Kidder Mathews

2Q 2026

MARKET TRENDS

SAN FERNANDO VALLEY *INDUSTRIAL*

↑ VACANCY

↑ ABSORPTION

↓ RENTAL RATES

↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

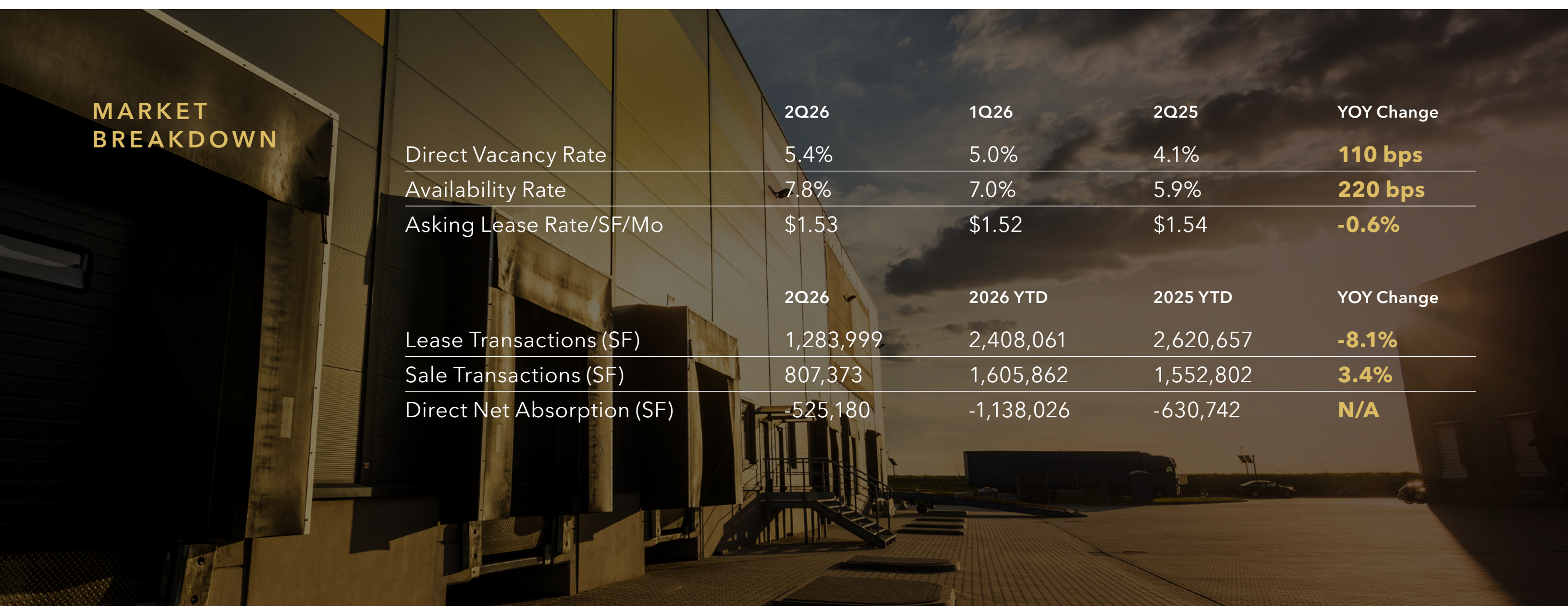
Property	Submarket	SF	Sale Price	S/SF	Buyer	Seller
4690 Colorado Blvd	Glendale	96,948	$43,333,500	$446.98	Blue Owl Capital	Eaton Corporation
5775-5785 Lindero Canyon Rd	West San Fernando Valley	107,391	$19,300,000	$179.72	Arise Inv./Oak Park Inv./Nelnet	Guitar Center
7500-7536 Tyrone Ave	East San Fernando Valley	34,366	$10,550,000	$306.99	Dunleer	Crosspoint Tyrone Ventures

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Landlord	Tenant
4690 Colorado Blvd	Glendale	94,948	April 2026	Blue Owl Capital	Eaton Corporation
5775-5785 Lindero Canyon Rd	West San Fernando Valley	88,781	May 2026	Nelnet	Guitar Center
1245 Aviation Pl	East San Fernando Valley	83,462	April 2026	Rexford Industrial Realty, Inc.	285 Logistics, LLC

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	2Q 2026
15827 Roxford St	Sylmar	East San Fernando Valley	164,000	Xebec	3Q 2026
15191 Bledsoe St	Sylmar	East San Fernando Valley	87,010	Xebec	3Q 2026



