

The title of the report, "Q2 2025 RESEARCH REPORT", is displayed in a large, bold, white sans-serif font. The text is positioned on the left side of the image, overlaid on a blue background that features a stylized city skyline and a large white arrow pointing upwards and to the right. A thin white horizontal line is positioned below the title.

Q2 2025 RESEARCH REPORT

VENTURA COUNTY

CONTENTS

VENTURA COUNTY COVERAGE AREA

DIRECT LEASE

Existing Available Listings
New Listings Added
Under Construction Available Listings
Proposed Available Listings
Direct Lease Transactions
Direct Lease Transactions by Size
Avg Asking Rate – Total Available Listings (Net)

SUBLEASE

Total Available Listings
Sublease Transactions
Sublease Transactions by Size
Transactions Average Months on Market: Comparison

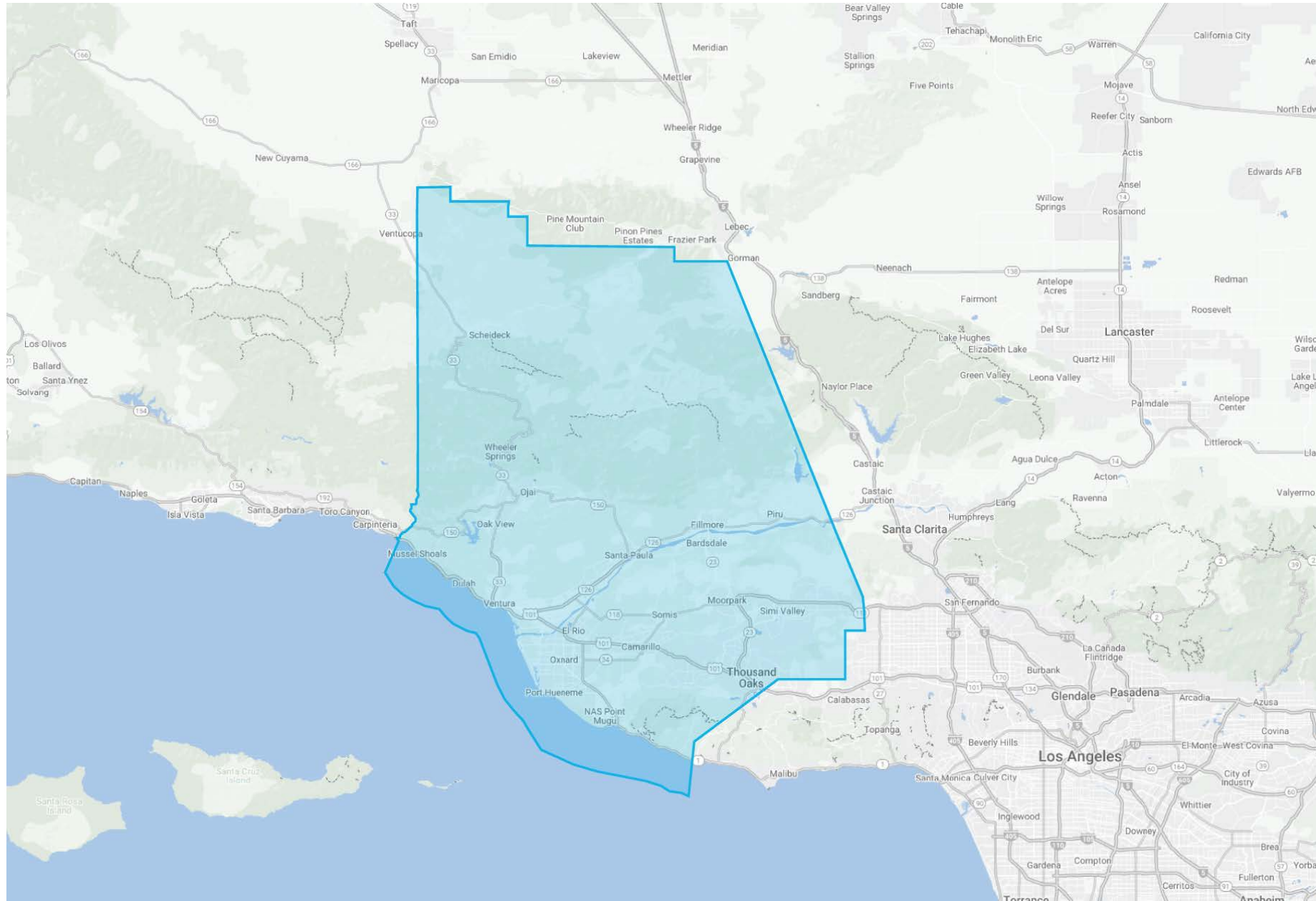
SALE

Total Available Listings
New Listings Added
Sale Comparables
Sale Comparables by Size
Sale Comparables – Avg Price

UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

VENTURA COUNTY COVERAGE AREA



ALL PROPERTY TYPES

Industrial, Office,
Retail & Land

1,500

Listings across 11K
Properties in Ventura County

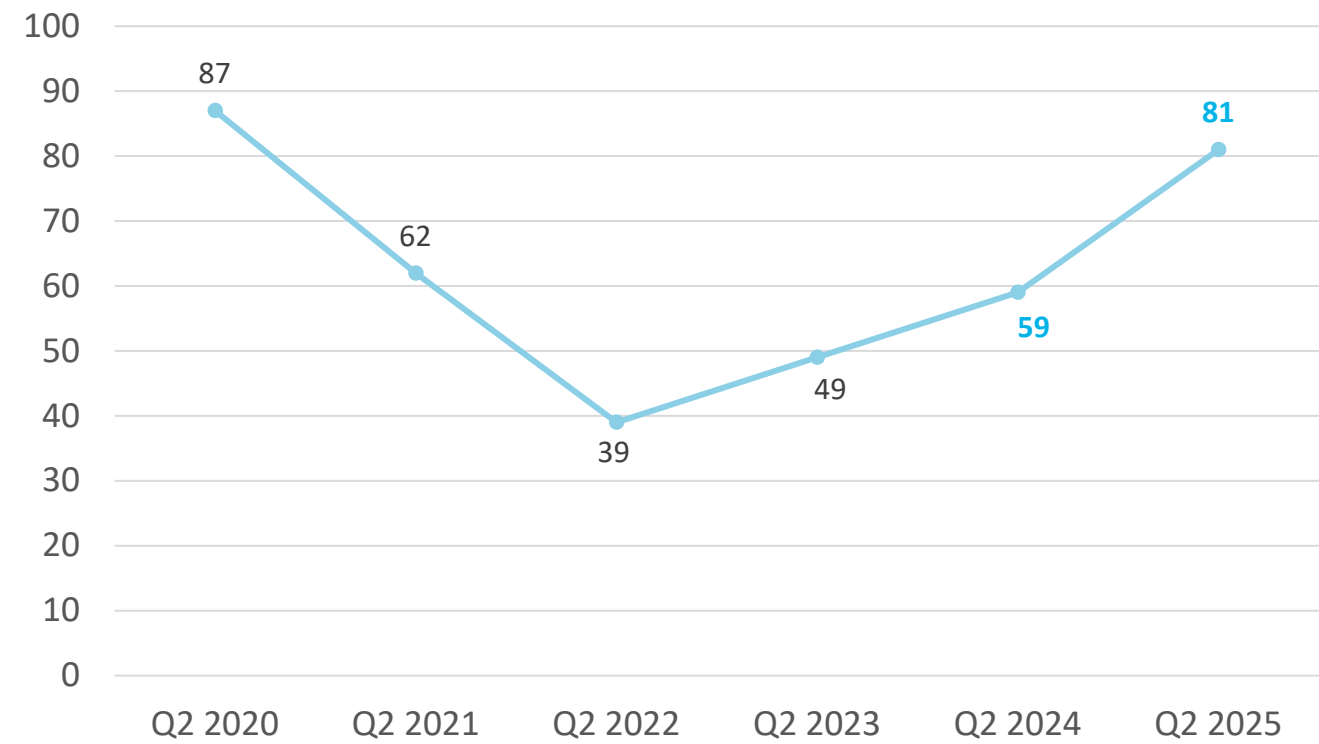
37K

Listings across 418K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

COUNT



▲ 37%

YOY increase in number of listings

BY SF

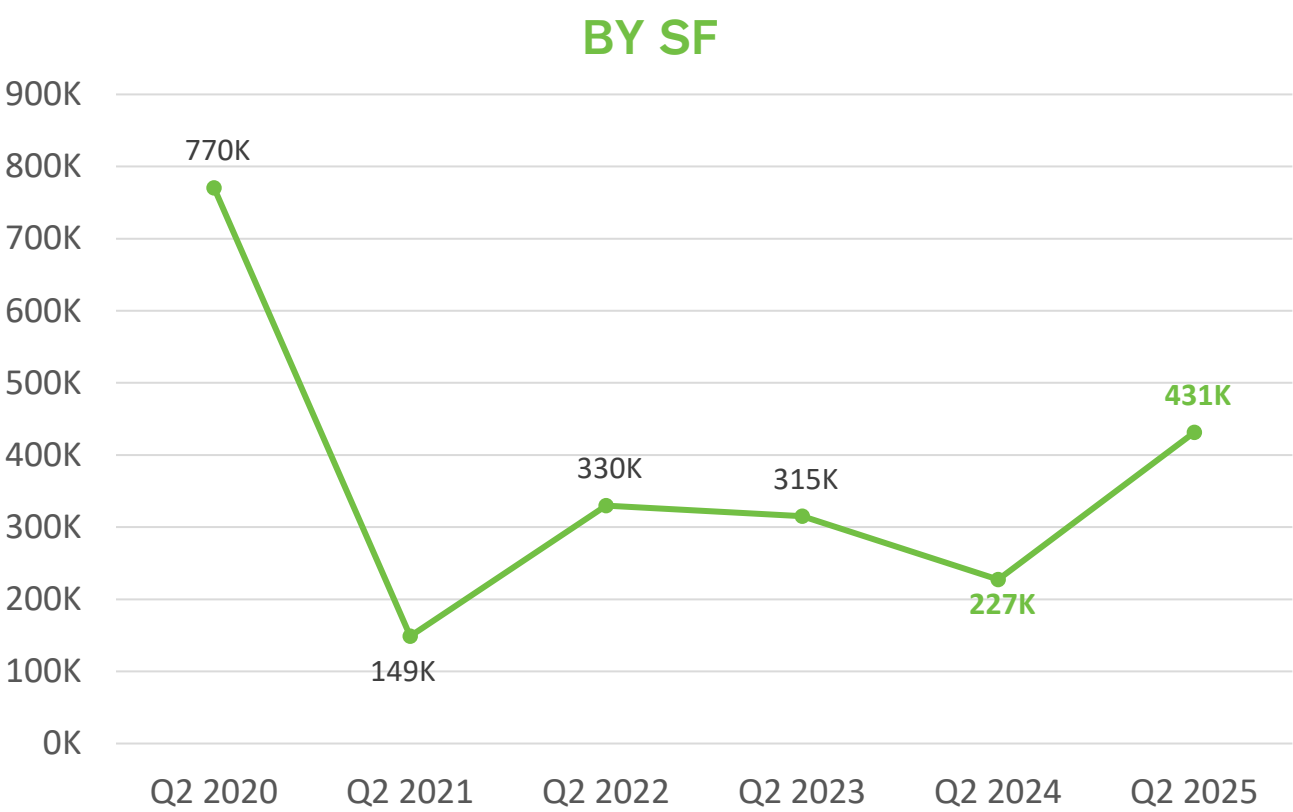
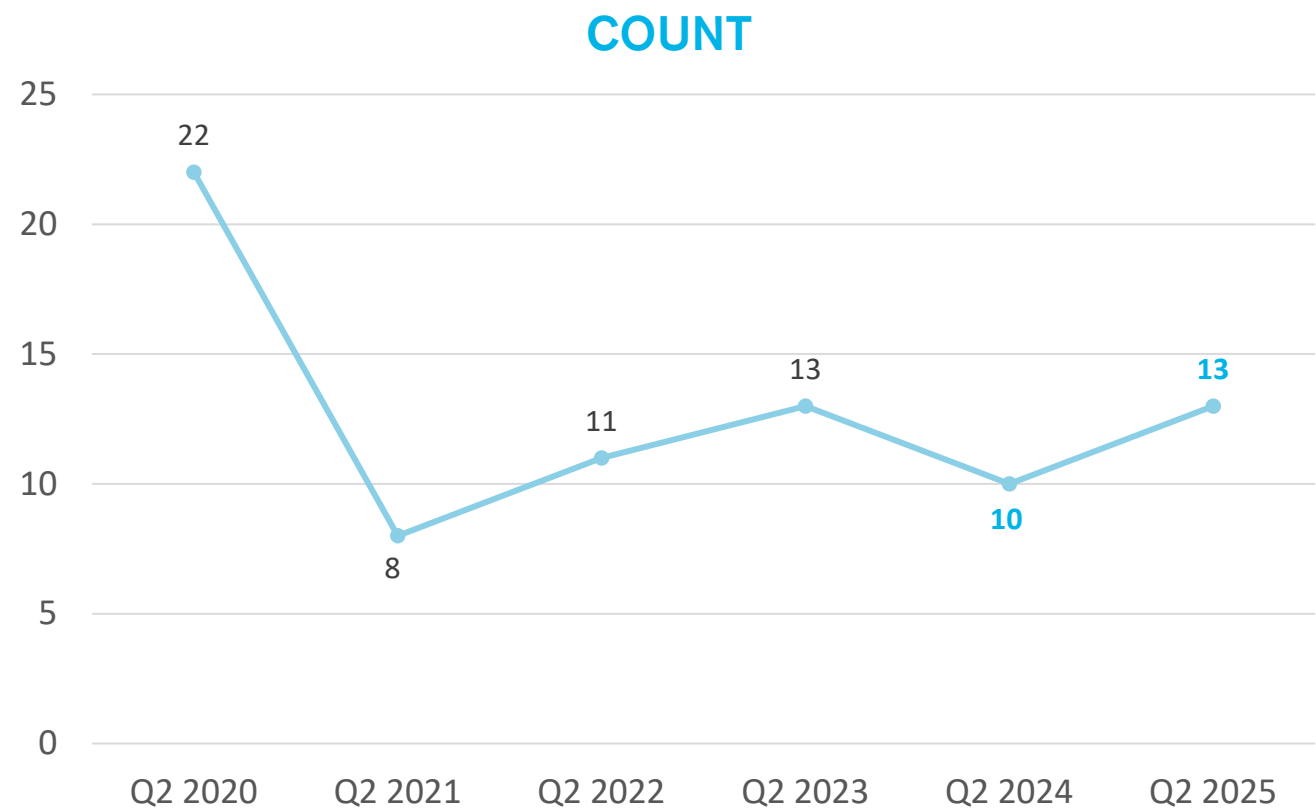


