

FIGURES | ORANGE COUNTY INDUSTRIAL | Q2 2025

# Despite strong leasing in the smaller size ranges, vacancy ticks up

▲ 4.1%  
Vacancy Rate

▲ (14)K  
SF Net Absorption

▼ 2.4M  
SF Construction

▼ \$1.62  
NNN / Asking Lease Rate

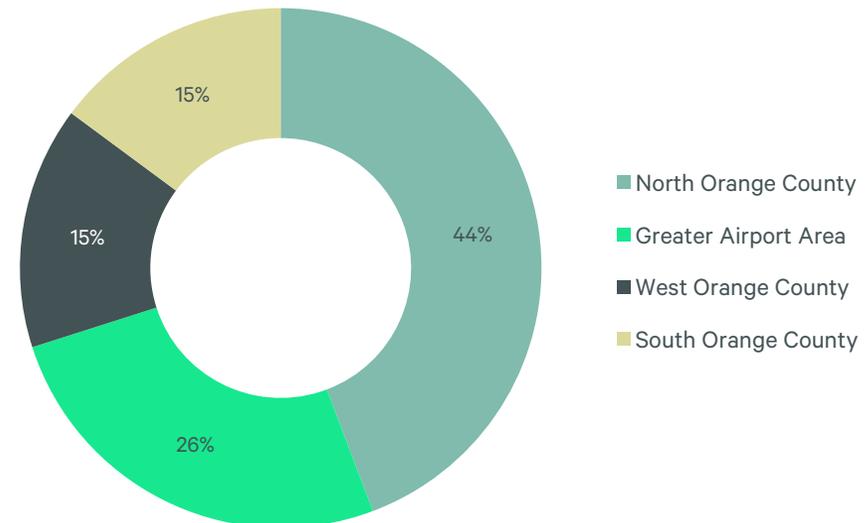
Note: Arrows indicate change from previous quarter.

## MARKET OVERVIEW

The Orange County (OC) industrial market experienced continued softening in Q2 2025, marked by rising vacancy and declining asking lease rates. Negative absorption, though minimal compared to the previous quarter, persisted as move outs outpaced move ins among existing tenants. Despite robust leasing activity and improving net absorption trends, economic uncertainty and concerns surrounding tariffs contributed to a cautious approach among decision-makers, lessening the urgency to commit to space. However, gross activity remained strong, reaching 2.5 million sq. ft. in Q2 2025. User sale volume exceeded expectations in Q2 2025 as buyers opted to purchase across all asset classes. Manufacturing, food & beverage, and transportation were the most active sectors in the market, adding to an already diverse tenant mix across Orange County.

Asking lease rates continued their downward trend, decreasing by \$0.04 quarter-over-quarter to \$1.62 NNN per sq. ft. per month. Year-over-year, asking lease rates declined by 7.4% as occupiers negotiated for favorable lease terms and landlord concessions. Industrial development activity in Orange County saw a slight decrease, with 2.4 million sq. ft. under construction while four projects delivered totaling 484,000 sq. ft., most of which delivered vacant.

FIGURE 1: Available Space Distribution



Source: CBRE Research, Q2 2025.

## EMPLOYMENT

Orange County's unemployment rate ticked down to 3.6% in May 2025, a slight decrease from April's revised 3.7%, but still higher than the 3.3% recorded a year prior. This contrasts with California's unadjusted rate of 4.9% and the national rate of 4.0% for the same period. The local job market saw positive growth, adding 5,700 nonfarm jobs between April and May 2025, bringing the total to 1,696,300.

## LEASE RATE ANALYSIS

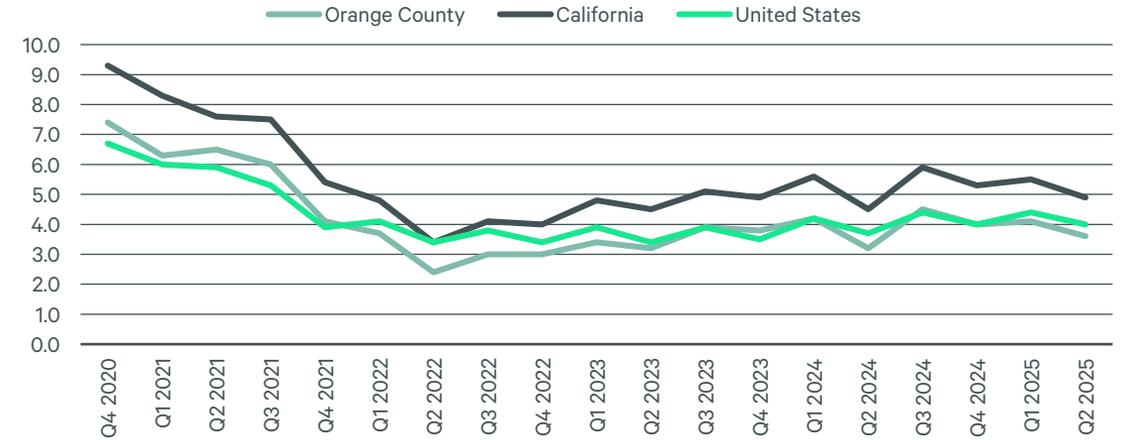
In Orange County, the average asking lease rate decreased 2.4%, or \$0.04, quarter-over-quarter to \$1.62 NNN per sq. ft. per month in Q2 2025. This decline reflected the impact of economic uncertainty and tariffs on decision-making. To facilitate deal closures, both landlords and tenants continued to negotiate concessions, including free rent, adjusted annual escalations, and enhanced tenant improvement packages. South Orange County held the highest asking rates at \$1.73 NNN per sq. ft. per month, fueled by lower vacancy compared to other submarkets. Despite the slight decrease in asking rates, leasing activity remained robust quarter-over-quarter. If strong demand and dwindling development continues, the lack of new available space will put upward pressure on lease rates in the next few years.

