

Office Market Outlook

Ventura County | Q3 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	17,042,329	12,293	16.6%	15.5%	197,380	617,448	153,020	558,443	\$2.74	\$249
West	11,557,852	0	8.2%	8.1%	53,559	168,755	50,998	288,098	\$2.53	\$158
Ventura County	28,600,181	12,293	13.2%	12.5%	250,939	786,203	204,018	846,541	\$2.67	\$227

*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.

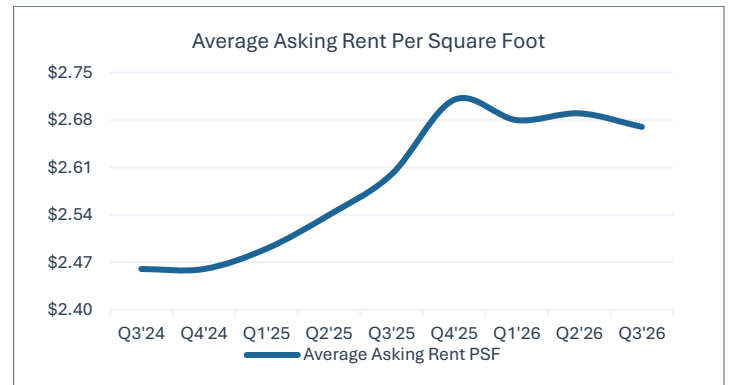
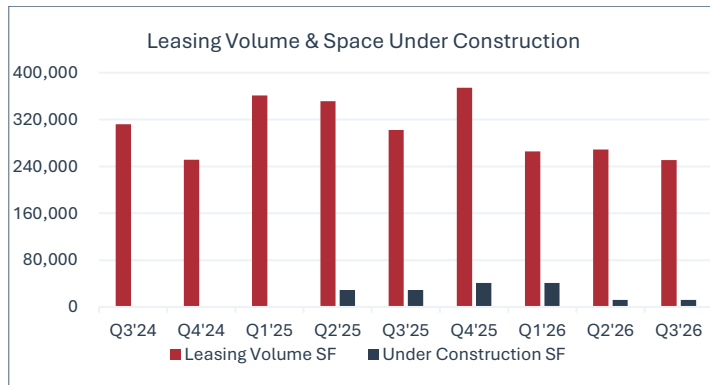
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
1100 Paseo Camarillo	Camarillo	West	5,116
2750 Park View Ct	Oxnard	West	4,699
801 Victoria Ave	Ventura	West	3,236
1000 Town Center Dr	Oxnard	West	3,158
1650 Palma Dr	Ventura	West	2,950

Sales: Address	City	Submarket	Sq Ft
6101 Condor Dr	Moorpark	East	129,374
816 Camarillo Springs Rd	Camarillo	West	33,328
2450 Tapo St	Simi Valley	East	10,809
402 W Ojai Ave	Ojai,	West	8,371
179 Auburn Ct	Westlake Village	East	8,026

LEASING TRENDS

Leasing volume fell 6.7% QoQ and 17.0% YoY, while under construction space remained flat QoQ but declined 57.5% YoY, indicating a significant reduction in the development pipeline. Average asking rent slipped 0.7% QoQ but rose 2.7% YoY, reflecting modest annual rent growth despite weaker leasing demand.



SALES TRENDS

Sales volume fell 22.3% QoQ and 48.8% YoY, while average sale price per square foot rose 33.6% QoQ and 90.1% YoY, reflecting a sharp decline in transaction activity despite substantial pricing gains compared with the prior year.