▲ 1.3M (65%)

YOY increase in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

VENTURA COUNTY



▲ 30%

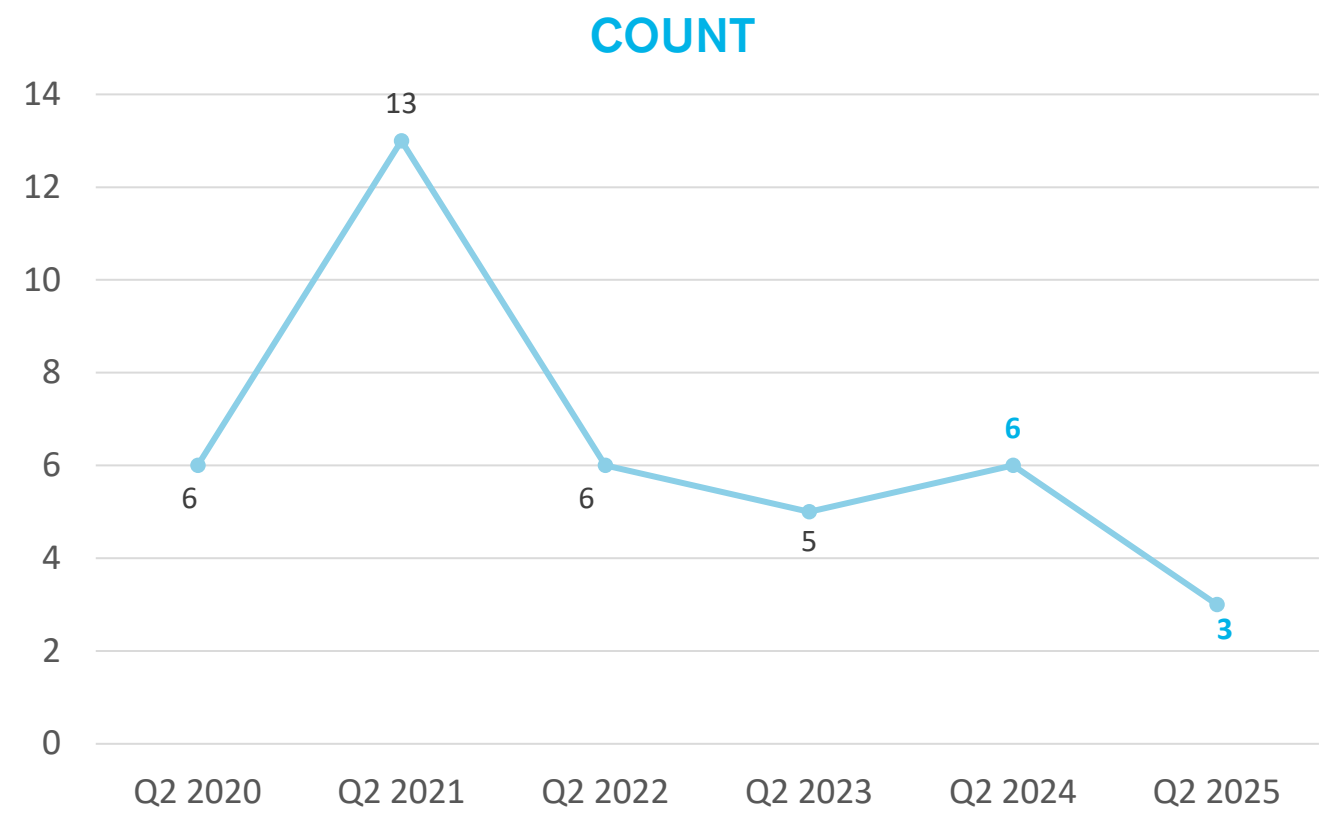
YOY increase in number of listings added

▲ 204K (90%)

YOY increase in SF of listings added

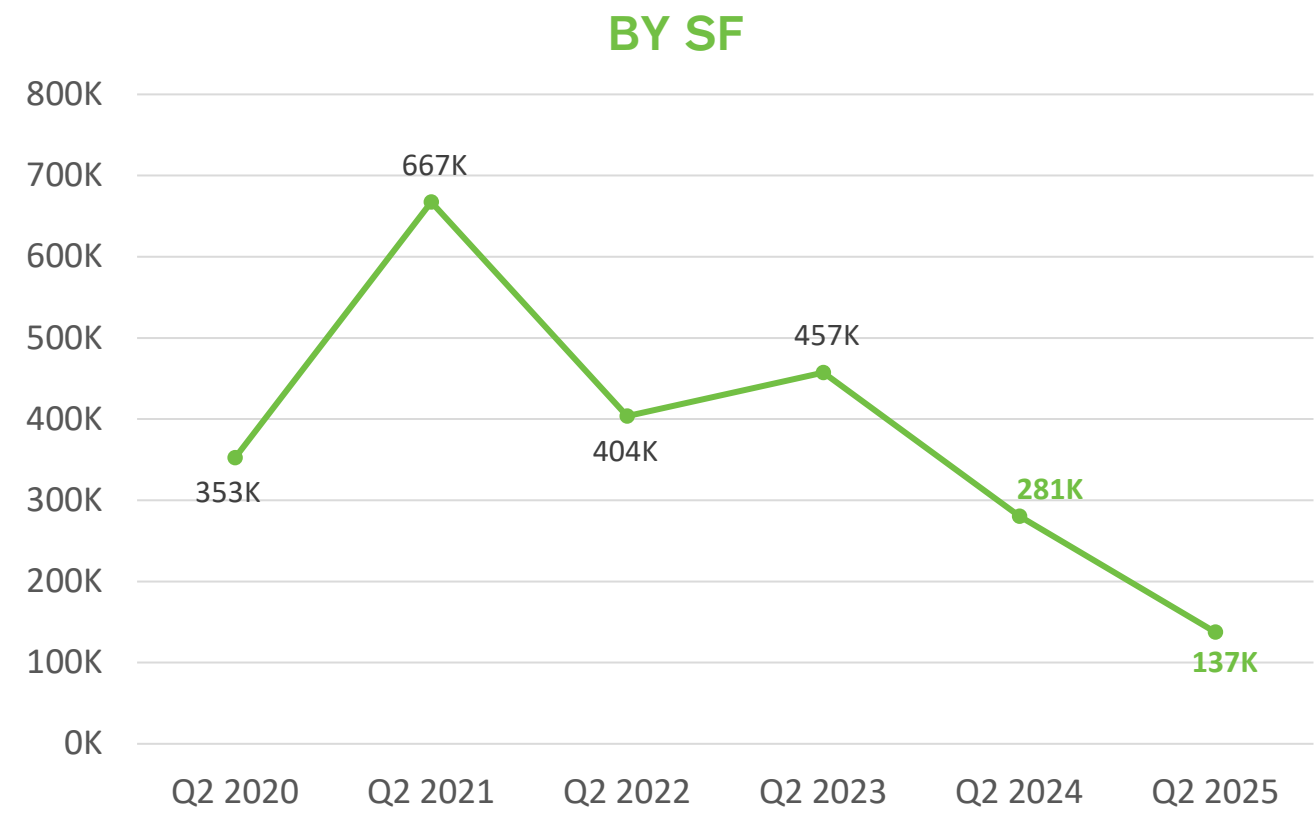
UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY



▼ 50%

YOY decrease in number of listings

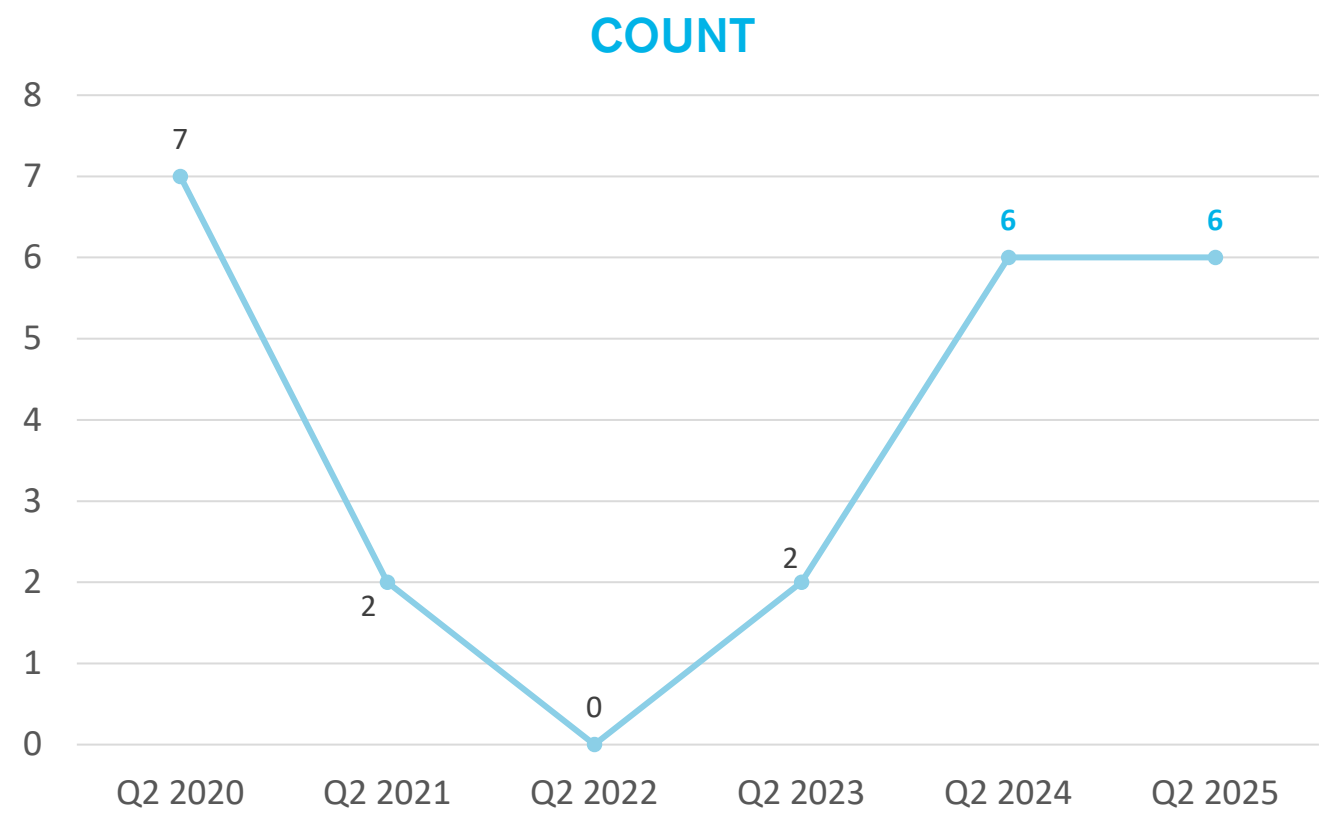


▼ 144K (51%)

