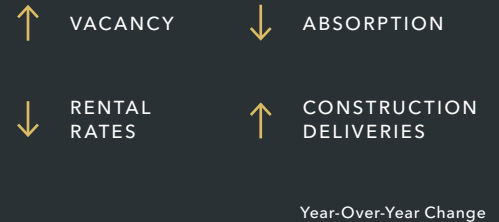


MARKET TRENDS

SAN FERNANDO VALLEY *INDUSTRIAL*



SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Sale Price	S/SF	Buyer	Seller
13333-13345 Saticoy St	East San Fernando Valley	36,650	\$8,225,000	\$224.42	Tanya Roofian	Shepard & Ronni Goodman
20600 Plummer St	West San Fernando Valley	24,000	\$6,500,000	\$270.83	20600 Plummer, LLC	Joseph Nazari
1005 W Isabel St	Burbank	13,694	\$5,900,000	\$430.85	J.L. Fisher, Inc.	Amarpreet Singh Malik

SIGNIFICANT LEASE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Transaction Date	Landlord	Tenant
16620 Stagg St	West San Fernando Valley	79,744	October 2025	Prologis, Inc.	Undisclosed
14955-15001 Calvert St	West San Fernando Valley	44,400	October 2025	ESH Properties	Golazo Soccer Center
7700 Balboa Blvd	West San Fernando Valley	43,160	November 2025	Occidental Ent. Group Holdings, Inc.	Undisclosed

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	4Q 2026
16161 Raymer St	Van Nuys	West San Fernando Valley	53,865	Longpoint	3Q 2027
16320 Raymer St	Van Nuys	West San Fernando Valley	38,085	Longpoint	1Q 2026

MARKET BREAKDOWN

	4Q25	3Q25	4Q24	YOY Change
Direct Vacancy Rate	4.6%	4.4%	3.4%	110 bps
Availability Rate	6.7%	6.4%	5.3%	220 bps
Asking Lease Rate/SF/Mo	\$1.52	\$1.54	\$1.65	-7.9%
	4Q25	2025	2024	YOY Change
Lease Transactions (SF)	737,386	4,282,027	4,729,649	-9.5%
Sale Transactions (SF)	262,730	2,424,586	2,467,783	-1.8%
Direct Net Absorption (SF)	257,244	1,176,351	1,234,711	N/A

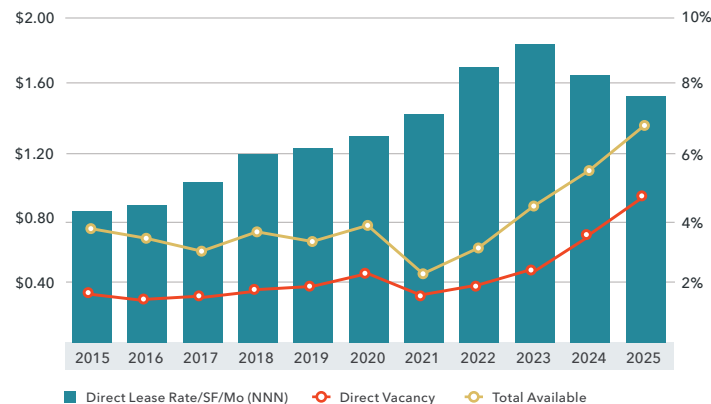
SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	4Q25 Direct Net Absorption	YTD Direct Net Absorption	4Q25 Leasing Activity	2025 Leasing Activity	SF Under Construction	2025 Construction Completions	Avg NNN Rental Rate
Burbank	14,992,428	5.0%	5.5%	-91,116	-247,683	41,103	488,393	0	0	\$2.01
East San Fernando Valley	52,946,779	4.8%	5.7%	-186,580	-866,417	238,648	1,649,578	446,753	143,529	\$1.49
Glendale	8,467,139	1.5%	1.7%	-12,338	113,355	21,495	164,614	0	0	\$1.80
West San Fernando Valley	47,425,961	4.8%	5.4%	33,790	-175,606	436,140	1,979,442	100,450	138,514	\$1.44
SFV Totals	123,832,307	4.6%	5.3%	-256,244	-1,176,351	737,386	4,282,027	547,203	282,043	\$1.52

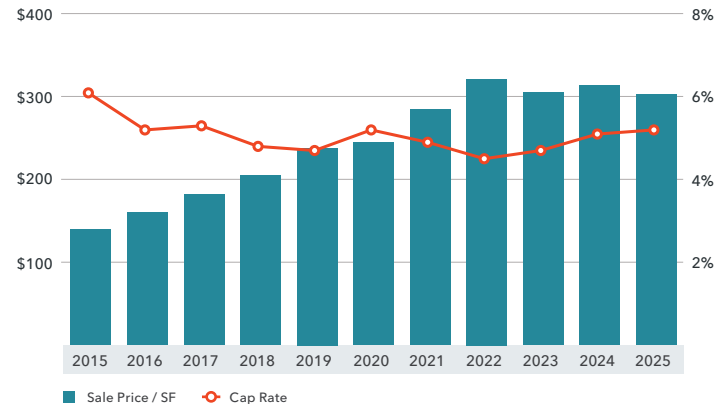
BIGGEST SALE OF THE QUARTER

*1333-13345 Saticoy St
North Hollywood CA*

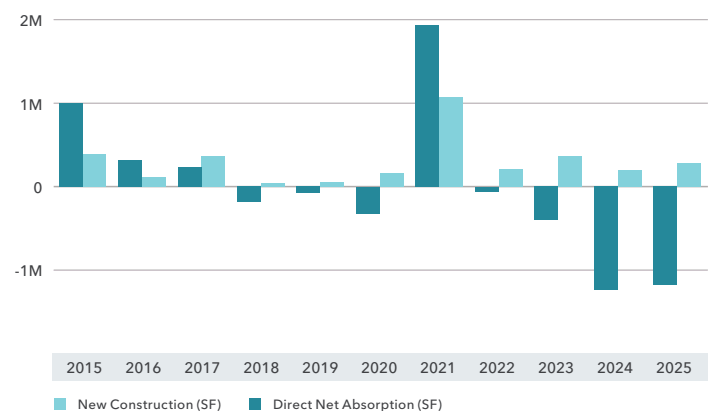
LEASE RATE, VACANCY & AVAILABILITY



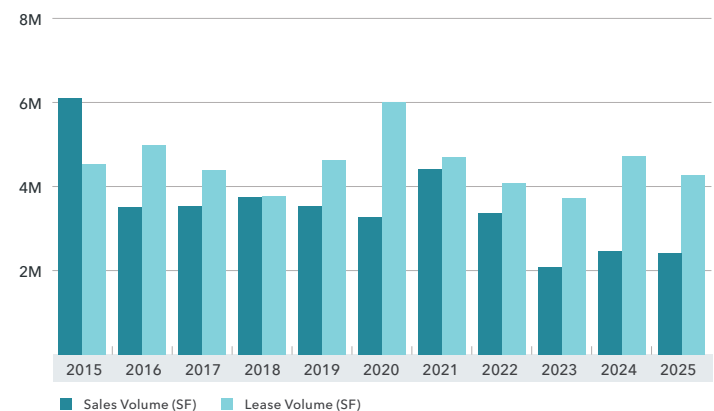
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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

41

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS