



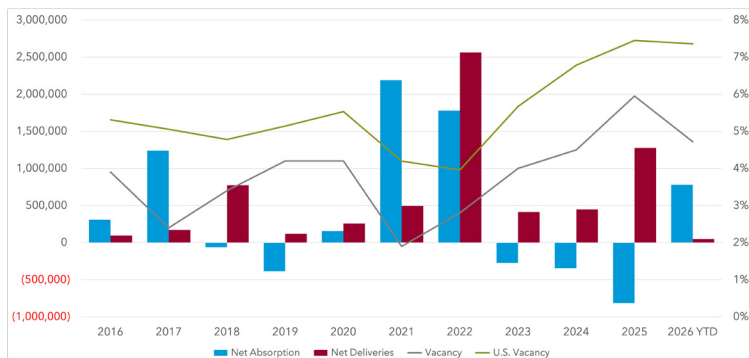
INDUSTRIAL MARKET OVERVIEW

VENTURA COUNTY INDUSTRIAL TEAM

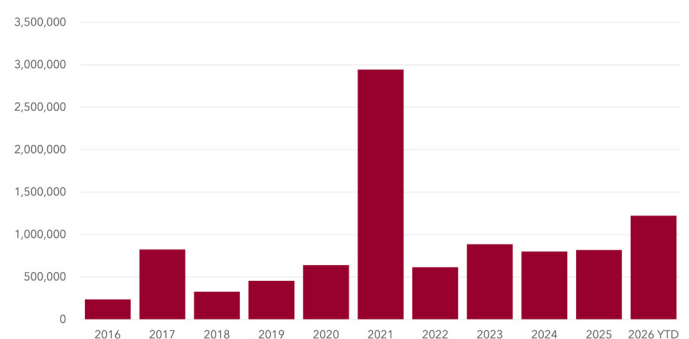
Ventura County's industrial market is showing improving signs of tightness, as vacancy fell to 4.7% in Q3, down from 6.0% a year earlier and well below the national rate of 7.4%. The decline reflects a stronger year to date, with positive net absorption through Q3, reversing the nearly 814,000-square-foot loss recorded in 2025. Construction is also picking up: 1.2 million square feet is underway, the highest level since 2021. With asking rents averaging \$1.31 per square foot per month, the market enters the final quarter with improving occupancy but more new supply on the horizon.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	534,120	(560,601)	(165,223)	(814,410)	(698,641)
▼ Vacancy Rate	4.7%	4.9%	5.0%	6.0%	5.4%
▼ Avg NNN Asking Rate PSF	\$1.31	\$1.32	\$1.36	\$1.36	\$1.43
▲ Sale Price PSF	\$343	\$210	\$242	\$164	\$216
▲ Cap Rate	6.06%	5.84%	5.06%	6.28%	6.00%
▲ Under Construction SF	1,222,469	1,016,082	891,655	817,730	876,705
▼ Inventory SF	79,020,281	79,309,891	78,465,900	78,842,288	77,983,567

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1111 S Rose Ave Oxnard, CA	70,864 SF	\$16,500,000 \$232.84 PSF	Advanced Structural Technologies, Inc. Duesenberg Investment Company	Class B
997 Flower Glen St Simi Valley, CA	29,769 SF	\$9,050,000 \$304.01 PSF	Taran Tactical Innovations Gary Zelman & Noelle Jacqueline	Class B
*905-917 Corporation St Santa Paula, CA	9,000 SF	\$7,525,000 \$836.11 PSF	EquipmentShare Robert Bunje	Class C

*Represented by Lee & Associates

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4120 E Los Angeles Ave Simi Valley, CA	25,786 SF	British Columbia Investment Management Corporation	Undisclosed	Undisclosed
*741 Arcturus Ave Oxnard, CA	24,000 SF	Private Ownership	Undisclosed	Undisclosed
45 W Easy St Simi Valley, CA	22,469 SF	Blackwell Construction, Inc	Undisclosed	Undisclosed

*Represented by Lee & Associates

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2026 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com