

Q3 2026

RESEARCH REPORT

VENTURA COUNTY

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SUBLEASE

Total Available Listings
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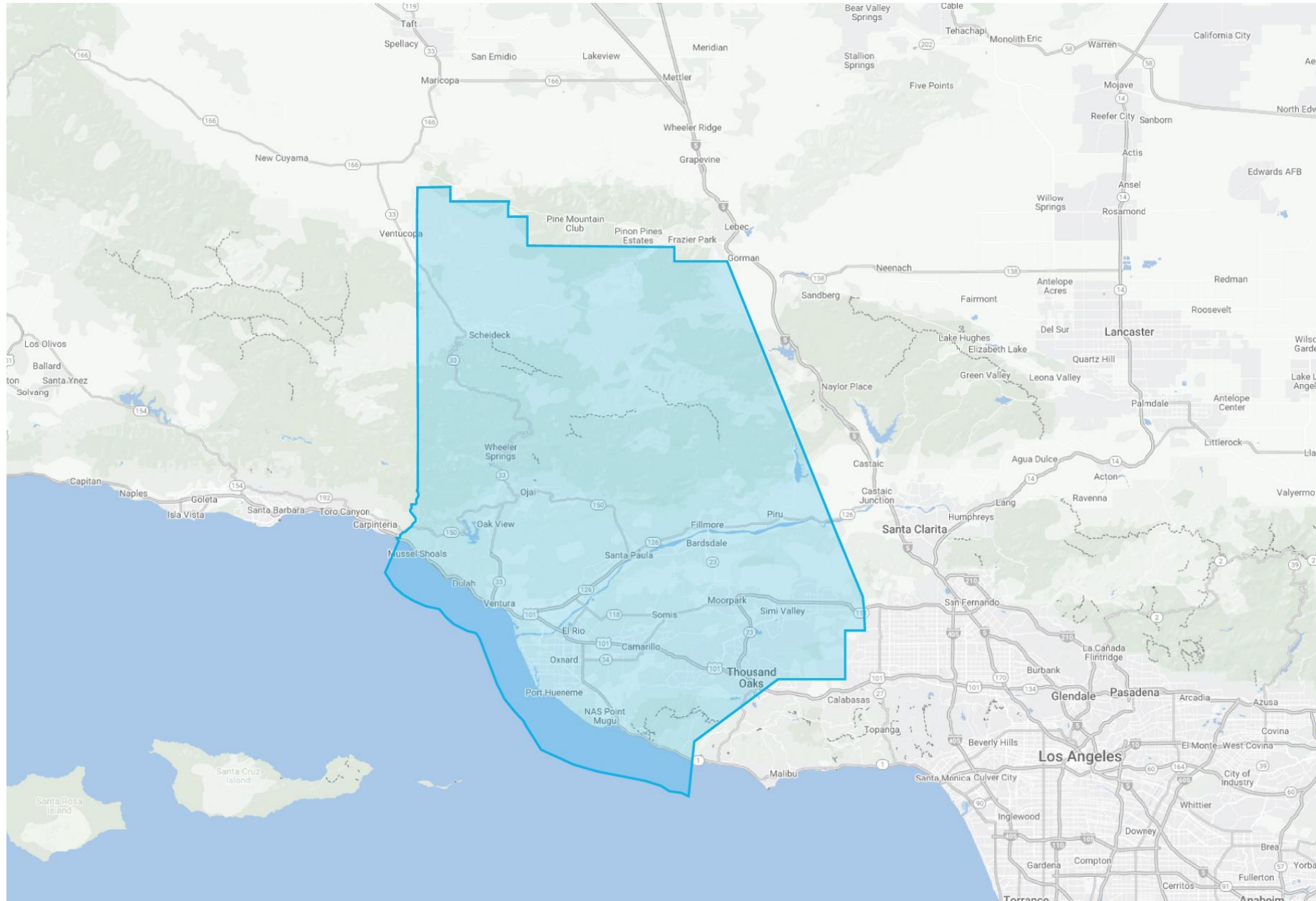
SALE

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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

