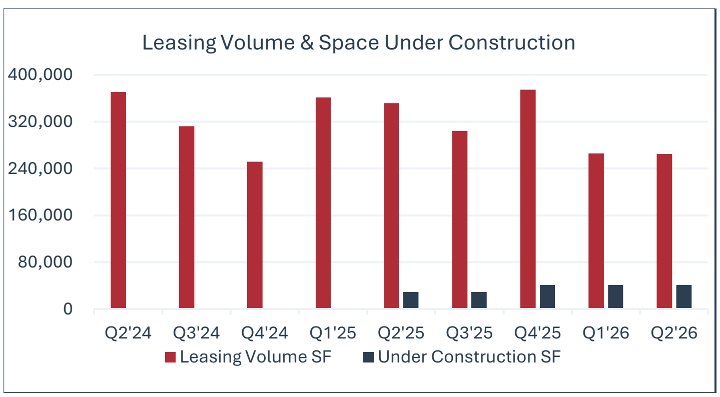
SELECT LEASE AND SALE TRANSACTIONS

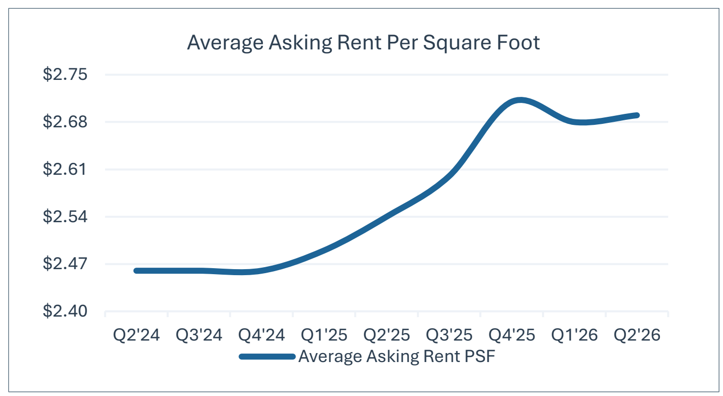
Leases: Address	City	Submarket	Sq Ft
112 S Lakeview Cyn Rd	Westlake Vlg	East	31,157
2475 Townsgate Rd	Westlake Vlg	East	15,724
1221 Calle Suerte	Camarillo	Central	10,120
3075 Townsgate Rd	Westlake Vlg	East	10,000
301 Science Dr	Moorpark	East	9,598

Sales: Address	City	Submarket	Sq Ft
1901 N Rice Ave	Oxnard	West	65,579
1801 Solar Dr	Oxnard	West	46,196
1701 Solar Dr	Oxnard	West	46,025
2401 E Gonzales Rd	Oxnard	West	38,127
2650 Jones Way	Simi Valley	East	29,267

LEASING TRENDS

Leasing volume held roughly flat QoQ but fell 24.8% YoY, while under construction space was unchanged QoQ but rose 42.5% YoY, signaling a notable supply build ahead. Asking rent edged up 0.4% QoQ and 5.9% YoY, reflecting solid annual pricing gains despite softer leasing demand.





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.