## VACANCY & AVAILABILITY

The overall vacancy rate rose to 4.1% in Q2 2025, a 20 basis-point (bps) increase quarter-over-quarter. This uptick was fueled by move-outs across all space sizes, as new demand failed to fully offset expiring leases. Additionally, vacant construction deliveries accounted for another 395,000 sq. ft. of vacant space hitting the market. The market struggled to fill larger spaces, with tenants increasingly opting to renew existing leases. Consequently, new Class A buildings took longer to lease. This quarter marked the first time since Q2 2011 that the vacancy rate surpassed 4%.

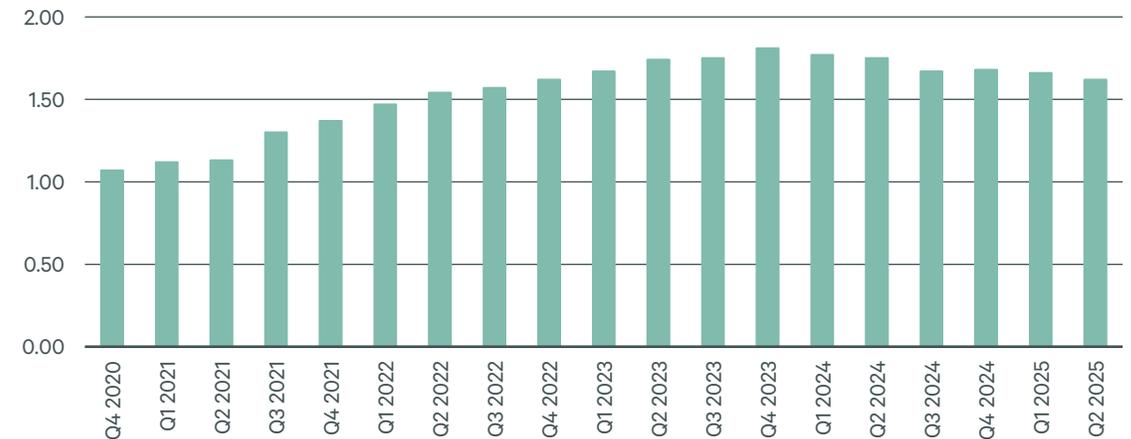
Availability also increased, climbing 30bps quarter-over-quarter to 6.4%, representing a year-over-year increase of over 100bps (23%) from 5.2% in Q2 2024. This trend mirrored the previous quarter, with the increase primarily attributed to longer market times and delayed leasing of recently completed buildings. Tenants demonstrated heightened budget consciousness, influencing their leasing decisions.

FIGURE 2: Unemployment Rate (%)



Source: U.S. Bureau of Labor Statistics, Q2 2025.

FIGURE 3: Average Asking Lease Rate (\$PSF/MO/NNN)



Source: CBRE Research, Q2 2025.

### NET ABSORPTION & ACTIVITY

The Orange County industrial market demonstrated resilience in Q2 2025, with gross activity remaining stable in the short term. Quarter-over-quarter, gross activity increased by 4.2%, rising from 2.4 million sq. ft. to 2.5 million sq. ft. Year-over-year, gross activity surged by 43%. While leasing volume above 100,000 sq. ft. remained subdued, smaller leases under 50,000 sq. ft. drove most of the quarterly activity.

The industrial market's diverse tenant base was evident in Q2 2025, with manufacturing, food & beverage, and transportation sectors leading leasing volume. The largest new deal of the quarter was a combined 207,074 sq. ft. lease at 1153 & 1151 Ocean Cir, Anaheim, where a grocery retailer expanded its footprint in the market.

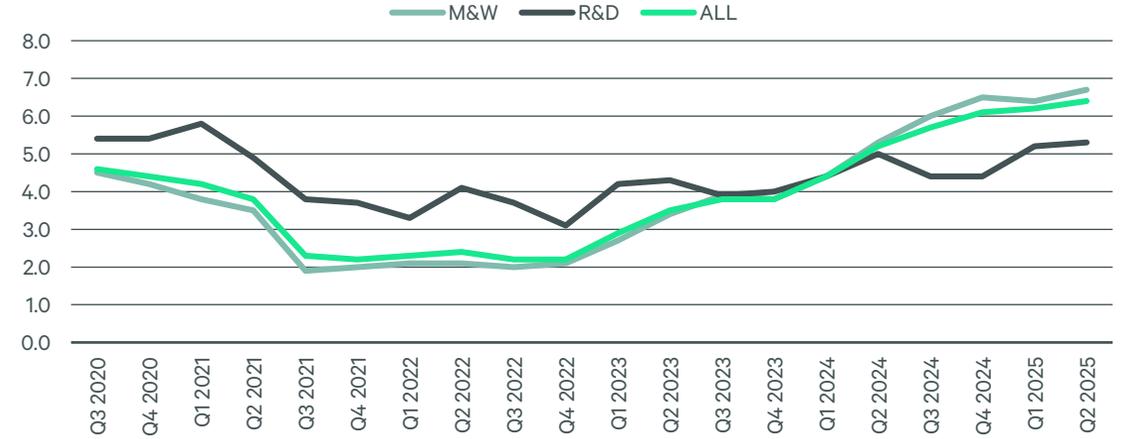
Despite robust leasing activity, net absorption remained negative for the sixth consecutive quarter. This was primarily driven by large move outs in key submarkets. Notably, North OC and the Airport Area experienced positive net absorption, while West OC and South OC saw negative figures. West OC recorded the largest negative net absorption for the quarter, with 100,000 sq. ft. of space going vacant.

### DEVELOPMENT

Orange County industrial development remained robust in the second quarter of 2025, with 2.4 million sq. ft. of industrial space under construction at the close of Q2 2025, a slight decrease from 2.5 million sq. ft. in Q1 2025. Several projects delivered, most notably the 2100 & 2120 Howell development in Anaheim, a speculative (SPEC) project totaling 383,000. sq. ft. Despite the increase in new projects early in 2025, no new construction projects commenced in the second quarter, reflecting a pivot by some developers who are increasingly prioritizing preleased projects.