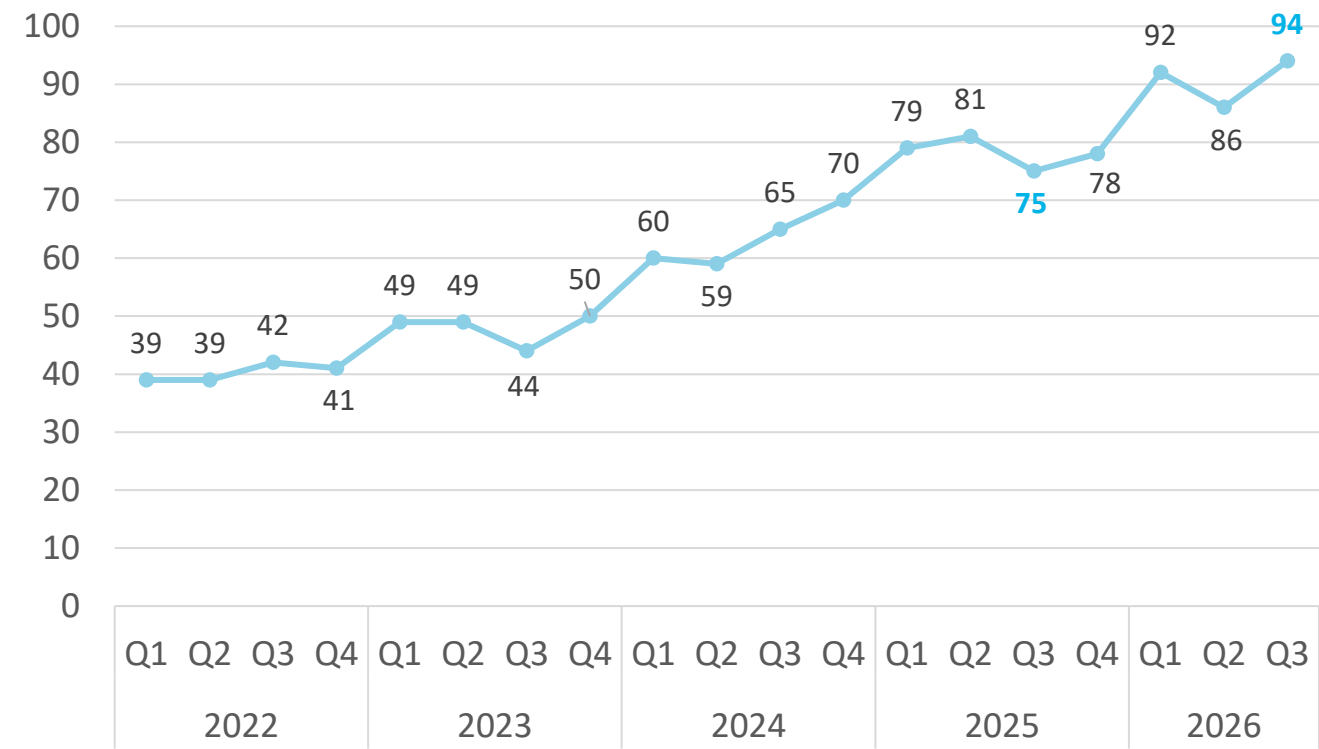
437K

Listings across 78
markets nationally

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

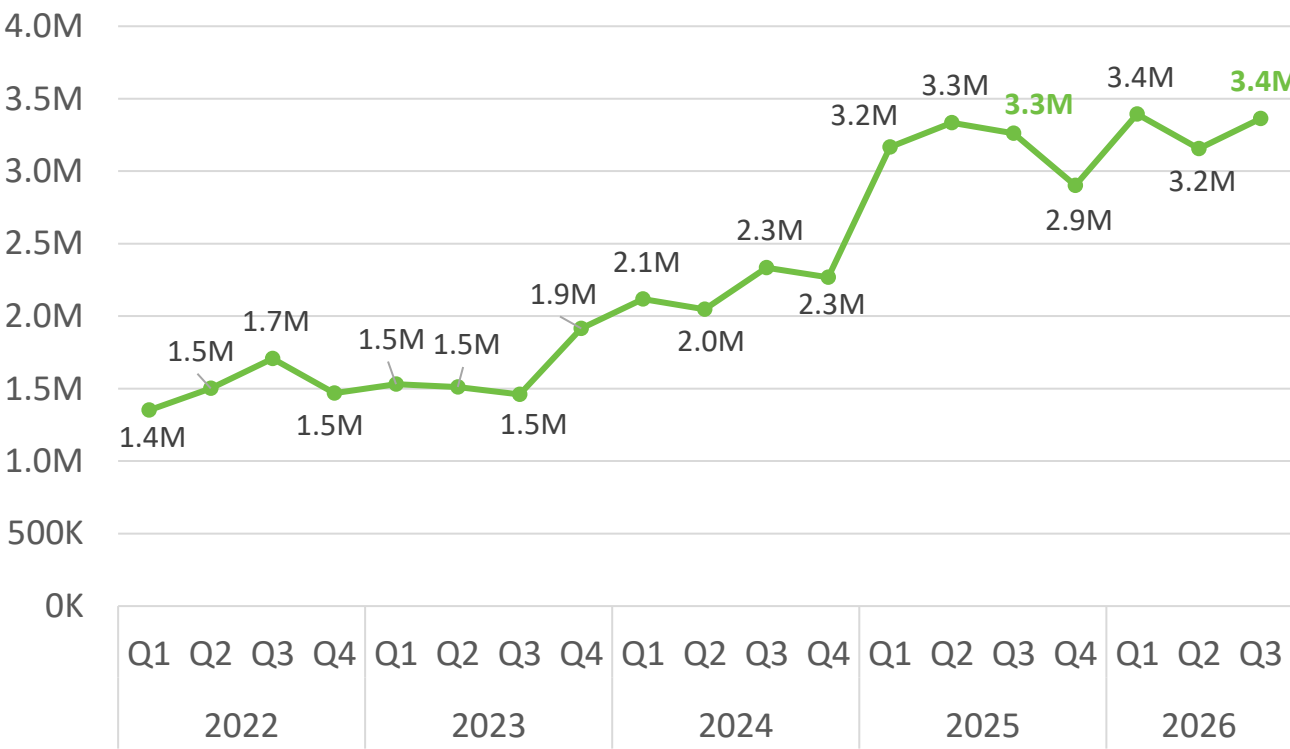
COUNT



▲ 25%

YOY increase in number of listings

BY SF

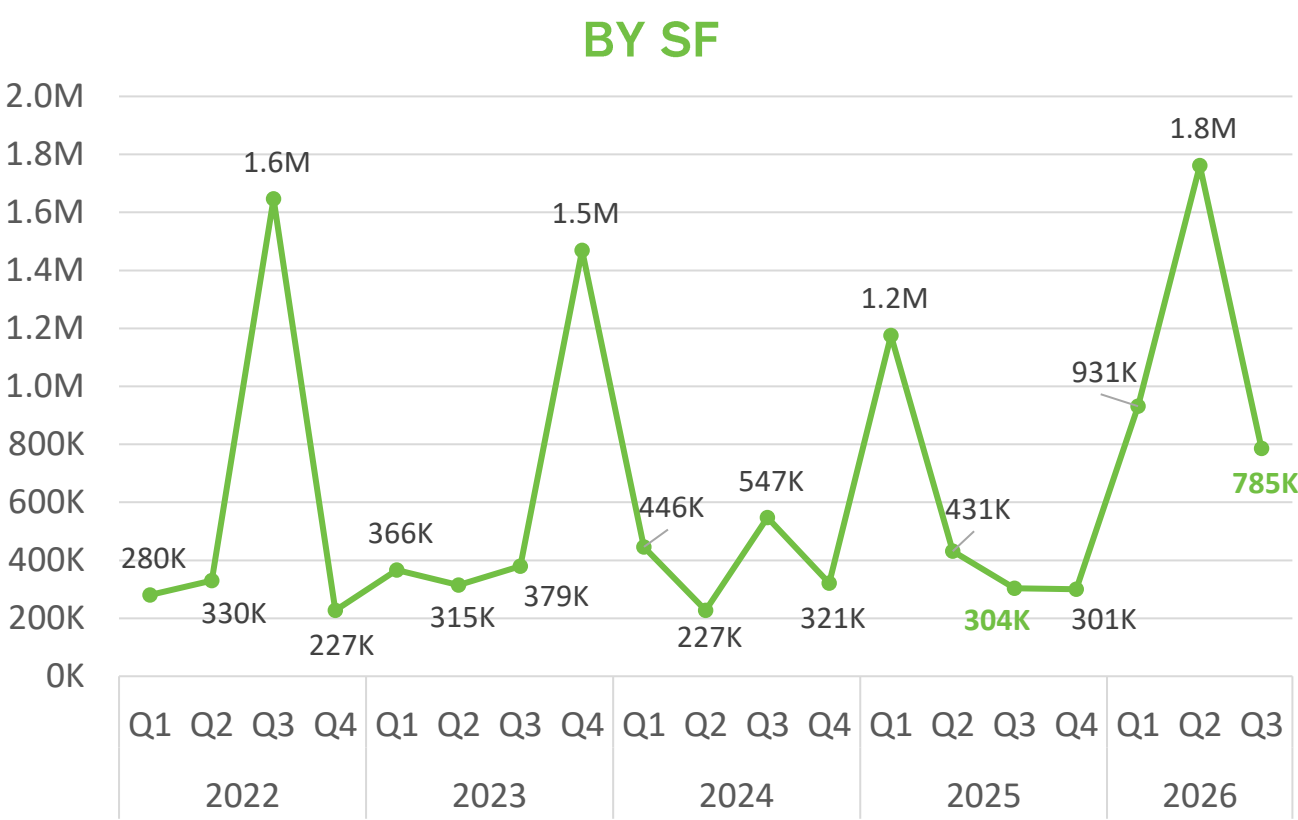
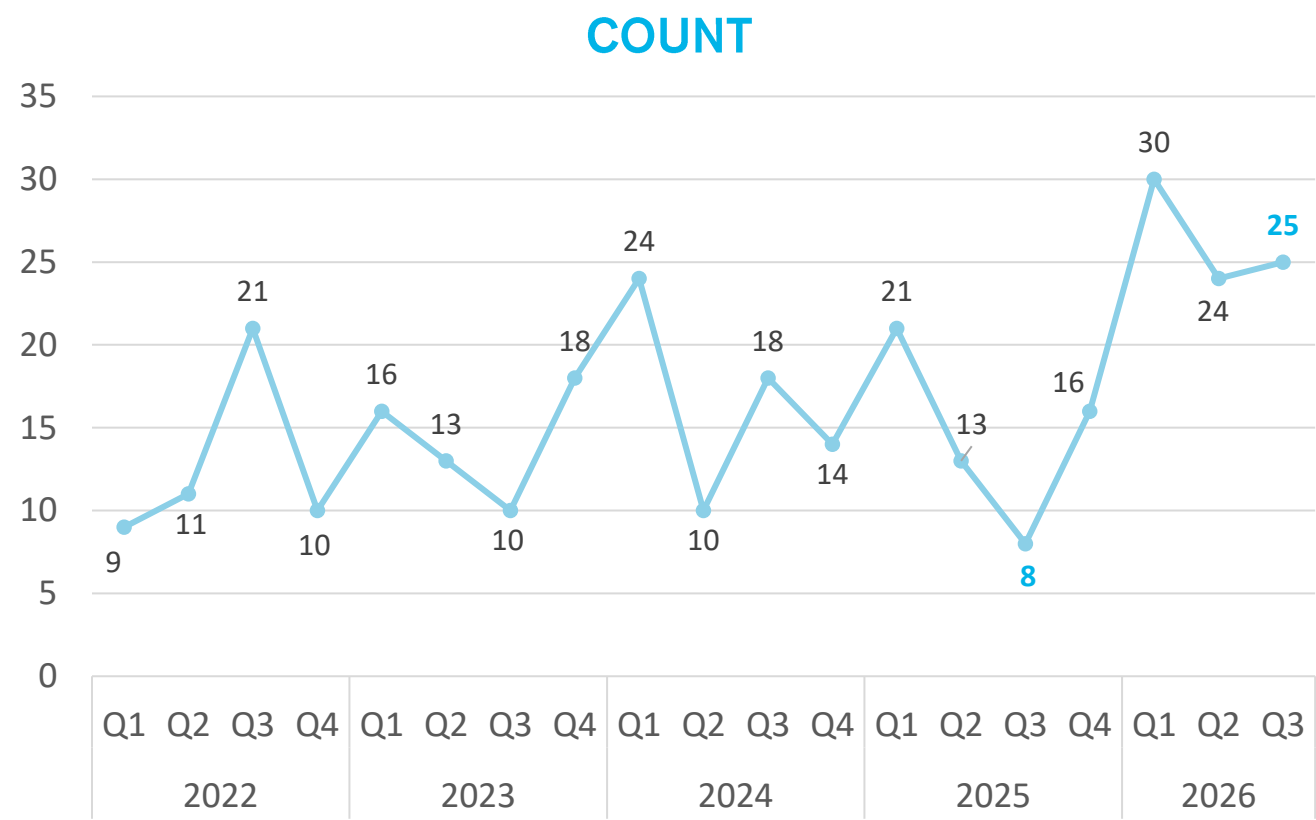


▲ 100K (3%)

YOY increase in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

VENTURA COUNTY



▲ **213%**

YOY increase in number of listings added

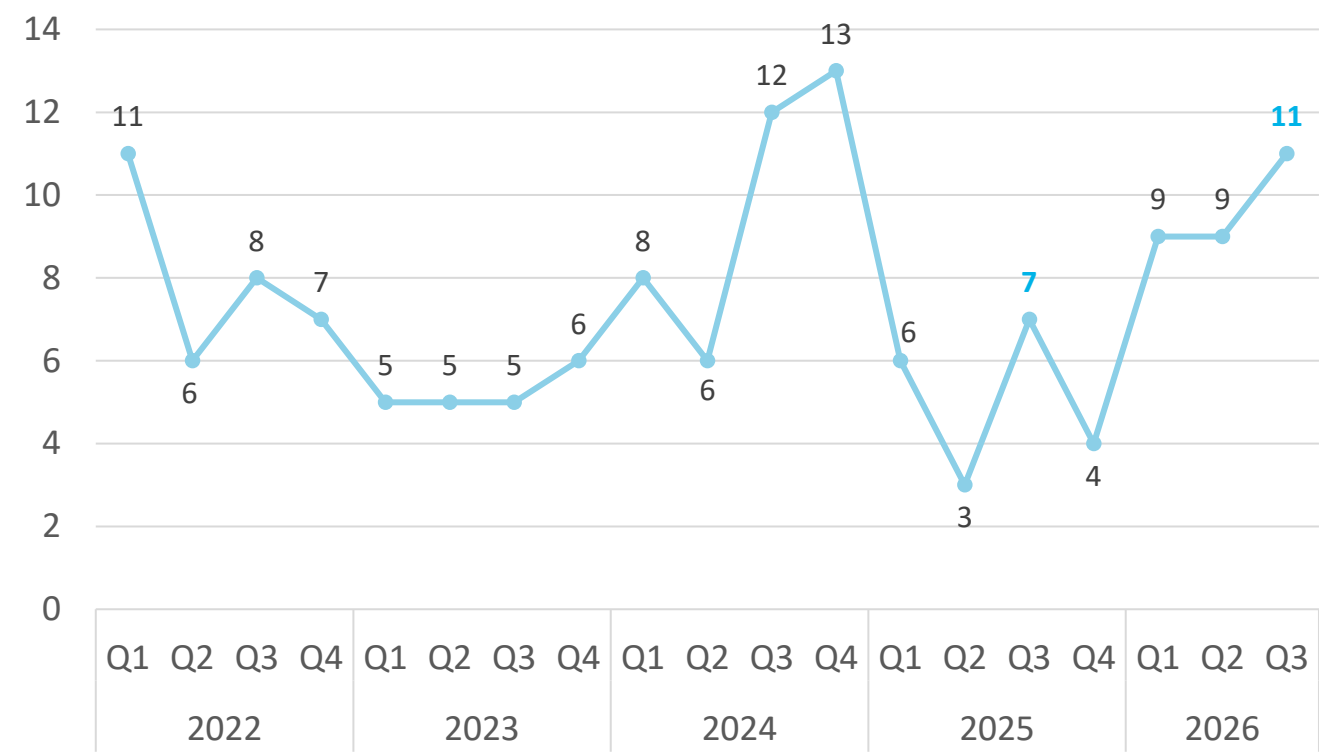
▲ **481K (158%)**

YOY increase in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

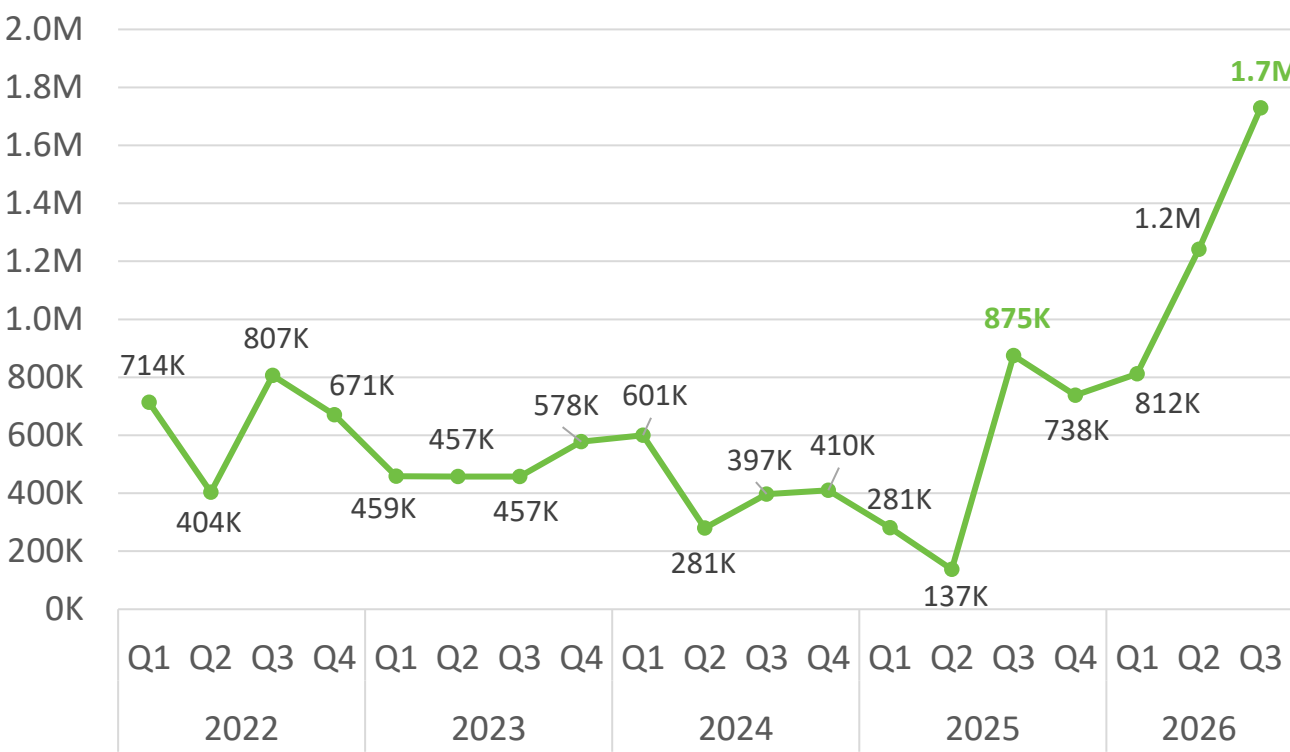
COUNT



▲ 57%

YOY increase in number of listings

BY SF

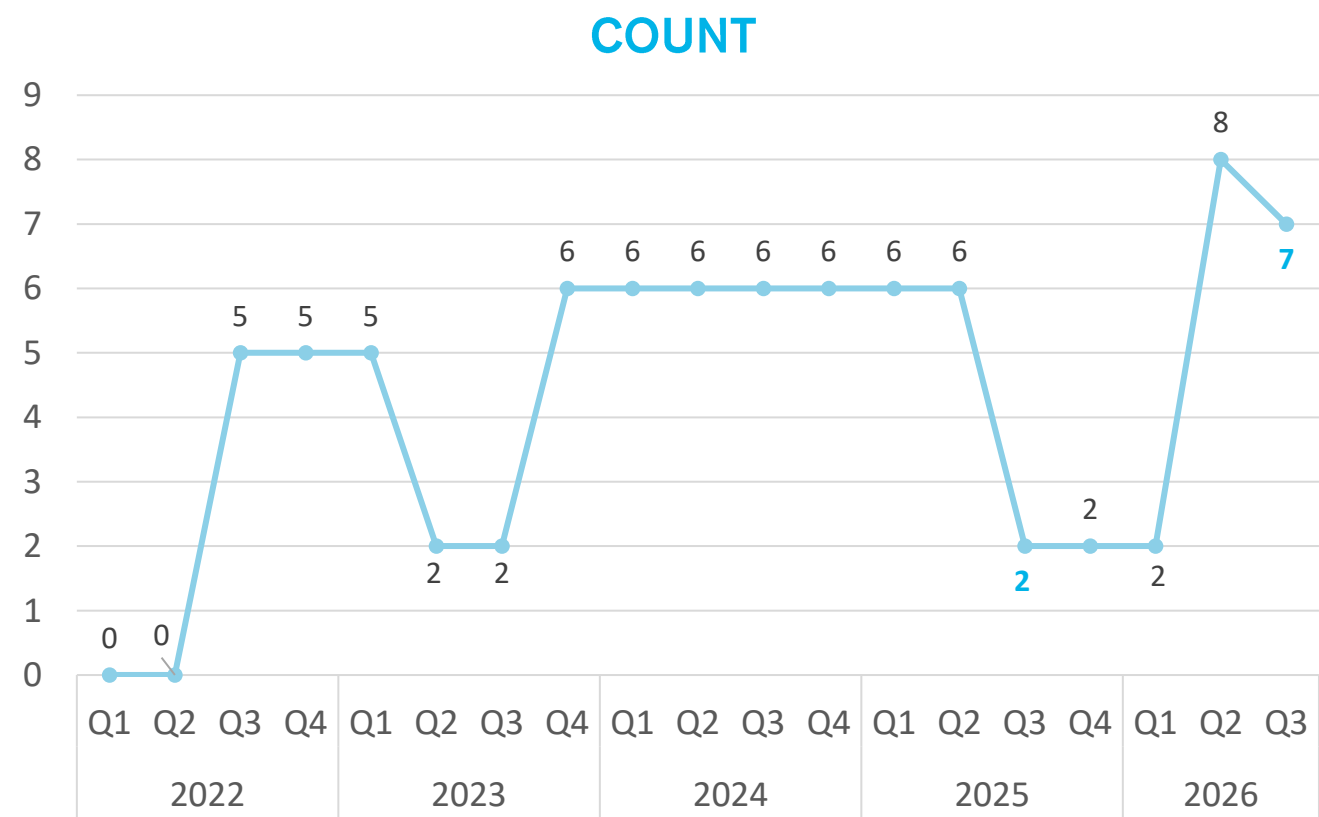


▲ 825K (94%)

YOY increase in SF of listings

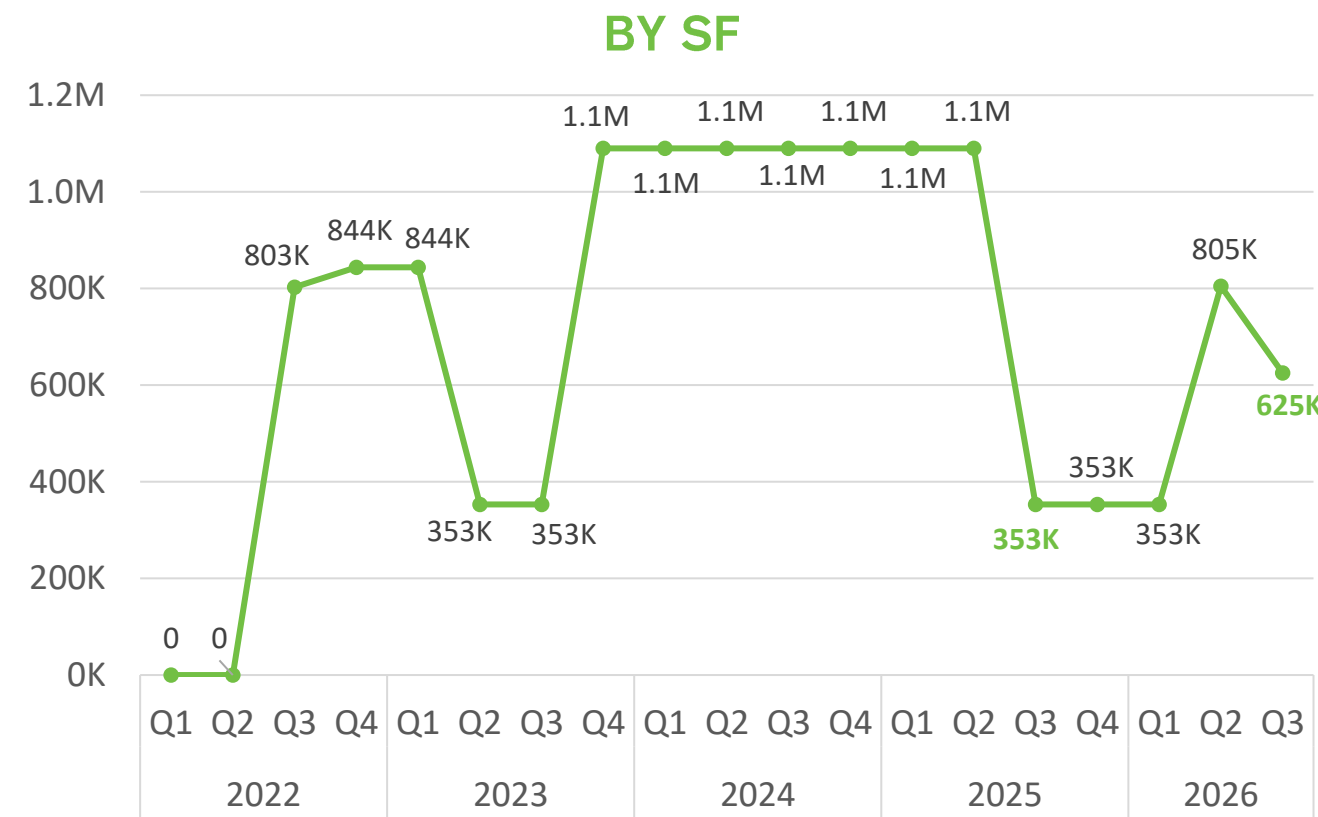
PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY



▲ 250%

YOY increase in number of listings



▲ 272K (77%)

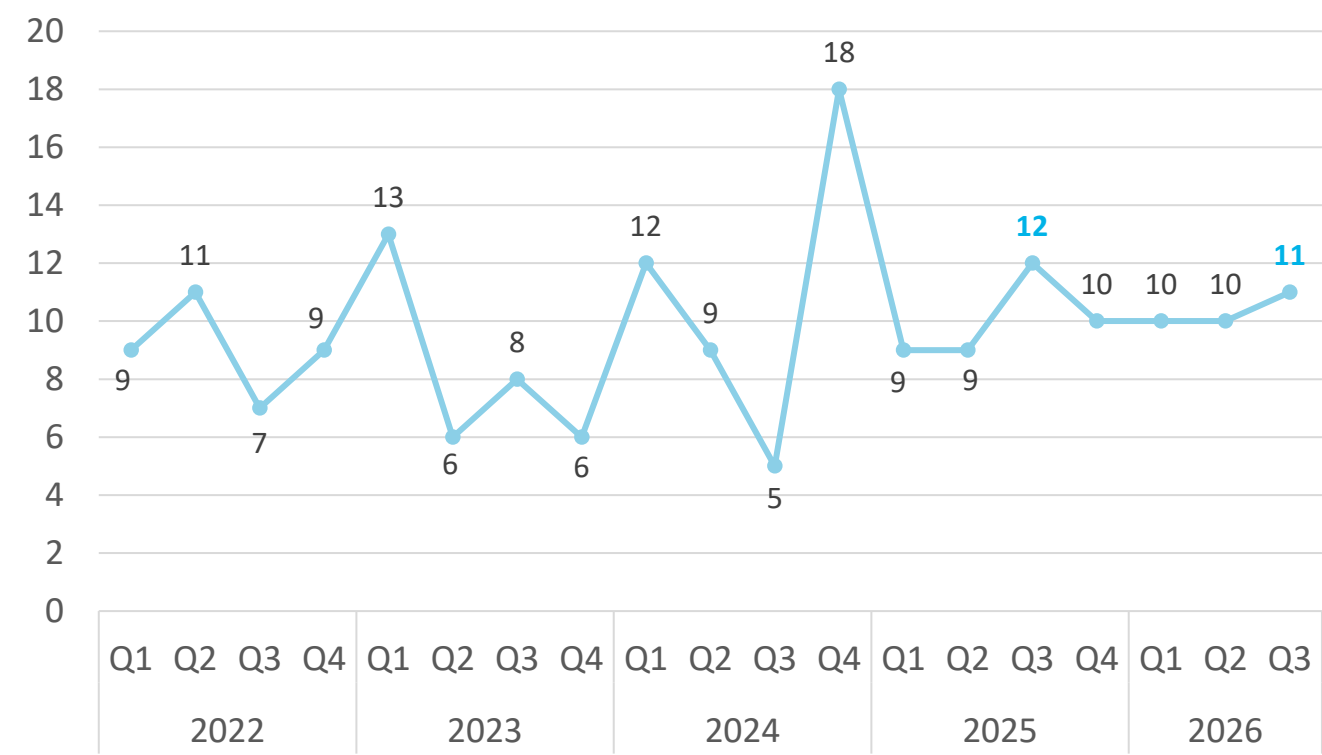
YOY increase in SF of listings



TRANSACTIONS: DIRECT LEASE

VENTURA COUNTY

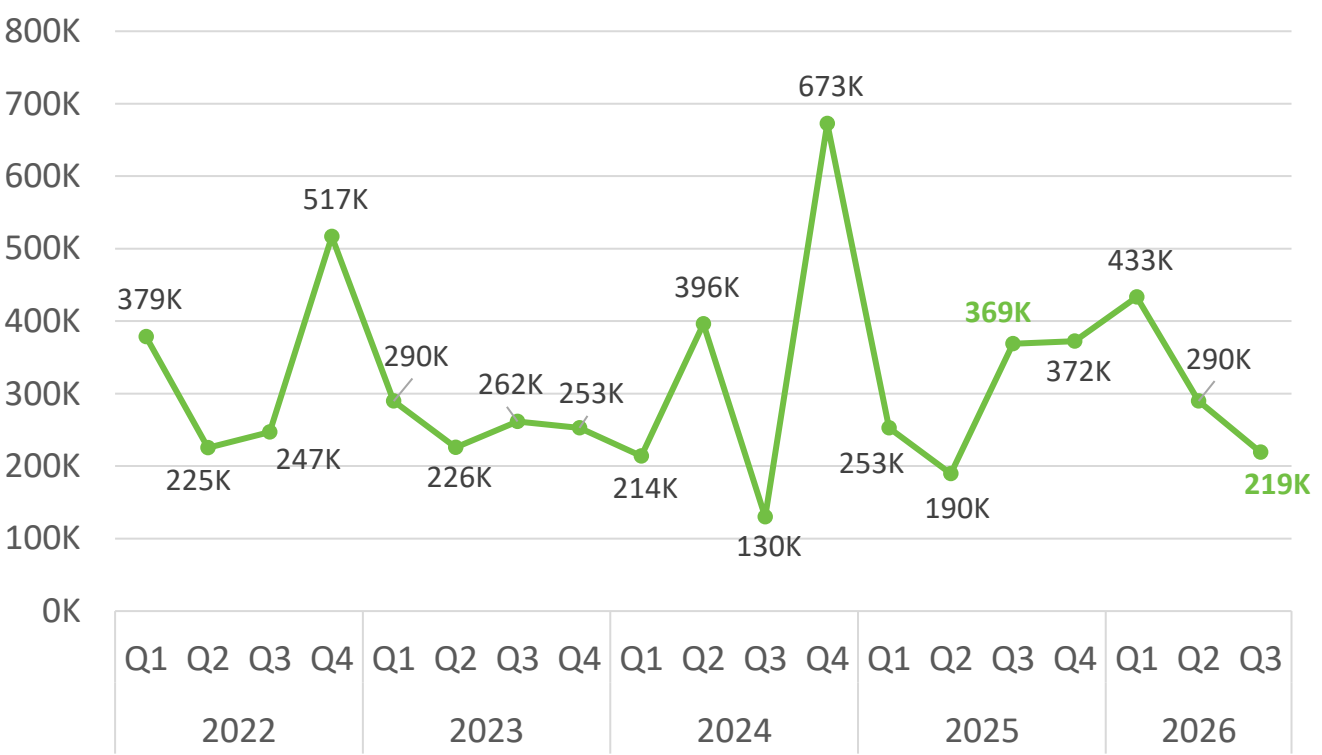
COUNT



▼ 8%

YOY decrease in number of transactions

BY SF



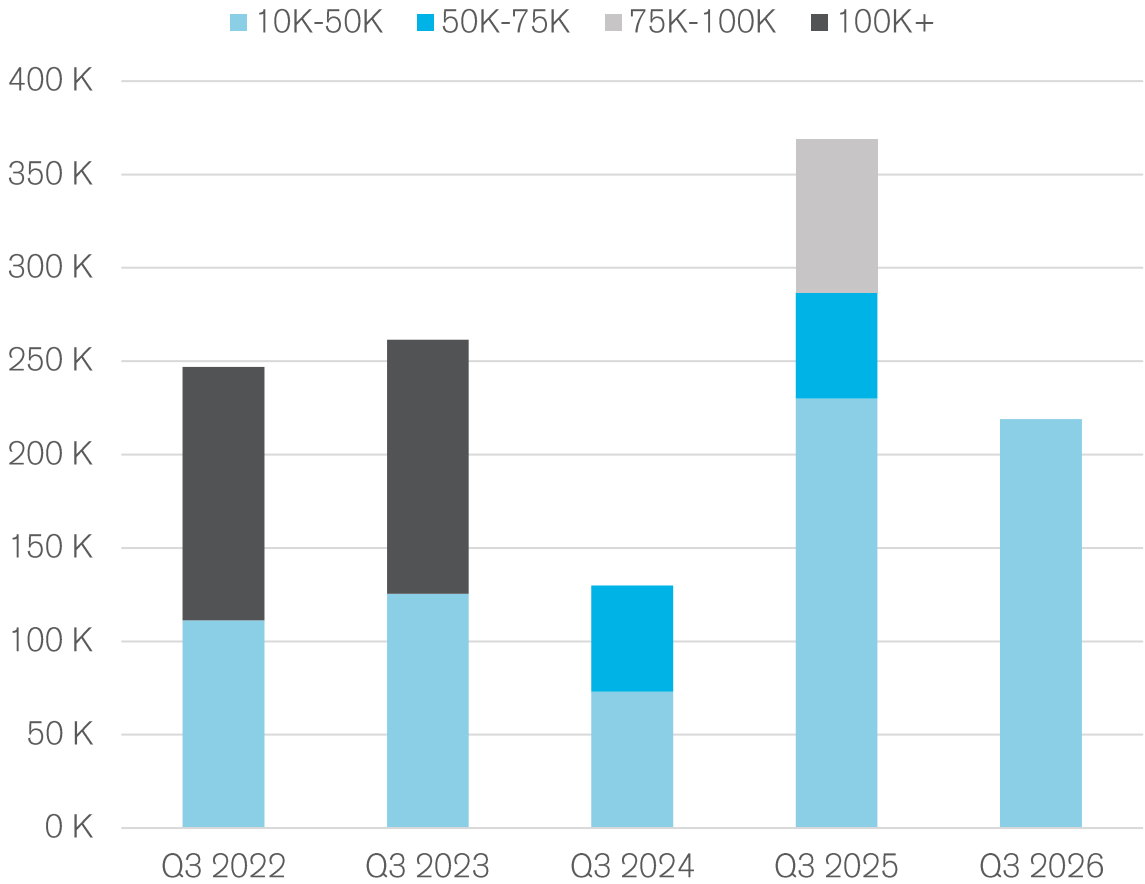
▼ 150K (41%)

