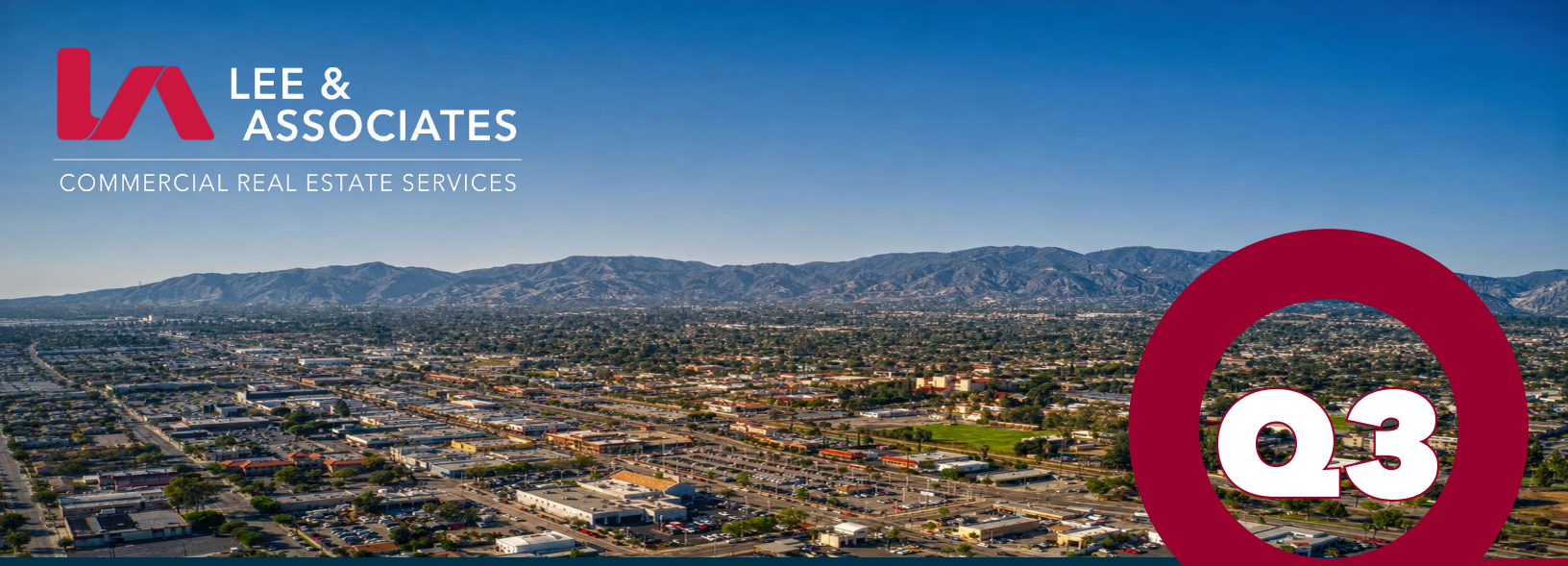
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Q3

LA NORTH INDUSTRIAL MARKET REPORT

Market Indicators

	Q3 2026	Q2 2026	Q1 2026	Q4 2025
VACANCY	7.60%	7.70%	7.50%	6.65%
ABSORPTION	252,437 SF	(386,613) SF	(525,228) SF	(813,293) SF
DIRECT LEASE RATE	$1.43 PSF	$1.44 PSF	$1.47 PSF	$1.51 PSF

Q3 Trends at a Glance

- Leasing Activity **1,042,449 SF**
- Under Construction **1,137,091 SF**
- Completed Construction **285,917 SF**
- Buildings Sold **20**
- Median Sale Price **$232**

Unemployment Rate

	LA County	California	US
Sept 2026	4.5%	5.1%	4.2%
Jun 2026	5.5%	5.2%	4.2%

Vacancy Eases as Absorption Turns Positive

LA North's industrial market showed a modest improvement in Q3 2026. Vacancy edged down to 7.6% from 7.7% in Q2, while the market recorded 252,437 square feet of positive net absorption. That quarterly gain did not offset losses earlier in the year: year-to-date absorption remained negative at 659,404 square feet.

Results varied across submarkets. North Hollywood/Universal City recorded the strongest quarterly absorption, at 143,362 square feet, followed by San Fernando/Sylmar/Pacoima/Arleta at 90,031 square feet and Santa Clarita Valley at 72,377 square feet. Chatsworth posted the largest quarterly loss, giving back 120,824 square feet. Vacancy remained especially tight in Woodland Hills and Glendale, at 0.7% and 0.8%, respectively, while Antelope Valley and Santa Clarita Valley had the highest rates, at 11.4% and 10.8%.