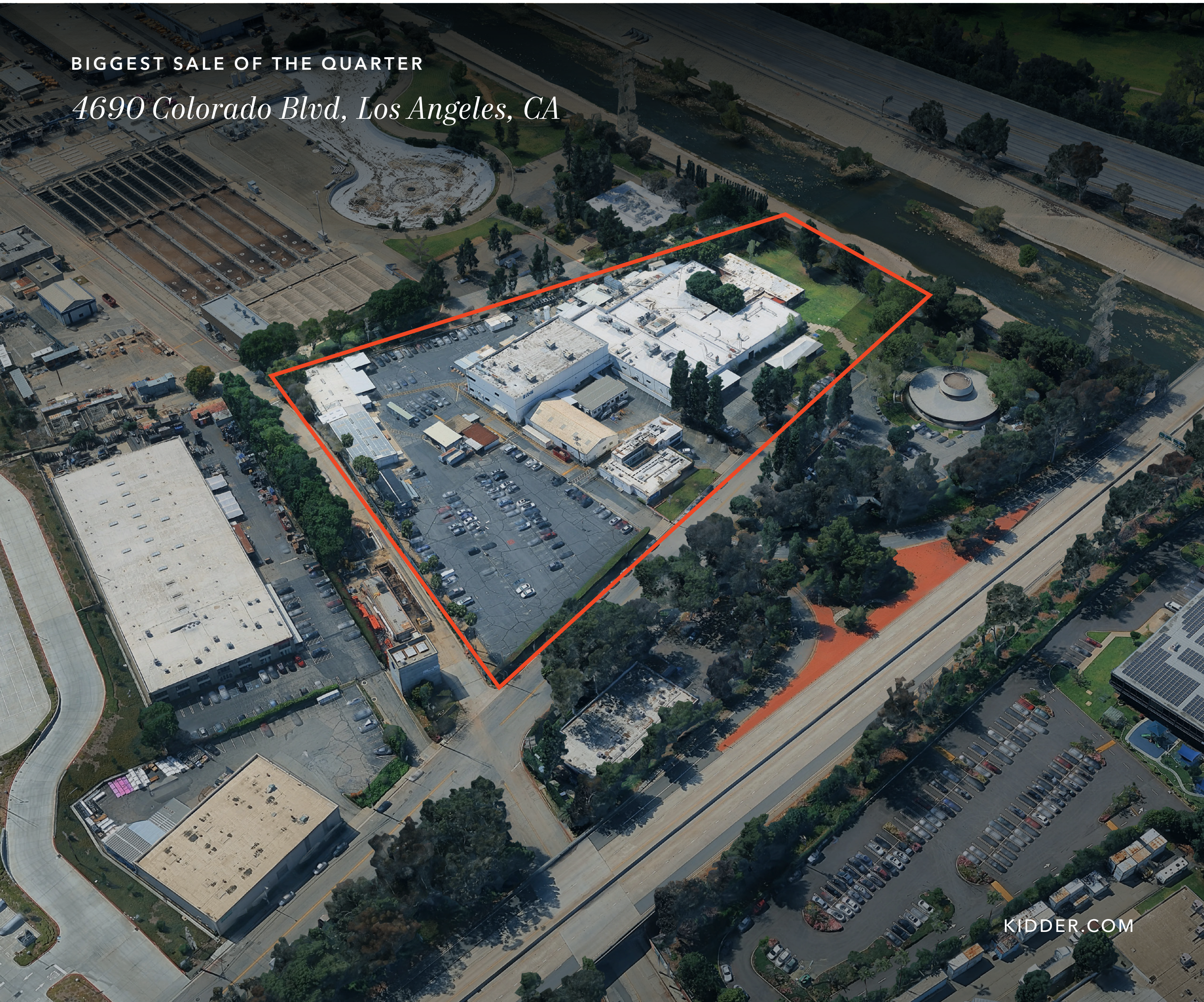
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Direct Vacancy Rate	5.4%	5.0%	4.1%	**110 bps**
Availability Rate	7.8%	7.0%	5.9%	**220 bps**
Asking Lease Rate/SF/Mo	$1.53	$1.52	$1.54	**-0.6%**

	2Q26	2026 YTD	2025 YTD	YOY Change
Lease Transactions (SF)	1,283,999	2,408,061	2,620,657	**-8.1%**
Sale Transactions (SF)	807,373	1,605,862	1,552,802	**3.4%**
Direct Net Absorption (SF)	-525,180	-1,138,026	-630,742	**N/A**

