

Q2 2026 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
Direct Lease Transactions: Average Months on Market
Avg Asking Rate – Total Available Listings (Gross)
Avg Asking Rate – Total Available Listings (Net)
Rate Reductions (Net)

SUBLEASE

Total Available Listings
Sublease Transactions
Sublease Transactions by Size

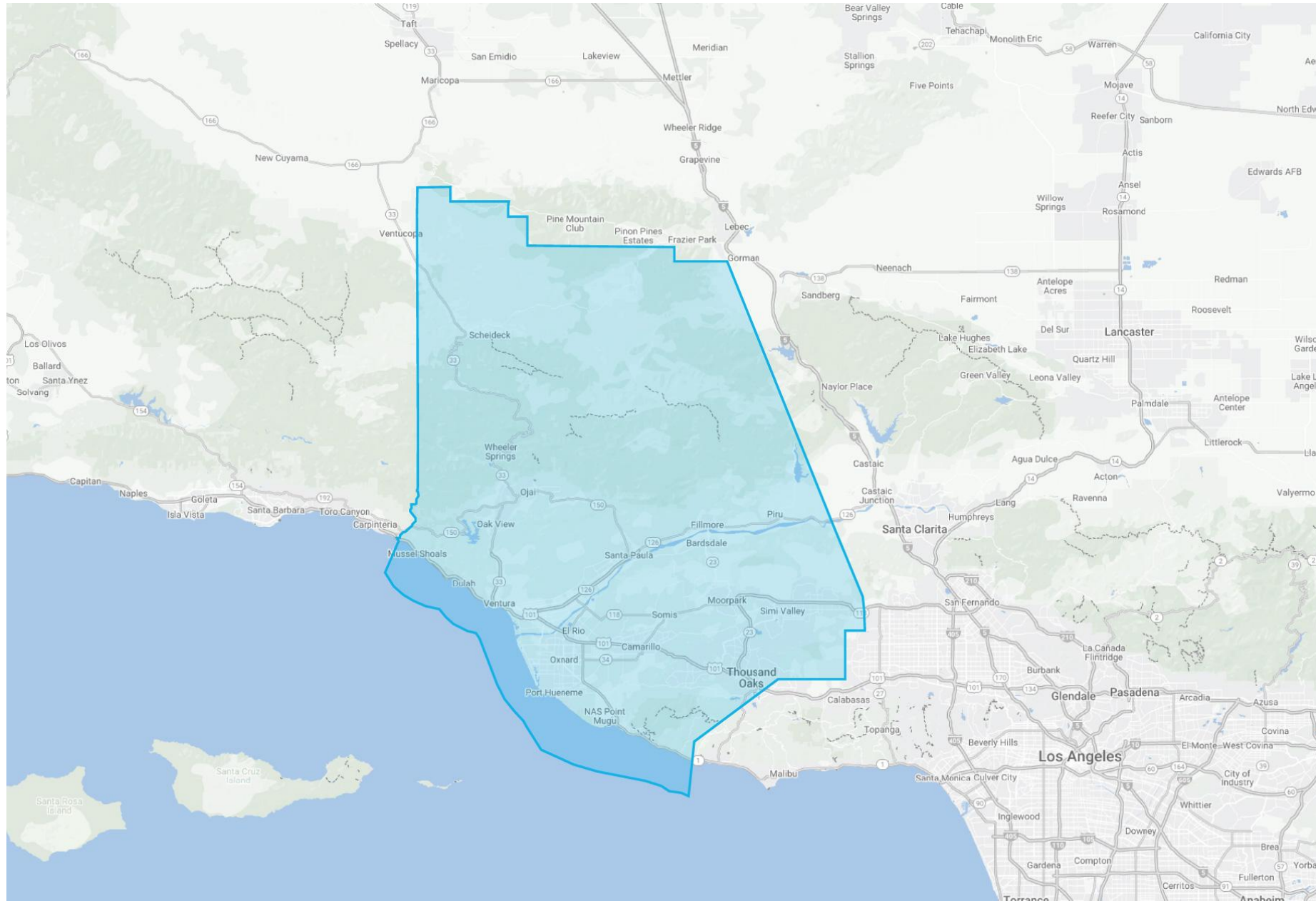
SALE

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

1,600

Listings across 11K
Properties in Ventura County

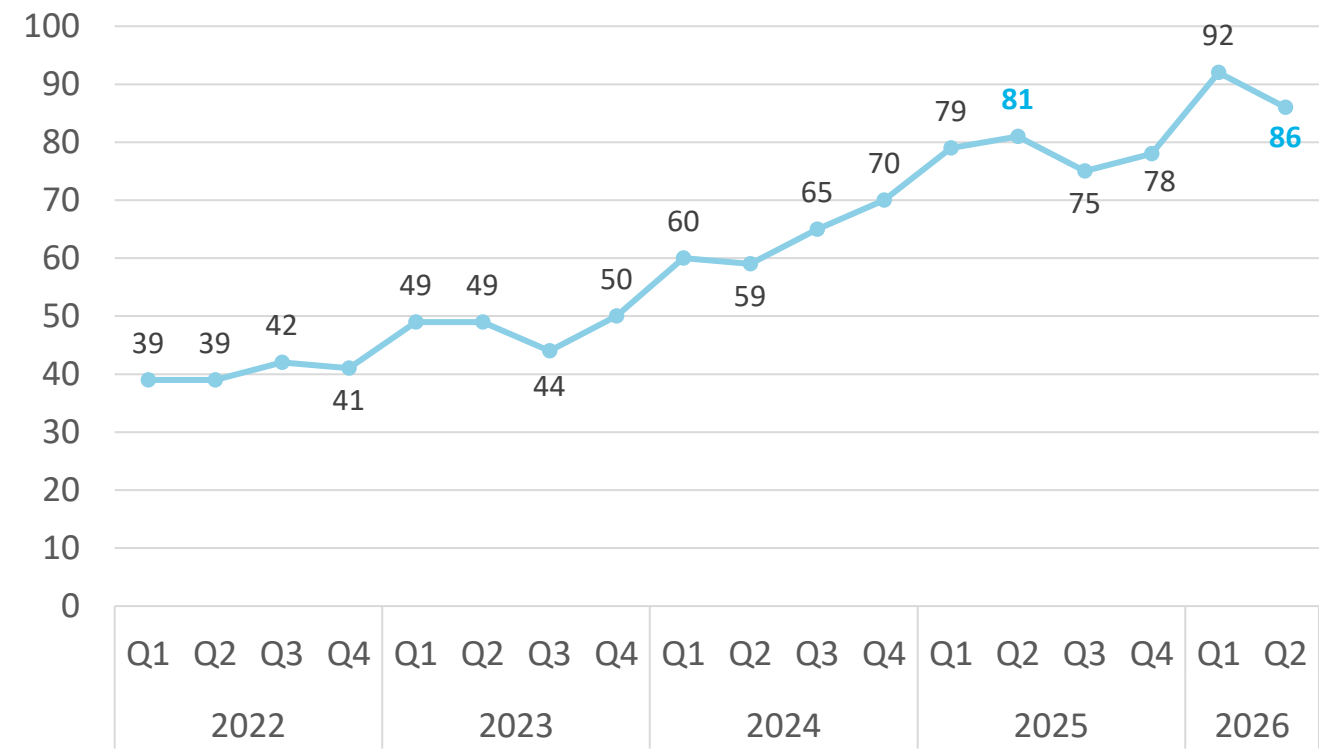
37K

Listings across 422K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