Construction is concentrated in two submarkets. LA North had 1.14 million square feet underway at quarter end, including 840,156 square feet in San Fernando/Sylmar/Pacoima/Arleta and 296,935 square feet in Antelope Valley. About 1.03 million square feet was completed year to date, with 285,917 square feet delivered in Q3.

Average asking rents reached $1.43 per square foot per month, down from $1.44 in Q2 and $1.47 a year earlier. Submarket rates ranged from $1.13 in Antelope Valley to $1.99 in Reseda/Tarzana. The quarter brought better absorption and a slight vacancy decline, though year-to-date losses and uneven submarket conditions continue to shape the market.

RENTAL RATES



AVERAGE PER SF, PER MONTH

ABSORPTION



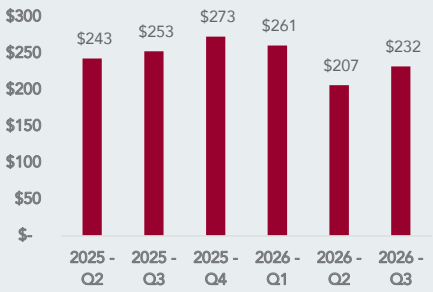
IN THOUSANDS OF SF

LEASING ACTIVITY

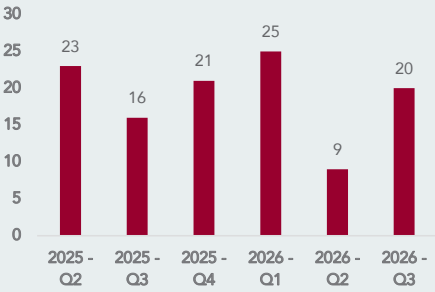


MILLIONS OF SF LEASED

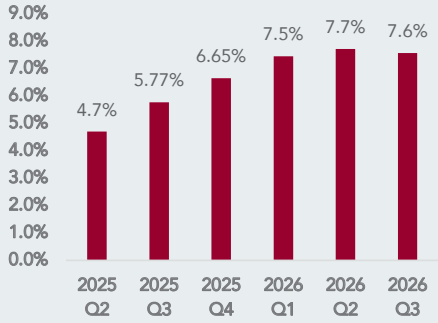
MEDIAN SALE PRICE



SALE TRANSACTIONS



VACANCY



Median sale price excludes distressed sales and those where no price information was recorded.

TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER/SELLER	BUILDING CLASS
12780 San Fernando Rd Sylmar, CA	100,000 SF	$18,500,000 $185.00 PSF	Xebec Turcobilt Investments	Class B
24911 Avenue Stanford Valencia, CA	67,681 SF	$15,469,000 $228.56 PSF	Medtec Humannity Williams Homes	Class B
*9667 Owensmouth Ave Chatsworth, CA	52,360 SF	$10,600,000 $202.44 PSF	Hummer Properties-Owensmouth LLC Exclusive Real Estate Holdings LLC	Class B

**Lee & Associates Transaction*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
24935 Avenue Kearny Valencia, CA	66,130 SF	Rexford Industrial Realty, Inc.	The PDA Group	Packaging Distributor
19731 Nordhoff St Northridge, CA	65,000 SF	Cinmark Company	Lennon & Company	Prop Manufacturing
11149 Vanowen St North Hollywood, CA	60,233 SF	Goldrich Kest	Saunders Electric LLC	Electric Power Distribution

SUBMARKETS	TOTAL INVENTORY	TOTAL VACANCY		NET ABSORPTION		CONSTRUCTION			ASKING RATE
							COMPLETED		
		TOTAL SF	%	Q3 2026	YTD 2026	UNDERWAY	Q3 2026	YTD 2026	
Antelope Valley	14,823,857	1,694,446	11.4%	19,326	(424,970)	296,935	274,211	921,538	$1.13
Burbank	8,684,081	537,739	6.2%	19,748	126,270	0	0	0	$1.88
Canoga Park	4,068,722	168,724	4.1%	(111)	11,885	0	0	0	$1.35
Chatsworth	19,194,331	1,602,930	8.4%	(120,824)	(276,265)	0	0	0	$1.40
Glendale	5,194,725	40,734	0.8%	1,434	(1,361)	0	0	0	$1.96
No. Hollywood / Universal City	12,136,983	652,796	5.4%	143,362	(26,374)	0	0	0	$1.32
Northridge	3,829,799	171,471	4.5%	49,317	(16,727)	0	0	0	$1.23
Reseda / Tarzana	837,366	51,476	6.1%	(16,640)	(5,737)	0	0	0	$1.99
San Fernando /Sylmar /Pacoima / Arleta	17,614,824	1,583,712	9.0%	90,031	(275,520)	840,156	11,706	103,656	$1.48
Santa Clarita Valley	26,310,983	2,834,933	10.8%	72,377	(413,658)	0	0	0	$1.37
Sun Valley	10,391,411	806,866	7.8%	(11,202)	48,655	0	0	0	$1.46
Van Nuys	17,718,918	611,349	3.5%	455	50,224	0	0	0	$1.53
Woodland Hills	1,489,387	10,160	0.7%	5,164	18,946	0	0	0	$1.76
Total	142,295,387	10,767,336	7.6%	252,437	(659,404)	1,137,091	285,917	1,025,194	$1.43