YOY decrease in SF of listings

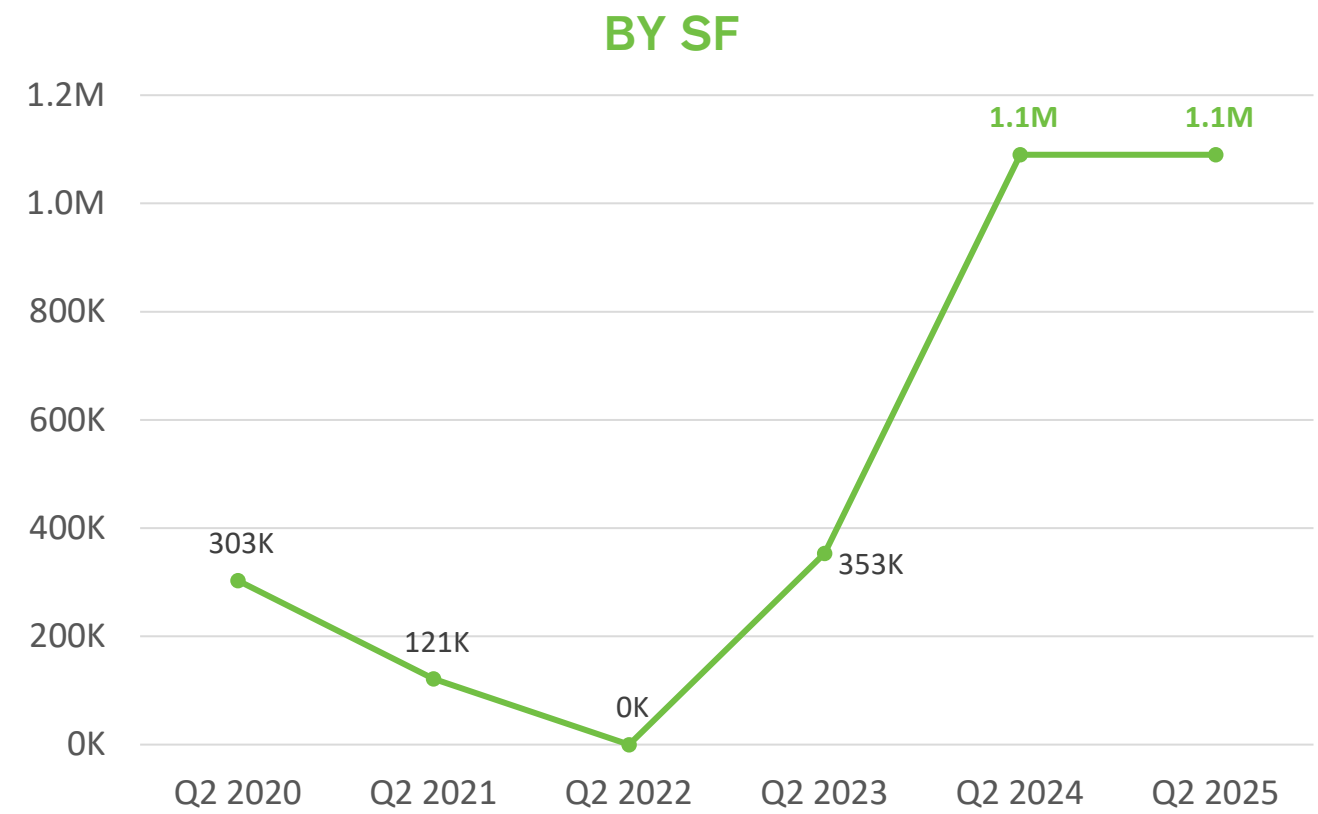
PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY



0

No change in number of listings



0

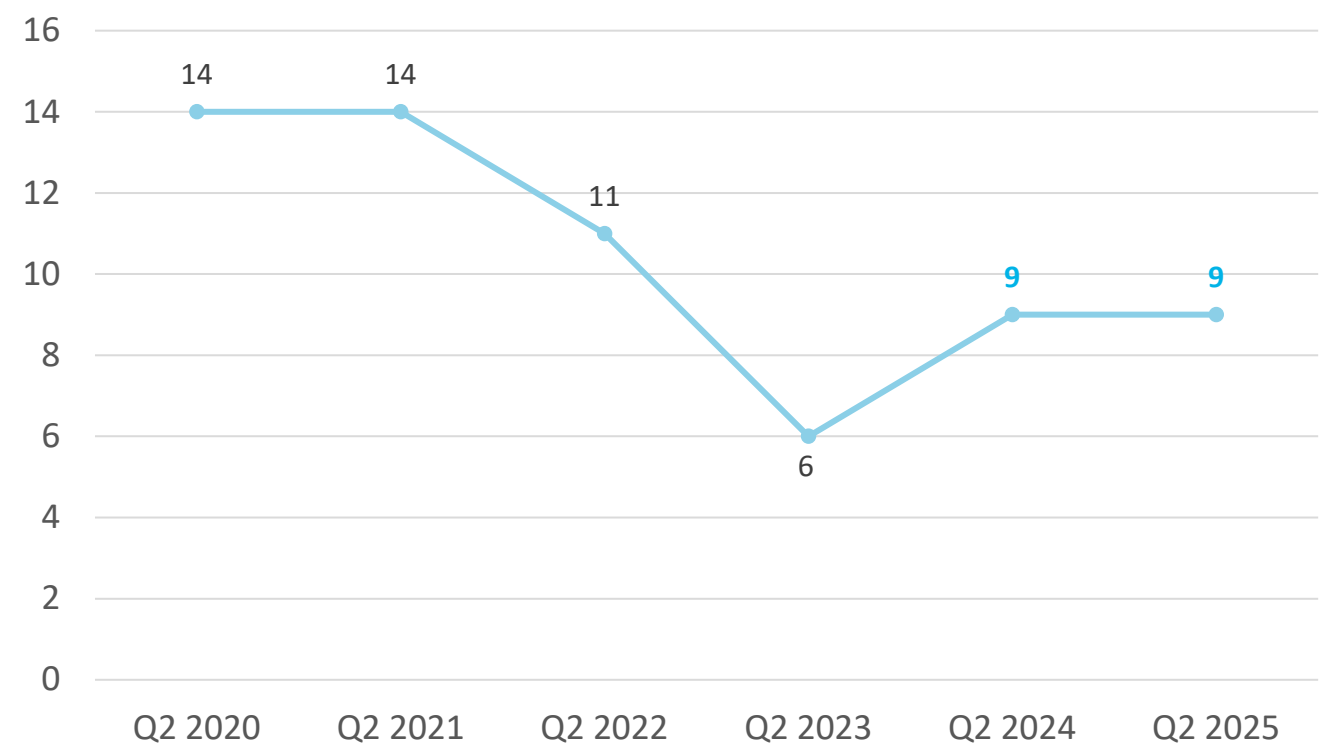
No change in SF of listings



TRANSACTIONS: DIRECT LEASE

VENTURA COUNTY

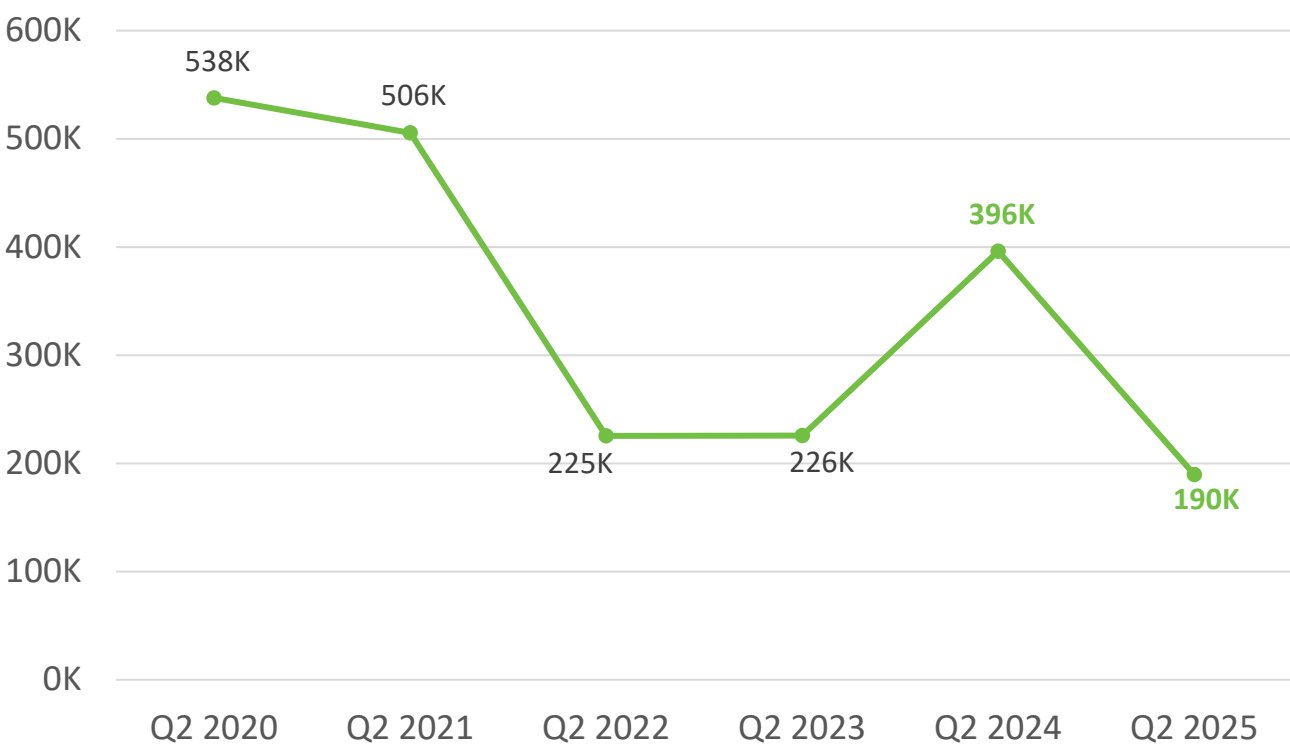
COUNT



0

No change in number of transactions

BY SF



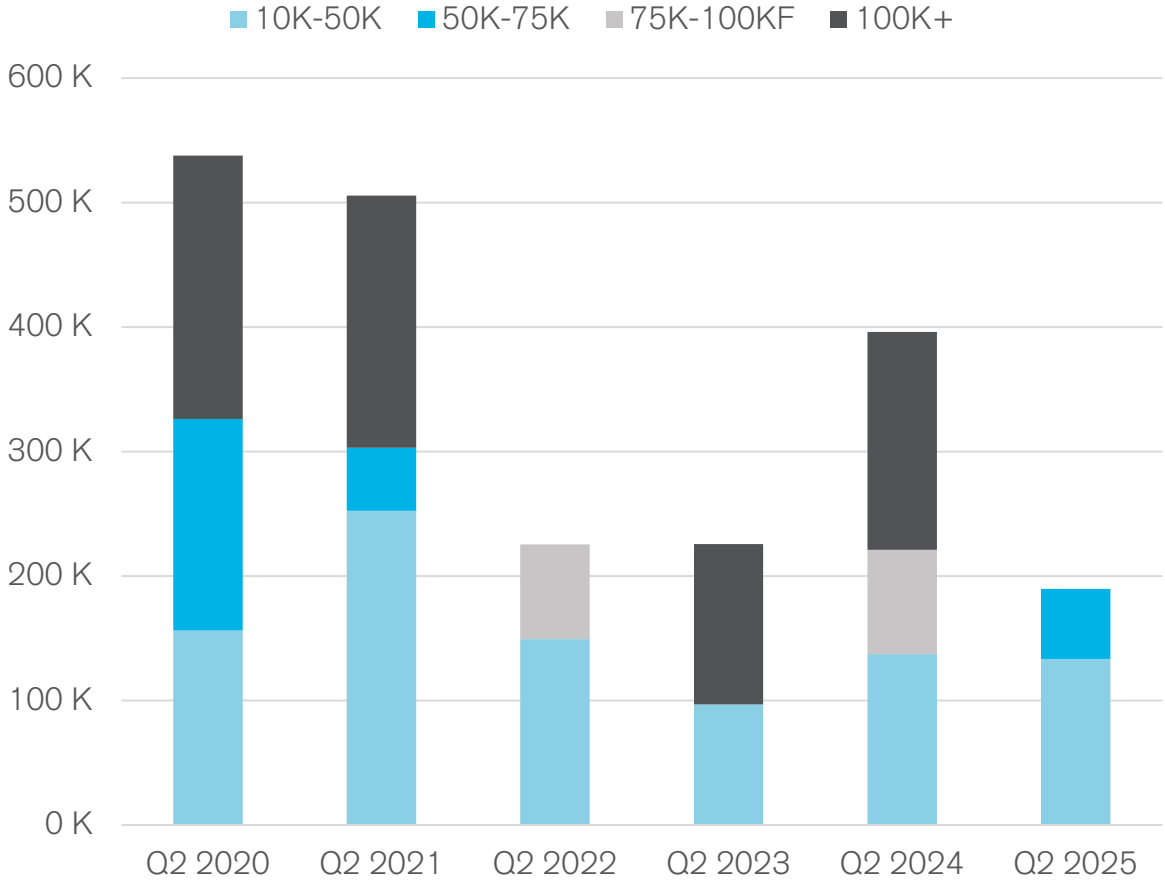
▼ 206K (52%)