YOY decrease in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

VENTURA COUNTY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	6 111K	7 126K	4 73K	10 230K	11 219K
50K-75K	0	0	1 57K	1 57K	0
75K-100K	0	0	0	1 82K	0
100K+	1 136K	1 136K	0	0K	0
Grand Total	7 247K	8 262K	5 130K	12 369K	11 219K

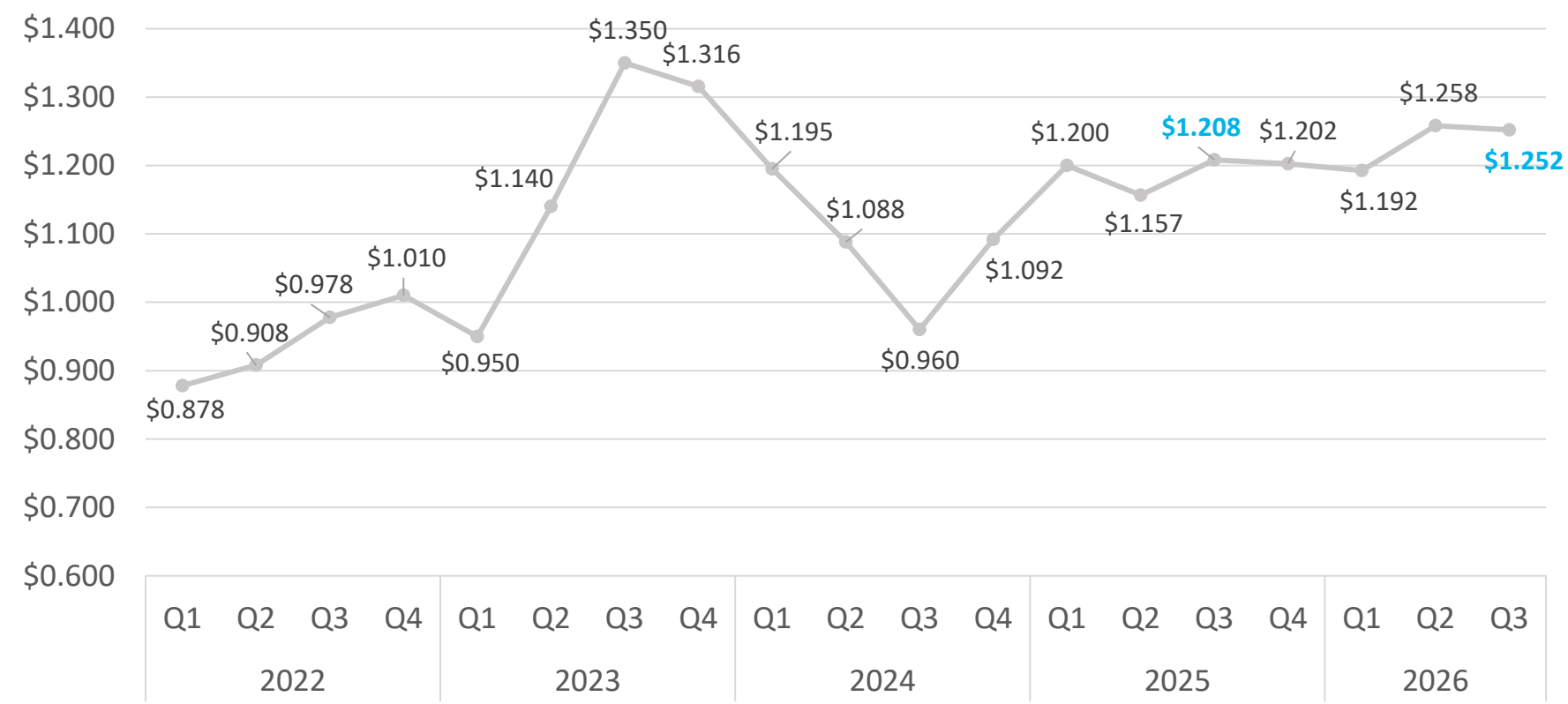


219K SF Transacted

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

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.37 (43%)**

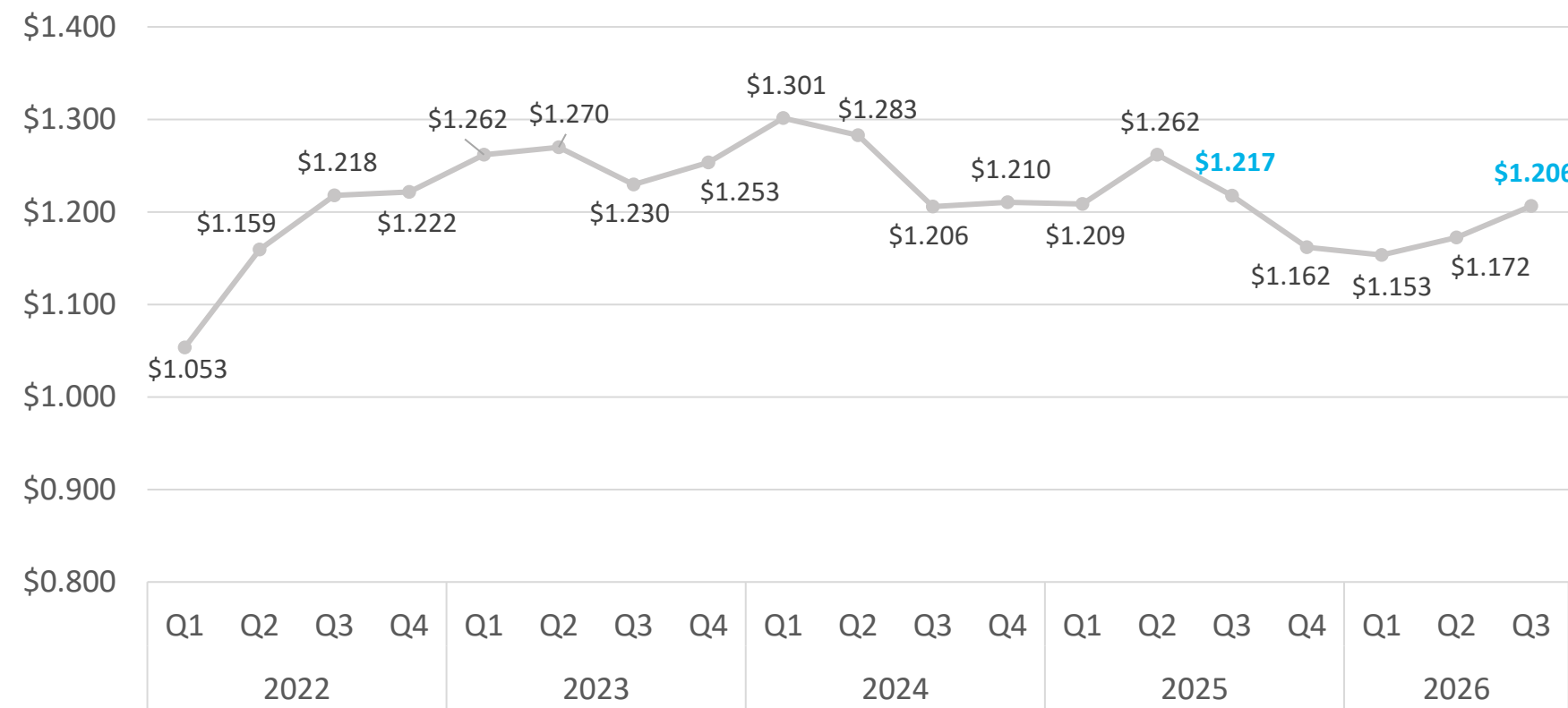
Increase in average asking rate since Q1 2022

▲ **\$0.04 (4%)**

YOY increase in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.15 (15%)**

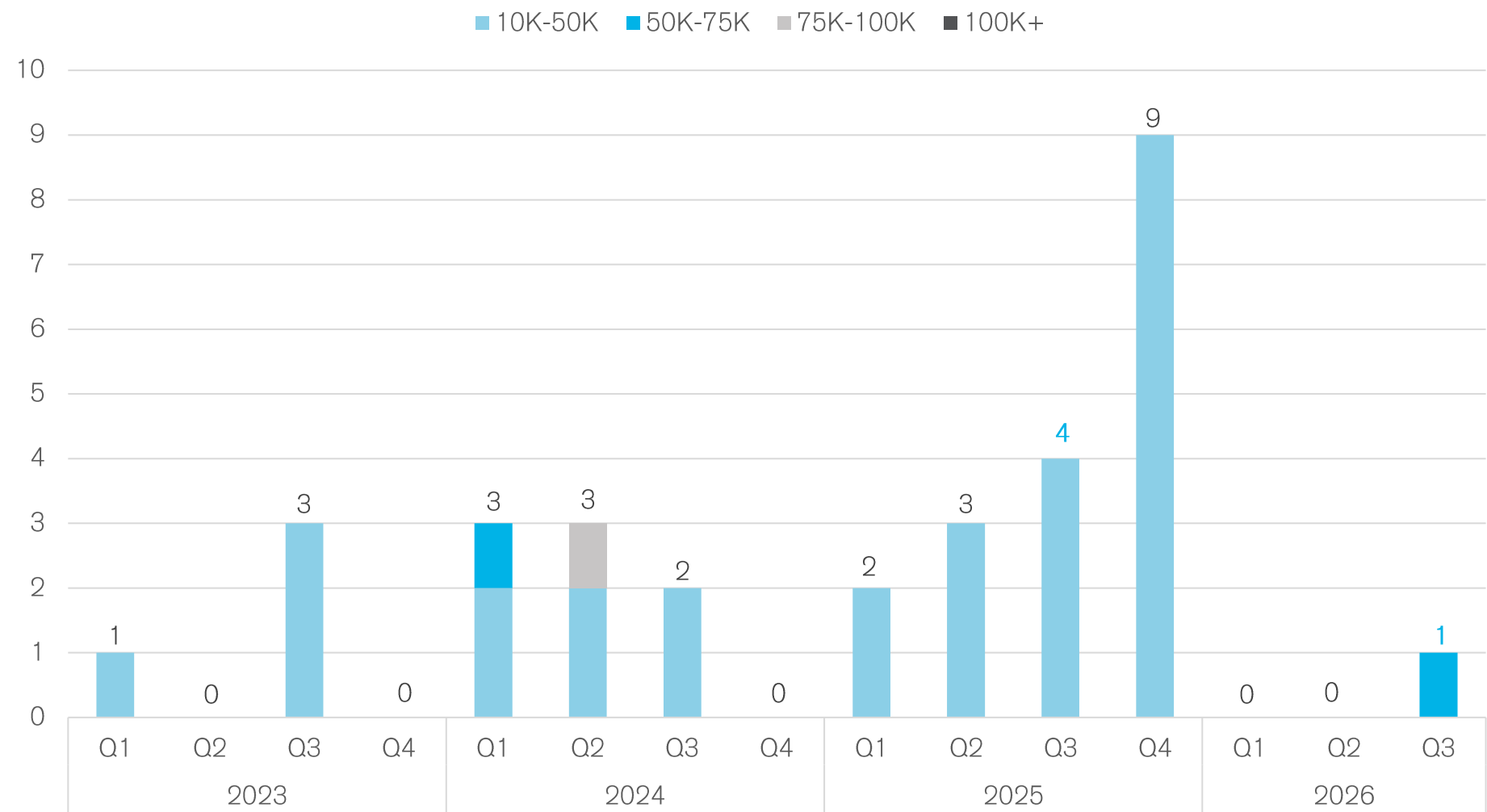
Increase in average asking rate since Q1 2022