Source: CoStar and Lee & Associates

MARKET DEFINITIONS

RENTABLE AREA

Includes all Class A, B and C multi-tenant and single-tenant industrial buildings of 10,000 square feet and greater. Excludes buildings under construction, planned or under renovation.

DIRECT VACANCY

Space in existing buildings that is not occupied and is available for direct lease.

TOTAL VACANCY

Space in existing buildings that is not occupied and is available for direct lease and/or sub-lease.

TOTAL NET ABSORPTION

The square feet leased after deducting space vacated.

DIRECT ASKING LEASE RATE

Calculated for direct available space using NNN rents. Rents are weighted by total square feet available for direct lease.

UNDER CONSTRUCTION

Buildings in the process of construction. A building is considered complete when issued a certificate of occupancy.

MEDIAN SALE PRICE

Based on actual prices of sold buildings as reported in public records and by CoStar. Includes all industrial buildings 10,000 SF and more sold at $500,000 or more.

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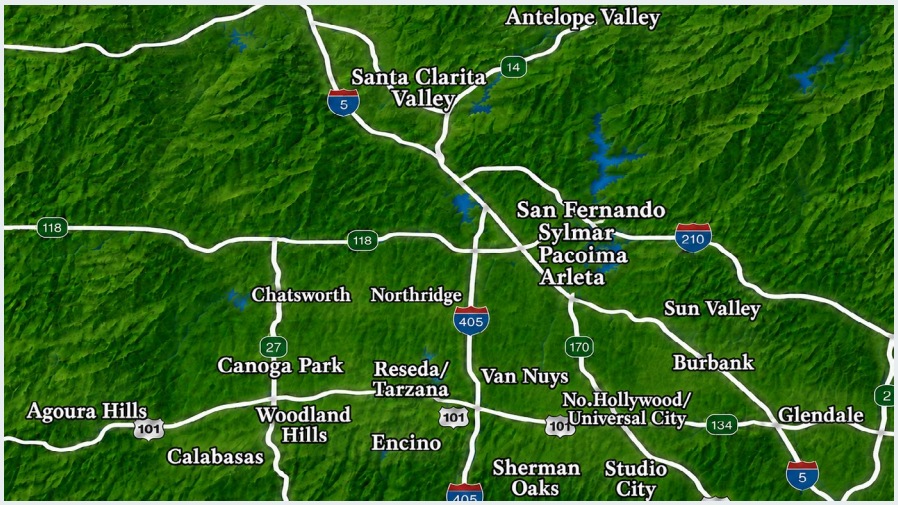
Lee & Associates-LA North/Ventura, Inc. *is a full-service commercial brokerage company serving the San Fernando Valley, Conejo Valley, Simi Valley/Moorpark and Ventura County markets. Founded in 1994, Lee & Associates-LA North/Ventura has grown to become one of the largest commercial brokerage companies in the Los Angeles North and Ventura regions with four offices and 48 agents.*

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LA NORTH INDUSTRIAL SUBMARKETS

- Antelope Valley
- Burbank
- Canoga Park
- Chatsworth
- Glendale
- No. Hollywood / Universal City
- Northridge
- Reseda / Tarzana
- San Fernando / Sylmar / Pacoima / Arleta
- Santa Clarita Valley
- Sun Valley
- Van Nuys
- Woodland Hills



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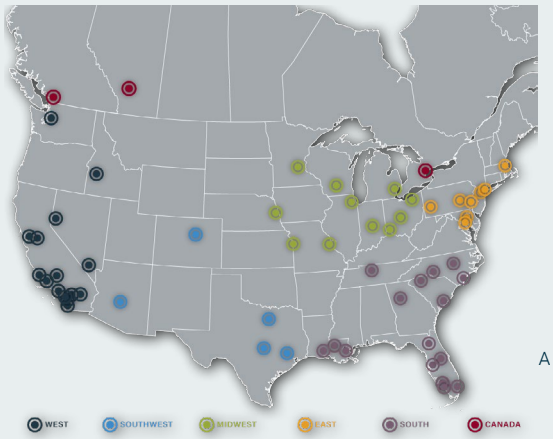
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