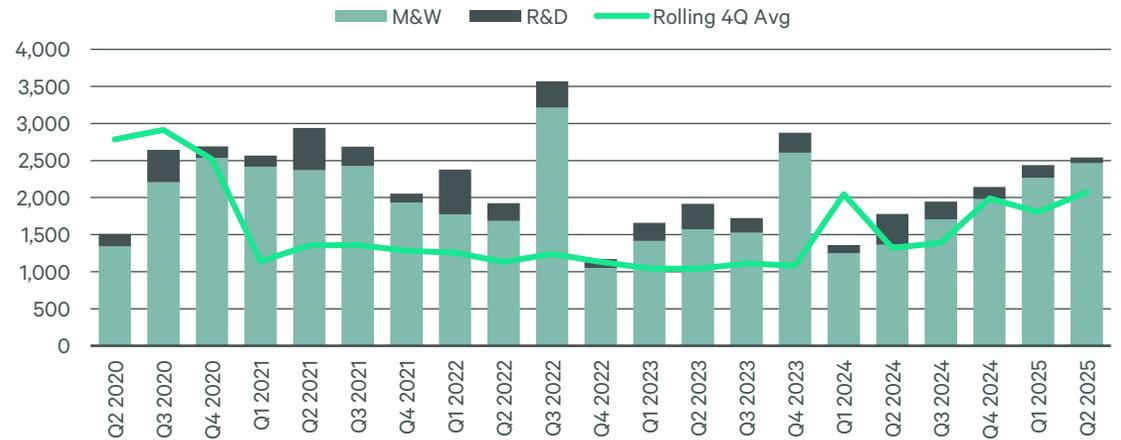
While developers face ongoing challenges in the short term, the market will require new construction projects in the long term. The OC industrial sector's strategic location near the San Pedro Bay port complex, relatively high rental rates, and constrained new supply continue to position the market favorably for development.

FIGURE 4: Available (%)



Source: CBRE Research, Q2 2025.

FIGURE 5: Gross Activity (MSF)



Source: CBRE Research, Q2 2025.

## MACROECONOMIC OUTLOOK

Policy announcements and the news cycle—not economic fundamentals—are driving sentiment today. Q2 2025 began with the Liberation Day tariffs and subsequent escalation that caused growth expectations to plummet. But by the top of Q2 2025, both the trade war rhetoric and effective tariff rate have softened. While consumer and business sentiment surveys remain weak, the hard economic data (e.g., jobless claims, CPI, orders) points to a more steady economy. To be sure, it could take time for the costs associated with higher tariffs and global uncertainty to filter through, but in the meantime CBRE has increased its 2025 GDP growth outlook to 1.3% for 2025. Barring further disruptions this provides upside risk for hiring in coming quarters.

Commercial real estate markets are taking these changes in stride. On the occupier side, continued growth translates into positive absorption for many sectors and markets, including offices. Regarding capital markets, investment volume is on track to exceed 2023 and 2024 levels. This is supported by credit issuance making a turnaround and credit spreads falling back to pre-April 2 levels.

FIGURE 6: Market Statistics

Submarket	Bldg. Sq. Ft.	Overall Vacancy (%)	Availability (%)	Q1 2025 Net Absorption (SF)	Q1 2025 Gross Activity (SF)	Under Construction (SF)	Deliveries (SF)	Avg. Asking Lease Rates (\$PSF/MO)
North Orange County	112,254,346	4.2	6.4	80,178	1,144,746	552,078	338,030	\$1.52
West Orange County	40,417,942	4.3	6.0	(100,353)	583,134	318,751	0	\$1.67
Greater Airport Area	65,711,474	4.2	6.3	81,600	480,562	692,259	54,088	\$1.70
South Orange County	33,860,470	3.7	6.8	(74,870)	330,309	862,240	91,600	\$1.73
<b>Orange County Total</b>	<b>252,244,232</b>	<b>4.1</b>	<b>6.4</b>	<b>(14,039)</b>	<b>2,538,751</b>	<b>2,425,328</b>	<b>326,162</b>	<b>\$1.62</b>

Source: CBRE Research, Q2 2025.

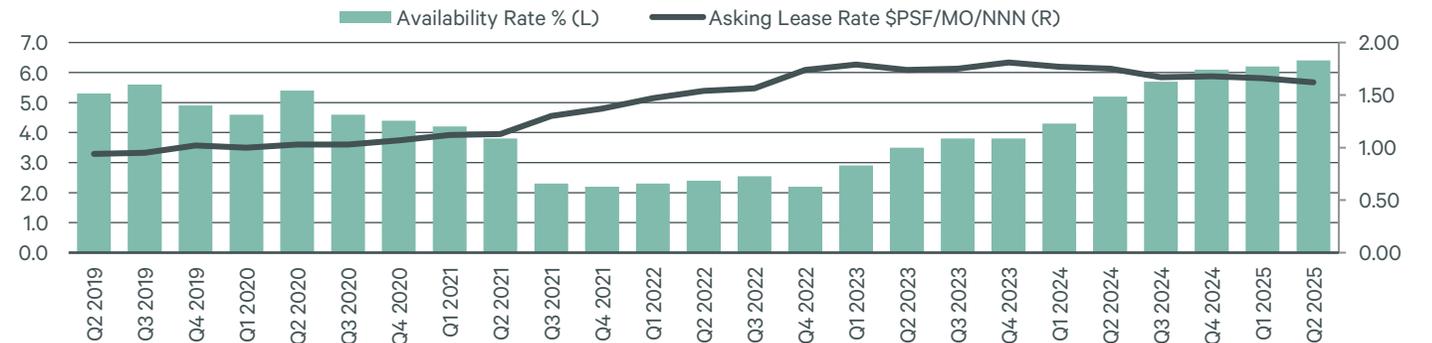
FIGURE 7: Key Transactions

Occupier	Industry Sector	Location	Total Sq. Ft.
Nike*	Distribution	Foothill Ranch	159,156
Confidential*	Manufacturing	Irvine	146,482
Confidential*	Manufacturing	Irvine	136,648
Guilin Cabinets	Manufacturing	Irvine	111,024
Taylor Fresch Foods	Food Wholesale	Anaheim	106,904

\*Indicates Renewal.