YOY decrease in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

VENTURA COUNTY

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
10K-50K	10 156K	12 252K	10 149K	5 97K	7 137K	8 133K
50K-75K	3 170K	1 51K	0	0	0	1 56K
75K-100K	0	0	1 76K	0	1 84K	0
100K+	1 212K	1 202K	0	1 129K	1 175K	0
Grand Total	14 538K	14 506K	11 225K	6 226K	9 396K	9 190K

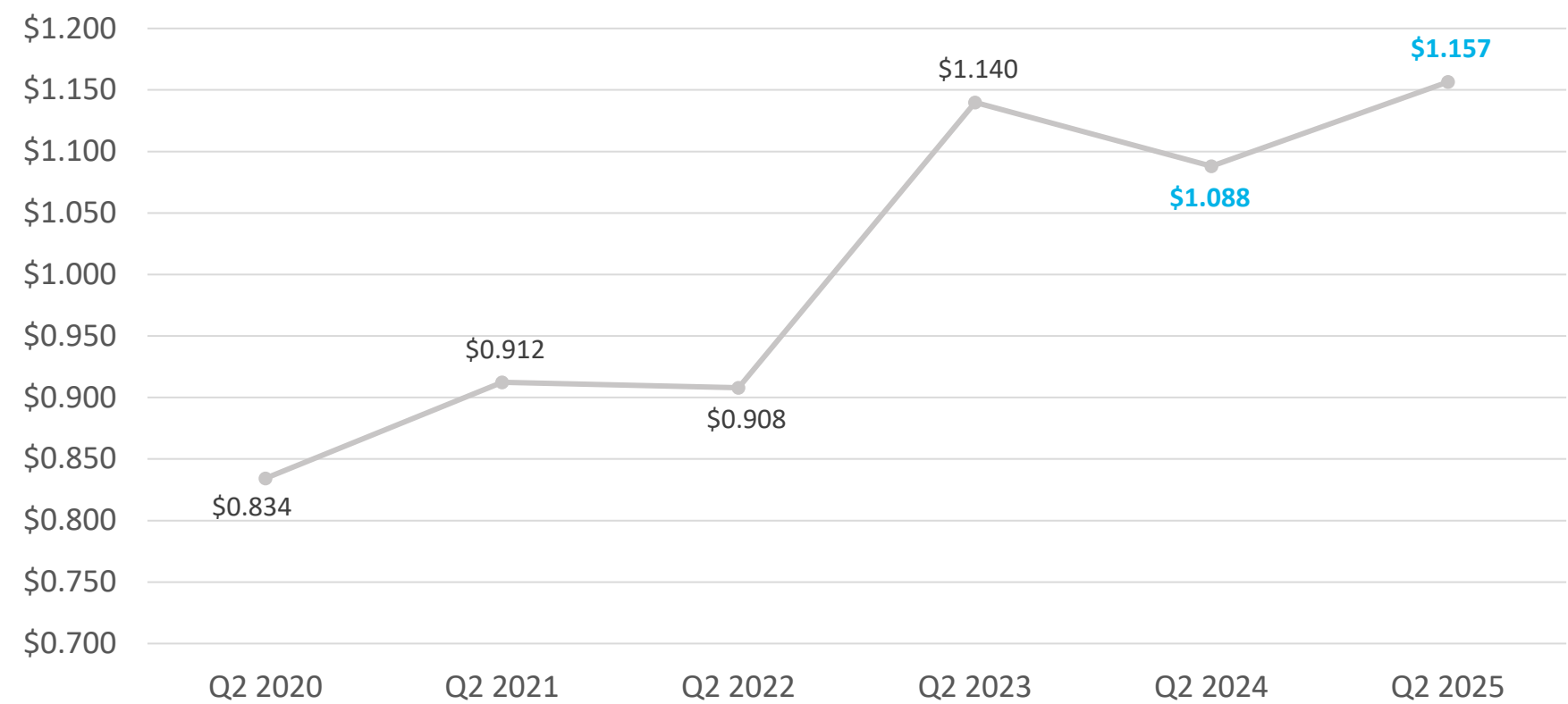


190K SF Transacted

Over 133K SF of all transacted SF was in buildings 10K-50K SF representing 70% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.32 (39%)**

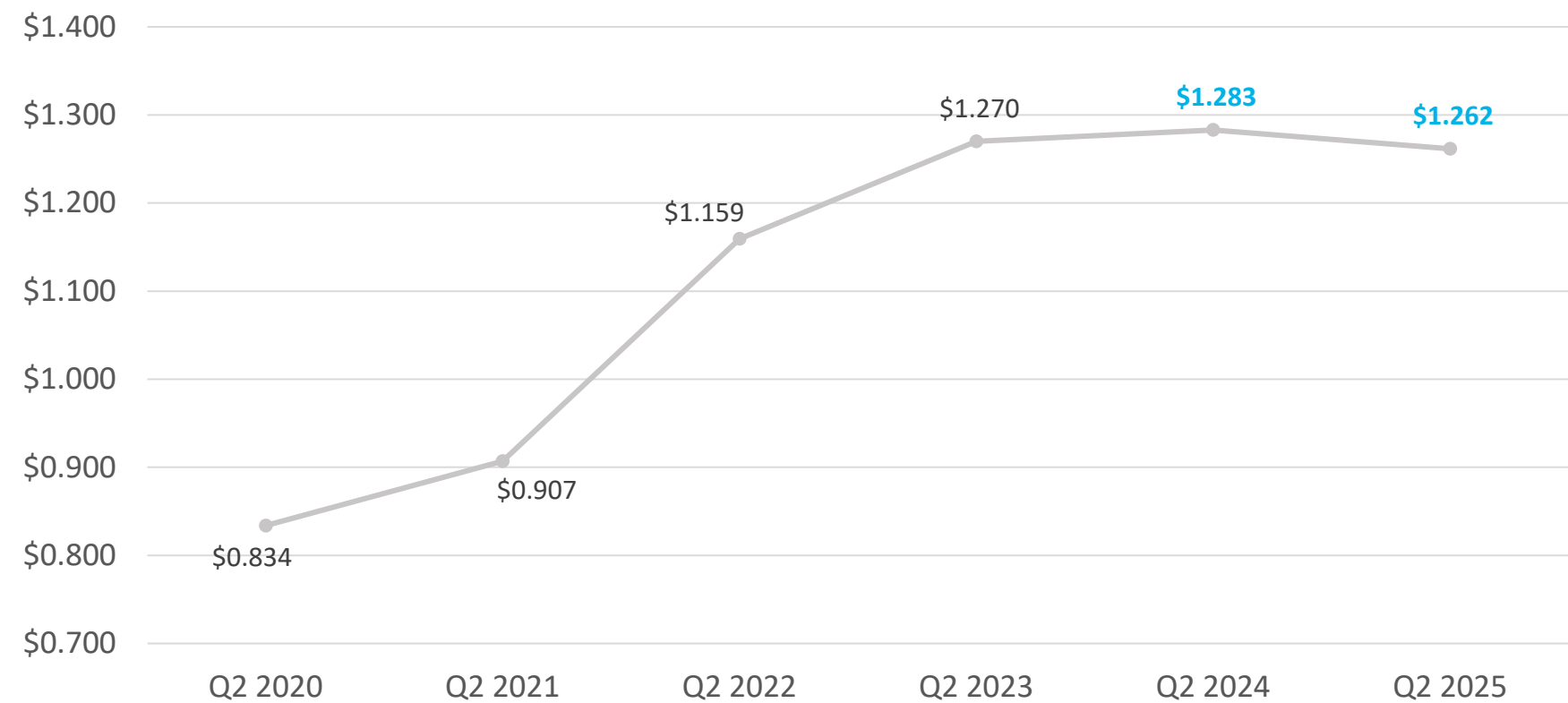
Increase in average asking rate since Q2 2020

▲ **\$0.07 (6%)**

YOY increase in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.43 (51%)**

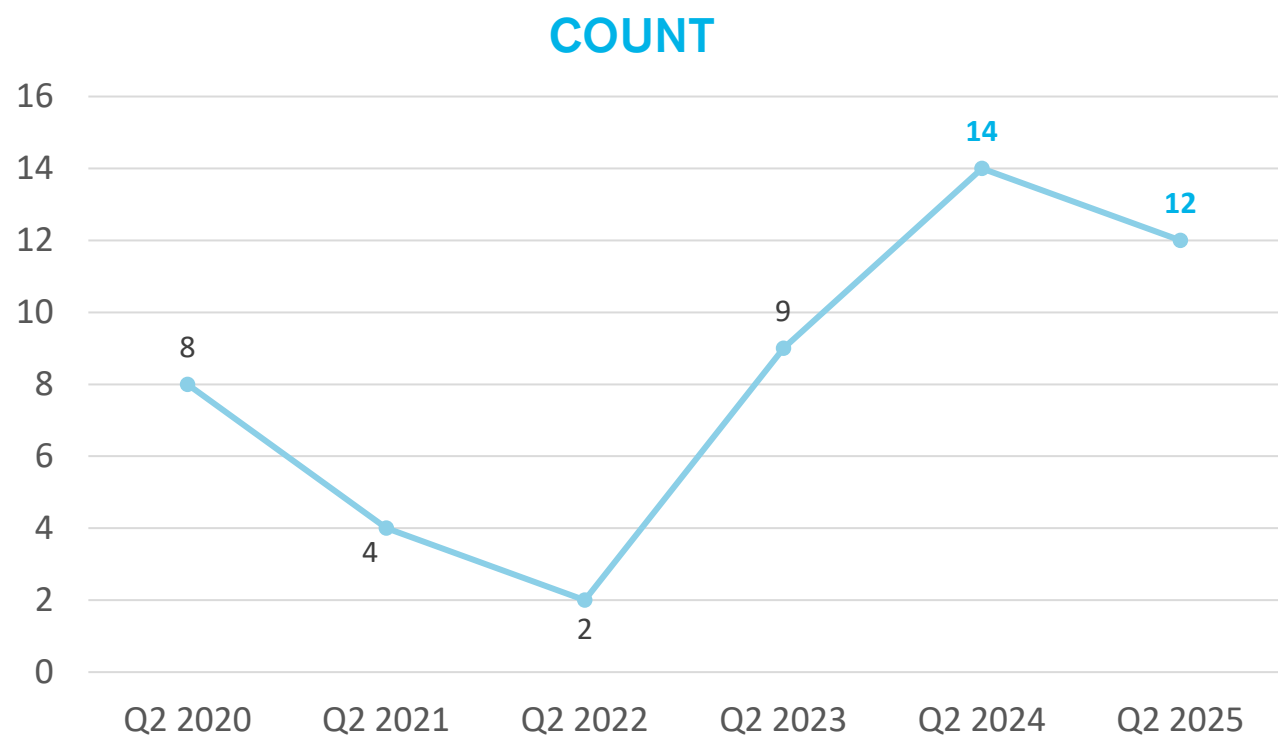
Increase in average asking rate since Q2 2020