SUBMARKET STATISTICS

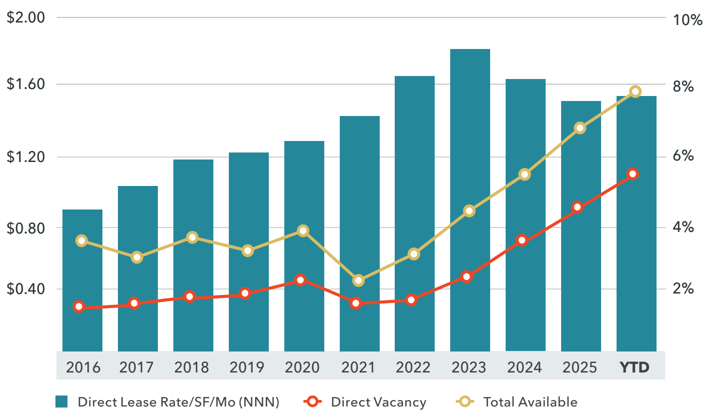
Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	2Q26 Direct Net Absorption	YTD Direct Net Absorption	2Q26 Leasing Activity	YTD Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	14,760,468	4.3%	4.6%	51,409	14,689	151,173	257,115	0	0	$1.85
East San Fernando Valley	53,273,169	5.9%	6.7%	-295,655	-640,282	533,776	910,868	769,914	0	$1.52
Glendale	8,106,572	1.6%	2.1%	24,216	-9,485	141,805	228,913	0	0	$1.85
West San Fernando Valley	47,629,924	5.8%	6.7%	-305,150	-502,948	457,245	1,011,165	24,942	101,648	$1.45
SFV Totals	**123,770,133**	**5.4%**	**6.1%**	**-525,180**	**-1,138,026**	**1,283,999**	**2,408,061**	**794,856**	**101,648**	**$1.53**



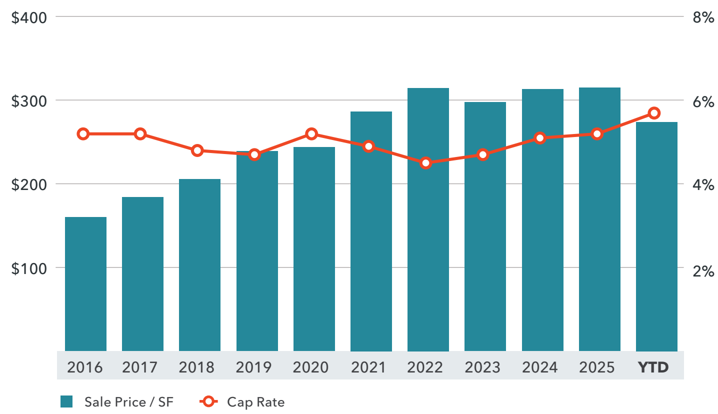
BIGGEST SALE OF THE QUARTER

4690 Colorado Blvd, Los Angeles, CA

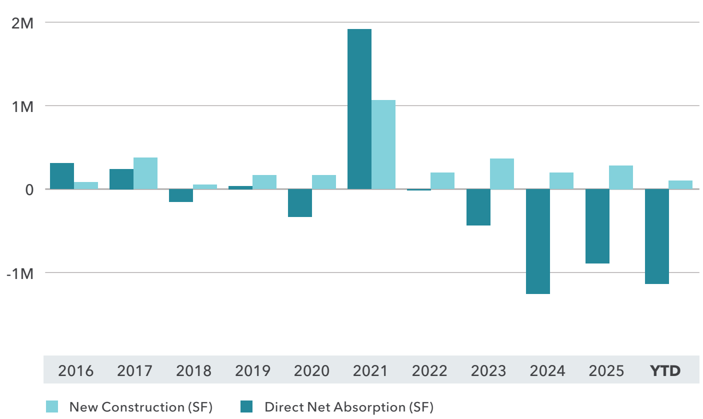
LEASE RATE, VACANCY & AVAILABILITY



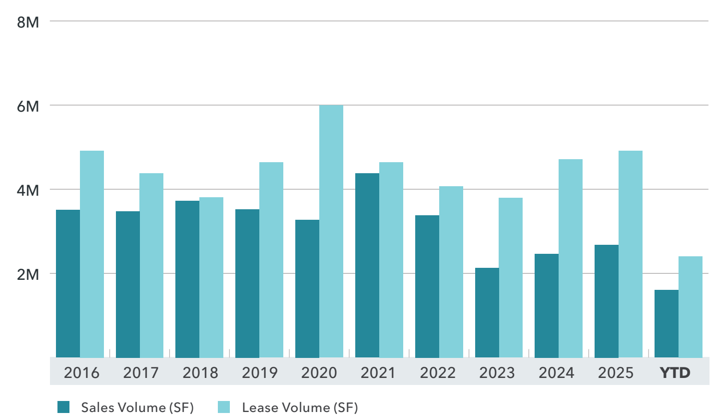
AVERAGE SALES PRICE/SF & CAP RATES



NEW CONSTRUCTION & ABSORPTION



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews

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.

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COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	54M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ANNUAL ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS

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