Source: CBRE Research, Q2 2025.

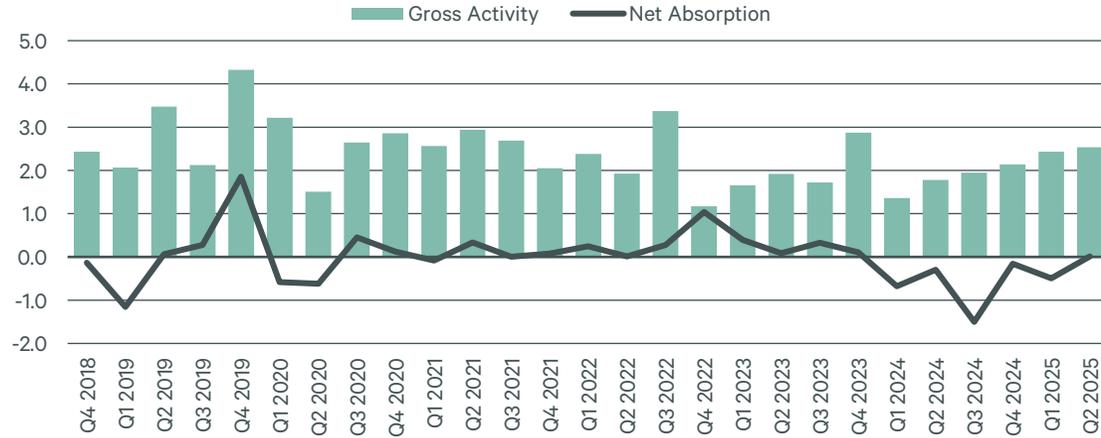
FIGURE Availability Rate and Asking Lease Rate (\$PSF/MO/NNN)



Source: CBRE Research, Q2 2025.

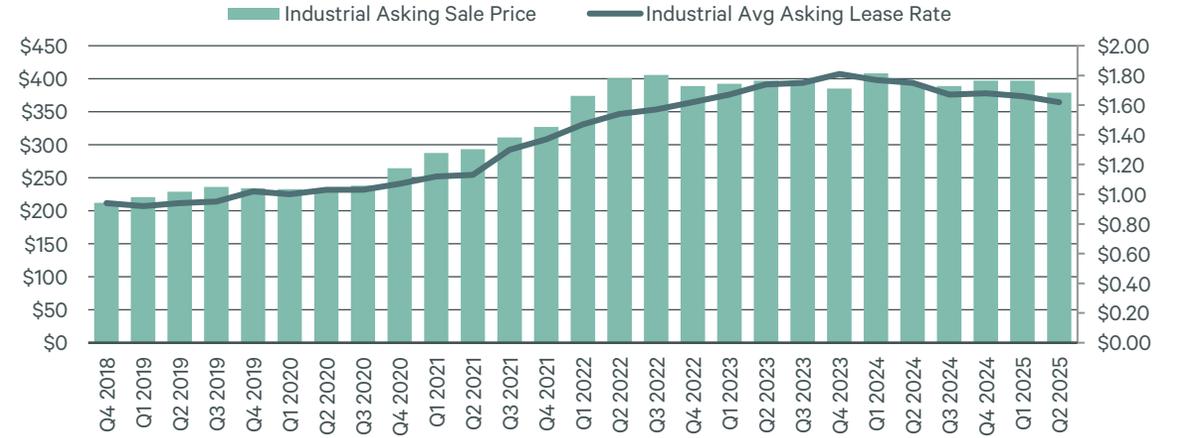
FIGURES INSERT | ORANGE COUNTY INDUSTRIAL | Q1 2025

FIGURE 1: Total Activity & Net Absorption (MSF)



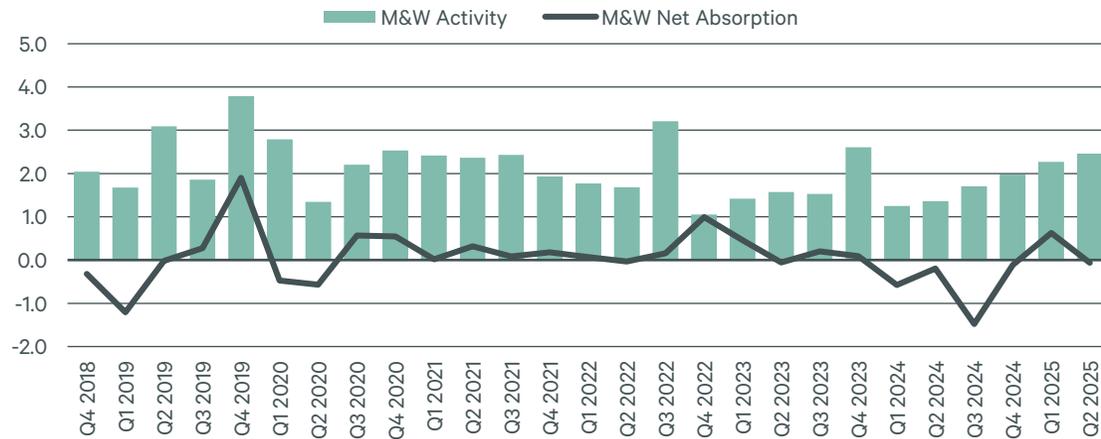
Source: CBRE Research, Q2 2025.