▼ **\$0.02 (2%)**

YOY decrease in average asking rate

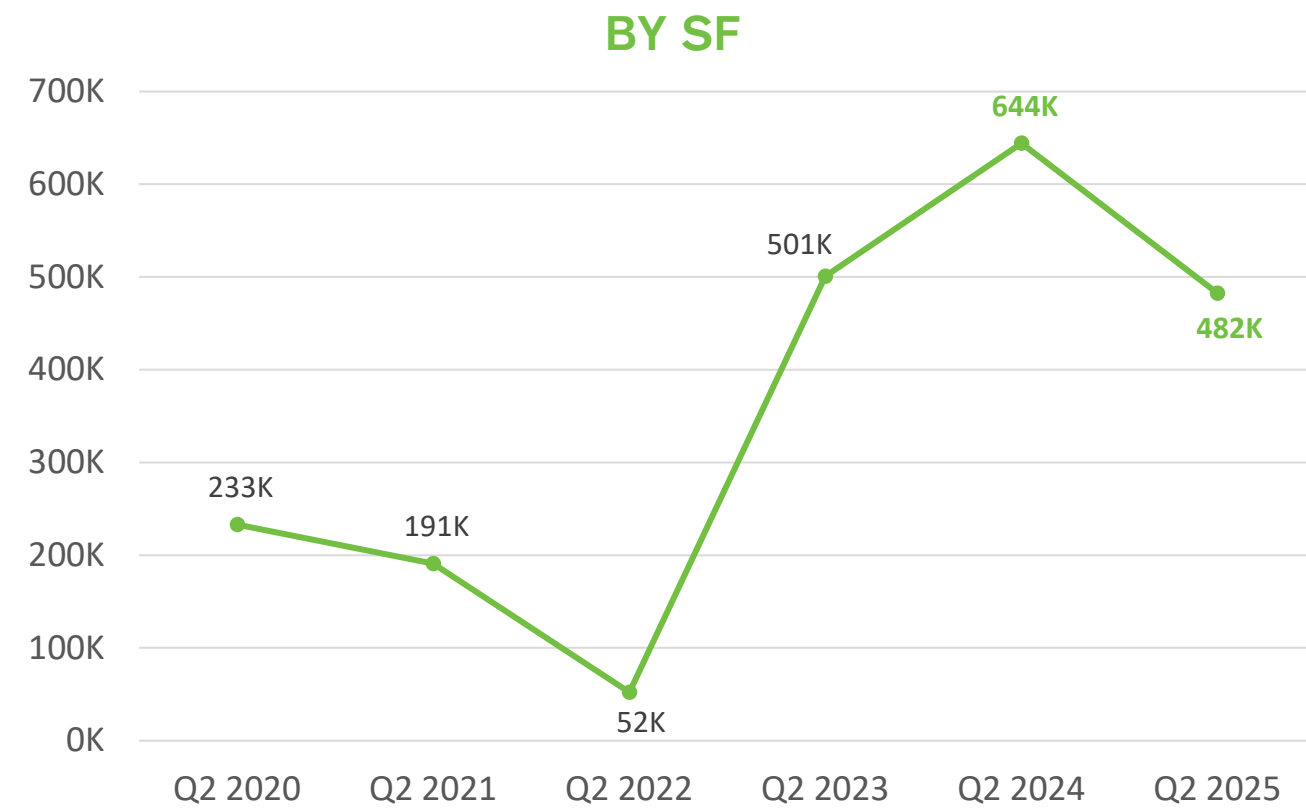
TOTAL AVAILABLE LISTINGS: SUBLEASE

VENTURA COUNTY



▼ 14%

YOY decrease in number of listings

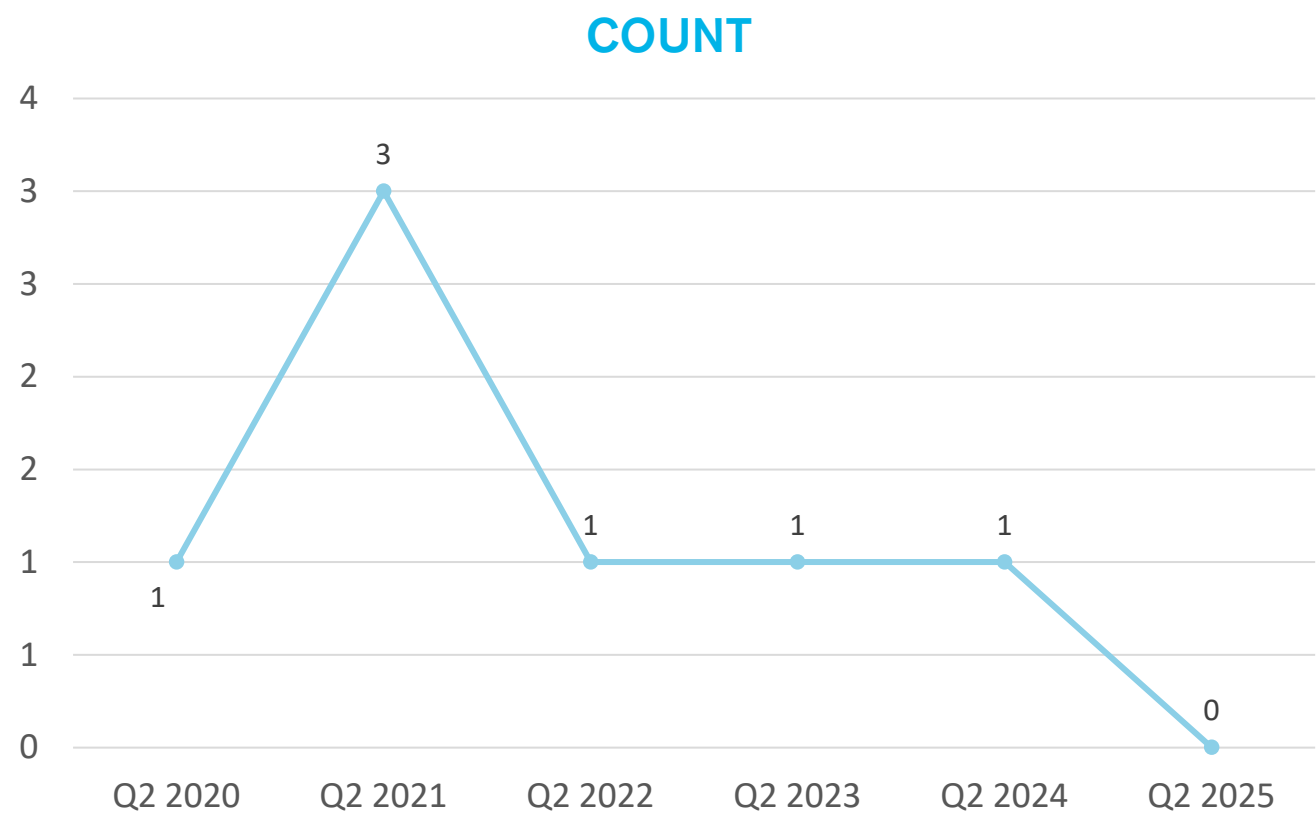


▼ 162K (25%)

YOY decrease in SF of listings

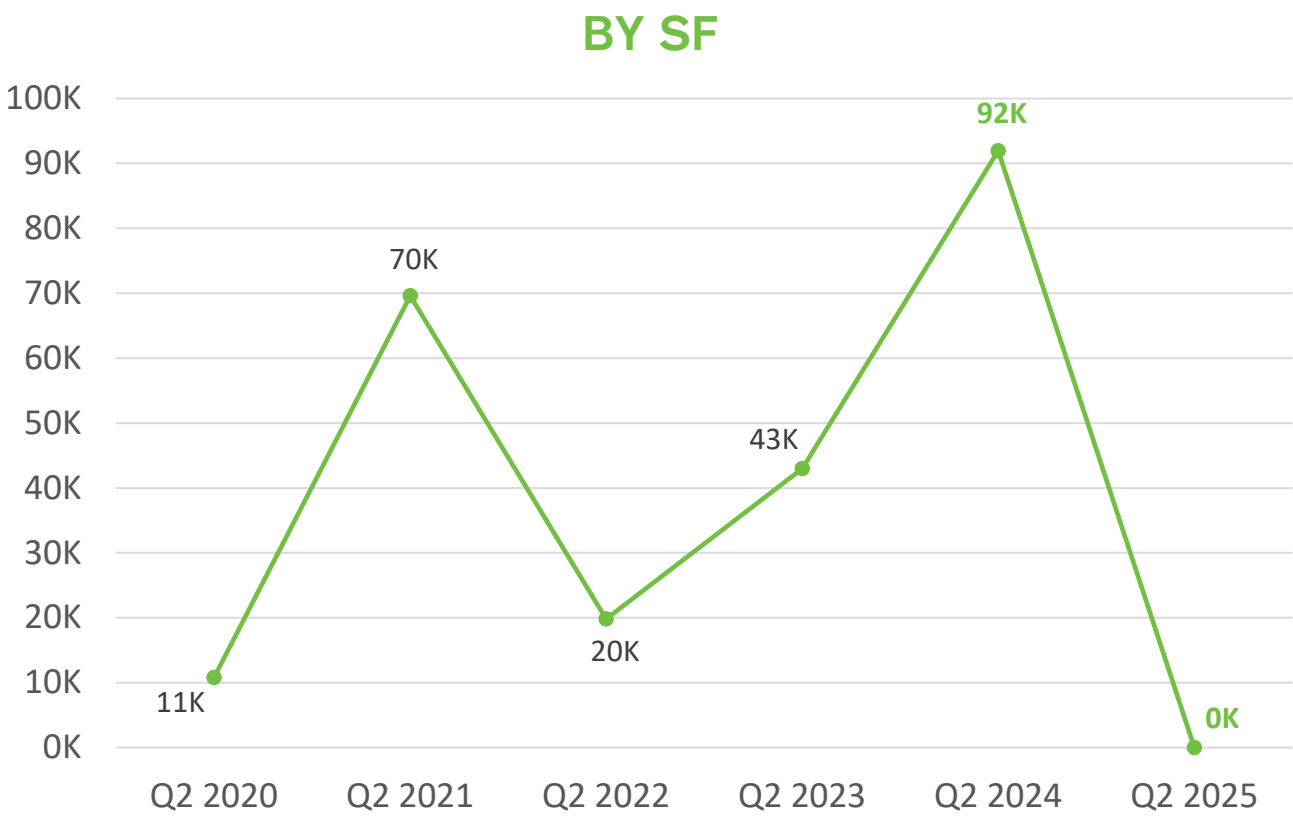
TRANSACTIONS: SUBLEASE

VENTURA COUNTY



▼ 100%

YOY decrease in number of transactions



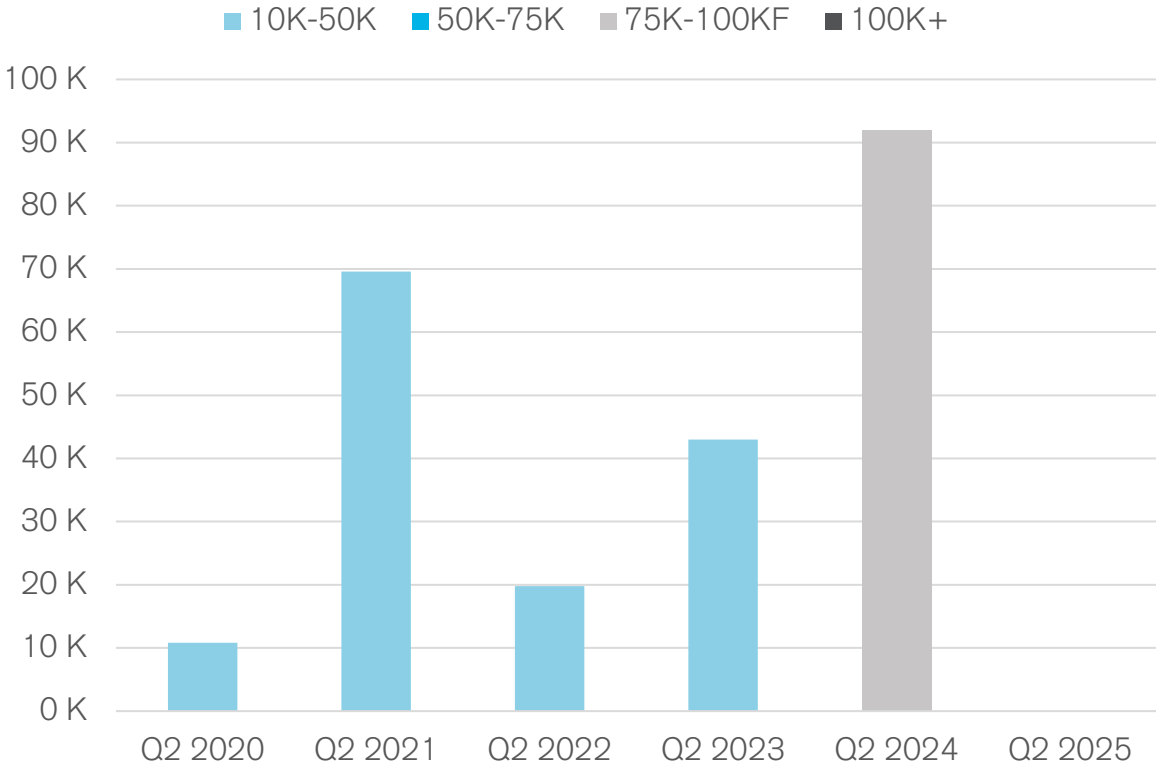
▼ 92K (100%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

VENTURA COUNTY

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
10K-50K	1 11K	3 70K	1 20K	1 43K	0	0
50K-75K	0	0	0	0	0	0
75K-100K	0	0	0	0	1 92K	0
100K+	0	0	0	0	0	0
Grand Total	1 11K	3 70K	1 20K	1 43K	1 92K	0

