# Q3 2025
## LA - TRI-CITIES, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

## OFFICE MARKET OVERVIEW

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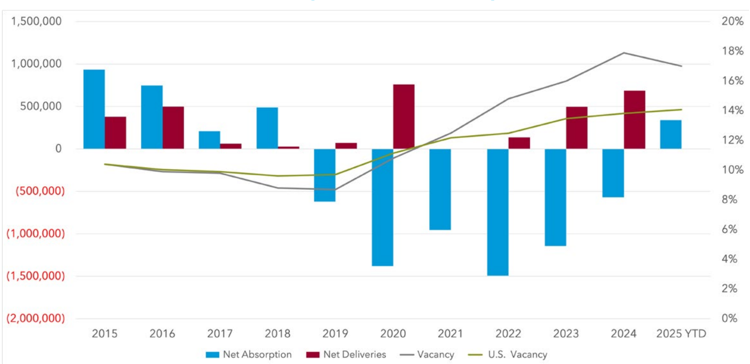
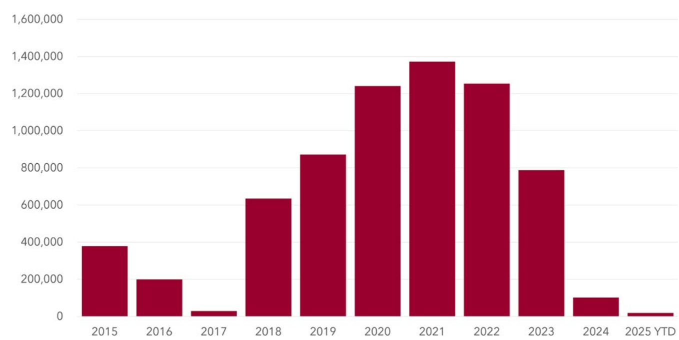
As of Q3 2025, the Tri-Cities Class A office market of Burbank, Glendale and Pasadena, shows strong improvement with 349,671 SF of positive net absorption, reversing the negative trend from earlier in the year. Vacancy declined to 25.8%, signaling renewed tenant demand, while asking rents remained steady at $3.68 PSF. Sales activity was robust, led by major Pasadena trades such as 800 E Colorado Blvd and 55 S Lake Ave. The average sales price reached $318 PSF with a 7.7% cap rate, reflecting cautious optimism amid stabilizing fundamentals and steady construction levels.

| MARKET INDICATORS | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 |
|---|---|---|---|---|---|
| ▲ 12 Mo. Net Absorption SF | 349,671 | (62,794) | 138,422 | (380,078) | 78,961 |
| ▼ Vacancy Rate | 25.80% | 27.20% | 26.90% | 27.58% | 25.80% |
| ▲ Avg Asking Rent PSF | $44.16 | $44.14 | $44.03 | $43.96 | $43.76 |
| ▲ Sale Price PSF | $318.00 | $302.00 | $303.00 | $318.00 | $359.00 |
| ▲ Cap Rate | 7.70% | - | 6.70% | 10.50% | - |
| ◄ ► Under Construction | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| ◄ ► Inventory | 21,087,832 | 21,087,832 | 21,087,832 | 21,087,832 | 21,087,832 |

### NET ABSORPTION, NET DELIVERIES, & VACANCY




### UNDER CONSTRUCTION




| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|---|---|---|---|
| 800 E. Colorado Boulevard<br>Pasadena, CA | 255,411 SF | $66,794,478<br>$261.52 PSF | Riii Ha Pasadena Owner LLC<br>Cpus Pasadena LP | Class A |
| 55 S. Lake Avenue<br>Pasadena, CA | 232,989 SF | $58,205,522<br>$249.82 PSF | Riii Ha Pasadena Owner LLC<br>Cpus Pasadena LP | Class A |
| 790 E. Colorado Boulevard<br>Pasadena, CA | 146,313 SF | $31,500,000<br>$215.29 PSF | GD Realty Group<br>SFIII Colorado, LLC | Class A |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|---|---|---|---|
| 3400 W. Riverside Drive<br>Burbank, CA | 48,237 SF | Stuart McElhinney | Undisclosed | Undisclosed |
| 215 N. Marengo Avenue<br>Pasadena, CA | 22,386 SF | Vernon Murray | Undisclosed | Undisclosed |
| 215 N. Marengo Avenue<br>Pasadena, CA | 16,411 SF | Vernon Murray | Undisclosed | Undisclosed |

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