FIGURE 2: Industrial Asking Prices (\$PSF/MO)



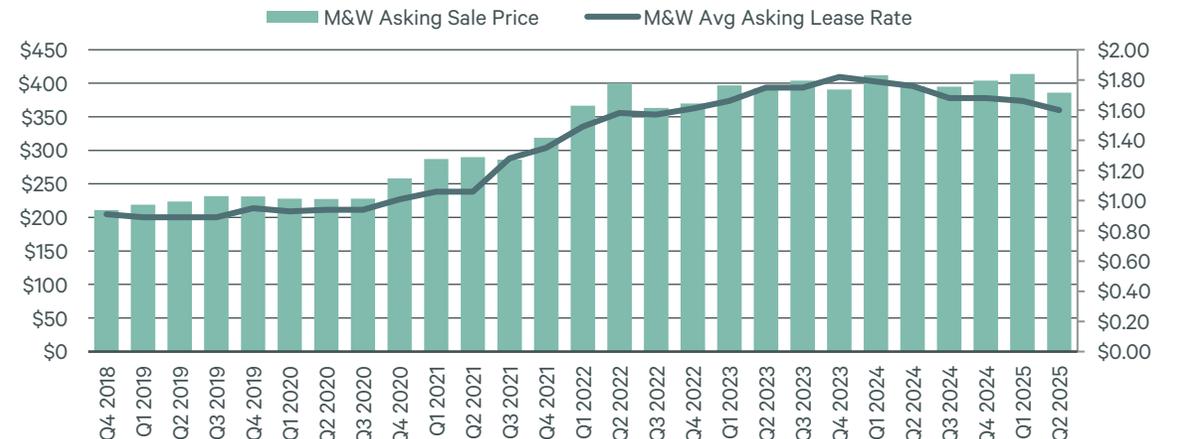
Source: CBRE Research, Q2 2025.

FIGURE 3: M&W Activity & Net Absorption (MSF)



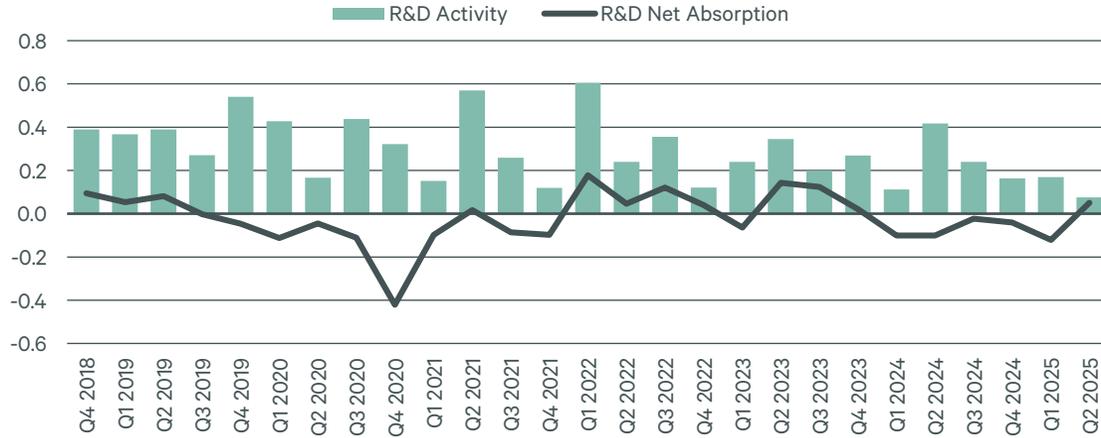
Source: CBRE Research, Q2 2025.

FIGURE 4: M&W Asking Prices (\$PSF/MO)



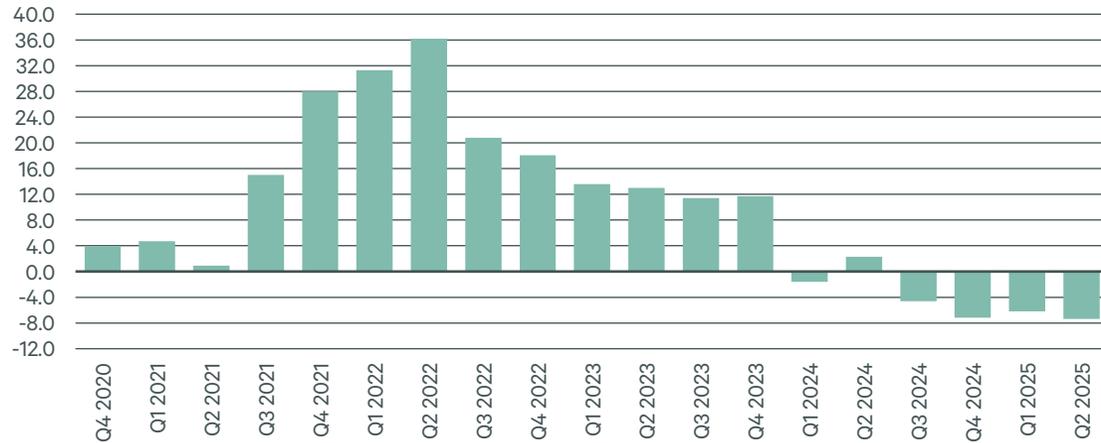
Source: CBRE Research, Q2 2025.

FIGURE 5: R&D Activity & Net Absorption (MSF)



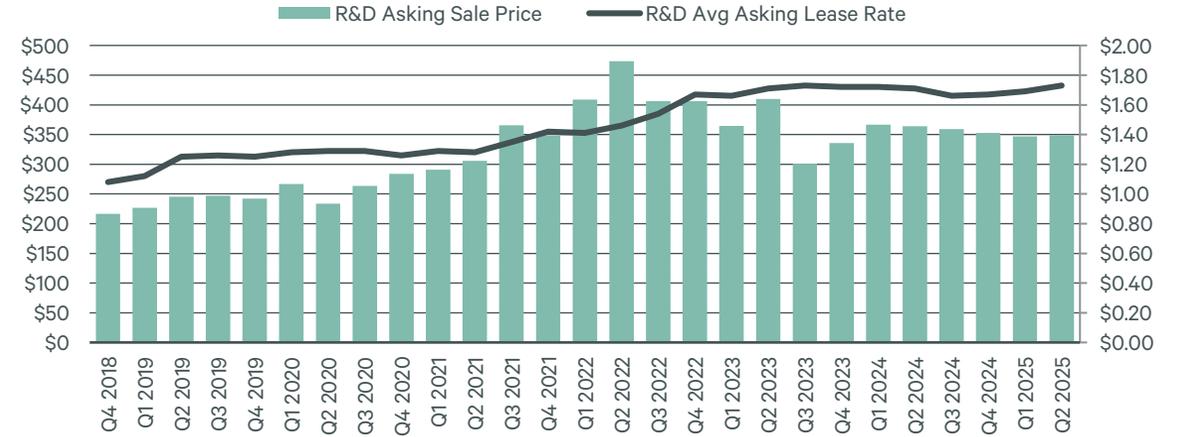
Source: CBRE Research, Q2 2025.