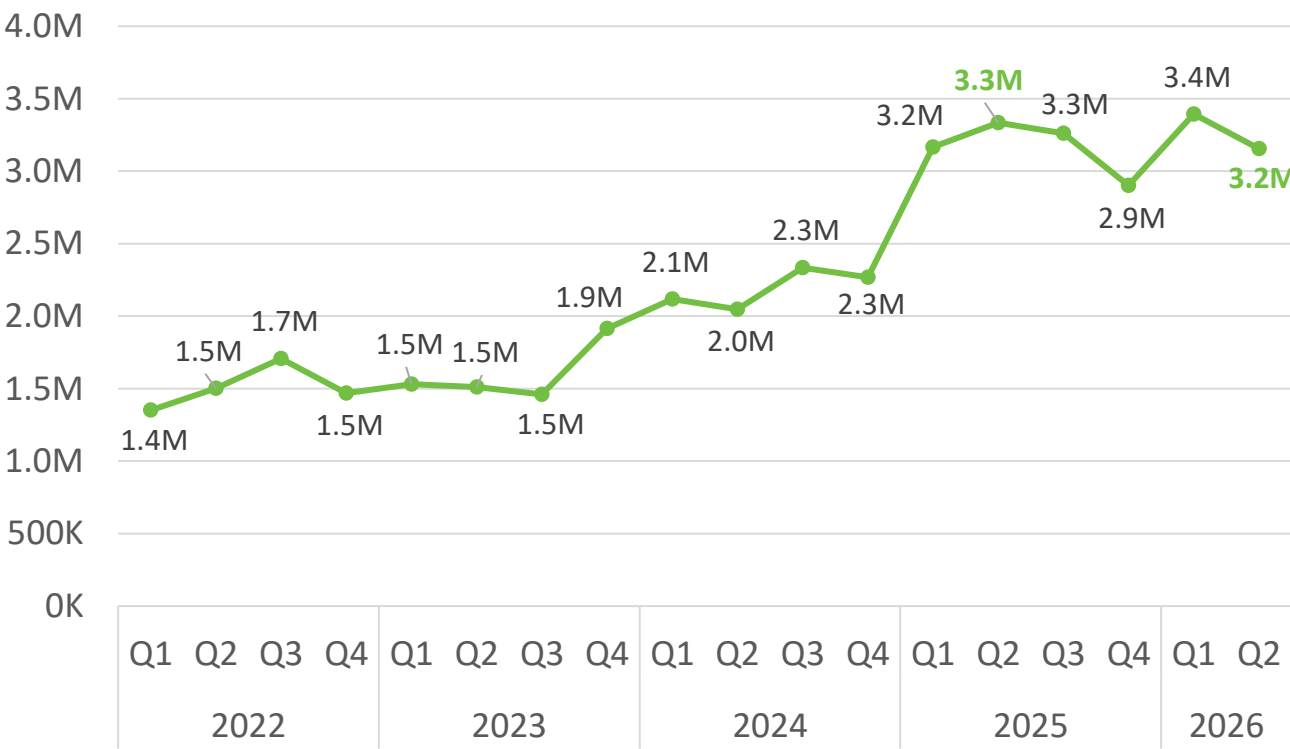
COUNT



▲ 6%

YOY increase in number of listings

BY SF

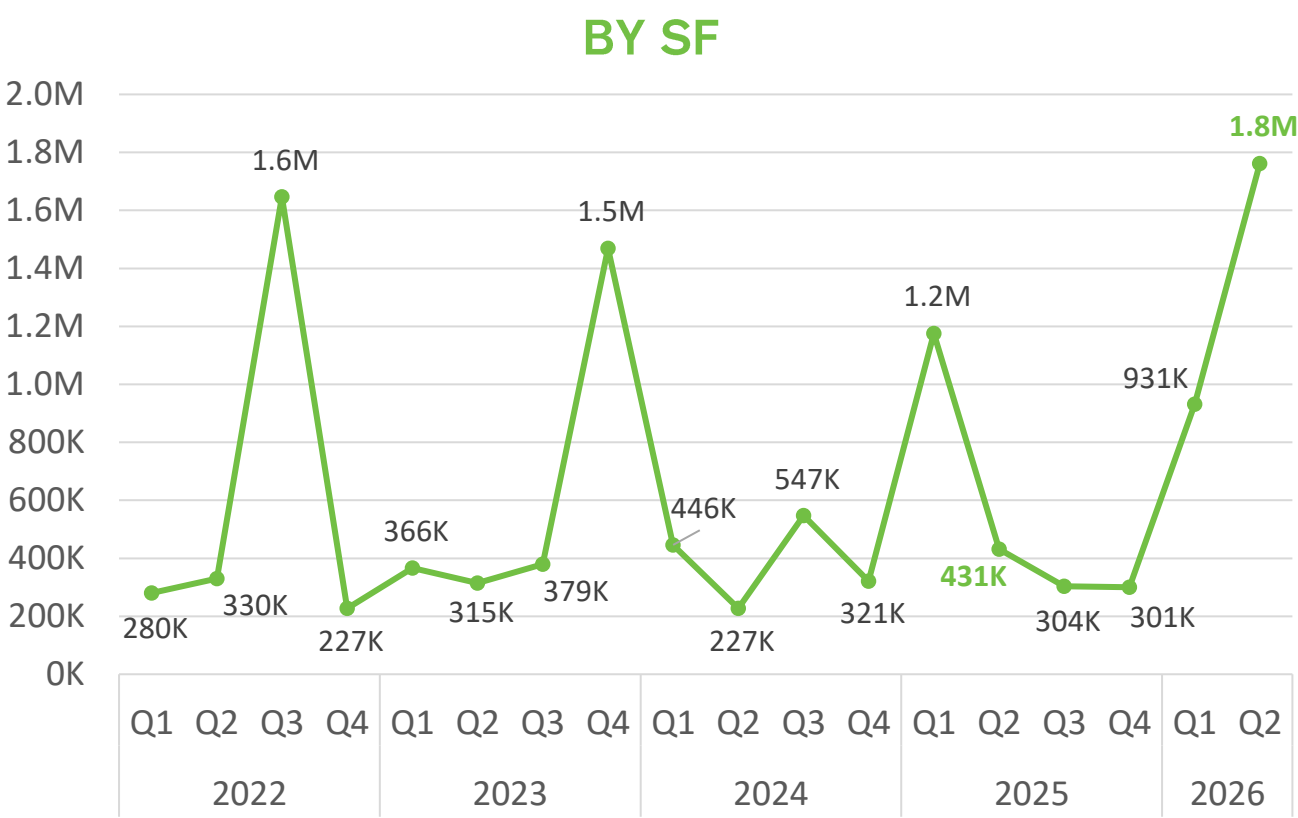
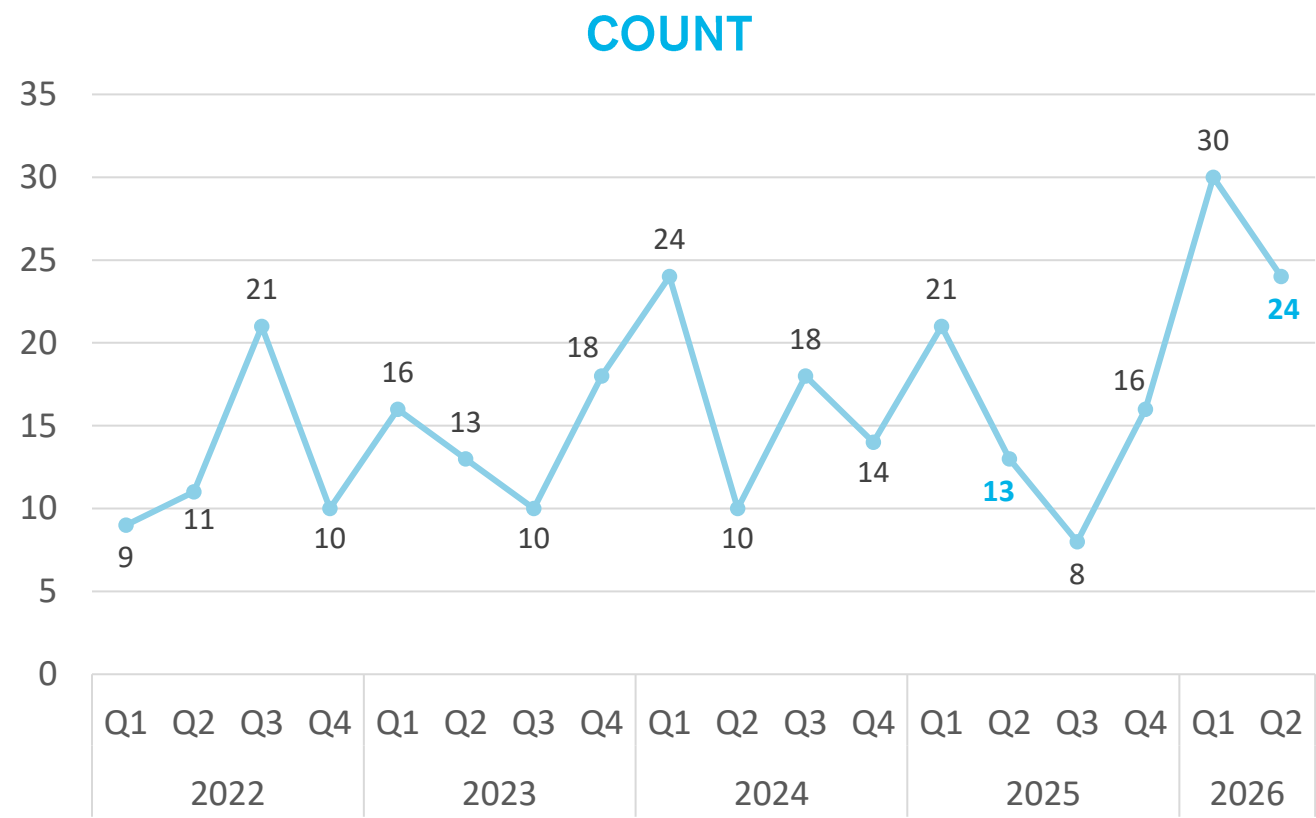


▼ 100K (3%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

VENTURA COUNTY



▲ **85%**

YOY increase in number of listings added

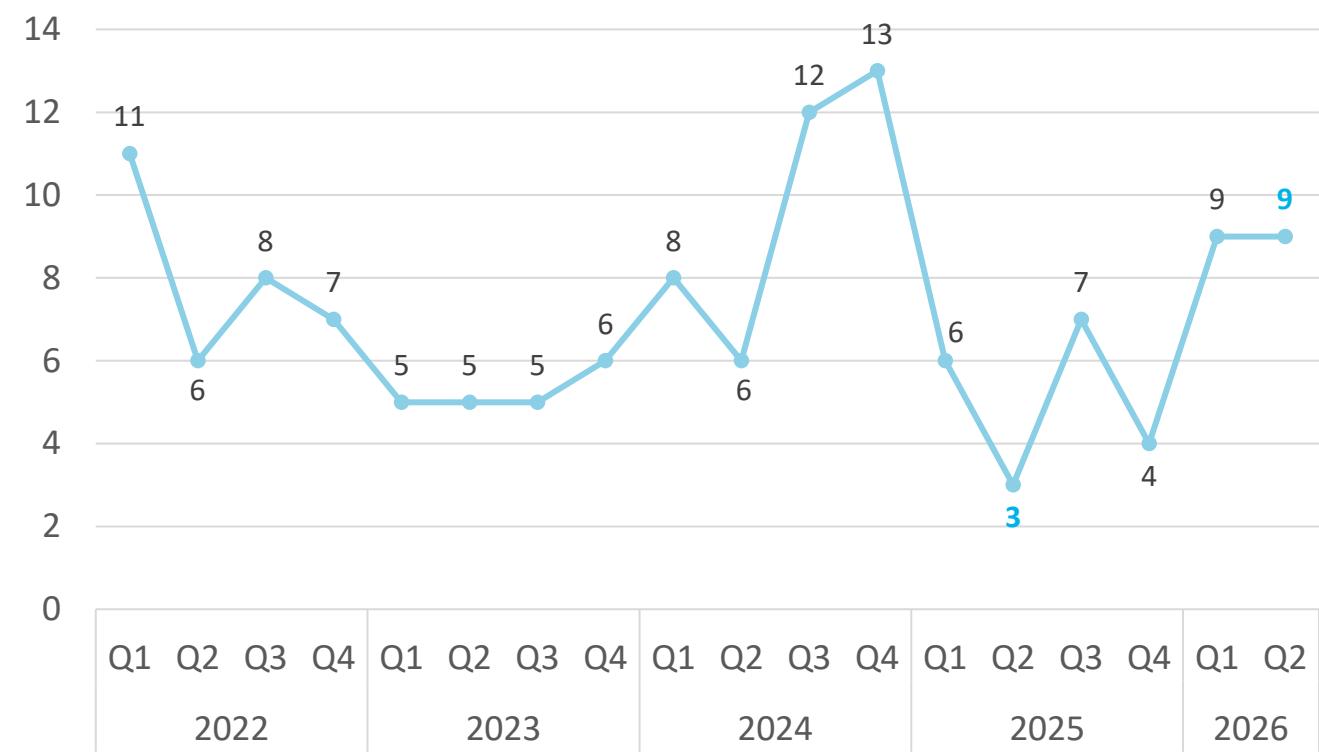
▲ **1.4M (318%)**

YOY increase in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

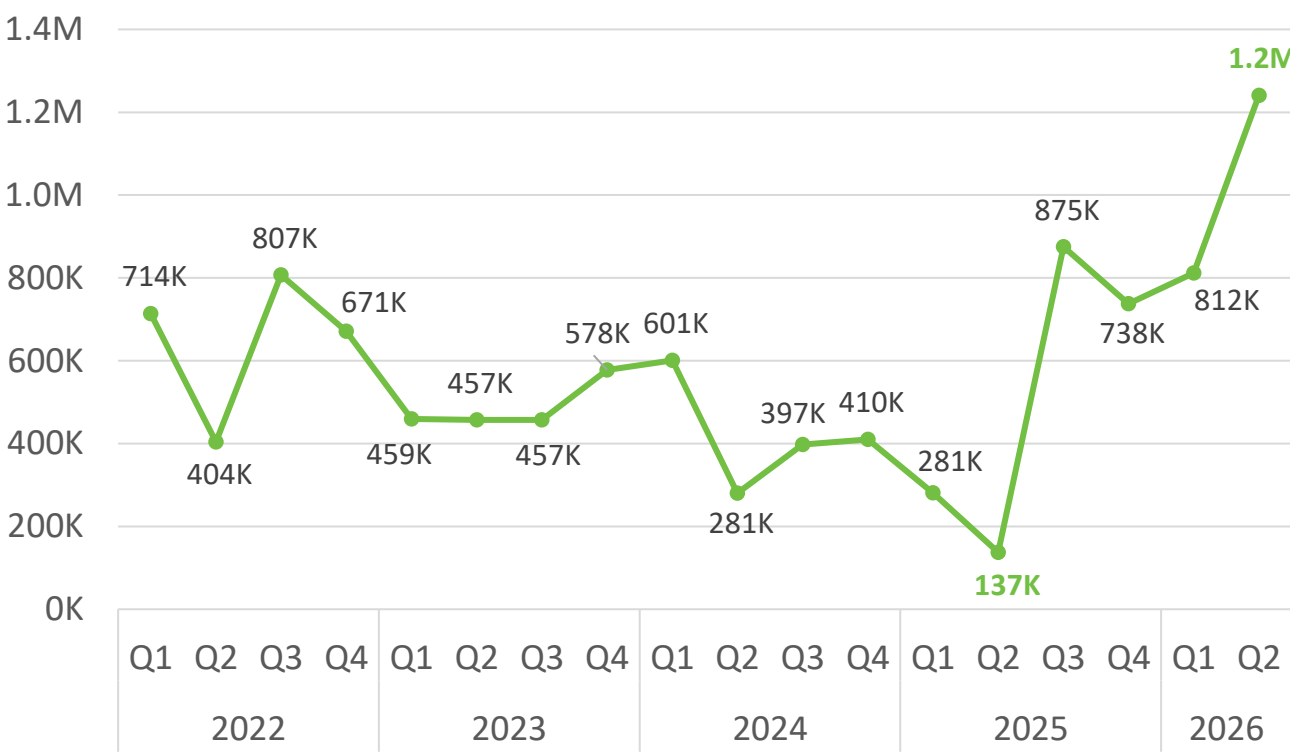
COUNT



▲ 200%

YOY increase in number of listings

BY SF



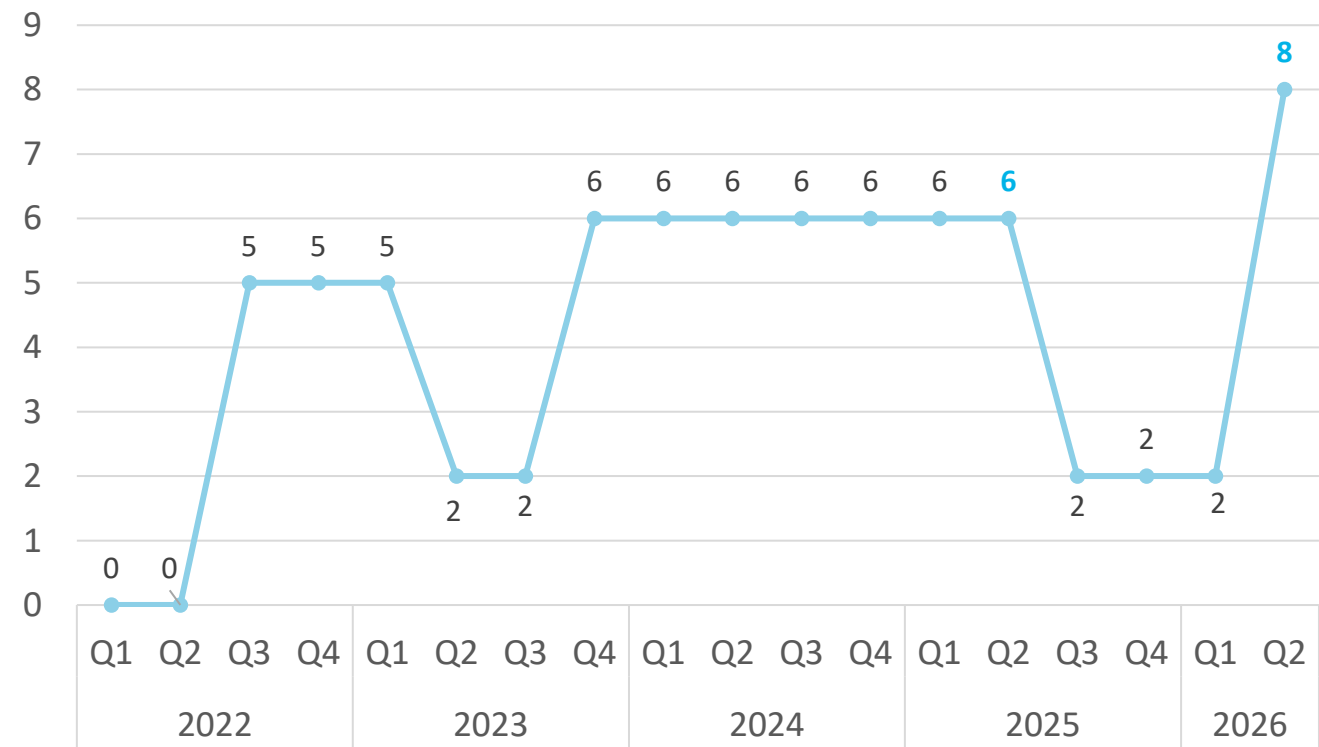
▲ 1.1M (776%)

YOY increase in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

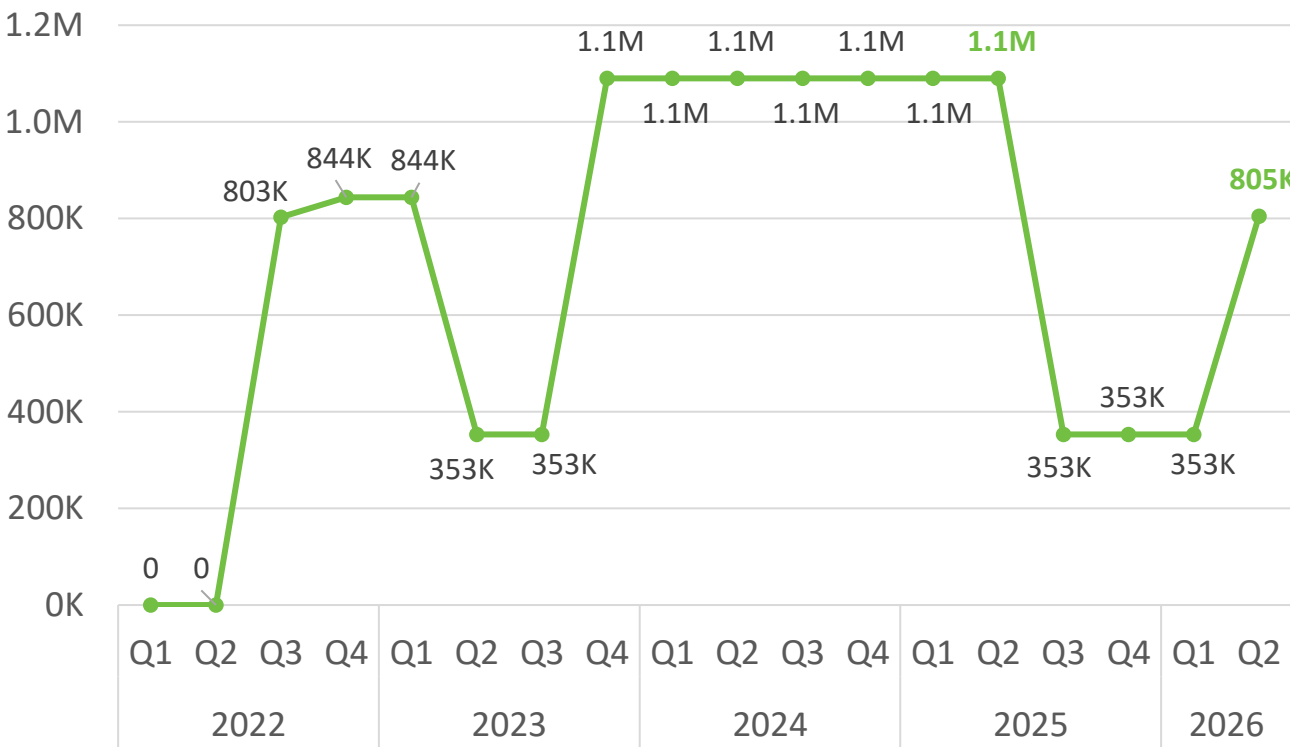
COUNT



▲ 33%

YOY increase in number of listings

BY SF



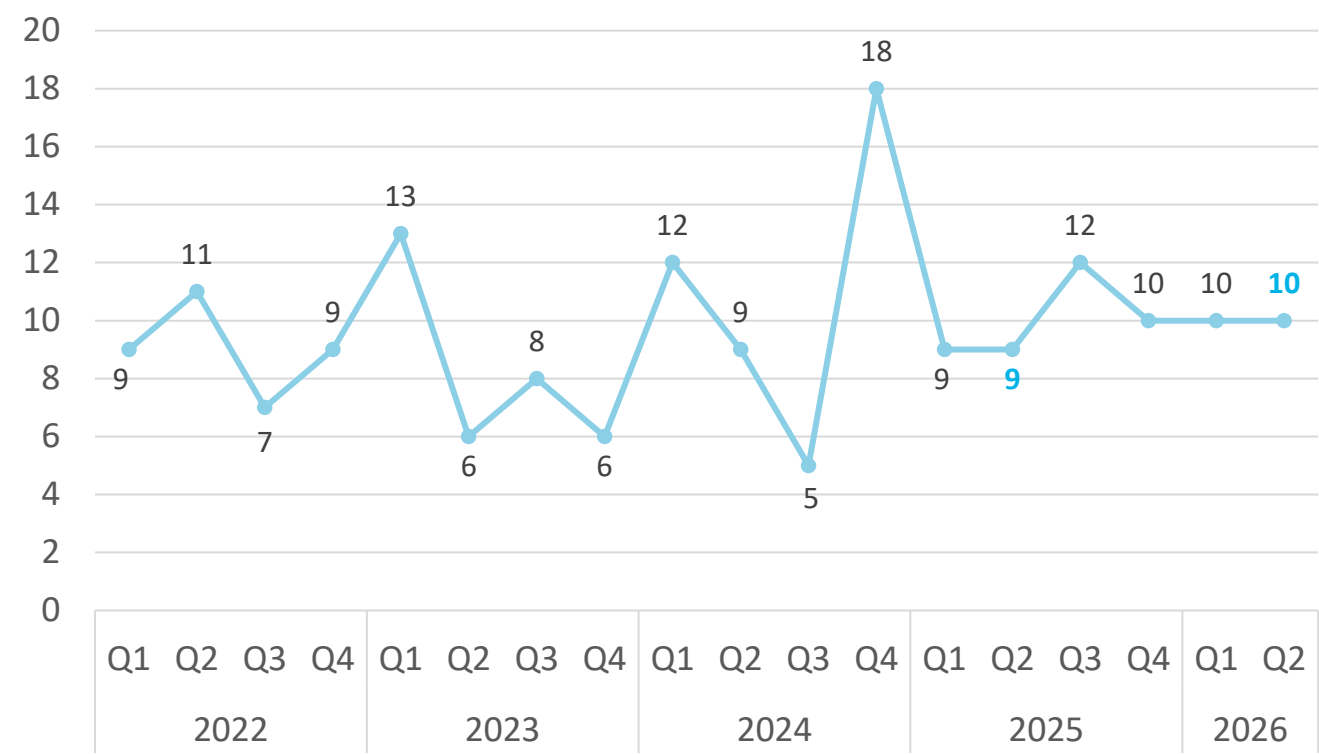
▼ 295K (27%)