▼ **\$0.01 (0.9%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

VENTURA COUNTY



▼ 75%

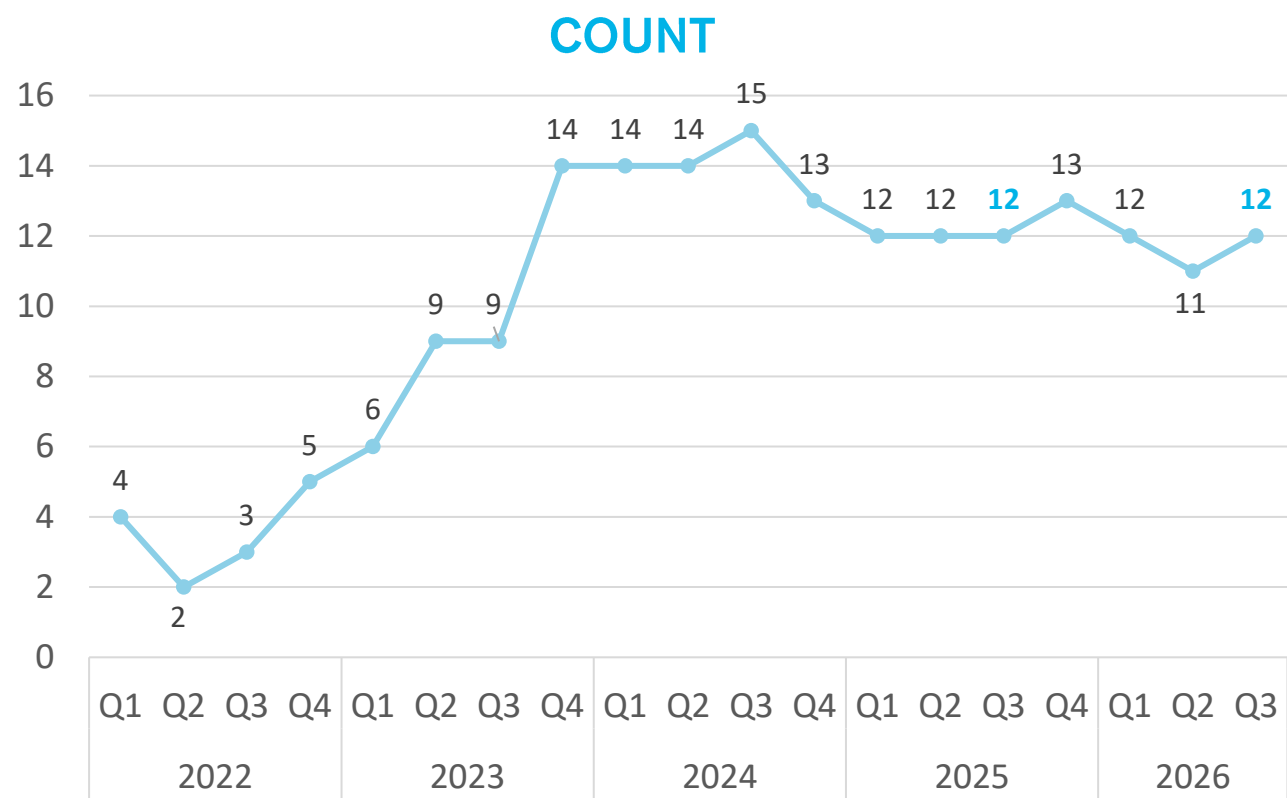
YOY decrease in number of rate reductions

▼ 89%

Decrease in number of rate reductions since Q4 2025

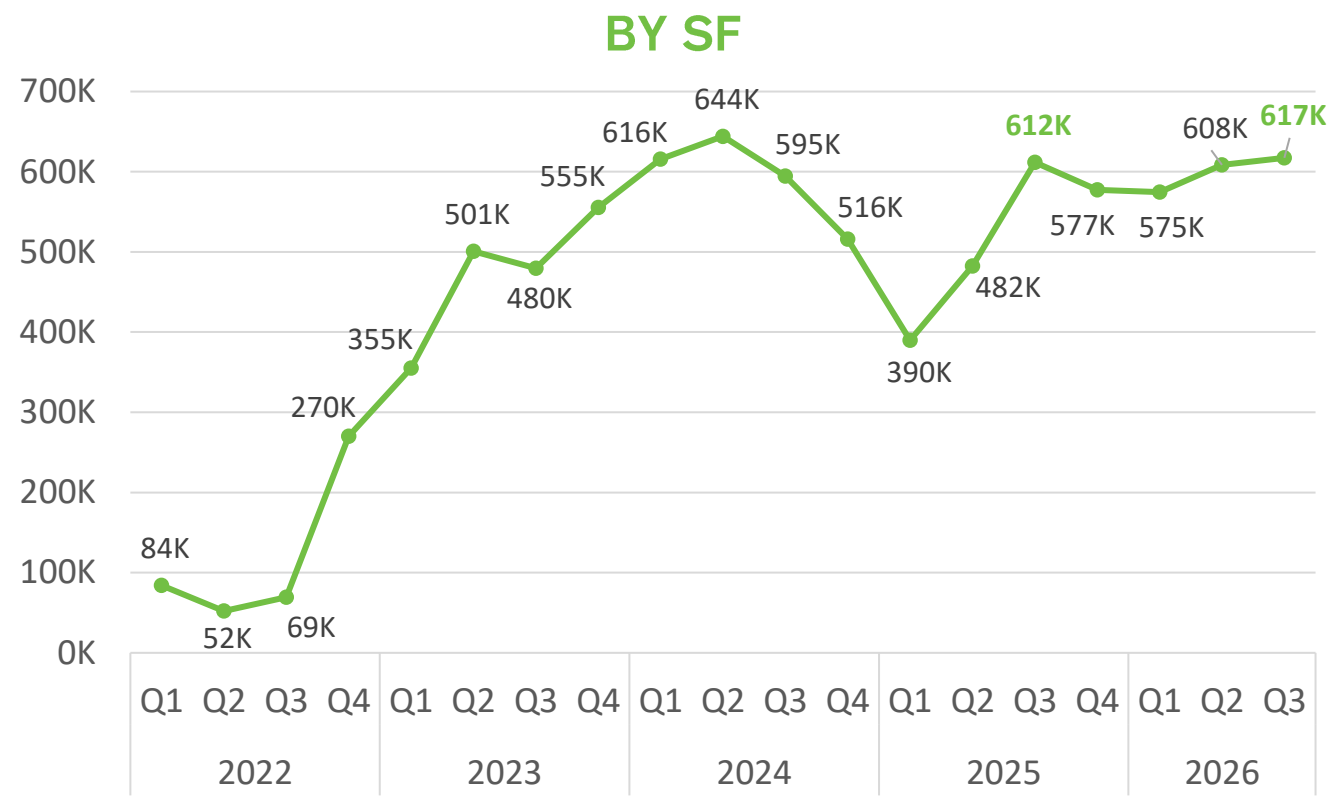
TOTAL AVAILABLE LISTINGS: SUBLEASE

VENTURA COUNTY



0

No change YOY in number of listings

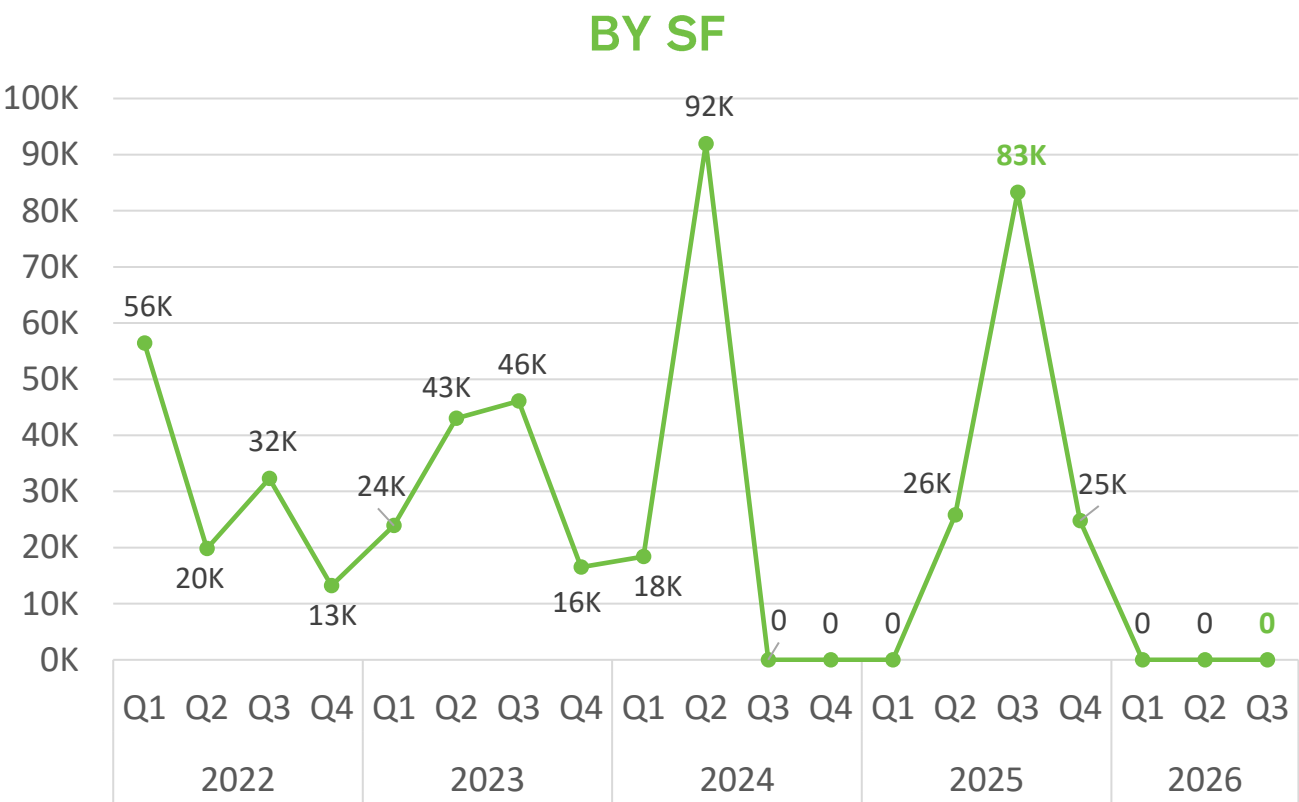
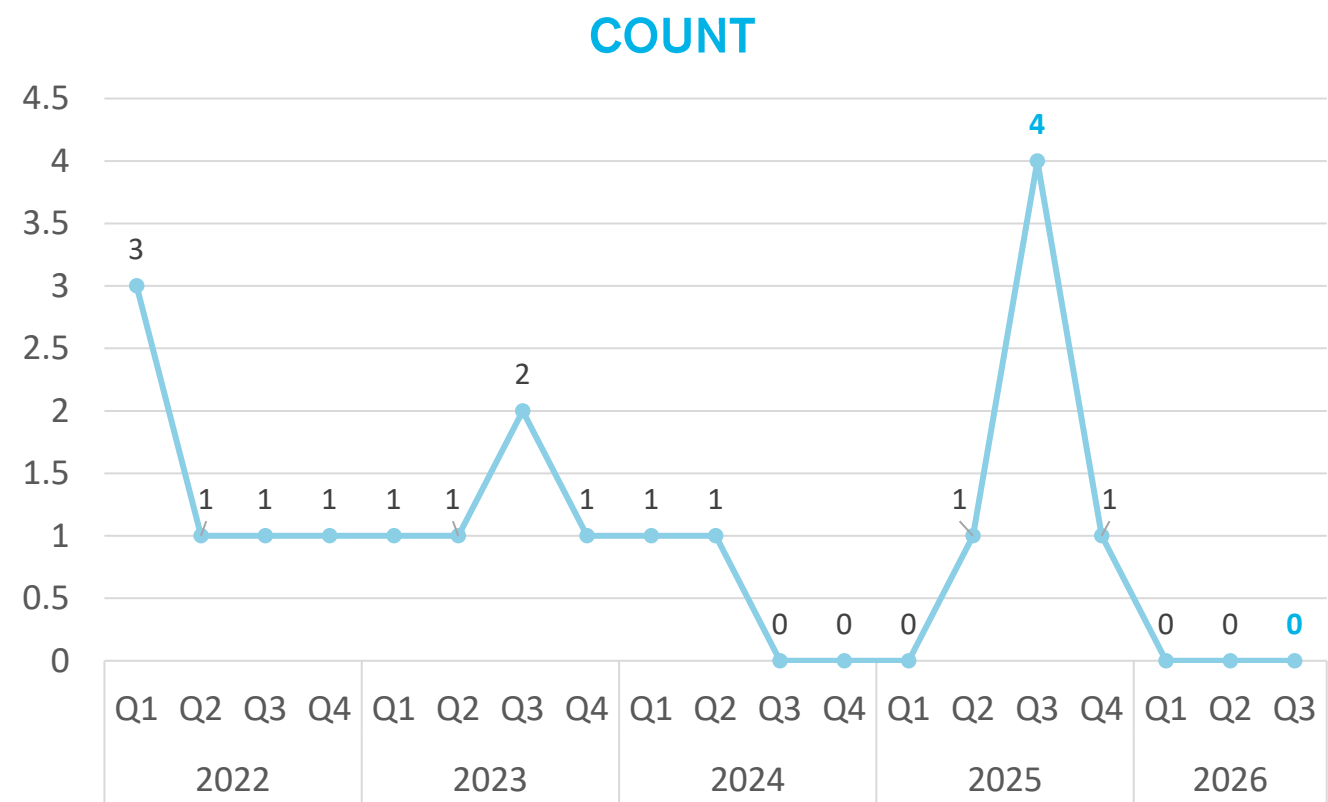


▲ 5K (0.8%)