FIGURE 7: Year Over Year Rent Growth (%)



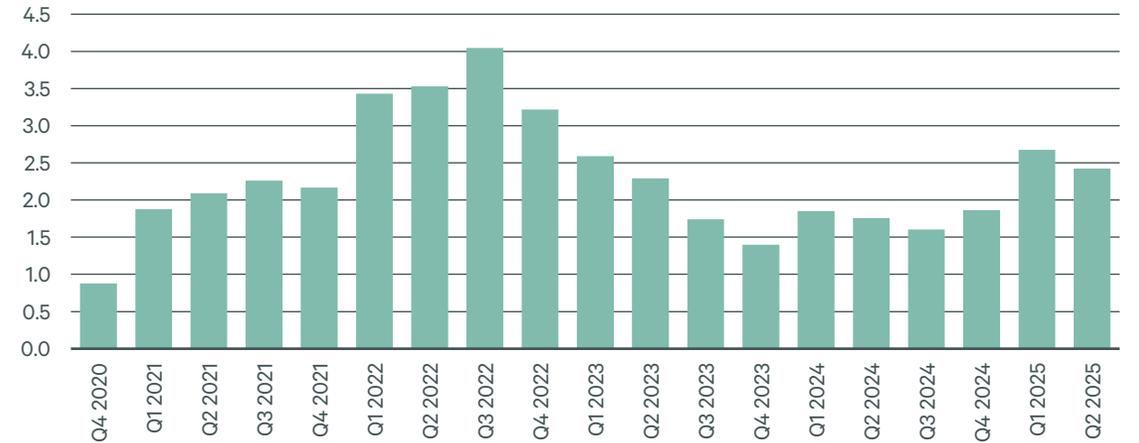
Source: CBRE Research, Q2 2025.

FIGURE 6: R&D Asking Prices (\$PSF/MO)



Source: CBRE Research, Q2 2025.

FIGURE 8: Under Construction (SF in Millions)



Source: CBRE Research, Q2 2025.

FIGURE 9: Total Combined M/W & R&D Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
<b>NORTH ORANGE COUNTY</b>											
Anaheim	1,326	46,727,378	266,359	19,899	646,731	666,630	168,187	2,073,955	4.4	2,994,351	6.4
Brea	219	11,380,540	0	130,925	45,227	176,152	294,018	310,162	2.7	834,371	7.3
Buena Park	188	14,000,154	0	0	83,938	83,938	-54,541	1,067,434	7.6	1,374,995	9.8
Fullerton	287	20,283,088	0	42,702	74,736	117,438	-294,093	1,032,055	5.1	1,573,023	7.8
La Habra	57	2,353,349	0	0	0	0	-14,085	36,952	1.6	49,372	2.1
Orange	451	12,204,687	285,719	0	73,366	73,366	-46,530	126,408	1.0	226,194	1.8
Placentia	142	3,578,130	0	27,222	0	27,222	27,222	52,248	1.5	121,982	3.4
Yorba Linda	55	1,727,020	0	0	0	0	0	0	0.0	41,455	2.4
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>2,725</b>	<b>112,254,346</b>	<b>552,078</b>	<b>220,748</b>	<b>923,998</b>	<b>1,144,746</b>	<b>80,178</b>	<b>4,699,214</b>	<b>4.2</b>	<b>7,215,743</b>	<b>6.4</b>
<b>WEST ORANGE COUNTY</b>											
Cypress	96	6,131,423	0	0	116,541	116,541	45,578	907,023	14.8	1,073,581	17.5
Garden Grove	317	12,144,976	0	48,697	59,989	108,686	-106,767	272,888	2.2	406,392	3.3
Huntington Beach	451	13,333,087	318,751	0	183,470	183,470	-140,123	306,333	2.3	660,970	4.8
La Palma	25	2,637,948	0	0	0	0	0	0	0.0	0	0.0
Los Alamitos	88	2,251,618	0	0	82,305	82,305	82,305	0	0.0	18,182	0.8
Seal Beach	12	972,051	0	0	15,000	15,000	13,162	0	0.0	0	0.0
Stanton	53	1,072,081	0	0	0	0	0	13,680	1.3	13,680	1.3
Westminster	66	1,874,758	0	0	77,132	77,132	5,492	218,209	11.6	288,380	15.4
<b>WEST ORANGE COUNTY TOTAL</b>	<b>1,108</b>	<b>40,417,942</b>	<b>318,751</b>	<b>48,697</b>	<b>534,437</b>	<b>583,134</b>	<b>-100,353</b>	<b>1,718,133</b>	<b>4.3</b>	<b>2,461,185</b>	<b>6.0</b>
<b>AIRPORT AREA</b>											
Costa Mesa	276	8,504,504	0	23,084	25,873	48,957	-13,721	287,209	3.4	340,505	4.0
Fountain Valley	158	4,146,277	0	0	24,000	24,000	34,756	49,982	1.2	161,398	3.9
Irvine	499	17,411,274	148,937	29,477	225,497	254,974	-4,149	736,680	4.2	1,094,390	6.2
Newport Beach	28	690,354	0	0	0	0	0	0	0.0	0	0.0
Santa Ana	878	27,633,284	400,398	18,400	114,911	133,311	64,120	1,223,977	4.4	2,065,456	7.4
Tustin	149	7,325,781	142,924	0	19,320	19,320	0	456,638	6.2	550,093	7.4
<b>AIRPORT AREA TOTAL</b>	<b>1,988</b>	<b>65,711,474</b>	<b>692,259</b>	<b>70,961</b>	<b>409,601</b>	<b>480,562</b>	<b>81,006</b>	<b>2,754,486</b>	<b>4.2</b>	<b>4,211,842</b>	<b>6.3</b>
<b>SOUTH ORANGE COUNTY</b>											
Aliso Viejo	48	1,341,205	0	0	0	0	0	41,519	3.1	47,225	3.5
Foothill Ranch	46	3,164,459	0	102,299	25,086	127,385	-345	123,022	3.9	198,529	6.3
Irvine Spectrum	387	16,752,423	725,932	0	119,229	119,229	-31,930	813,748	4.9	1,649,157	9.4
Laguna Hills	62	1,105,229	0	0	10,613	10,613	12,000	0	0.0	30,789	2.8
Laguna Niguel	25	548,117	0	0	0	0	0	0	0.0	15,115	2.8
Lake Forest	142	4,239,575	0	0	12,843	12,843	-62,540	183,849	4.3	352,958	8.3
Mission Viejo	34	952,065	0	0	0	0	0	0	0.0	0	0.0
San Clemente	105	2,391,633	0	50,130	0	50,130	32,850	25,528	1.1	35,778	1.5
San Juan Capistrano	40	904,246	136,308	0	0	0	-13,204	13,204	1.5	13,204	1.3
Santa Margarita	76	2,461,518	0	10,109	0	10,109	-11,701	44,650	1.8	77,150	2.4
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>965</b>	<b>33,860,470</b>	<b>862,240</b>	<b>162,538</b>	<b>167,771</b>	<b>330,309</b>	<b>-74,870</b>	<b>1,245,520</b>	<b>3.7</b>	<b>2,419,905</b>	<b>6.8</b>
<b>ORANGE COUNTY TOTAL</b>	<b>6,786</b>	<b>252,244,232</b>	<b>2,425,328</b>	<b>502,944</b>	<b>2,035,807</b>	<b>2,538,751</b>	<b>-14,039</b>	<b>10,417,353</b>	<b>4.1</b>	<b>16,308,675</b>	<b>6.4</b>

Source: CBRE Research, Q2 2025.

FIGURE 10: Total Combined M/W & R&D Availability Statistics by Size

Submarket	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	23	275,641	15	175,119	19	250,614	15	210,255	\$1.60	\$366
20,000-29,999	16	340,027	9	183,569	5	122,565	5	131,554	\$1.52	\$341
30,000-49,999	19	611,855	10	251,637	7	289,337	4	169,711	\$1.51	\$325
50,000-69,999	17	788,259	10	463,047	3	159,545	0	0	\$1.33	\$356
70,000-99,999	12	586,890	5	221,417	3	231,898	1	83,938	\$1.37	\$395
100,000 and greater	38	4,613,071	26	3,404,425	8	1,370,042	5	549,288	\$1.61	\$0
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>125</b>	<b>7,215,743</b>	<b>75</b>	<b>4,699,214</b>	<b>45</b>	<b>2,424,001</b>	<b>30</b>	<b>1,144,746</b>	<b>\$1.52</b>	<b>\$355</b>
10,000-19,999	14	202,806	6	87,835	7	98,930	6	95,240	\$1.58	\$383
20,000-29,999	5	86,040	4	66,600	1	27,545	1	23,825	\$1.67	\$0
30,000-49,999	12	389,862	7	257,899	3	112,615	4	154,444	\$1.46	\$0
50,000-69,999	4	225,266	3	175,084	3	158,988	1	56,793	\$1.47	\$425
70,000-99,999	5	299,644	2	111,554	1	70,171	3	252,832	\$1.57	\$0
100,000 and greater	9	1,257,567	8	1,019,161	0	0	0	0	\$1.80	\$0
<b>WEST ORANGE COUNTY TOTAL</b>	<b>49</b>	<b>2,461,185</b>	<b>30</b>	<b>1,718,133</b>	<b>15</b>	<b>468,249</b>	<b>15</b>	<b>583,134</b>	<b>\$1.67</b>	<b>\$388</b>
10,000-19,999	34	440,062	13	165,071	13	164,967	8	128,661	\$1.55	\$430
20,000-29,999	14	273,429	5	91,360	6	149,463	4	98,561	\$1.72	\$308
30,000-49,999	16	511,701	12	367,238	4	141,035	1	47,766	\$1.45	\$0
50,000-69,999	7	269,544	4	209,239	0	0	0	0	\$1.59	\$473
70,000-99,999	9	607,046	6	443,501	0	0	1	94,550	\$1.69	\$0
100,000 and greater	19	2,110,060	11	1,478,077	0	0	1	111,024	\$1.75	\$315
<b>AIRPORT AREA TOTAL</b>	<b>99</b>	<b>4,211,842</b>	<b>51</b>	<b>2,754,486</b>	<b>23</b>	<b>455,465</b>	<b>15</b>	<b>480,562</b>	<b>\$1.70</b>	<b>\$392</b>
10,000-19,999	9	118,244	3	39,102	5	67,379	8	120,825	\$1.57	\$439
20,000-29,999	17	360,298	8	178,086	2	47,837	1	25,086	\$1.62	\$377
30,000-49,999	8	241,644	4	152,327	2	63,369	2	82,099	\$1.78	\$0
50,000-69,999	4	156,043	2	72,447	1	50,000	0	0	\$1.68	\$0
70,000-99,999	7	405,987	3	132,287	3	261,461	0	0	\$1.70	\$0
100,000 and greater	12	1,137,689	6	671,271	4	687,519	1	102,299	\$1.84	\$0
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>57</b>	<b>2,419,905</b>	<b>26</b>	<b>1,245,520</b>	<b>17</b>	<b>1,177,565</b>	<b>12</b>	<b>330,309</b>	<b>\$1.73</b>	<b>\$413</b>
<b>ORANGE COUNTY TOTAL</b>	<b>330</b>	<b>16,308,675</b>	<b>182</b>	<b>10,417,353</b>	<b>100</b>	<b>4,525,280</b>	<b>72</b>	<b>2,538,751</b>	<b>\$1.62</b>	<b>\$379</b>

Source: CBRE Research, Q2 2025.