YOY decrease in SF of listings

TRANSACTIONS: DIRECT LEASE

VENTURA COUNTY

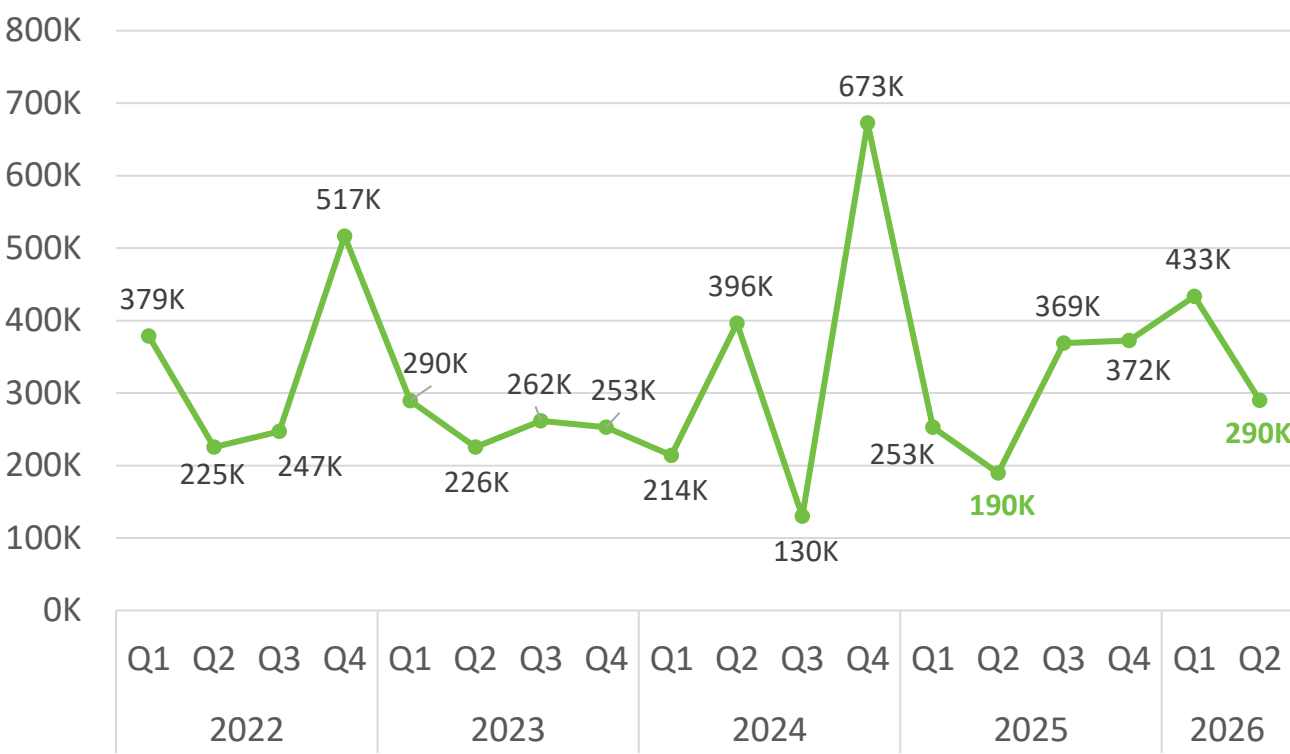
COUNT



▲ 11%

YOY increase in number of transactions

BY SF



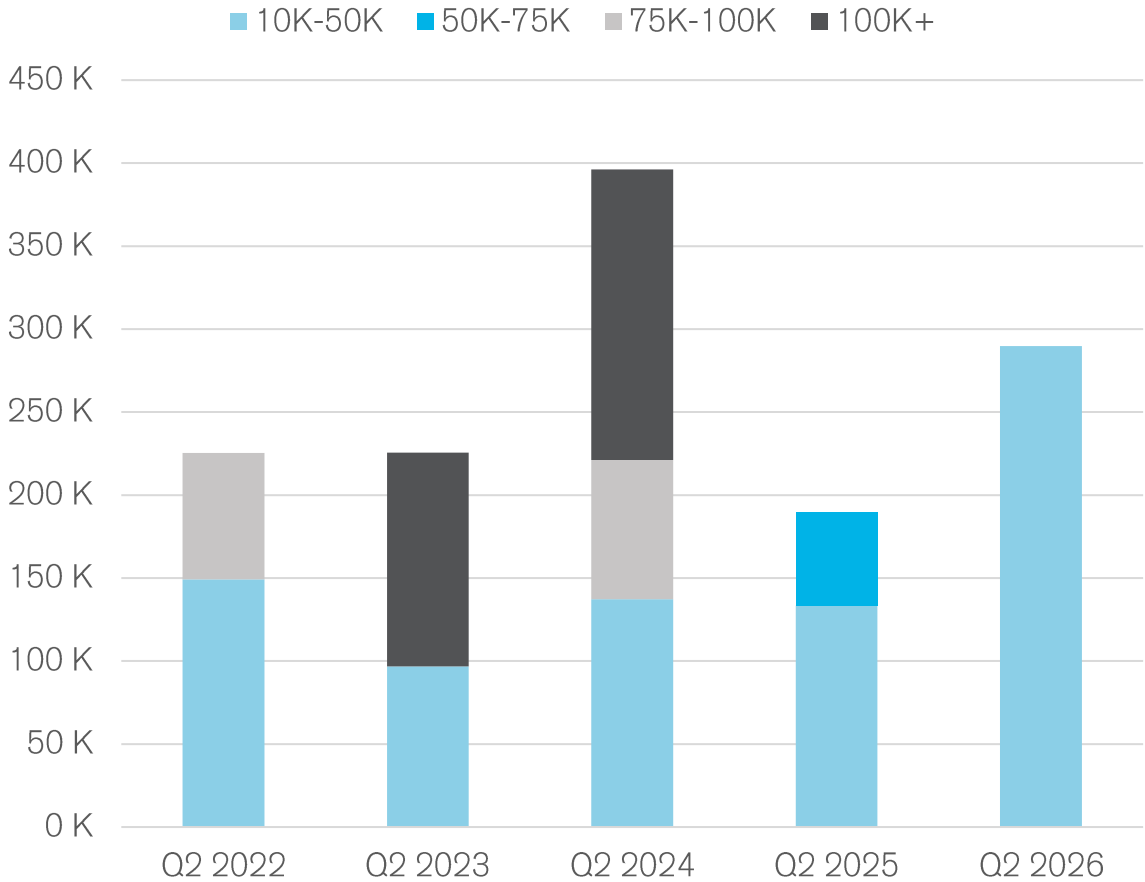
▲ 100K (53%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

VENTURA COUNTY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	10 149K	5 97K	7 137K	8 133K	10 290K
50K-75K	0	0	0	1 56K	0
75K-100K	1 76K	0	1 84K	0	0
100K+	0	1 129K	1 175K	0	0
Grand Total	11 225K	6 226K	9 396K	9 190K	10 290K



290K SF Transacted

100% of the total transacted square footage was in buildings 10K-50K.

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.38 (43%)**

Increase in average asking rate since Q1 2022

▲ **\$0.10 (9%)**

YOY increase in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.12 (11%)**

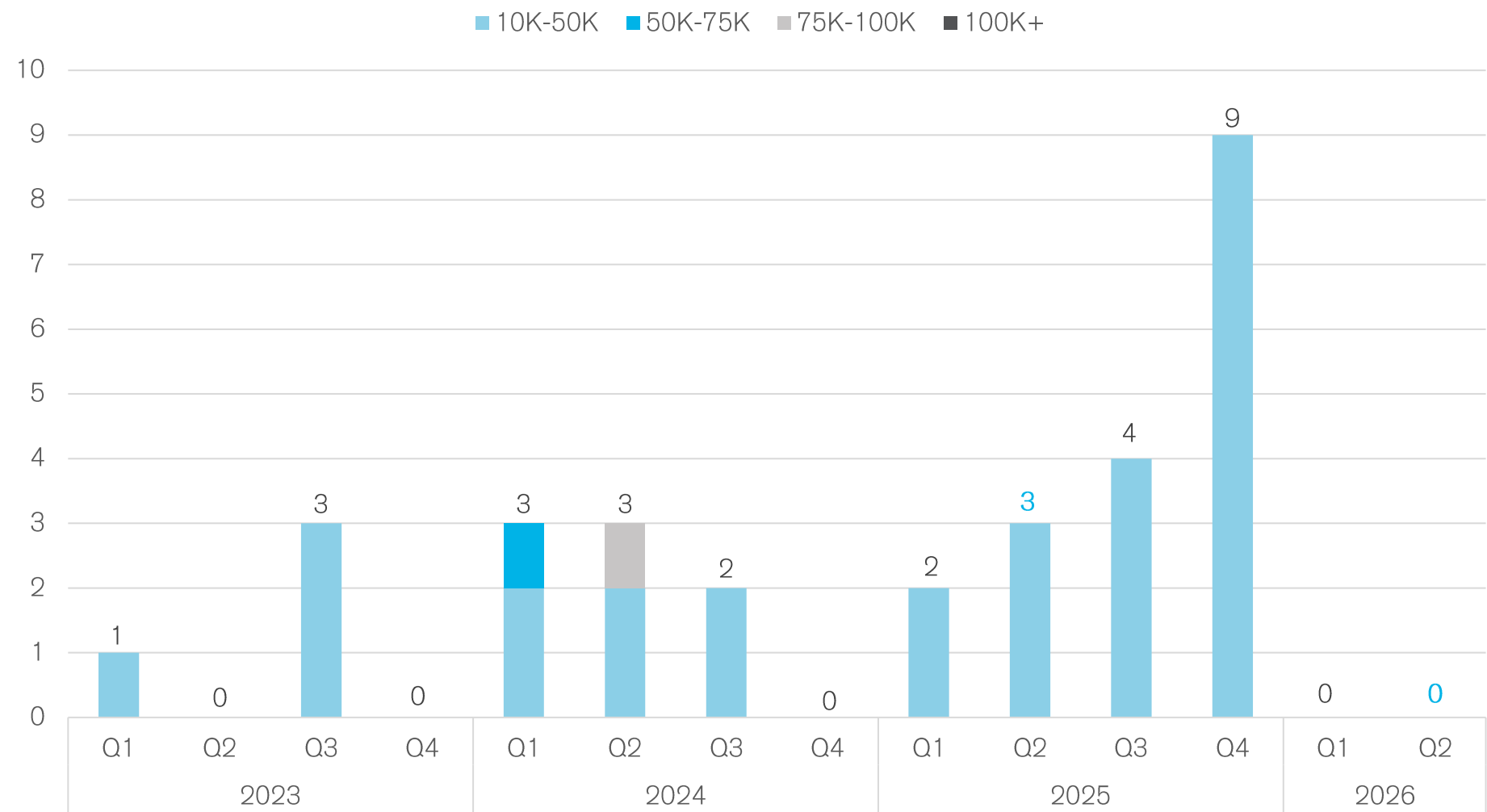
Increase in average asking rate since Q1 2022

▼ **\$0.09 (7%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

VENTURA COUNTY



▼ 100%

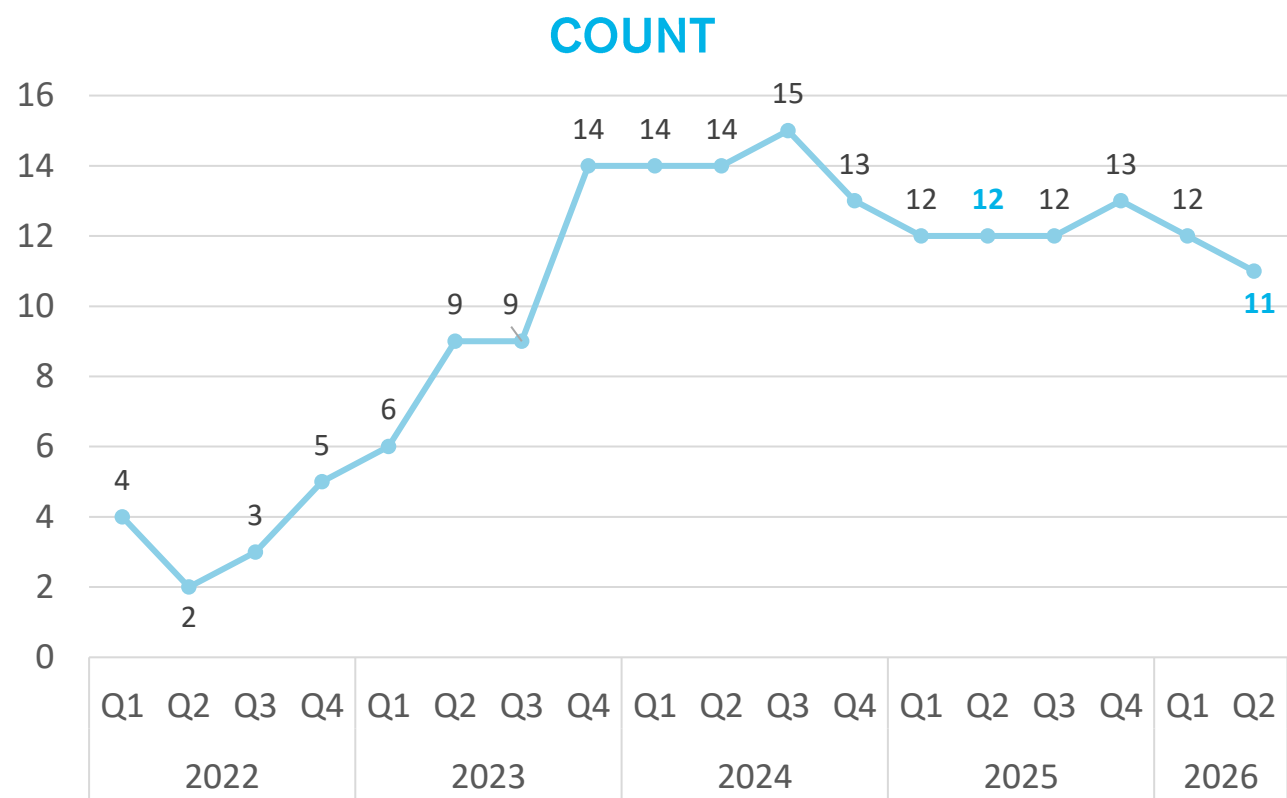
YOY decrease in number of rate reductions

