Kidder Mathews

3Q 2025

MARKET TRENDS

SAN FERNANDO VALLEY *INDUSTRIAL*

↑ VACANCY

↓ ABSORPTION

↓ RENTAL RATES

↔ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	$/SF	Buyer	Seller
100 E Graham Pl	Burbank	104,795	$29,000,000	$276.73	Alta West Ptns., LLC / Olive Point Cap.	The Luzzatto Co.
CCIG Business Park	West San Fernando Valley	106,852	$26,500,000	$248.01	Captiva Partners	Siegel & Associates
10220 Norris Ave	East San Fernando Valley	60,000	$13,200,000	$220.00	Bolour	Harold Jabarian and Assoc., LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Landlord	Tenant
8430 Tujunga Ave	East San Fernando Valley	74,547	September 2025	Rexford Industrial Realty, Inc.	Undisclosed
12660 Branford St	East San Fernando Valley	48,117	August 2025	Fredmar Properties	Lexington Design & Fabrication
12950 Bradley Ave	East San Fernando Valley	34,650	August 2025	12950 Bradley Ave, LLC	Dr. Dental Supply

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	4Q 2026
23823 Ventura Blvd - Finish Line Auto Club	Calabasas	West San Fernando Valley	58,975	Westcord Commercial Real Estate	4Q 2025
16161 Raymer St	Van Nuys	West San Fernando Valley	53,865	Longpoint	3Q 2027

MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Direct Vacancy Rate	4.4%	4.2%	3.3%	**110 bps**
Availability Rate	6.3%	6.0%	5.5%	**220 bps**
Asking Lease Rate	$1.53	$1.56	$1.70	**-10.0%**

	3Q25	2025 YTD	2024 YTD	YOY Change
Lease Transactions	966,363	3,417,247	3,475,821	**-1.7%**
Sale Transactions	518,016	1,853,534	1,864,570	**-0.6%**
Direct Net Absorption	-173,760	-895,379	-1,191,323	**N/A**

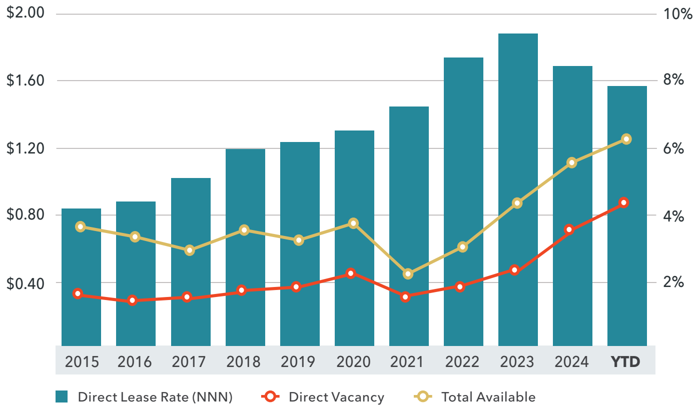
SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	3Q25 Direct Net Absorption	YTD Direct Net Absorption	3Q25 Leasing Activity	YTD Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	15,010,757	4.3%	4.7%	131,404	-149,247	107,505	418,579	0	0	$1.98
East San Fernando Valley	52,890,908	4.5%	5.2%	-178,673	-669,259	478,352	1,384,362	440,000	152,089	$1.52
Glendale	8,461,098	1.4%	1.5%	58,353	127,643	15,837	140,199	0	0	$1.82
West San Fernando Valley	47,232,504	4.8%	5.5%	-184,844	-204,516	364,669	1,474,107	159,425	79,539	$1.41
SFV Totals	**123,595,267**	**4.4%**	**5.0%**	**-173,760**	**-895,379**	**966,363**	**3,417,247**	**599,425**	**231,628**	**$1.53**

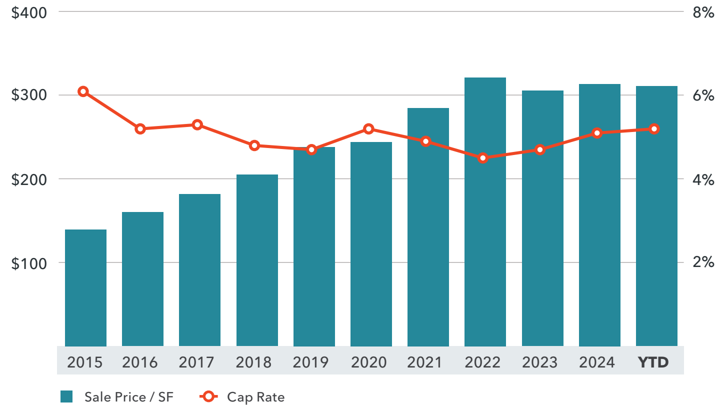
BIGGEST SALE OF THE QUARTER

100 E Graham Pl
Burbank, CA

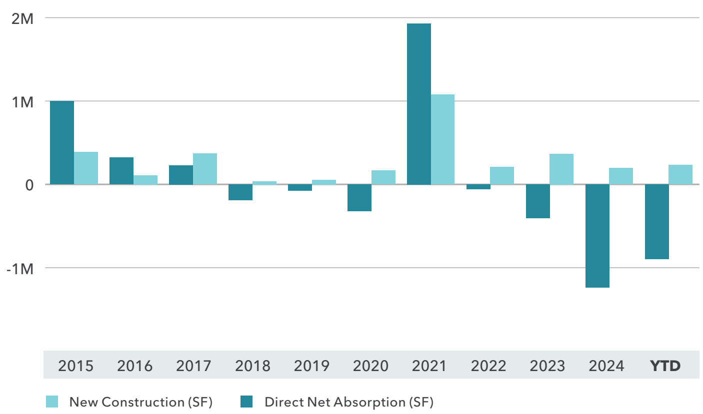
LEASE RATE, VACANCY & AVAILABILITY



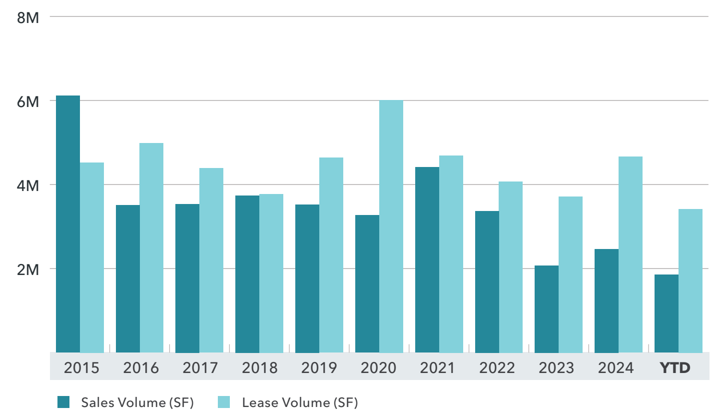
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews

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

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Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	26.2M ANNUAL SALES SF	36.7M ANNUAL LEASING SF
ASSET SERVICES	53M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,400+ AVERAGE ANNUAL ASSIGNMENTS	39 TOTAL APPRAISERS	24 WITH MAI DESIGNATIONS