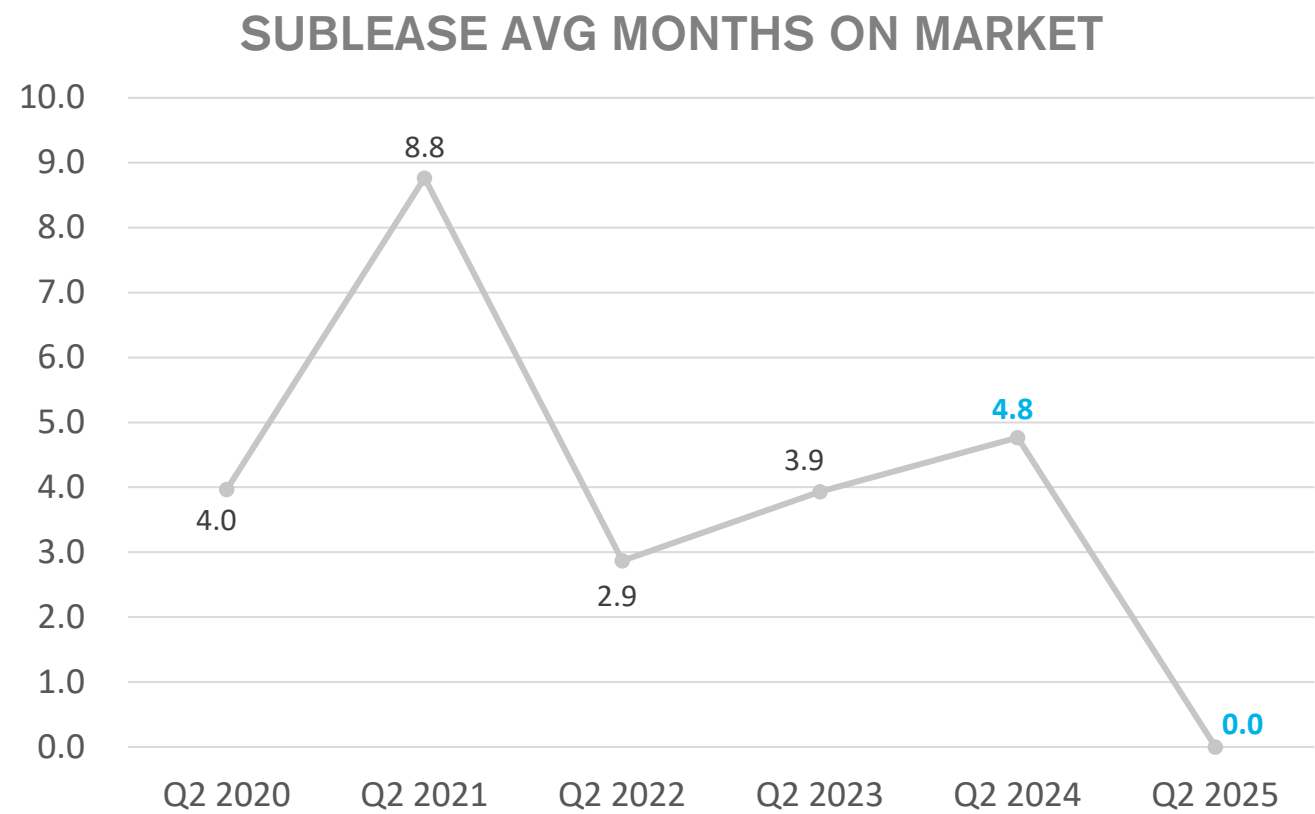
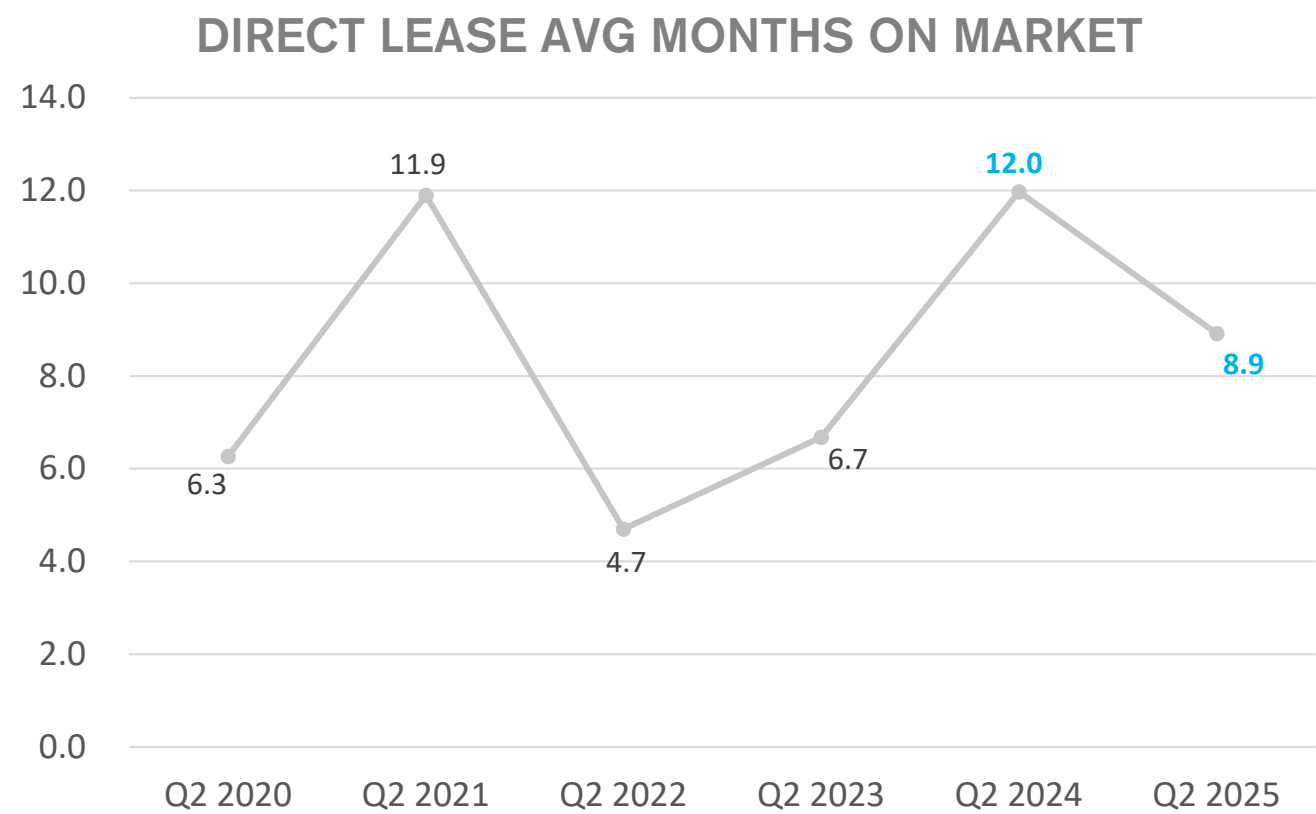