YOY increase in SF of listings

TRANSACTIONS: SUBLEASE

VENTURA COUNTY



▼ 100%

YOY decrease in number of transactions

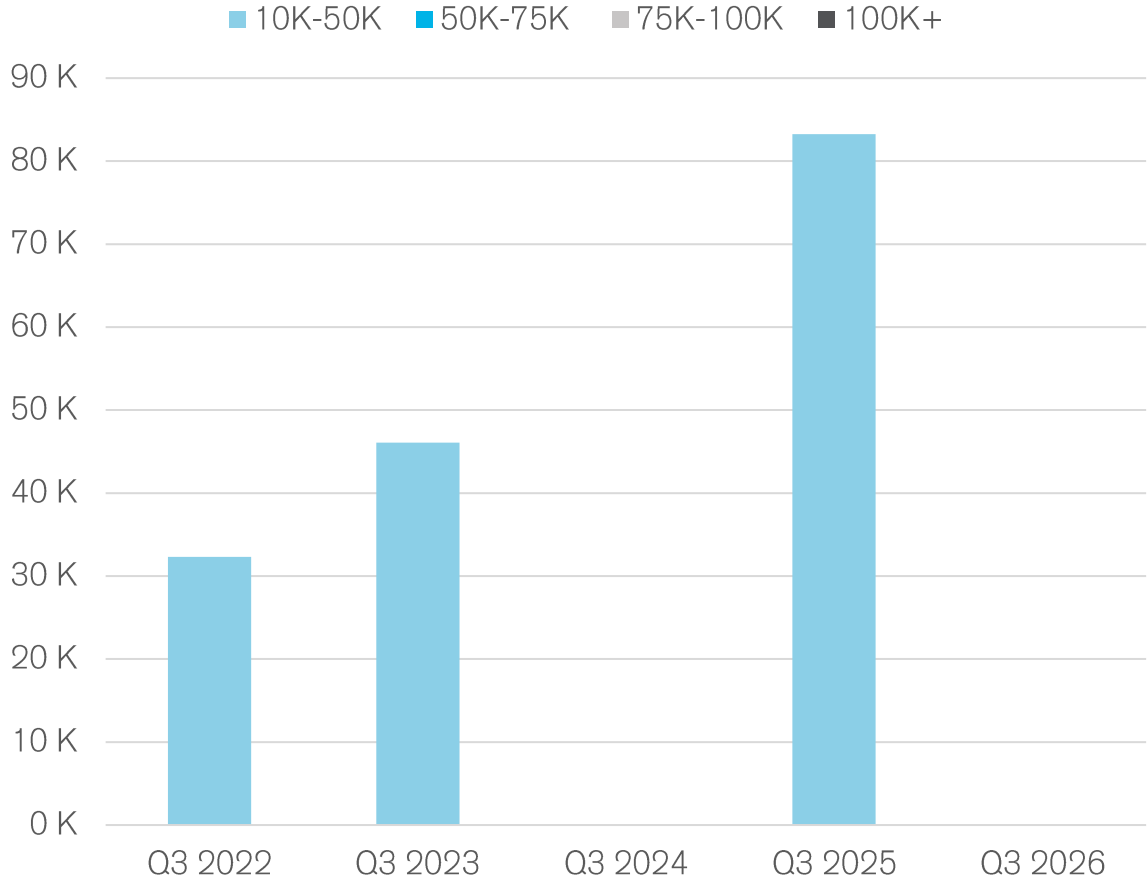
▼ 83K (100%)

YOY decrease in SF transacted

SUBLEASE TRANSACTIONS BY SIZE

VENTURA COUNTY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
10K-50K	1 32K	2 46K	0	4 83K	0
50K-75K	0	0	0	0	0
75K-100K	0	0	0	0	0
100K+	0	0	0	0	0
Grand Total	1 32K	2 46K	0	4 83K	0