▼ 100%

Decrease in number of rate reductions since Q4 2025

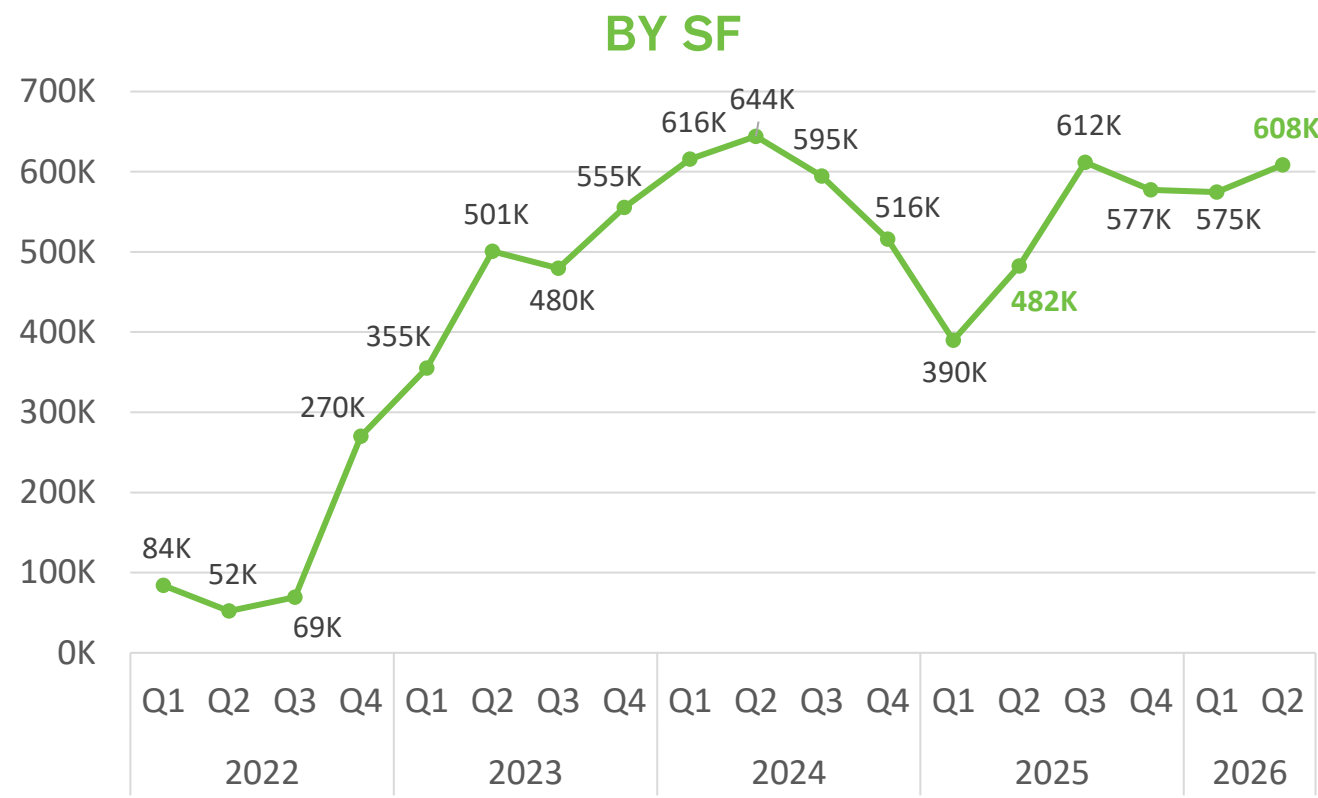
TOTAL AVAILABLE LISTINGS: SUBLEASE

VENTURA COUNTY



▼ **8%**

YOY decrease in number of listings

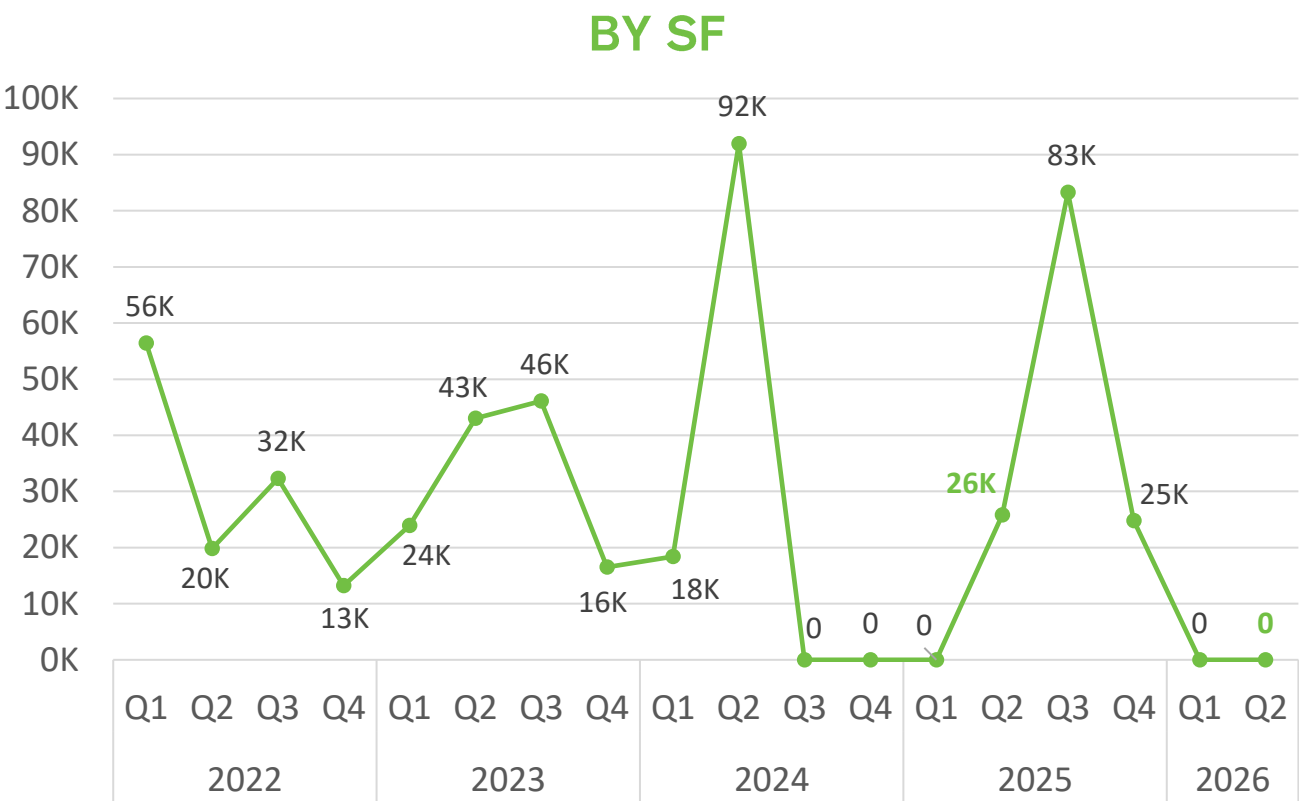
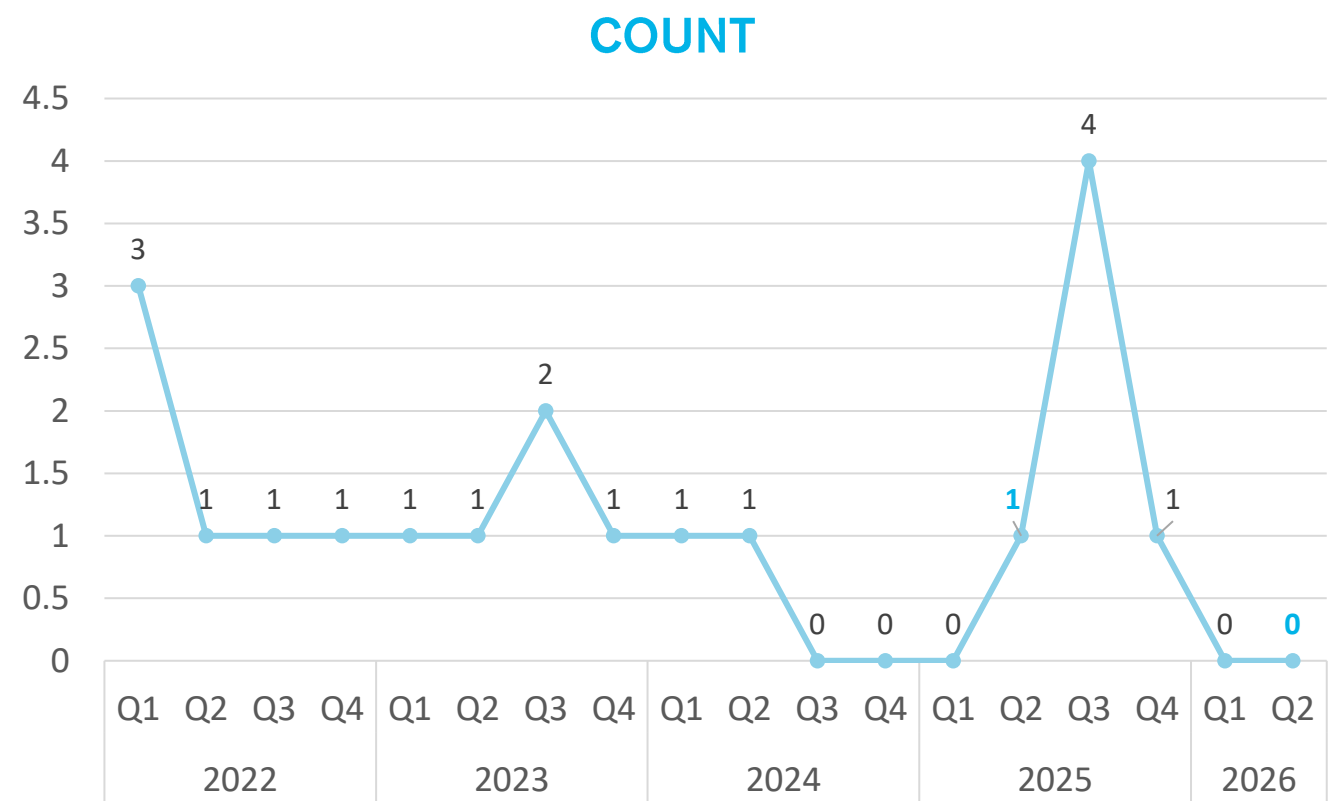


▲ **126K (26%)**

YOY increase in SF of listings

TRANSACTIONS: SUBLEASE

VENTURA COUNTY



▼ 100%

YOY decrease in number of transactions

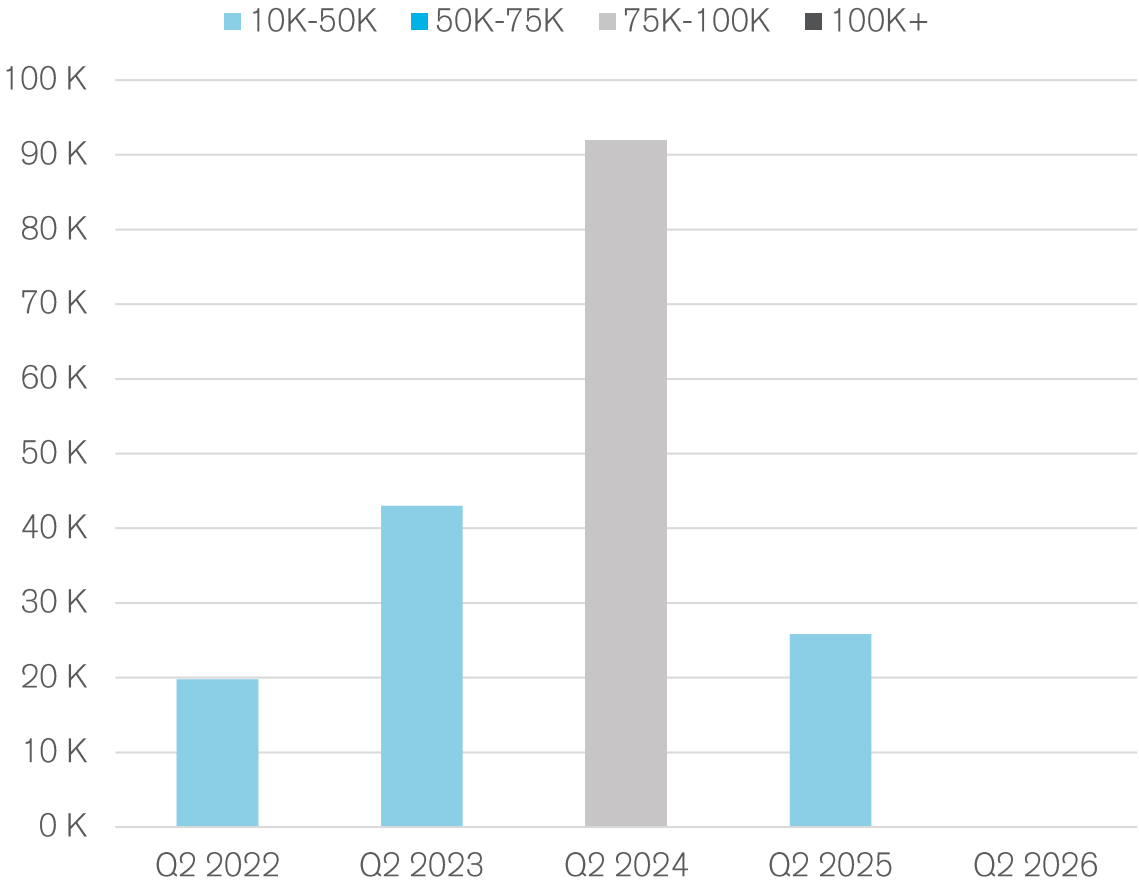
▼ 26K (100%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

VENTURA COUNTY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
10K-50K	1 20K	1 43K	0	1 26K	0
50K-75K	0	0	0	0	0
75K-100K	0	0	1 92K	0	0
100K+	0	0	0	0	0
Grand Total	1 20K	1 43K	1 92K	1 26K	0



