

MARKET TRENDS

SAN FERNANDO VALLEY INDUSTRIAL

↑ VACANCY	↓ ABSORPTION
↑ RENTAL RATES	↑ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	S/SF	Buyer	Seller
8201-8221 Woodley Ave & 16200 Roscoe Blvd	West San Fernando Valley	304,774	\$116,001,000	\$380.61	CIRE Partners	Link Logistics R.E.
2231-2249 N Hollywood Way	Burbank	47,056	\$14,980,000	\$318.34	Dr. Ronald Stein	Logan Beitler
13042 Bradley Ave	East San Fernando Valley	38,500	\$8,000,000	\$207.79	Marat Kapukchyan	Zakhary Bakshiy

SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

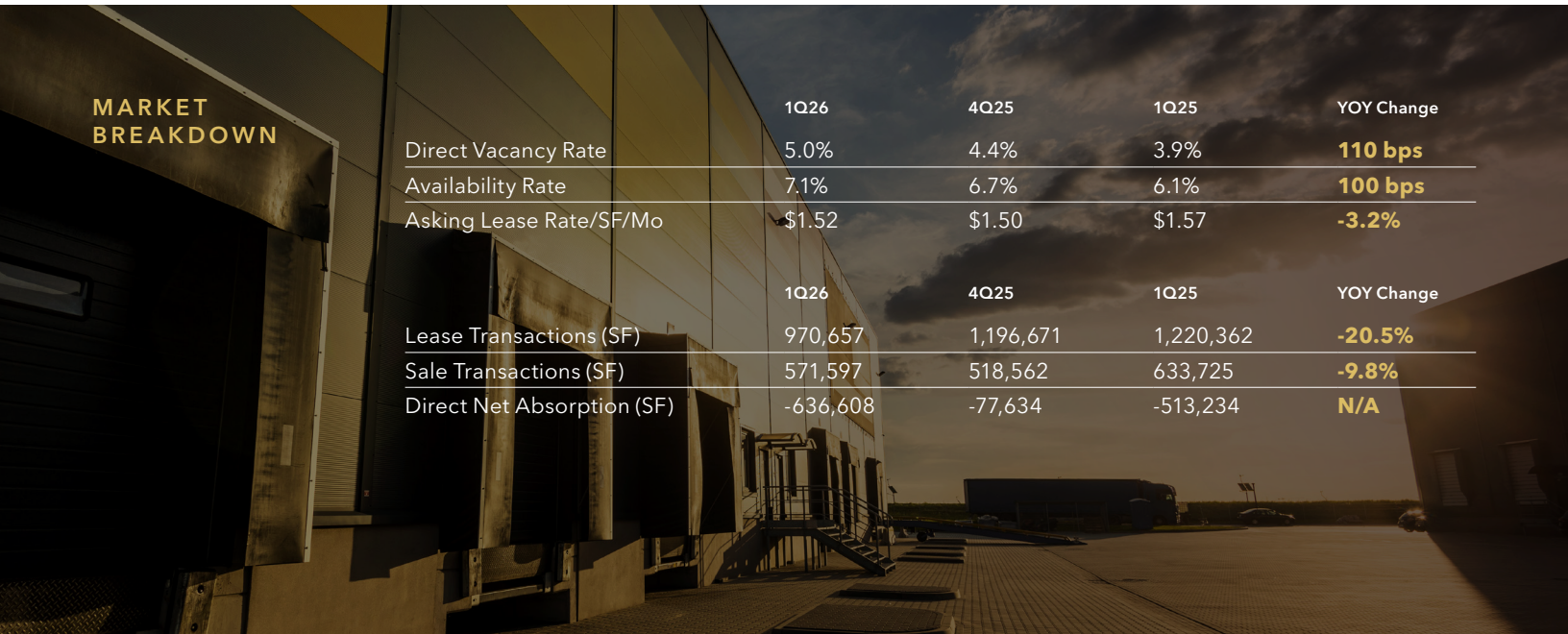
Property	Submarket	SF	Transaction Date	Landlord	Tenant
27349 Agoura Rd	West San Fernando Valley	83,838	February 2026	Cypress Land Company	Undisclosed
20401 Prairie St	West San Fernando Valley	62,400	January 2026	Thomas Schneider	Undisclosed
21123 Nordhoff St	West San Fernando Valley	59,157	January 2026	Wesco	Undisclosed

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	4Q 2026
15191 Bledsoe St	Sylmar	East San Fernando Valley	87,010	Xebec	2Q 2026

MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Direct Vacancy Rate	5.0%	4.4%	3.9%	110 bps
Availability Rate	7.1%	6.7%	6.1%	100 bps
Asking Lease Rate/SF/Mo	\$1.52	\$1.50	\$1.57	-3.2%
	1Q26	4Q25	1Q25	YOY Change
Lease Transactions (SF)	970,657	1,196,671	1,220,362	-20.5%
Sale Transactions (SF)	571,597	518,562	633,725	-9.8%
Direct Net Absorption (SF)	-636,608	-77,634	-513,234	N/A



SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	1Q26 Direct Net Absorption	2025 Direct Net Absorption	1Q26 Leasing Activity	2025 Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	15,019,353	4.7%	5.0%	5,749	-247,683	87,270	488,393	0	0	\$1.87
East San Fernando Valley	53,061,318	5.4%	6.1%	-378,552	-866,417	347,398	1,649,578	527,010	0	\$1.51
Glendale	8,394,476	1.8%	1.9%	-33,701	113,355	27,564	164,614	0	0	\$2.14
West San Fernando Valley	47,605,190	5.2%	6.2%	-230,104	-175,606	508,425	1,979,442	0	91,950	\$1.44
SFV Totals	124,080,337	5.0%	5.7%	-636,608	-1,176,351	970,657	4,282,027	527,010	91,950	\$1.52

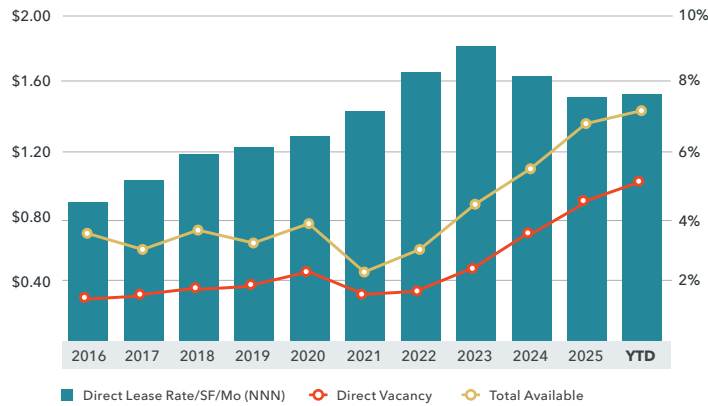
BIGGEST SALE OF THE QUARTER

*8201-8221 Woodley Ave & 16200 Roscoe Blvd
Van Nuys, CA*

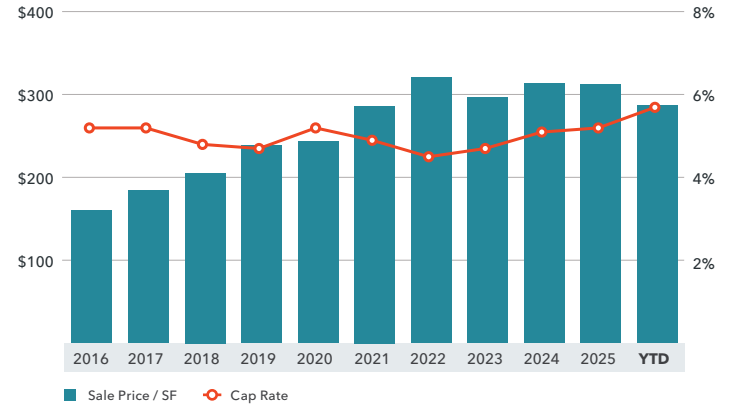


*Photo is of 8201-8221 Woodley Ave

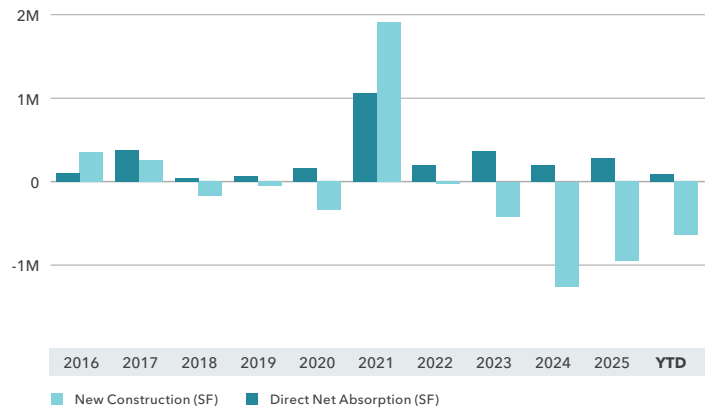
LEASE RATE, VACANCY & AVAILABILITY



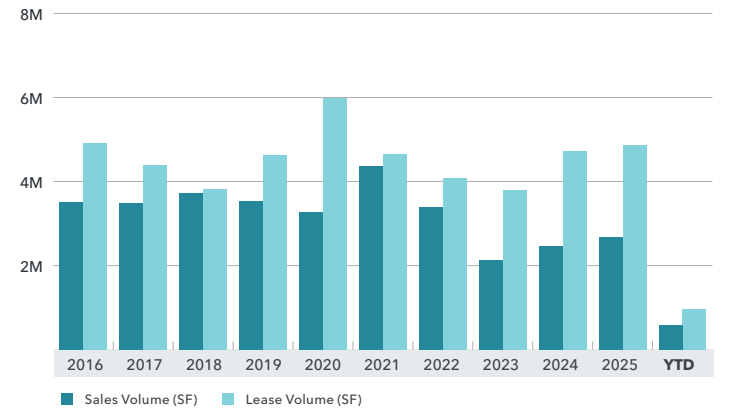
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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.

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

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COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ANNUAL ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS