Retail Market Outlook

Ventura County | Q2 2026

MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
East	19,672,921	0	7.1%	6.6%	49,326	118,124	83,397	174,452	$2.30	$358
West	23,106,976	163,397	6.1%	5.3%	64,566	133,747	56,563	96,544	$2.12	$343
Ventura County	**42,779,897**	**163,397**	**6.5%**	**5.9%**	**113,892**	**251,871**	**139,960**	**270,996**	**$2.21**	**$353**

**Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 5,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.*

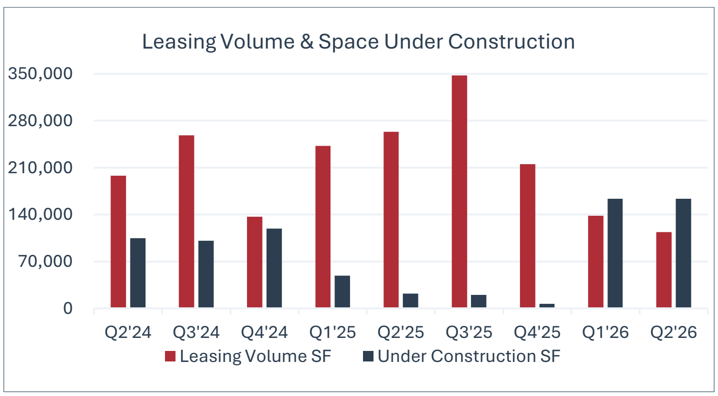
SELECT LEASE AND SALE TRANSACTIONS

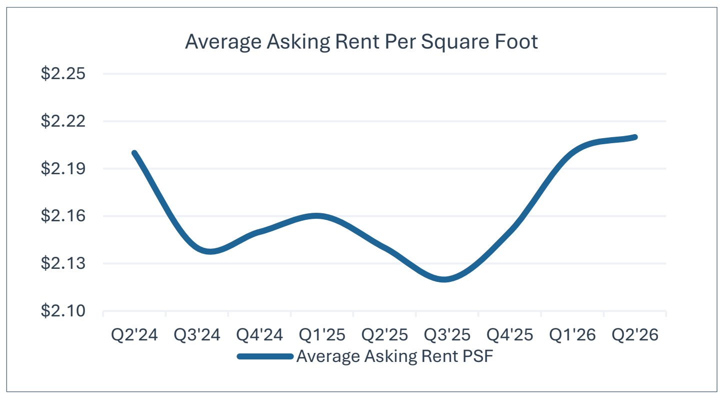
Leases: Address	City	Submarket	Sq Ft
221 E Harvard Blvd	Santa Paula	East	16,708
151-271 W Esplanade Dr	Oxnard	West	10,005
135 W Ventura Blvd	Camarillo	West	6,585
1811-1901 E Ventura Blvd	Oxnard	West	5,977
1263 Simi Town Center Way	Simi Valley	East	4,000

Sales: Address	City	Submarket	Sq Ft
2715-2725 Teller Rd	Newbury Park	East	33,965
725 W Ventura St	Fillmore	West	21,012
125 S 10th St	Santa Paula	West	6,022
700-706 S A St	Oxnard	West	5,747
1220 S Victoria Ave	Ventura	West	5,100

LEASING TRENDS

Leasing volume fell 17.5% QoQ and 56.8% YoY, while under construction space held flat QoQ but surged 646.9% YoY, signaling a significant supply build ahead. Asking rent edged up 0.5% QoQ and 3.3% YoY, offering a bright spot despite weakening leasing demand.





SALES TRENDS

Sales volume rose 6.8% QoQ and 11.9% YoY, while average sale price per square foot fell 31.1% QoQ and 10.2% YoY, reflecting steady transaction activity alongside notable pricing softness.