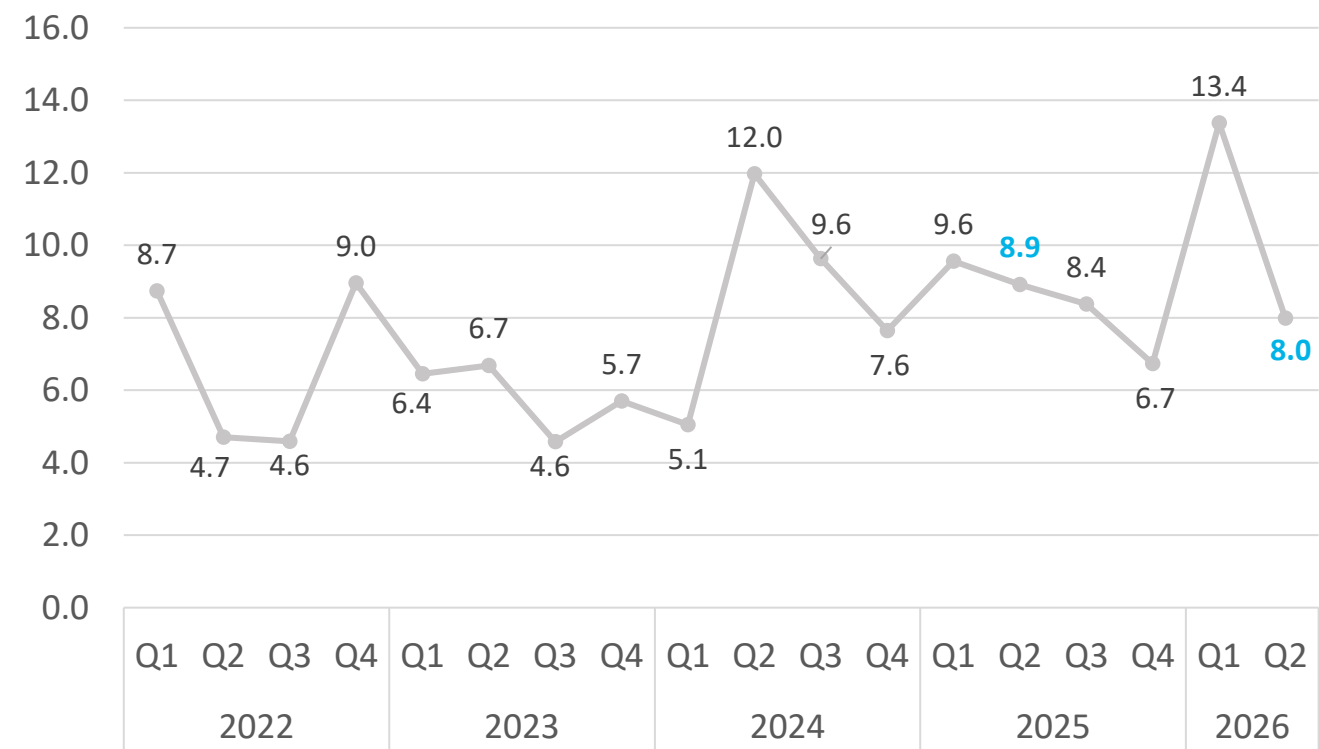
0 SF Subleased

There were no sublease transactions in Q2 2026

TRANSACTIONS: AVERAGE MONTHS ON MARKET

VENTURA COUNTY

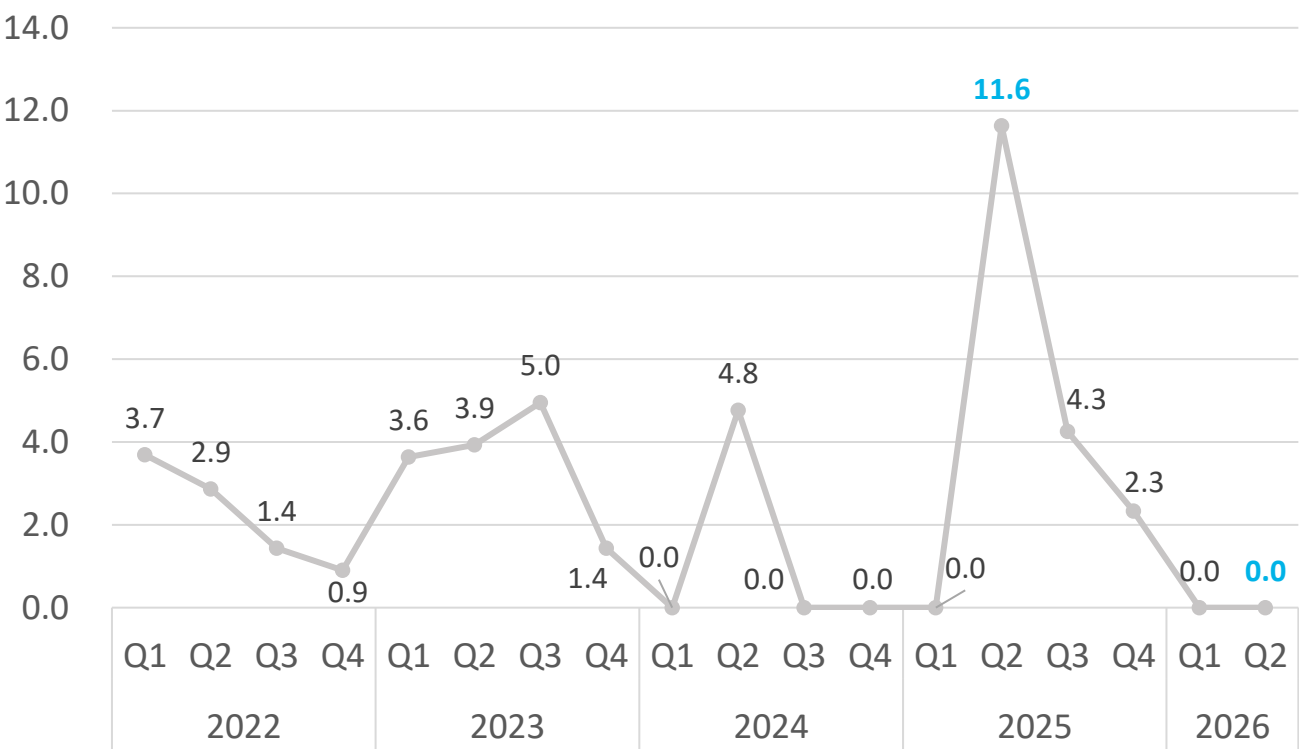
DIRECT LEASE AVG MONTHS ON MARKET



▼ **0.9 Months (10%)**

YOY decrease in time on market

SUBLEASE AVG MONTHS ON MARKET

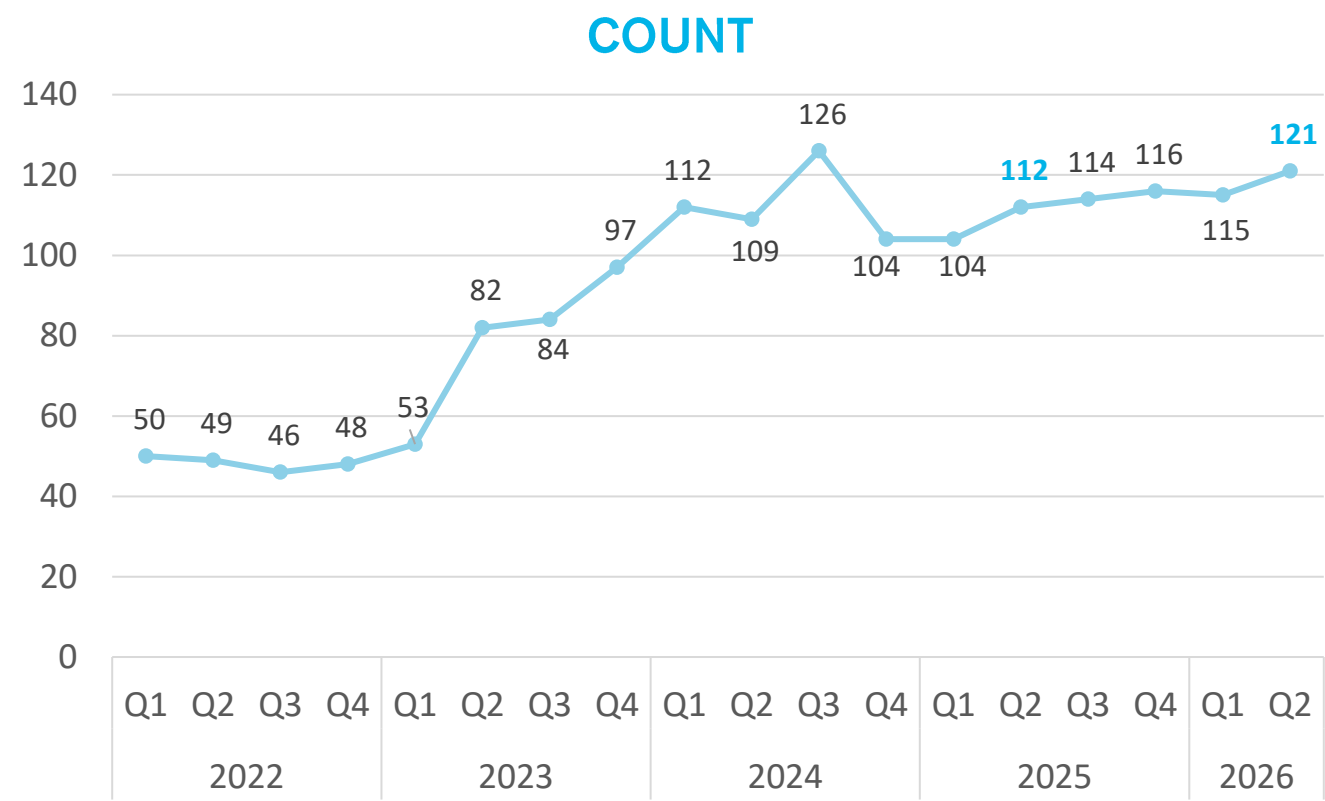


▼ **11.6 Months (100%)**

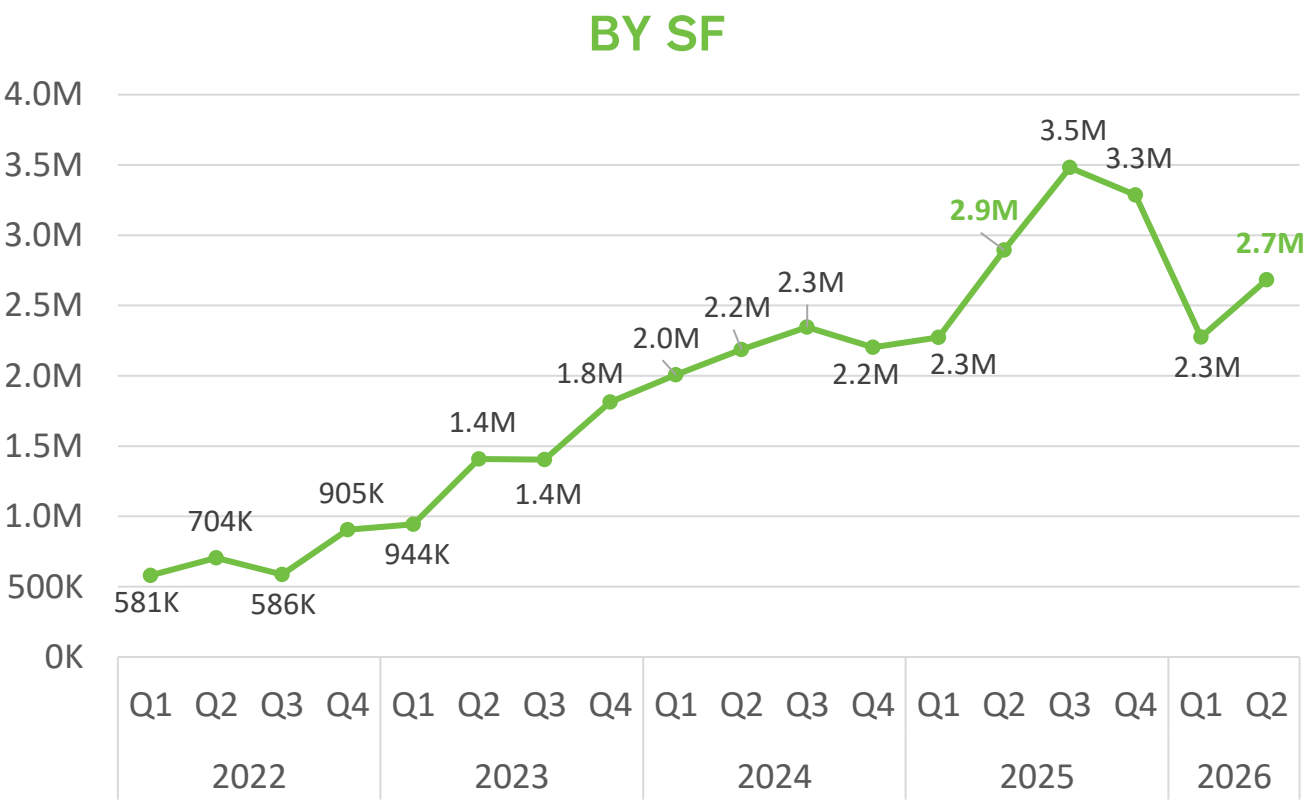