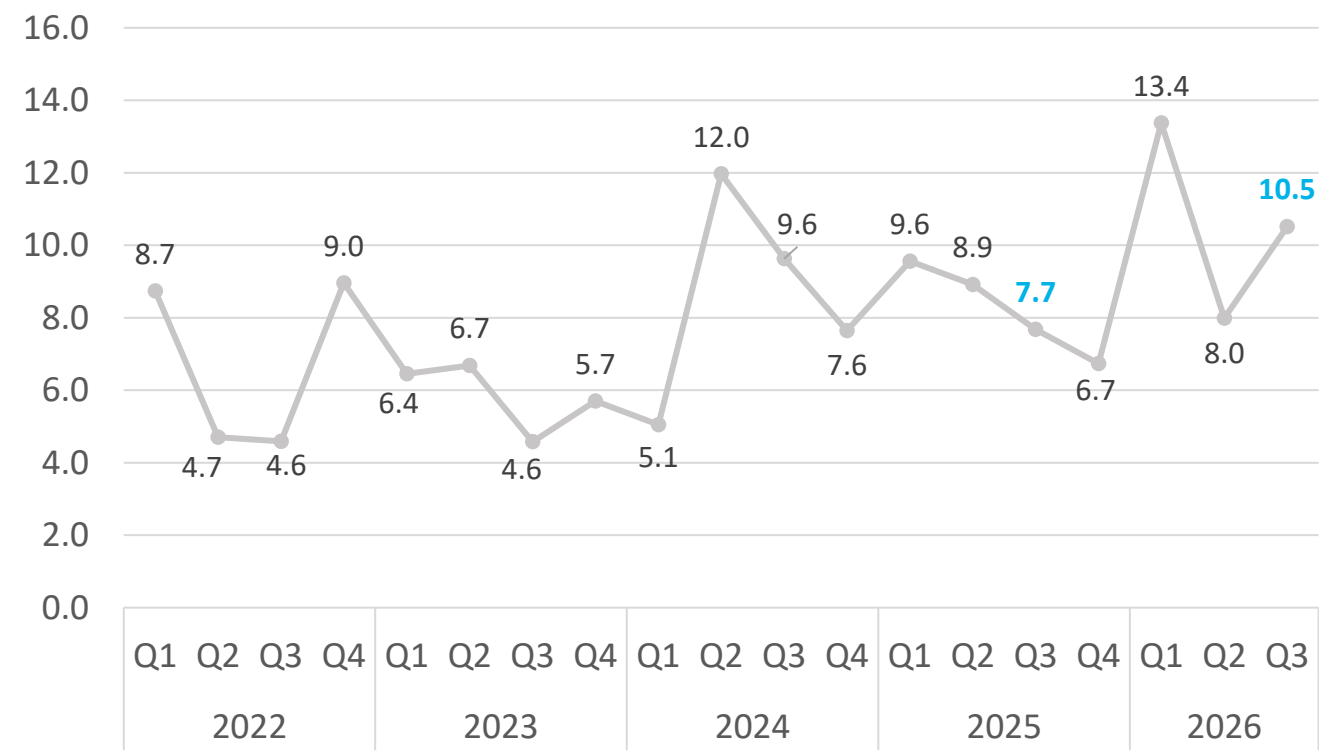
0 SF Subleased

There were no sublease transactions in Q3 2026

TRANSACTIONS: AVERAGE MONTHS ON MARKET

VENTURA COUNTY

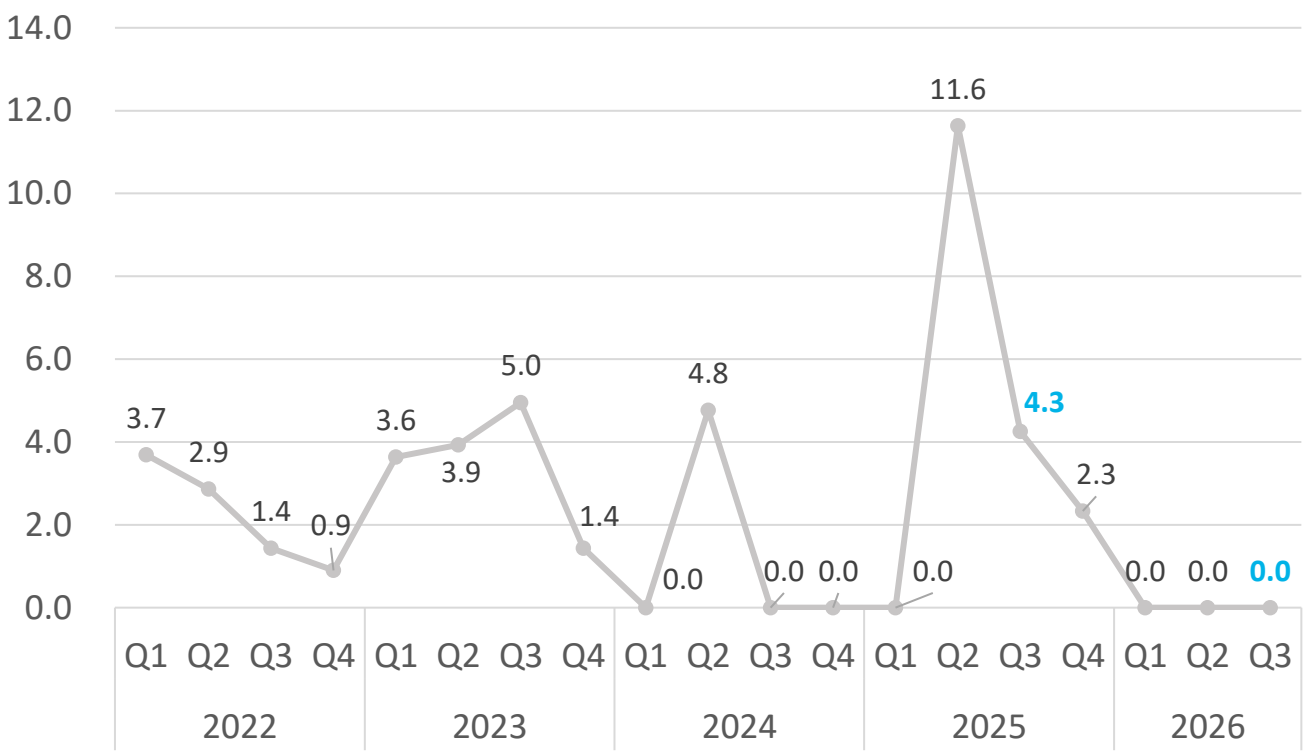
DIRECT LEASE AVG MONTHS ON MARKET



▲ **2.8 Months (36%)**

YOY increase in time on market

SUBLEASE AVG MONTHS ON MARKET

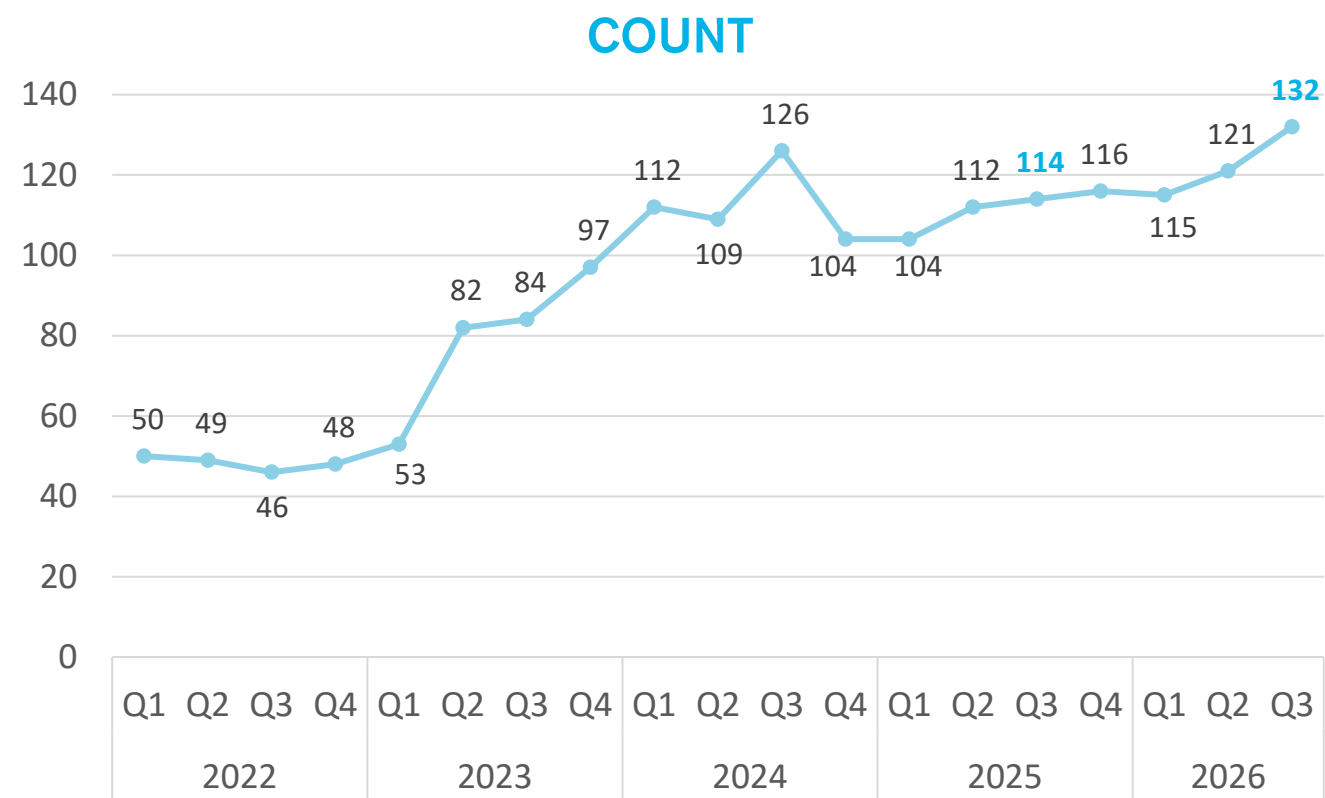


▼ **4.3 Months (100%)**

No sublease transactions in Q3 2026

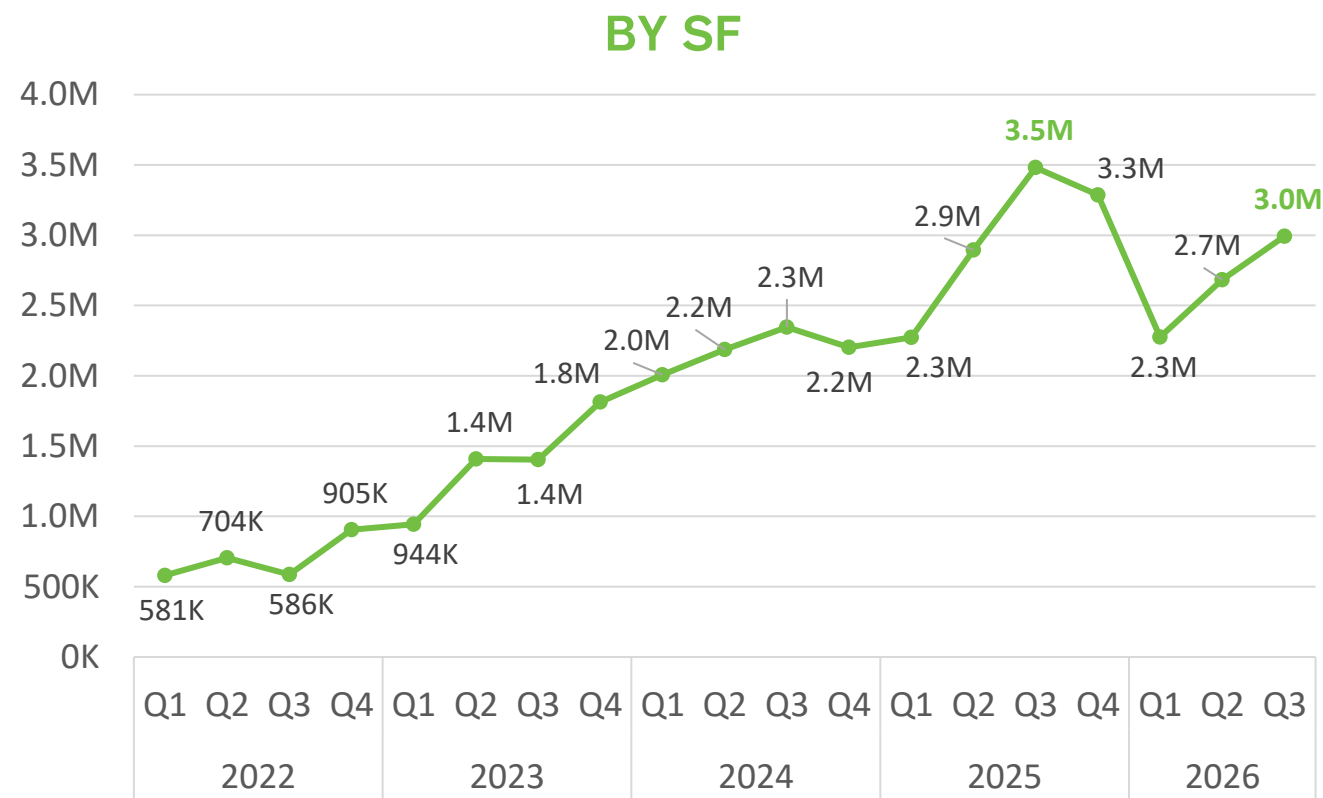
TOTAL AVAILABLE LISTINGS: SALE

VENTURA COUNTY



▲ 16%

YOY increase in number of listings



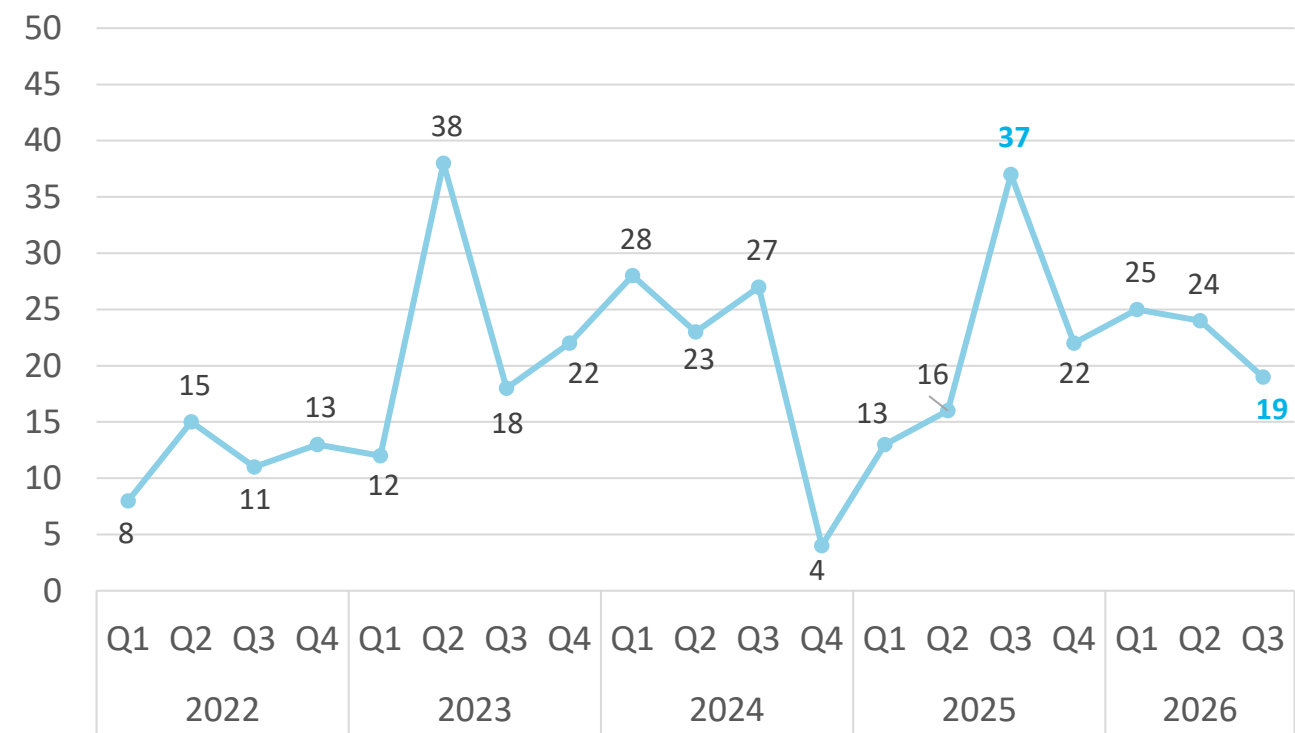
▼ 500K (14%)

YOY decrease in SF of listings

NEW LISTINGS ADDED: SALE

VENTURA COUNTY

COUNT



▼ 49%

YOY decrease in number of listings added

BY SF

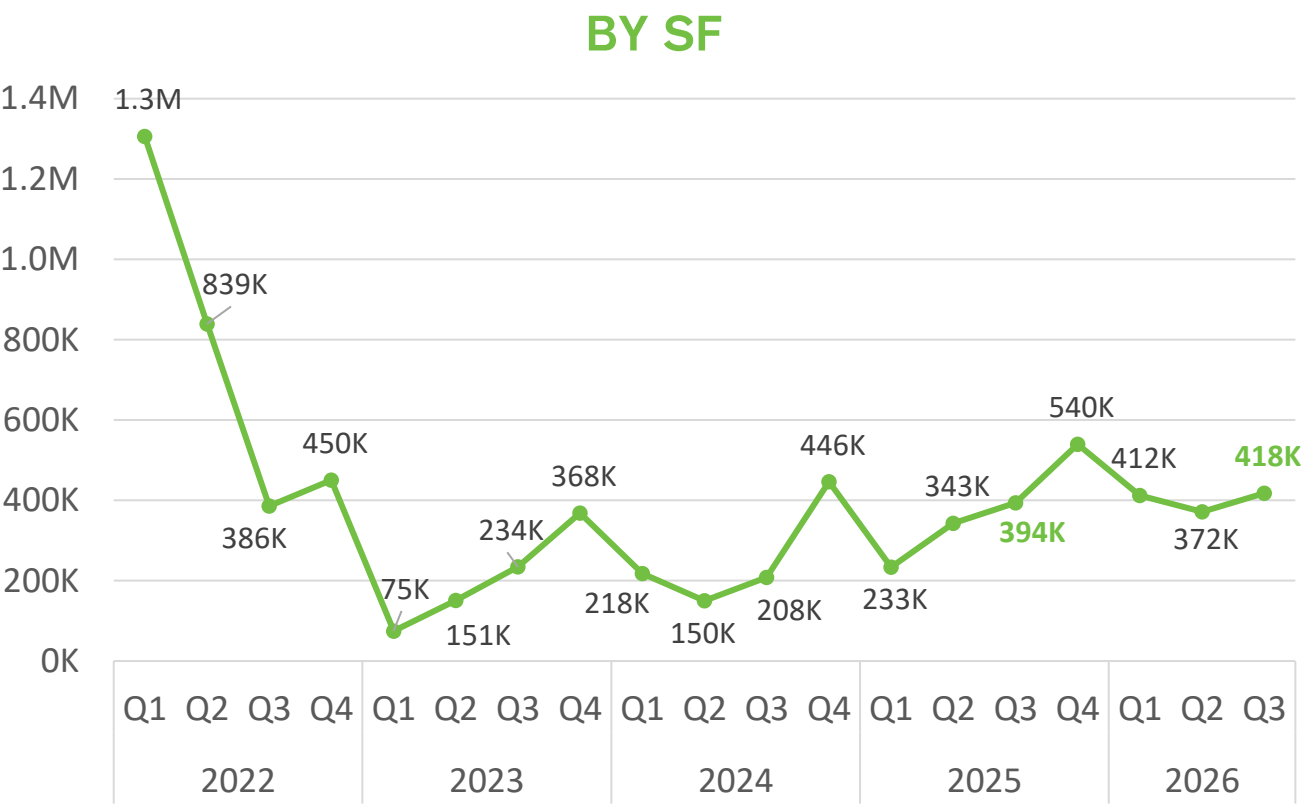
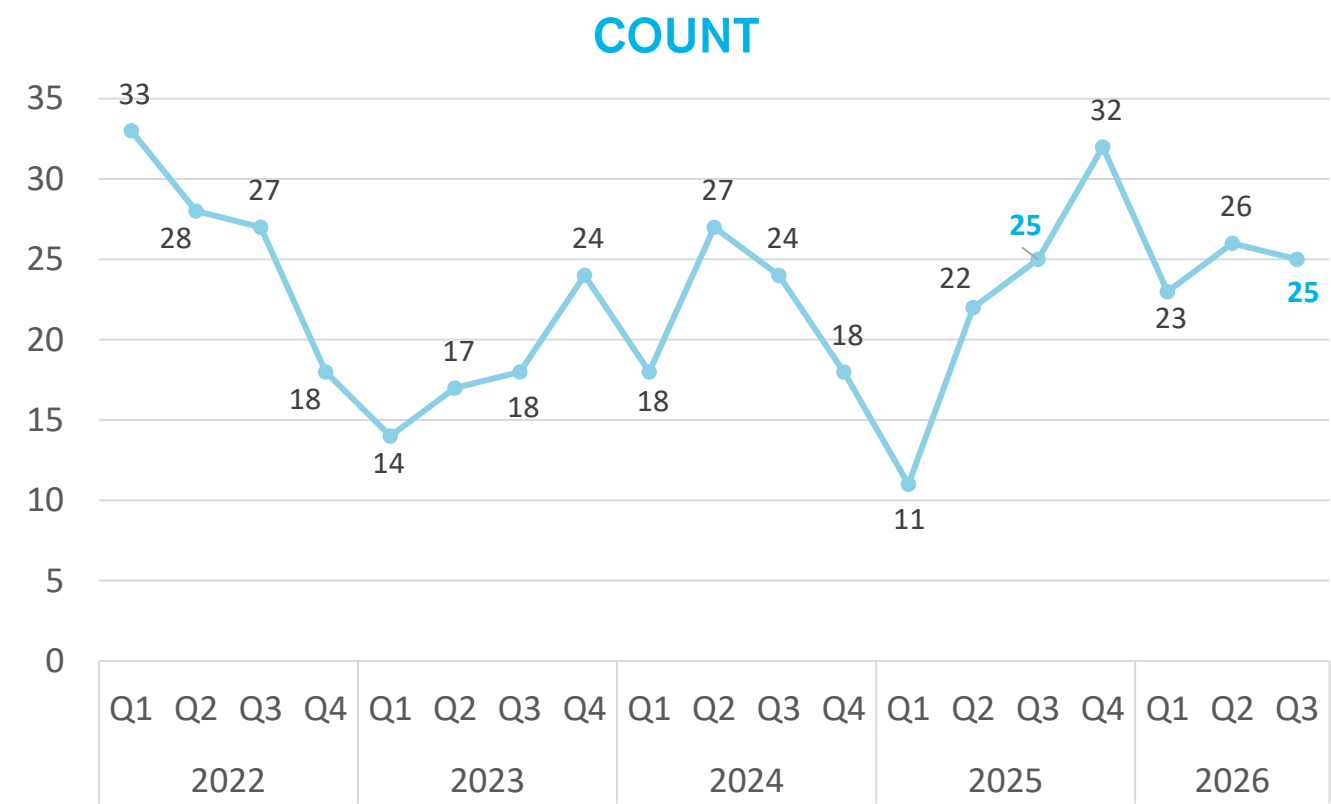


