

MARKET TRENDS

SAN FERNANDO VALLEY *INDUSTRIAL*



SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
21300 Vanowen St	West San Fernando Valley	50,000	\$16,300,000	\$326.00	Bocks Canyon Holdings, LLC	The Welk Group
13030 Raymer St	East San Fernando Valley	30,000	\$9,790,000	\$326.33	Dan Reichman	Paul Boghossian
9007 Lankershim Blvd	East San Fernando Valley	21,202	\$7,420,000	\$349.97	Kahgo Truck Parts	Robert Gharasemian

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Landlord	Tenant
7545 N San Fernando Rd	Burbank	50,464	March 2025	ACE Industrial Supply, Inc.	Undisclosed
2830 Ontario St	Burbank	32,236	March 2025	Unique Vintage Properties, LLC	Undisclosed
10349 Norris Ave	East San Fernando Valley	55,514	February 2025	Molding Corporation of America, LLC	Goodnight & Co. Set Builders

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	4Q 2026
12772 San Fernando Rd	Sylmar	East San Fernando Valley	143,529	Rexford Industrial Realty, Inc.	2Q 2025
19900 Plummer St	Chatsworth	West San Fernando Valley	79,539	Rexford Industrial Realty, Inc.	2Q 2025

MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Direct Vacancy Rate	4.1%	3.5%	2.6%	150-bps
Availability Rate	6.3%	5.5%	4.6%	170-bps
Asking Lease Rate	\$1.60	\$1.65	\$1.80	-11.1%
	1Q25	4Q24	1Q24	YOY Change
Lease Transactions	919,343	1,180,532	1,145,412	-19.7%
Sale Transactions	591,551	612,894	906,333	-34.7%
Direct Net Absorption	707,919	-43,388	-344,323	N/A

SUBMARKET STATISTICS

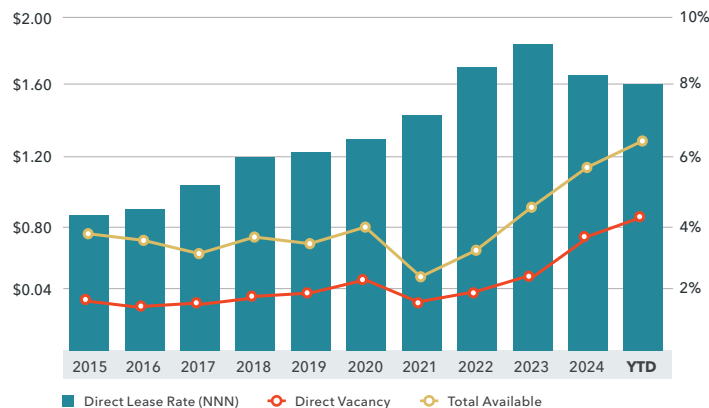
Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	1Q25 Direct Net Absorption	2024 Direct Net Absorption	1Q25 Leasing Activity	2024 Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	14,986,649	4.0%	4.3%	-99,961	-140,201	137,438	483,927	0	-	\$2.07
East San Fernando Valley	53,254,990	3.8%	4.4%	-460,644	-400,629	359,301	1,578,071	583,529	-	\$1.60
Glendale	8,360,388	2.8%	3.1%	7,568	-142,334	24,466	236,462	0	-	\$1.83
West San Fernando Valley	47,090,509	4.5%	5.1%	-149,218	-635,448	409,438	2,052,239	241,489	-	\$1.46
SFV Totals	123,692,536	4.1%	4.5%	-702,255	-1,318,612	930,643	4,350,699	825,018	0	\$1.60

BIGGEST SALE OF THE QUARTER

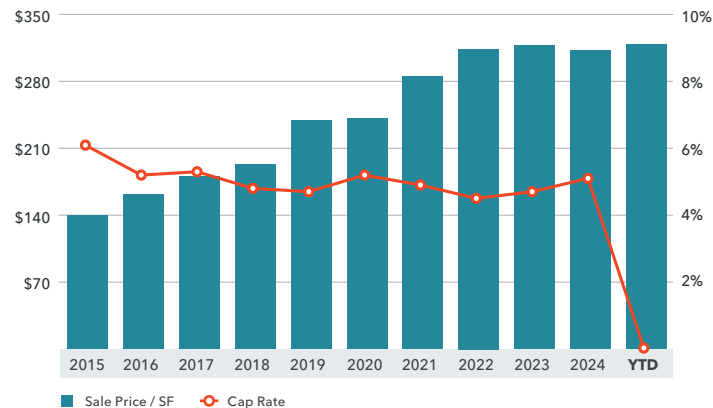
21300 Vanowen St, Canoga Park, CA



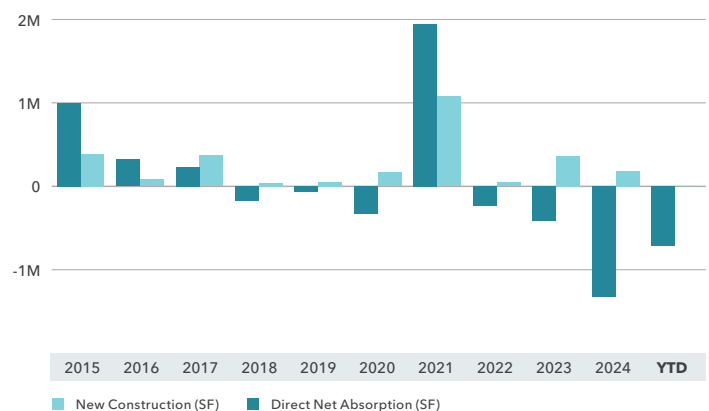
LEASE RATE, VACANCY & AVAILABILITY



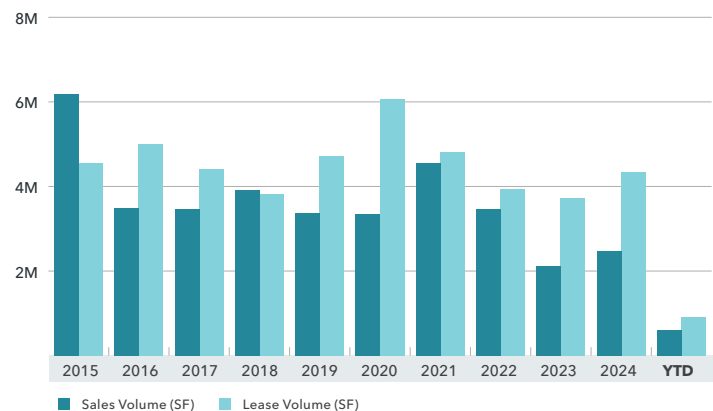
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

26.2M

ANNUAL SALES SF

36.7M

ANNUAL LEASING SF

ASSET SERVICES

58M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ANNUAL ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS

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