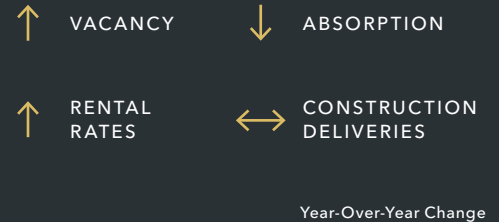


MARKET TRENDS

SAN FERNANDO VALLEY *INDUSTRIAL*



SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	S/SF	Buyer	Seller
12780 San Fernando Rd	East San Fernando Valley	100,000	\$18,500,000	\$185.00	Xebec	Robert Sussman
9667 Owensmouth Ave	West San Fernando Valley	52,360	\$10,600,000	\$202.44	Hummer Properties EAT, LLC	Liteforms, Inc.
12432 Foothill Blvd	East San Fernando Valley	48,500	\$9,400,000	\$193.81	Steven Roysner	Build Rehabilitation Industries

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Landlord	Tenant
12154 Montague St	East San Fernando Valley	123,974	August 2026	Rexford Industrial Realty, Inc.	IMANI Studio
11149 Vanowen St	East San Fernando Valley	60,233	August 2026	Goldrich Kest	Undisclosed
19731 Nordhoff St	West San Fernando Valley	35,000	August 2026	Lloyd Design Corporation	Lennon & Company

SIGNIFICANT UNDER CONSTRUCTION

Property	City	Submarket	SF	Owner	Delivery
15825 Roxford St	Sylmar	East San Fernando Valley	440,000	Xebec	4Q 2026
13149 Telfair St	Sylmar	East San Fernando Valley	164,000	Xebec	2Q 2027
15191 Bledsoe St	Sylmar	East San Fernando Valley	87,010	Xebec	4Q 2026

MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Direct Vacancy Rate	5.4%	5.3%	4.4%	100 bps
Availability Rate	7.6%	7.6%	6.4%	120 bps
Asking Lease Rate/SF/Mo	\$1.57	\$1.53	\$1.51	4.0%
	3Q26	2026 YTD	2025 YTD	YOY Change
Lease Transactions (SF)	842,529	3,562,253	3,717,991	-4.2%
Sale Transactions (SF)	634,510	2,292,660	2,192,376	4.6%
Direct Net Absorption (SF)	-129,867	-1,037,546	-878,501	N/A

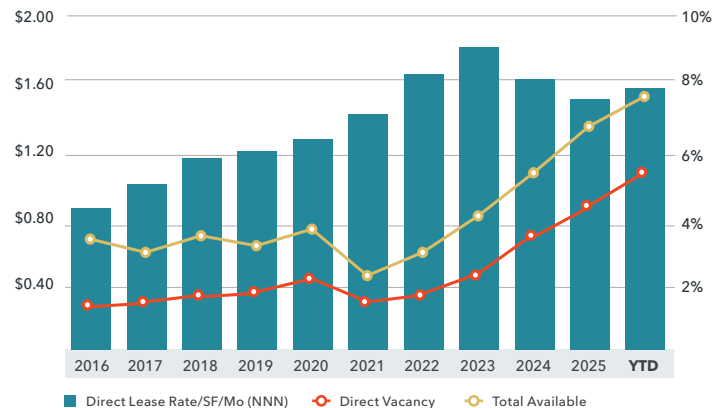
SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Total Vacancy Rate	3Q26 Direct Net Absorption	YTD Direct Net Absorption	3Q26 Leasing Activity	YTD Leasing Activity	SF Under Construction	YTD Construction Completions	Avg NNN Rental Rate
Burbank	14,766,138	4.5%	4.7%	-65,970	-17,398	78,523	342,255	0	0	\$1.86
East San Fernando Valley	52,333,148	5.9%	6.3%	47,271	-612,044	391,251	1,471,604	840,156	11,706	\$1.56
Glendale	8,109,855	2.1%	3.0%	-73,135	-68,619	45,552	278,265	0	0	\$2.23
West San Fernando Valley	46,613,136	5.6%	6.5%	-38,033	-339,485	327,203	1,470,129	24,942	101,648	\$1.43
SFV Totals	121,822,277	5.4%	6.0%	-129,867	-1,037,546	842,529	3,562,253	865,098	113,354	\$1.57

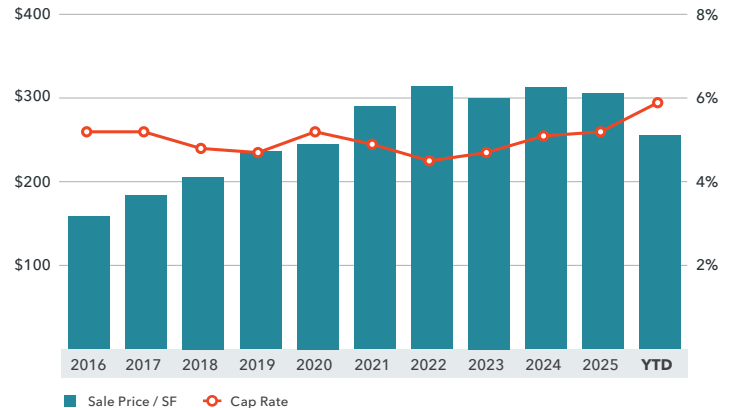
BIGGEST SALE OF THE QUARTER

12780 San Fernando Rd, Sylmar, CA

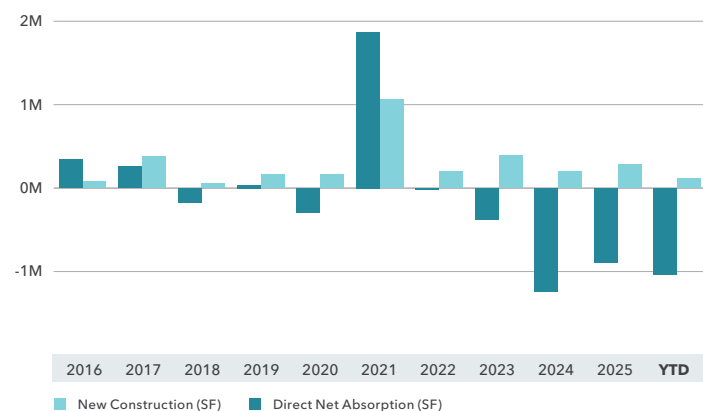
LEASE RATE, VACANCY & AVAILABILITY



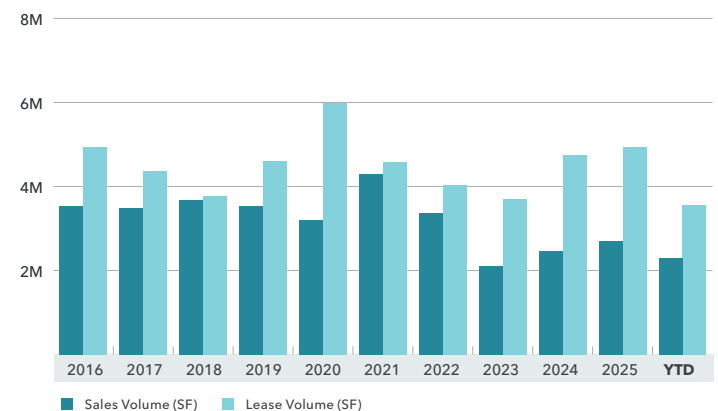
AVERAGE SALES PRICE/SF & CAP RATES



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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. 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

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

55M+ 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