0 SF Subleased

No transacted subleases in Q2 2025

TRANSACTIONS: AVERAGE MONTHS ON MARKET

VENTURA COUNTY



▼ **3.1 Months (26%)**

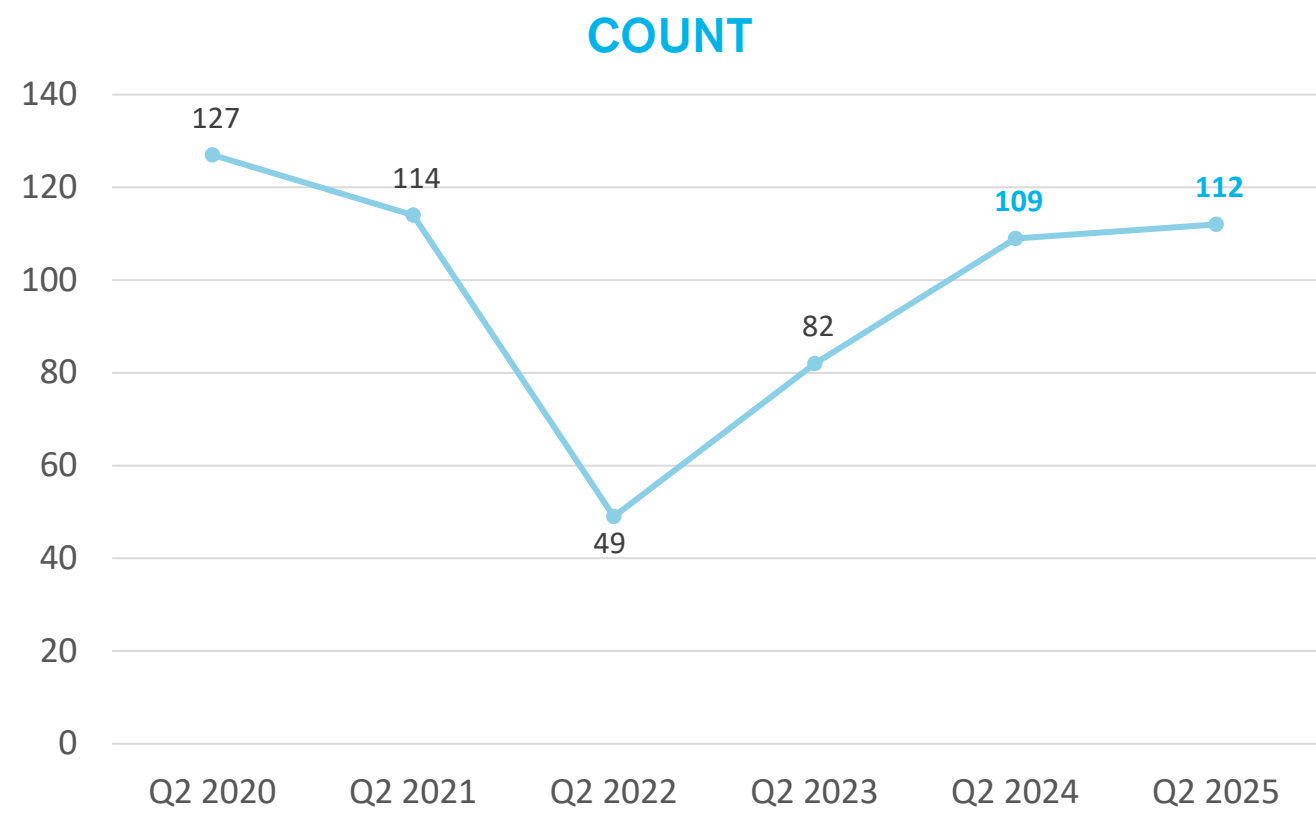
YOY decrease in time on market

0

Transacted subleases in Q2 2025

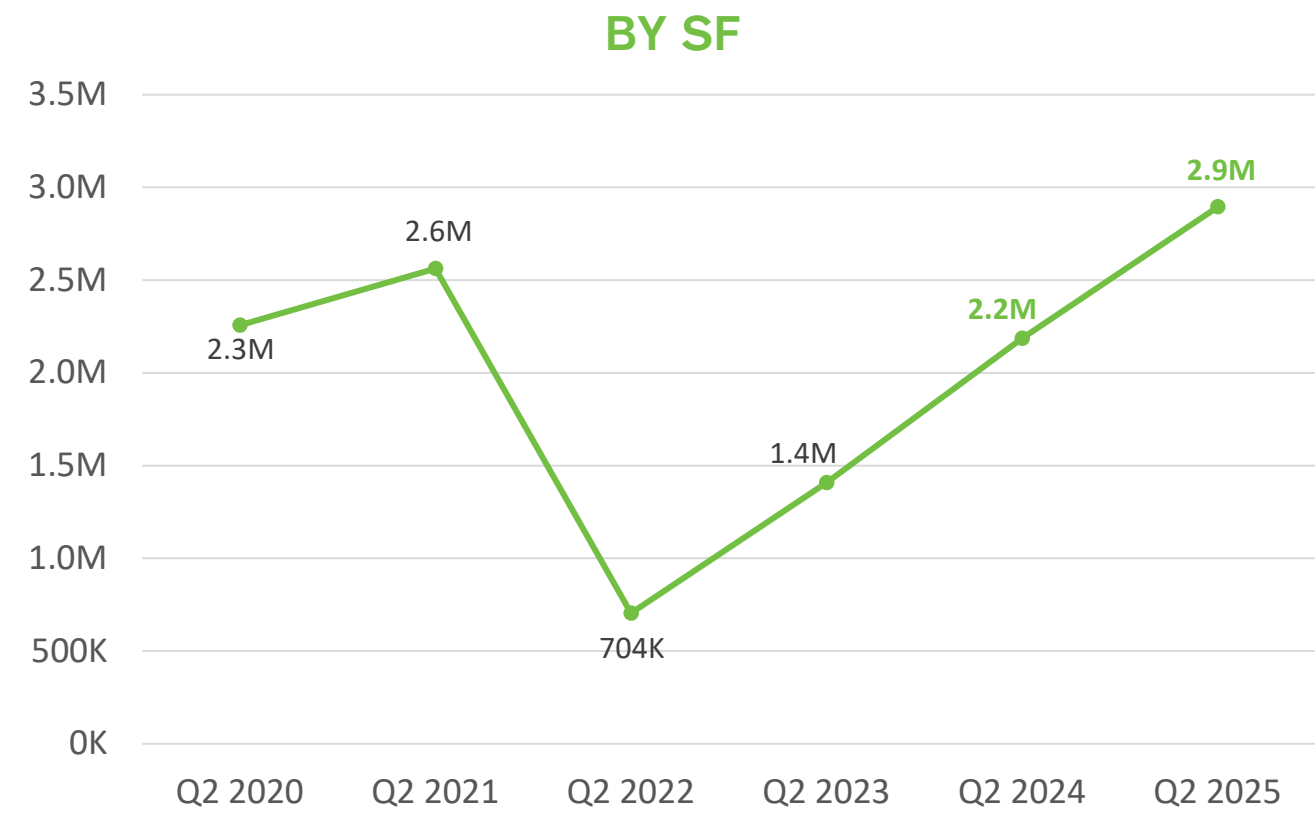
TOTAL AVAILABLE LISTINGS: SALE

VENTURA COUNTY



▲ 3%

YOY increase in number of listings



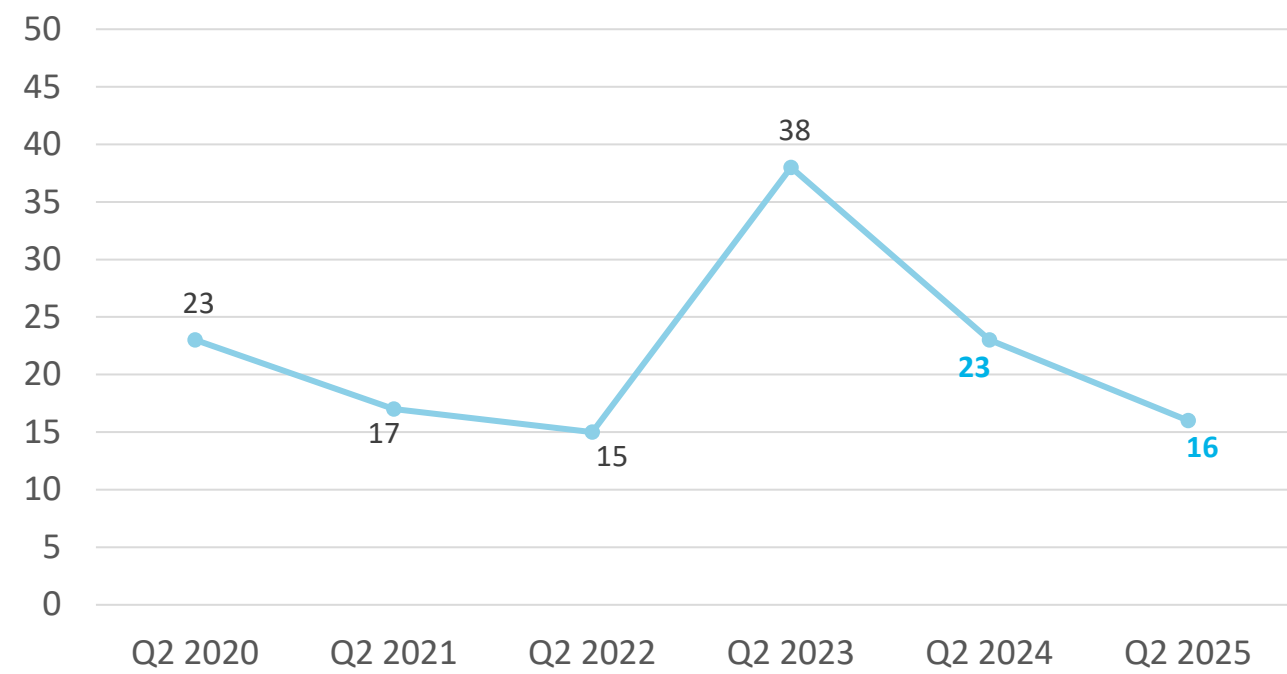
▲ 700K (32%)

YOY increase in SF of listings

NEW LISTINGS ADDED: SALE

VENTURA COUNTY

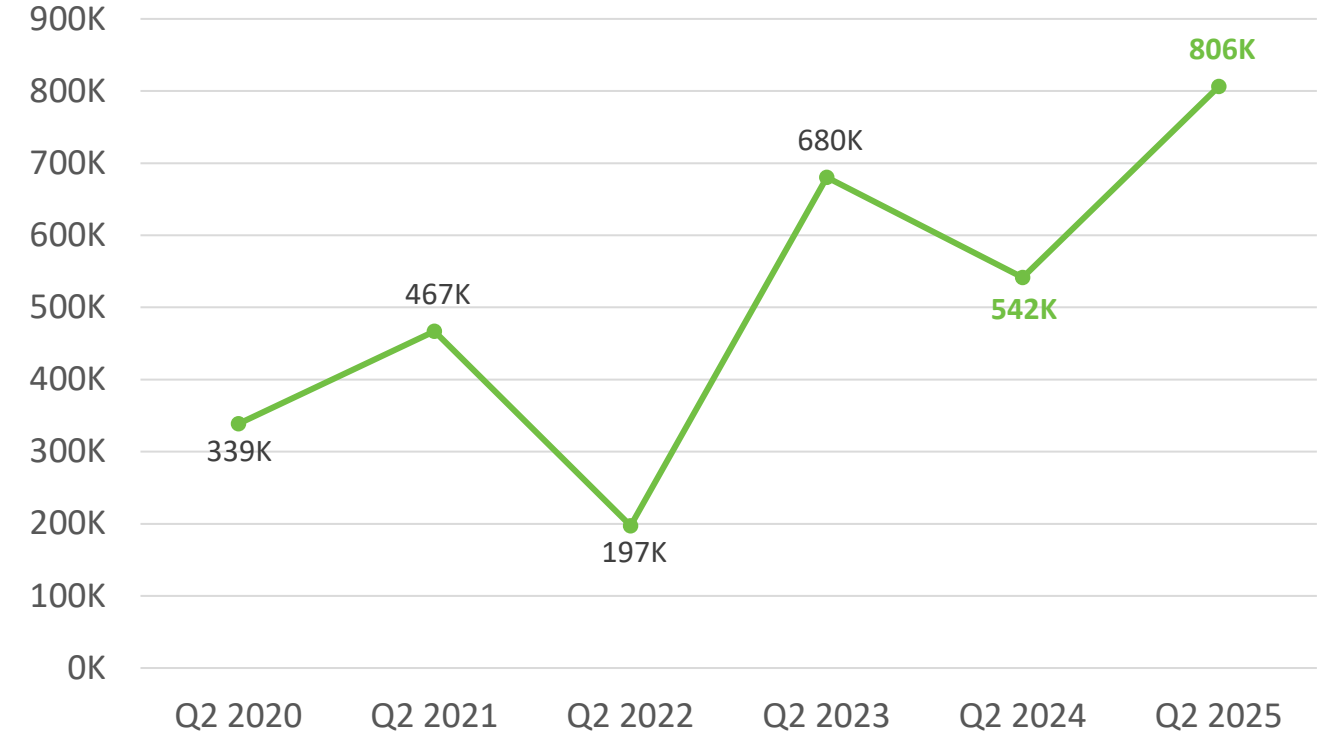
COUNT



▼ 30%

YOY decrease in number of listings added

BY SF



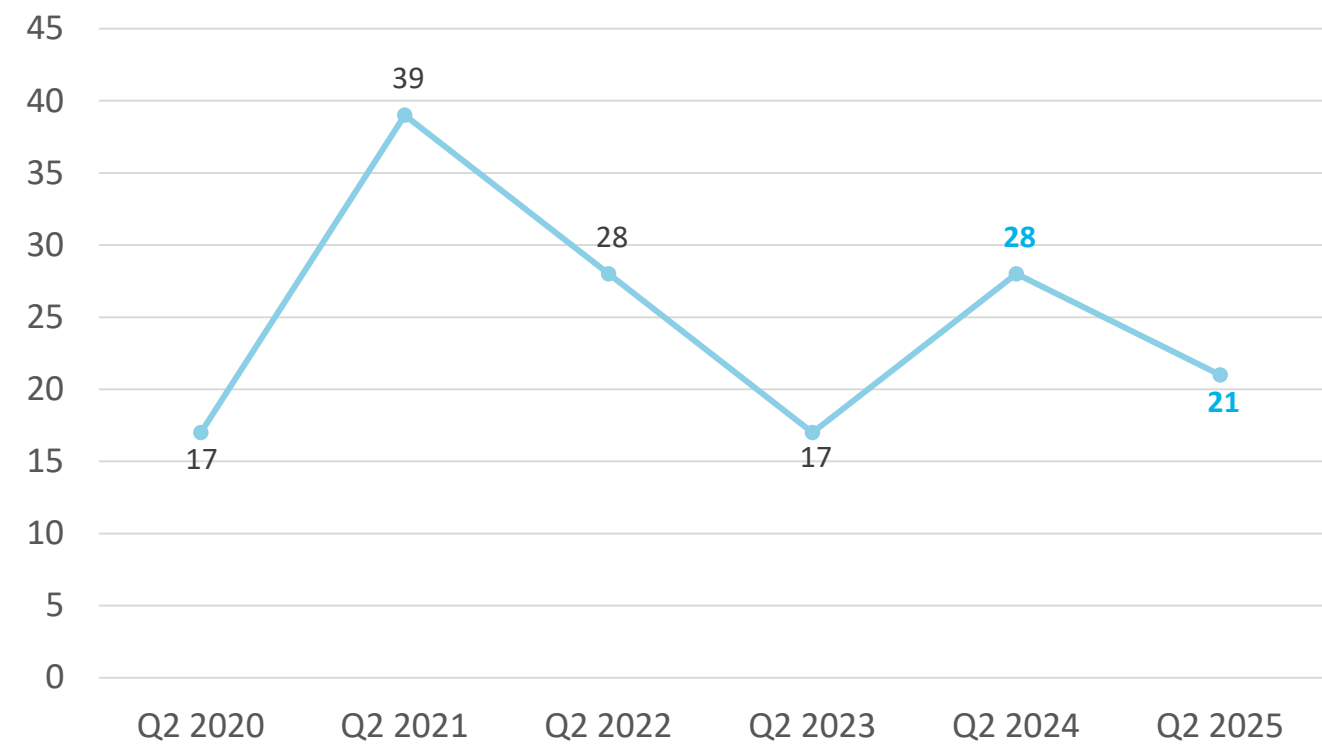
▲ 264K (49%)