YOY decrease in time on market

TOTAL AVAILABLE LISTINGS: SALE

VENTURA COUNTY



▲ **8%**
YOY increase in number of listings

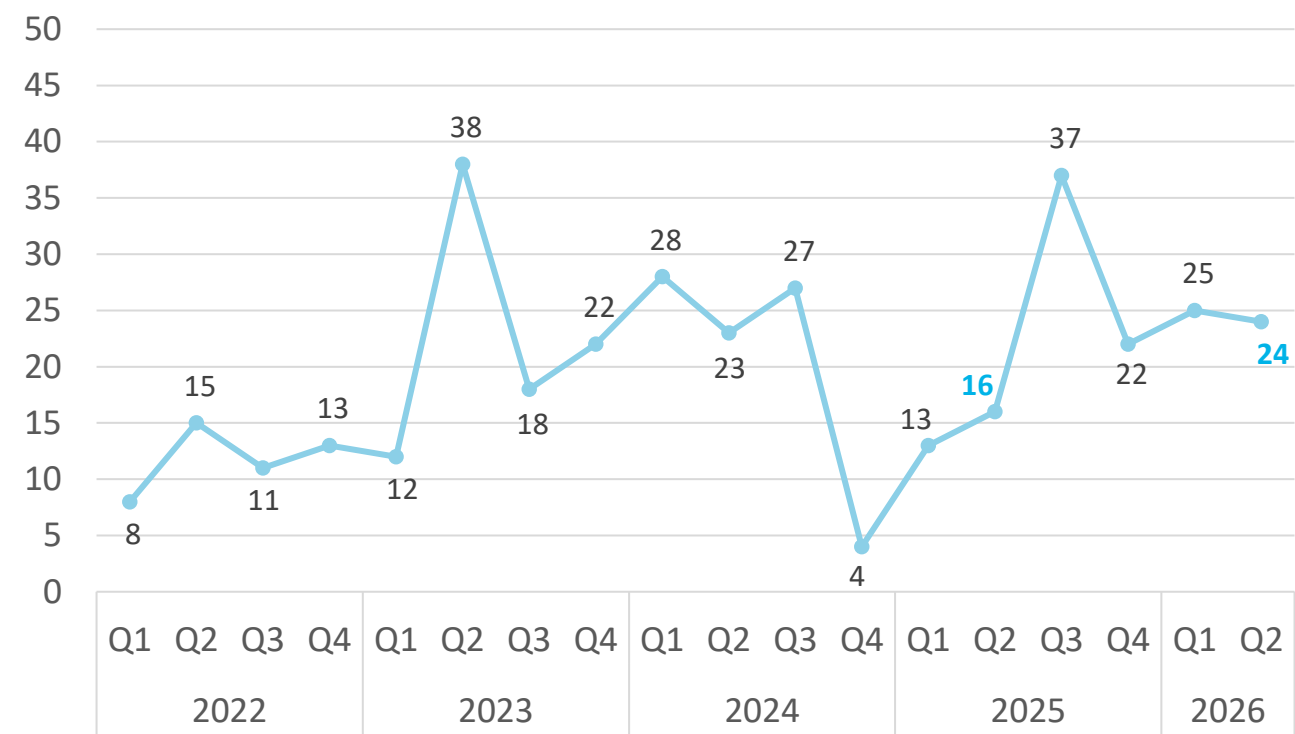


▼ **200K (7%)**
YOY decrease in SF of listings

NEW LISTINGS ADDED: SALE

VENTURA COUNTY

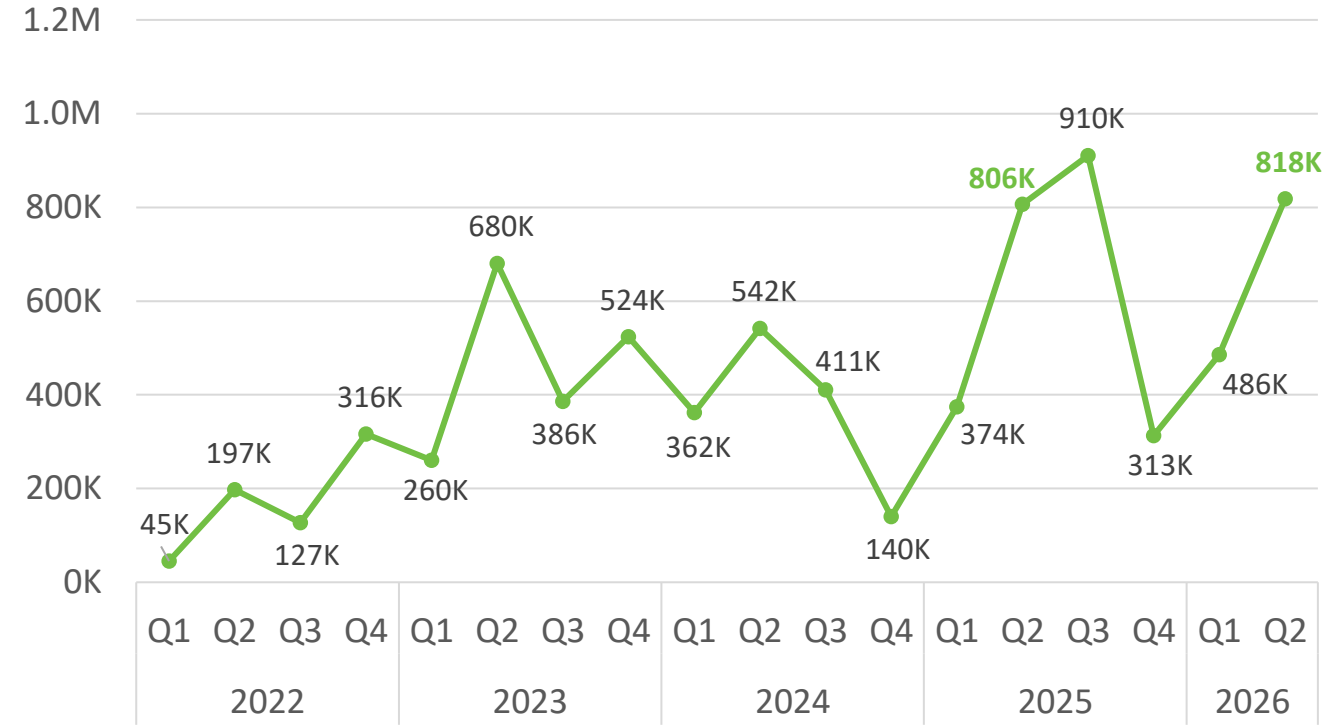
COUNT



▲ 50%

YOY increase in number of listings added

BY SF

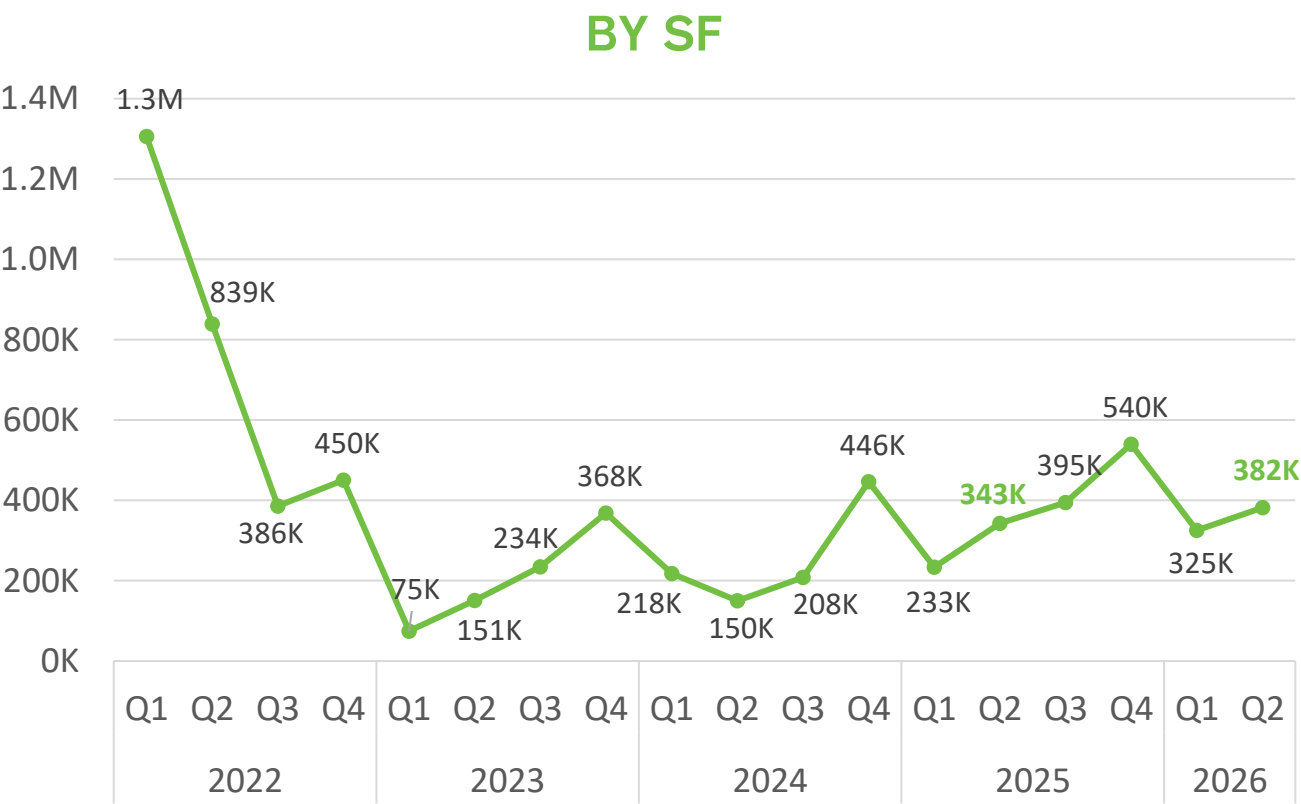
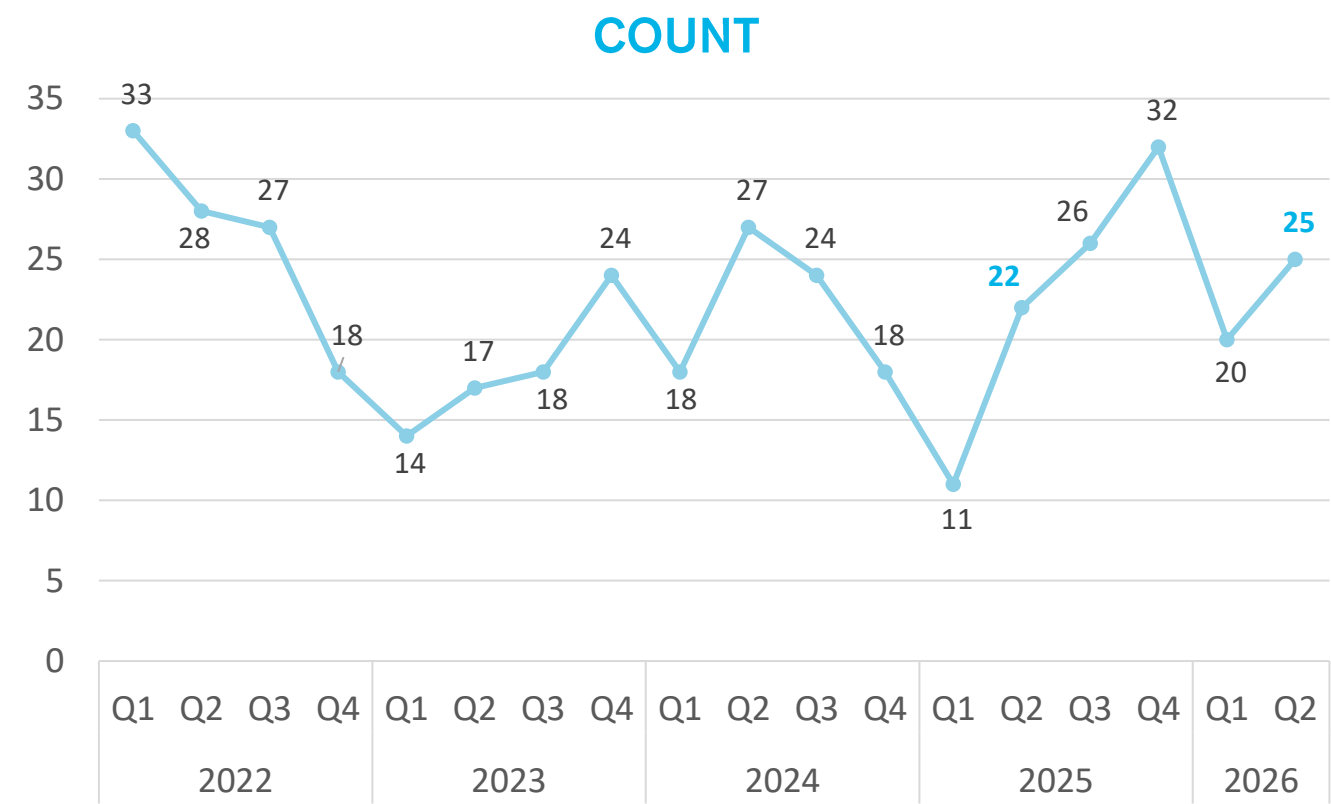


▲ 12K (1%)