▼ 636K (70%)

YOY decrease in SF added

SALE COMPARABLES

VENTURA COUNTY



0

No change YOY in number of transactions

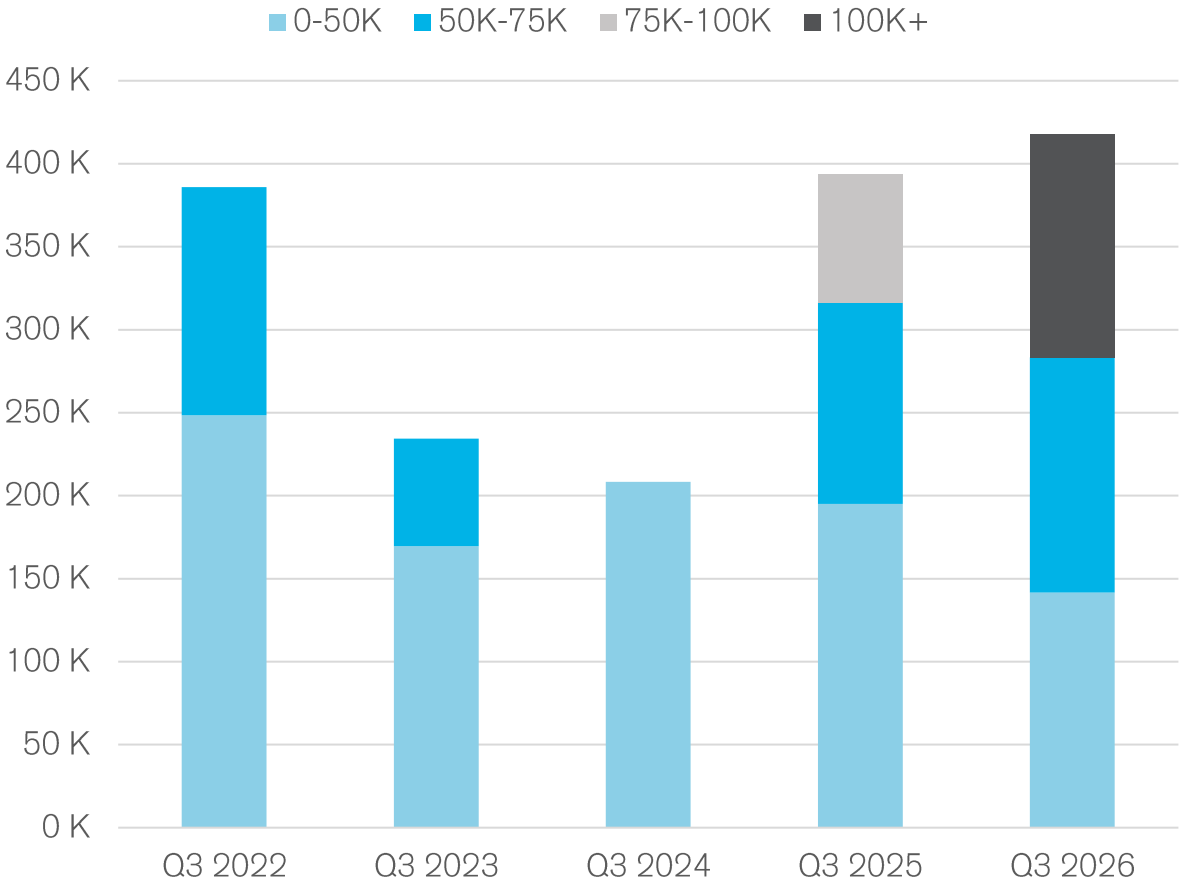
▲ 24K (6%)

YOY increase in SF sold

SALE COMPS BY SIZE

VENTURA COUNTY

	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026
0-50K	25 248K	17 170K	24 208K	22 195K	22 142K
50K-75K	2 138K	1 65K	0	2 121K	2 142K
75K-100K	0	0	0	1 77K	0
100K+	0	0	0	0	1 134K
Grand Total	27 386K	18 234K	24 208K	25 394K	25 418K

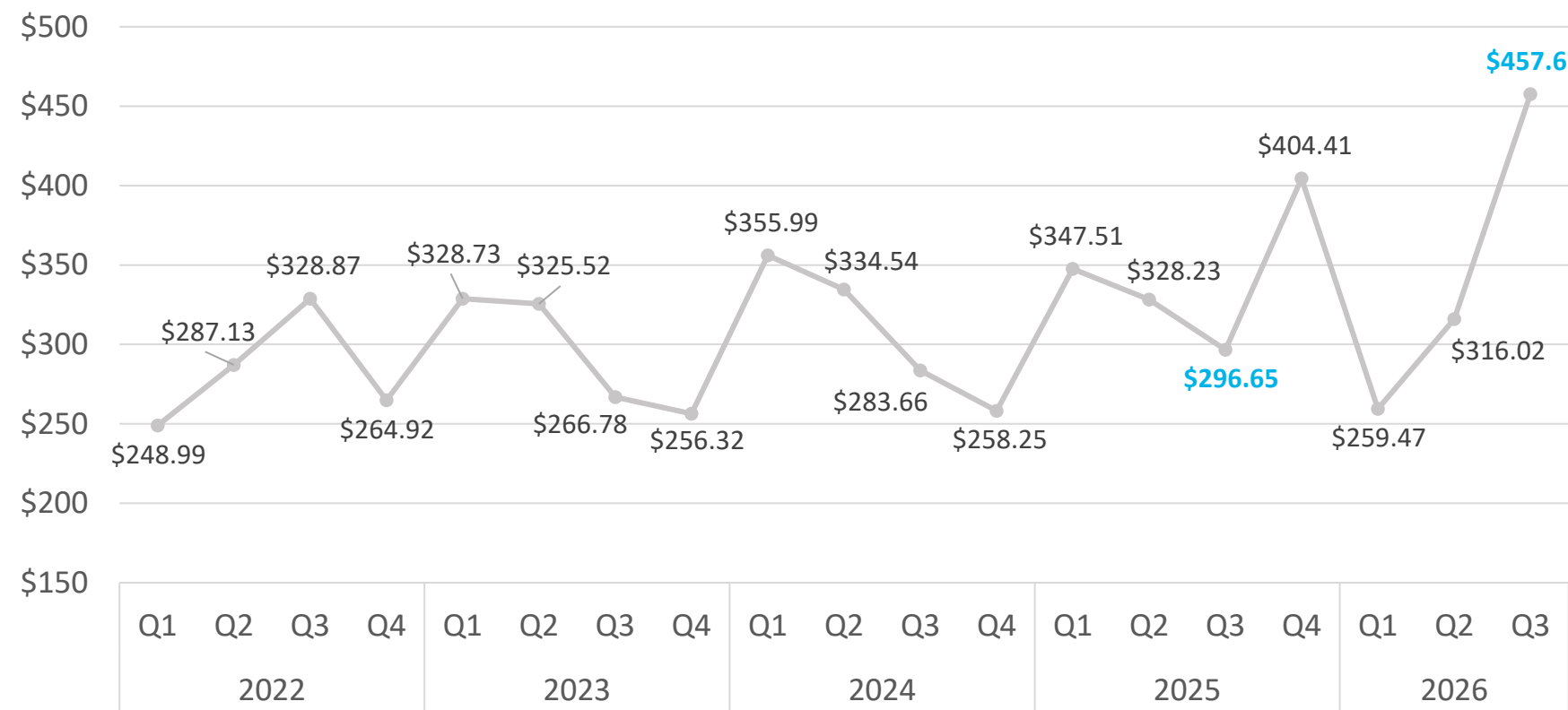


418K SF Sold

Nearly 142K SF of all SF sold was in buildings 50K-75K SF representing 34% of the total square footage sold

SOLD PRICE/SF

VENTURA COUNTY



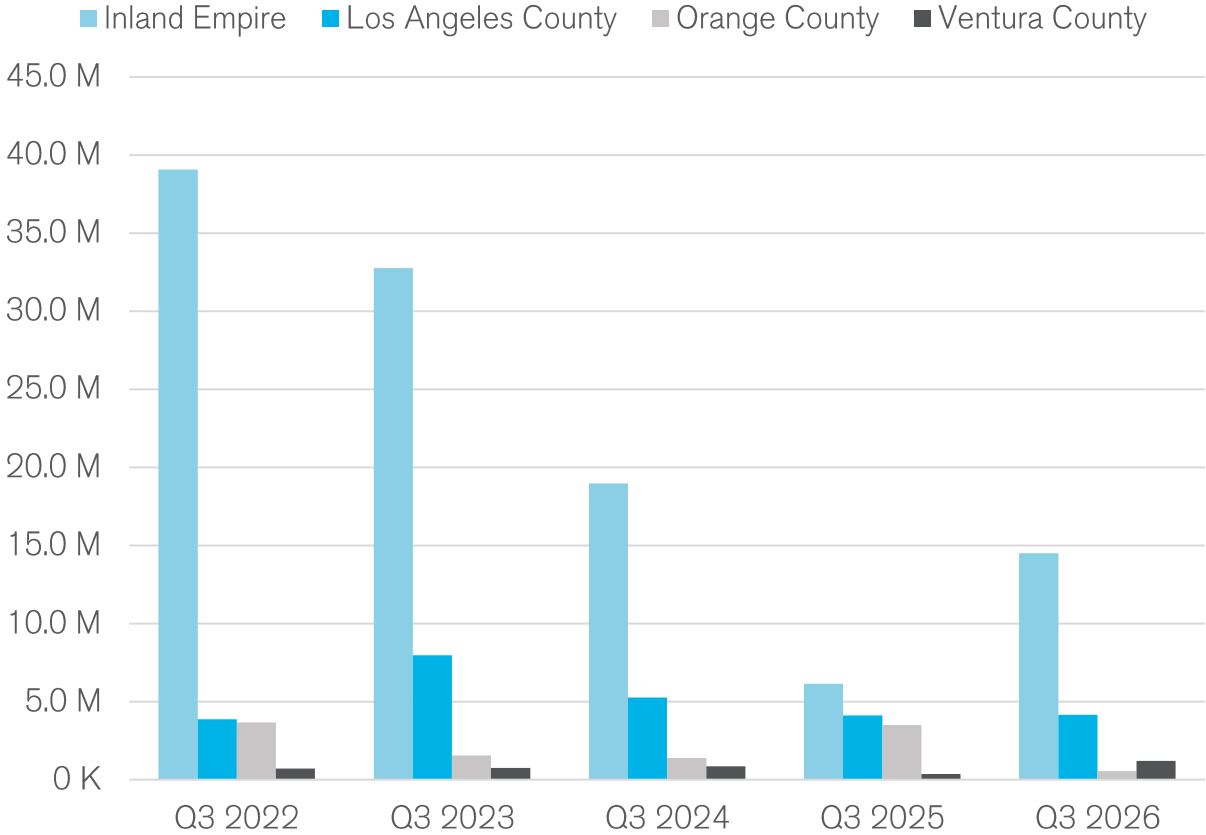
▲ **\$208.63 (84%)**
Increase in average sold price since
Q1 2022

▲ **\$160.97 (54%)**
YOY increase in average sold price

UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q3 2022	Q3 2023	Q3 2024	Q3 2025	Q3 2026	YOY % Change
Inland Empire	39.1 M	32.8 M	19.0 M	6.2 M	14.5 M	▲ 136%
Los Angeles County	3.9 M	8.0 M	5.3 M	4.1 M	4.1 M	▲ 0.8%
Orange County	3.7 M	1.5 M	1.4 M	3.5 M	548 K	▼ 84%
Ventura County	714 K	760 K	845 K	356 K	1.2 M	▲ 238%
Total	47.3 M	43.0 M	26.5 M	14.1 M	20.4 M	▲ 45%



▲ 45%

YOY increase in SF under construction

20.4M SF

Total SF under construction in Q3 2026

1.2M SF (6%)

Total SF under construction in Ventura County Q3 2026

DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Projected			
					Q1 2026	Q2 2026	Q3 2026	Q4 2026
Inland Empire	21.9 M	35.1 M	24.9 M	14.8 M	508 K	520 K	502 K	7.0 M
LA East	692 K	397 K	1.2 M	437 K	133 K	353 K	0	217 K
LA MidCounties	1.4 M	2.0 M	2.5 M	394 K	59 K	186 K	261 K	63 K
LA Central	287 K	33 K	367 K	759 K	70 K	5 K	185 K	205 K
South Bay	553 K	291 K	479 K	1.1 M	0	11 K	0	79 K
LA Northwest	1.9 M	3.1 M	1.3 M	3.5 M	584 K	279 K	389 K	343 K
Orange County	1.5 M	1.4 M	1.3 M	2.2 M	190 K	30 K	129 K	396 K
Ventura County	345 K	427 K	322 K	582 K	0	0	0	812 K
Total	28.6 M	42.7 M	32.3 M	23.8 M	1.5 M	1.4 M	1.5 M	9.1 M

1.5M SF

Total delivered construction in Q3 2026

0 SF

Total delivered construction in Ventura County in Q3 2026

9.1M SF

Projected to be delivered in Q4 2026