YOY increase in SF added

SALE COMPARABLES

VENTURA COUNTY

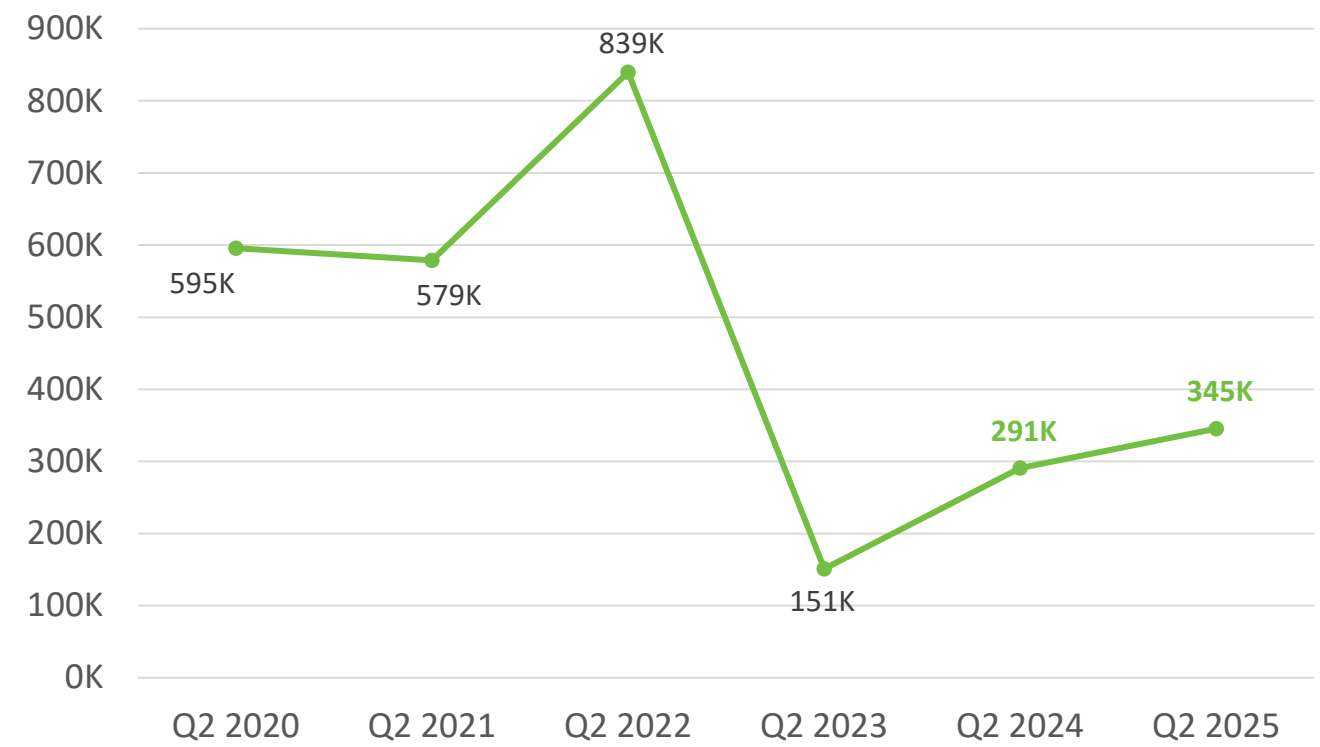
COUNT



▼ 25%

YOY decrease in number of transactions

BY SF



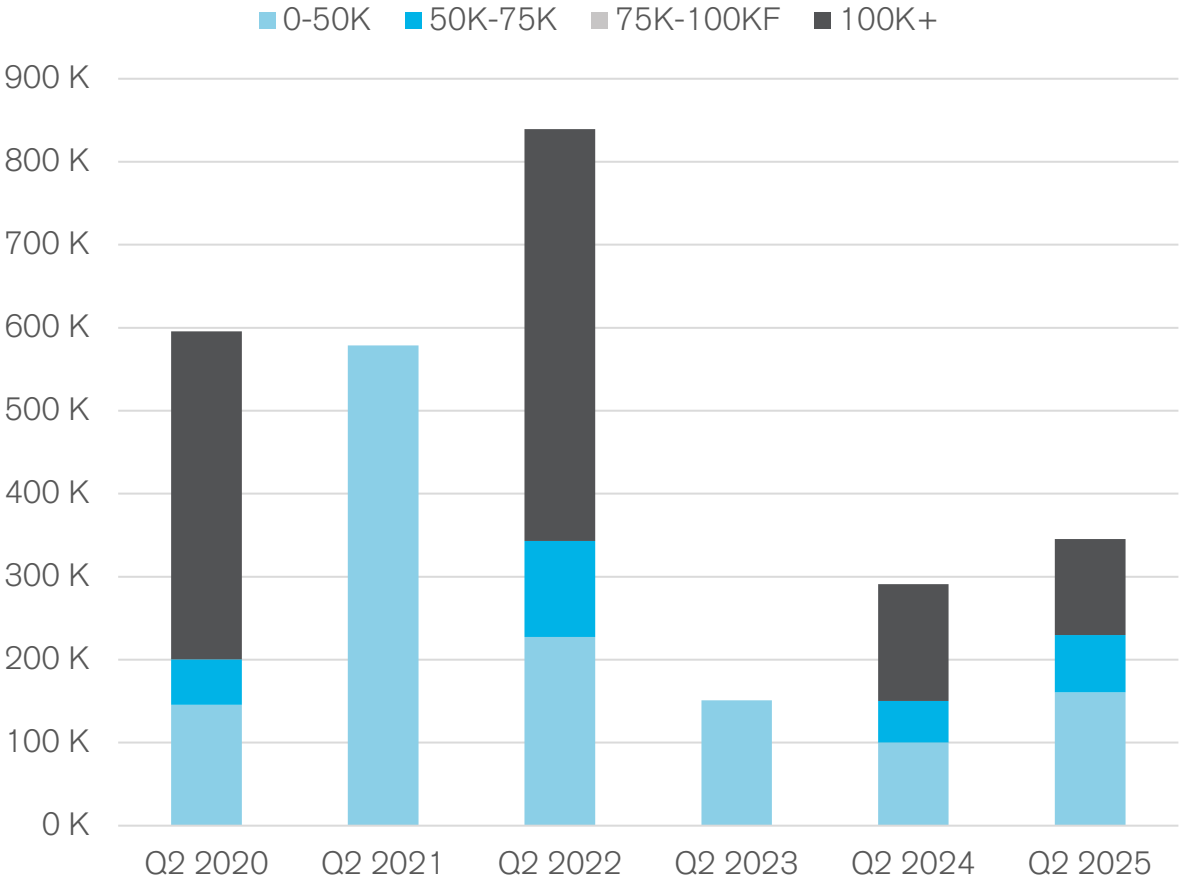
▲ 54K (19%)

YOY increase in SF sold

SALE COMPS BY SIZE

VENTURA COUNTY

	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025
0-50K	14 146K	39 579K	23 227K	17 151K	26 100K	19 161K
50K-75K	1 55K	0	2 116K	0	1 50K	1 69K
75K-100K	0	0	0K	0	0	0
100K+	2 395K	0	3 496K	0	1 141K	1 116K
Grand Total	17 595K	39 579K	28 839K	17 151K	28 291K	21 345K

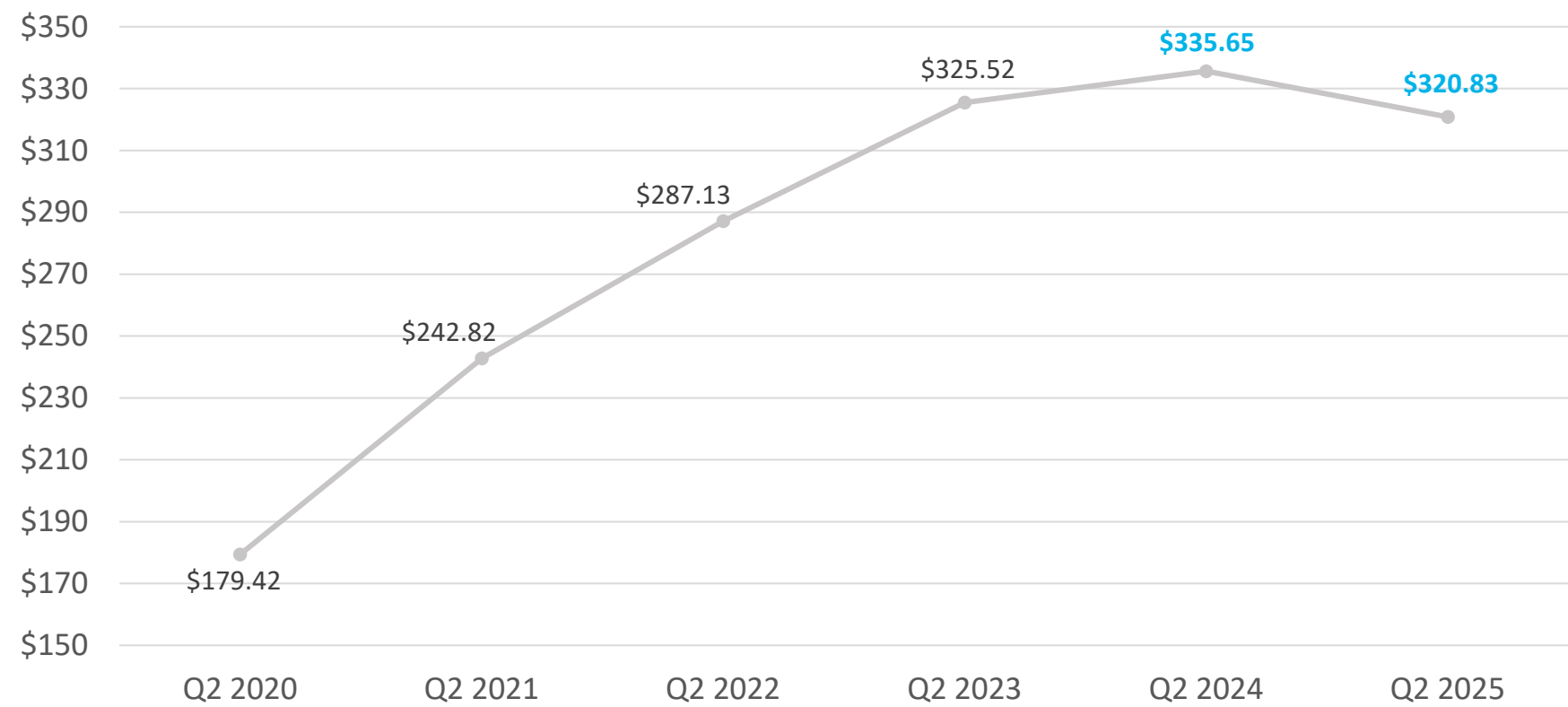


345K SF Sold

Over 161K SF of all SF sold was in buildings 0-50K SF representing 47% of the total transacted square footage

SOLD PRICE/SF

VENTURA COUNTY



▲ **\$141.41 (79%)**

Increase in average sold price since Q2 2020

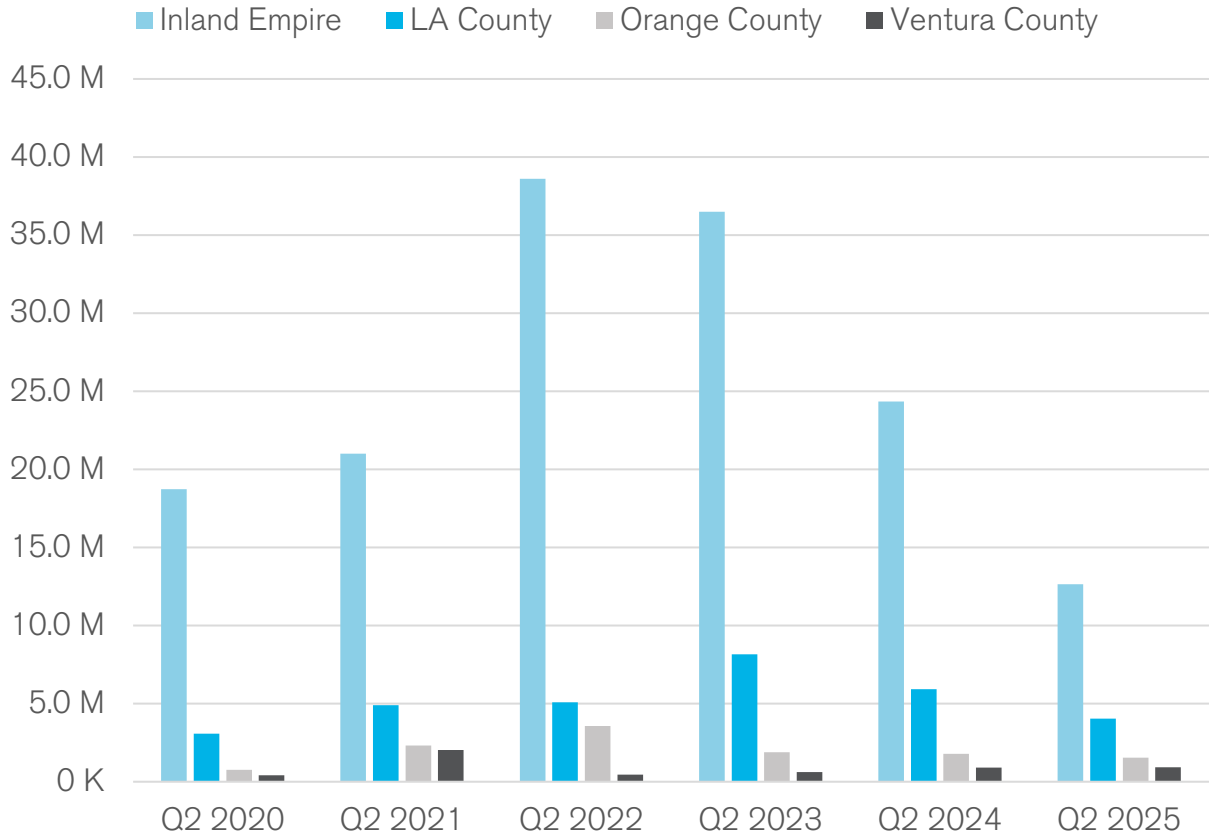
▼ **\$14.82 (4%)**

YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	Q2 2020	Q2 2021	Q2 2022	Q2 2023	Q2 2024	Q2 2025	YOY % Change
Inland Empire	18.7 M	21.0 M	38.6 M	36.5 M	24.4 M	12.6 M	▼ 48%
LA County	3.1 M	4.9 M	5.1 M	8.2 M	5.9 M	4.0 M	▼ 32%
Orange County	768 K	2.3 M	3.6 M	1.9 M	1.8 M	1.5 M	▼ 13%
Ventura County	408 K	2.0 M	464 K	626 K	898 K	918 K	▲ 2.3%
Total	23.0 M	30.3 M	47.7 M	47.2 M	33.0 M	19.1 M	▼ 42%



▼ 42%

YOY decrease in SF under construction

19.1M SF

Total SF under construction in Q2 2025

918K SF (5%)

Total SF under construction in Ventura County Q2 2025

DELIVERED/COMPLETED PROPERTIES: 2020 – 2025

IE, LA, OC, VENTURA COUNTY

Region	2020	2021	2022	2023	2024	Q1 2025	Q2 2025	Projected
								Q3 2025
Inland Empire	26.3 M	14.9 M	22.1 M	34.7 M	23.1 M	2.3 M	730 K	6 M
LA East	2.1 M	1.3 M	1.4 M	2.0 M	2.5 M	45 K	130 K	59 K
LA MidCounties	48 K	584 K	287 K	23 K	367 K	207 K	0	381 K
LA Central	767 K	89 K	849 K	281 K	1.2 M	141 K	0	206 K
South Bay	724 K	851 K	1.5 M	1.6 M	969 K	1.1 M	581 K	609 K
LA Northwest	697 K	1.0 M	606 K	354 K	479 K	107 K	650 K	391 K
Orange County	1.5 M	459 K	1.9 M	3.1 M	1.4 M	646 K	569 K	663 K
Ventura County	281 K	2.3 M	345 K	427 K	322 K	402 K	0	180 K
Total	32.4 M	21.5 M	29.0 M	42.5 M	30.3 M	4.9 M	2.7 M	8.5 M

2.7M SF

Total delivered construction in Q2 2025

0 SF

Total delivered construction in Ventura County in Q2 2025

8.5M SF

Projected to be delivered in Q3 2025