YOY increase in SF added

SALE COMPARABLES

VENTURA COUNTY



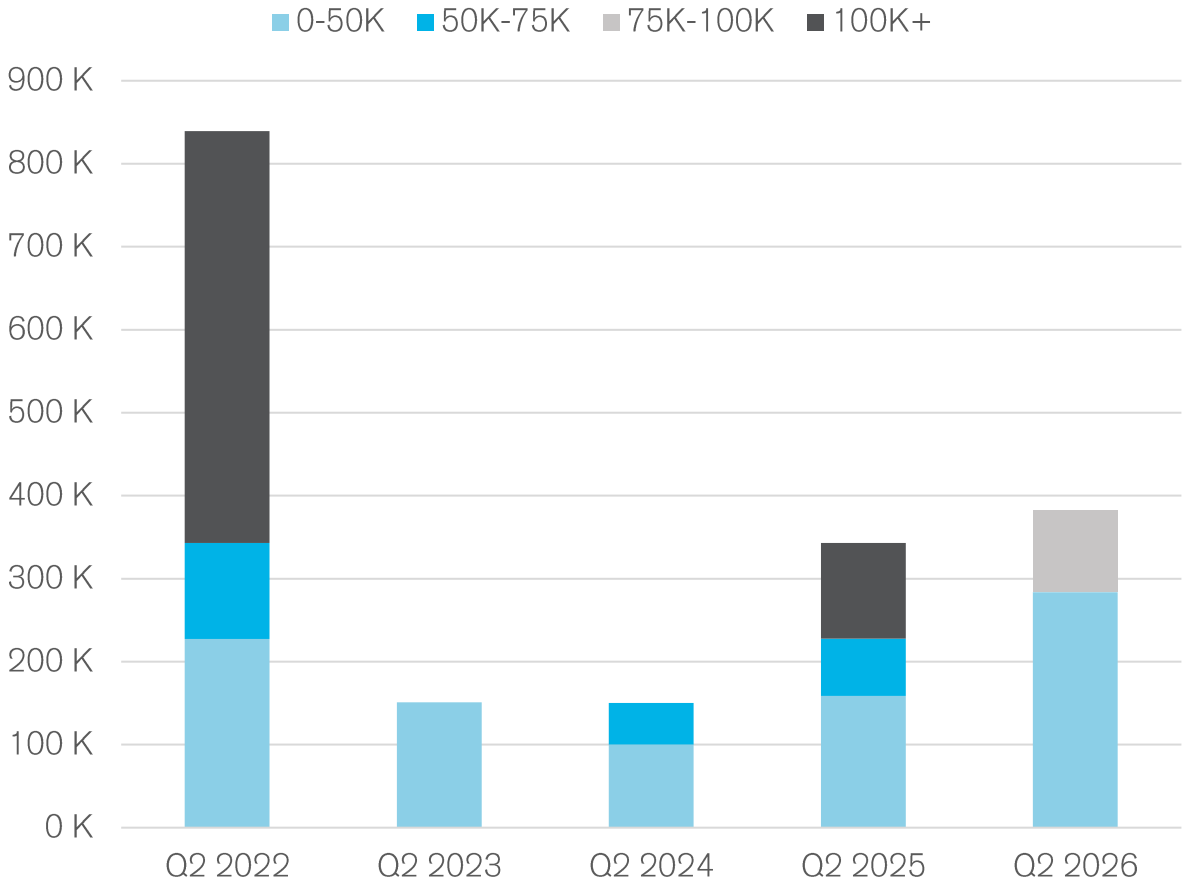
▲ **14%**
YOY increase in number of transactions

▲ **39K (11%)**
YOY increase in SF sold

SALE COMPS BY SIZE

VENTURA COUNTY

	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026
0-50K	23 227K	17 151K	26 100K	20 159K	24 284K
50K-75K	2 116K	0	1 50K	1 69K	0
75K-100K	0	0	0	0	1 98K
100K+	3 496K	0	0	1 116K	0
Grand Total	28 839K	17 151K	27 150K	22 343K	25 382K

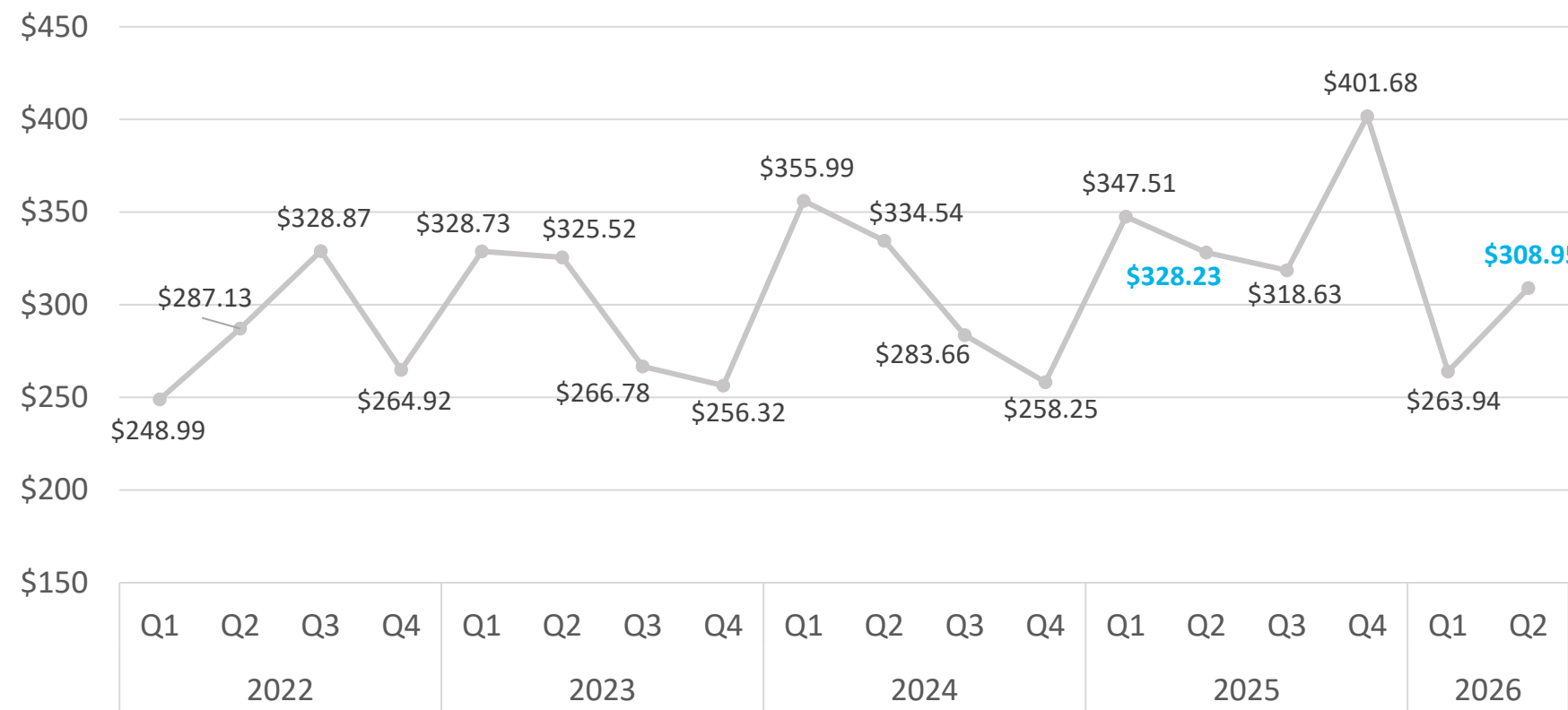


382K SF Sold

Over 284K SF of all SF sold was in buildings 0-50K SF representing 74% of the total transacted square footage

SOLD PRICE/SF

VENTURA COUNTY



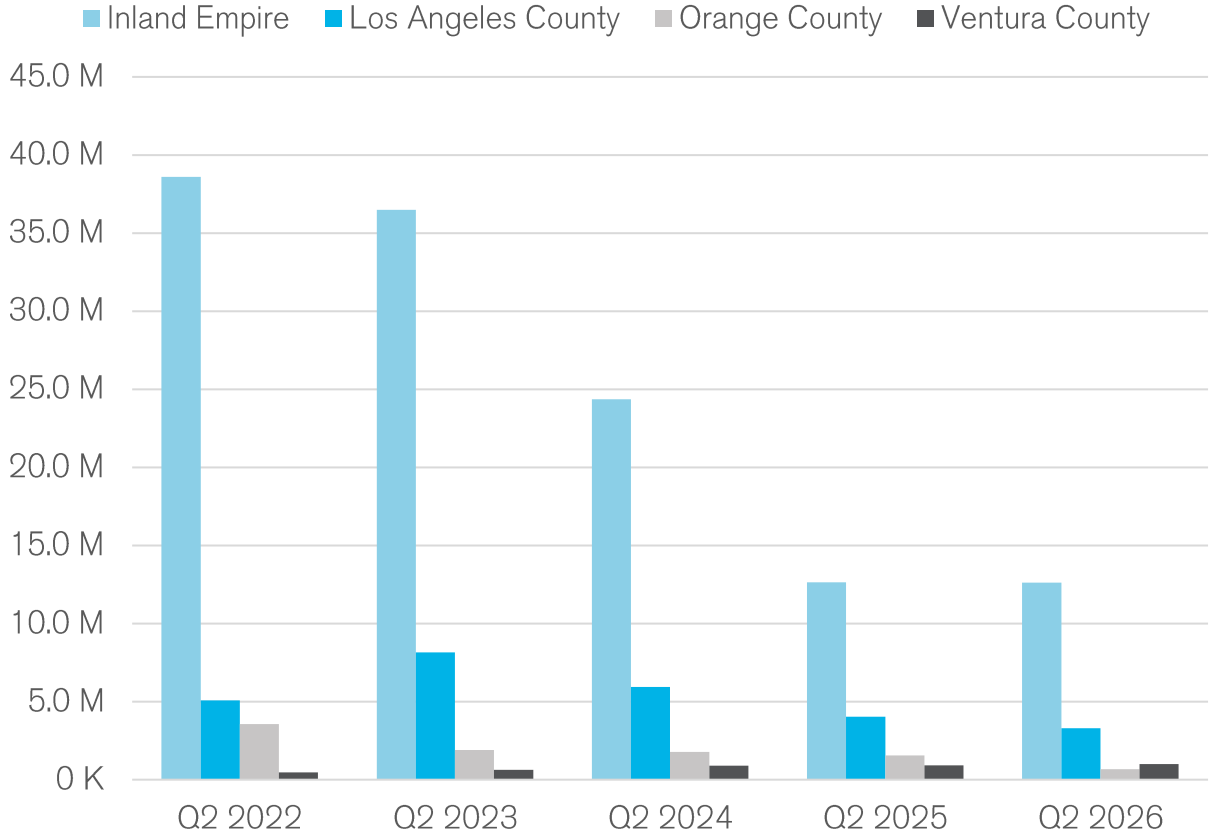
▲ **\$59.96 (24%)**
Increase in average sold price since
Q1 2022

▼ **\$19.28 (6%)**
YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q2 2022	Q2 2023	Q2 2024	Q2 2025	Q2 2026	YOY % Change
Inland Empire	38.6 M	36.5 M	24.4 M	12.6 M	12.6 M	▼ 0.2%
Los Angeles County	5.1 M	8.2 M	5.9 M	4.0 M	3.3 M	▼ 18%
Orange County	3.6 M	1.9 M	1.8 M	1.5 M	671 K	▼ 57%
Ventura County	464 K	626 K	898 K	918 K	991 K	▲ 8%
Total	47.7 M	47.2 M	33.0 M	19.1 M	17.6 M	▼ 8%



▼ 8%

YOY decrease in SF under construction

17.6M SF

Total SF under construction in Q2 2026

991K SF (6%)

Total SF under construction in Ventura County Q2 2026

DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Q1 2026	Q2 2026	Projected
							Q3 2026
Inland Empire	21.9 M	35.1 M	24.9 M	14.7 M	508 K	520 K	4.0 M
LA East	696 K	326 K	1.2 M	379 K	133 K	353 K	203 K
LA MidCounties	1.4 M	2.0 M	2.5 M	394 K	59 K	186 K	160 K
LA Central	287 K	23 K	367 K	880 K	70 K	5 K	0
South Bay	553 K	291 K	479 K	1.1 M	0	11 K	698 K
LA Northwest	1.9 M	3.1 M	1.3 M	3.5 M	584 K	279 K	397 K
Orange County	1.5 M	1.6 M	1.1 M	2.2 M	190 K	30 K	338 K
Ventura County	345 K	427 K	322 K	582 K	0	0	738 K
Total	28.6 M	42.9 M	32.1 M	23.7 M	1.5 M	1.4 M	6.5 M

1.4M SF

Total delivered construction
in Q2 2026

0 SF

Total delivered construction in Ventura
County in Q2 2026

6.5M SF

Projected to be delivered in Q3 2026