FIGURE 11: Research and Development Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
<b>NORTH ORANGE COUNTY</b>											
Anaheim	93	4,035,631	0	0	10,566	10,566	38,085	46,837	1.2	198,955	4.9
Brea	12	536,984	0	0	0	0	0	29,780	5.5	29,780	5.5
Buena Park	9	410,190	0	0	0	0	0	46,843	11.4	46,843	11.4
Fullerton	22	1,979,105	0	0	14,866	14,866	0	26,500	1.3	26,500	1.3
La Habra	5	251,165	0	0	0	0	0	8,855	3.5	8,855	3.5
Orange	28	756,452	0	0	0	0	0	0	0.0	0	0.0
Placentia	2	25,528	0	0	0	0	0	0	0.0	0	0.0
Yorba Linda	21	896,887	0	0	0	0	0	0	0.0	41,455	4.6
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>192</b>	<b>8,891,942</b>	<b>0</b>	<b>0</b>	<b>25,432</b>	<b>25,432</b>	<b>38,085</b>	<b>158,815</b>	<b>1.8</b>	<b>352,388</b>	<b>4.0</b>
<b>WEST ORANGE COUNTY</b>											
Cypress	42	1,878,646	0	0	0	0	0	162,304	8.6	210,943	11.2
Garden Grove	29	1,242,893	0	0	0	0	0	0	0.0	0	0.0
Huntington Beach	21	799,887	0	0	0	0	0	29,140	3.6	42,789	5.3
La Palma	6	292,437	0	0	0	0	0	0	0.0	0	0.0
Los Alamitos	16	428,788	0	0	0	0	0	0	0.0	0	0.0
Seal Beach	0	0	0	0	0	0	0	0	0.0	0	0.0
Stanton	0	0	0	0	0	0	0	0	0.0	0	0.0
Westminster	1	20,892	0	0	0	0	0	0	0.0	0	0.0
<b>WEST ORANGE COUNTY TOTAL</b>	<b>115</b>	<b>4,663,543</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>191,444</b>	<b>4.1</b>	<b>253,732</b>	<b>5.4</b>
<b>AIRPORT AREA</b>											
Costa Mesa	81	2,835,308	0	0	0	0	0	95,320	3.4	114,798	4.0
Fountain Valley	18	686,706	0	0	0	0	0	0	0.0	17,386	2.5
Irvine	160	4,679,699	0	29,477	0	29,477	17,977	11,500	0.2	11,500	0.2
Newport Beach	13	452,102	0	0	0	0	0	0	0.0	0	0.0
Santa Ana	95	3,388,206	0	0	0	0	(10,500)	49,039	1.4	158,298	4.7
Tustin	42	1,806,061	0	0	0	0	0	0	0.0	21,255	1.2
<b>AIRPORT AREA TOTAL</b>	<b>409</b>	<b>13,848,082</b>	<b>0</b>	<b>29,477</b>	<b>0</b>	<b>29,477</b>	<b>7,477</b>	<b>155,859</b>	<b>1.1</b>	<b>323,237</b>	<b>2.3</b>
<b>SOUTH ORANGE COUNTY</b>											
Aliso Viejo	25	660,750	0	0	0	0	0	41,519	6.3	47,225	7.1
Foothill Ranch	3	61,920	0	0	0	0	0	0	0.0	0	0.0
Irvine Spectrum	237	8,922,500	0	0	0	0	30,048	322,113	3.6	1,028,624	11.5
Laguna Hills	4	68,029	0	0	10,613	10,613	0	0	0.0	0	0.0
Laguna Niguel	9	196,795	0	0	0	0	0	0	0.0	15,115	7.7
Lake Forest	18	543,951	0	0	0	0	0	0	0.0	0	0.0
Mission Viejo	15	622,727	0	0	0	0	0	0	0.0	0	0.0
San Clemente	40	882,405	0	0	0	0	0	25,528	2.9	35,778	4.1
San Juan Capistrano	9	263,711	0	0	0	0	(13,204)	13,204	5.0	13,204	5.0
Santa Margarita	29	1,084,731	0	10,109	0	10,109	(11,701)	44,650	4.1	77,150	7.1
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>389</b>	<b>13,307,519</b>	<b>0</b>	<b>10,109</b>	<b>10,613</b>	<b>20,722</b>	<b>5,143</b>	<b>447,014</b>	<b>3.4</b>	<b>1,217,096</b>	<b>9.1</b>
<b>ORANGE COUNTY TOTAL</b>	<b>1,105</b>	<b>40,711,086</b>	<b>0</b>	<b>39,586</b>	<b>36,045</b>	<b>75,631</b>	<b>50,705</b>	<b>953,132</b>	<b>2.3</b>	<b>2,146,453</b>	<b>5.3</b>

Source: CBRE Research, Q2 2025.

FIGURE 12: Research and Development Availability Statistics by Size

Submarket	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	2	16,389	2	10,622	1	17,220	2	25,432	\$1.77	\$0
20,000-29,999	0	0	0	0	0	0	0	0	\$0.00	\$360
30,000-49,999	4	147,903	3	90,563	2	78,660	0	0	\$1.35	\$269
50,000-69,999	1	27,850	1	27,850	0	0	0	0	\$1.75	\$315
70,000-99,999	1	29,780	1	29,780	0	0	0	0	\$1.45	\$0
100,000 and greater	1	130,466	0	0	1	121,288	0	0	\$1.65	\$0
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>9</b>	<b>352,388</b>	<b>7</b>	<b>158,815</b>	<b>4</b>	<b>217,168</b>	<b>2</b>	<b>25,432</b>	<b>\$1.58</b>	<b>\$296</b>
10,000-19,999	0	0	0	0	1	13,649	0	0	\$0.00	\$319
20,000-29,999	0	0	0	0	0	0	0	0	\$0.00	\$0
30,000-49,999	4	96,368	1	34,080	0	0	0	0	\$1.46	\$0
50,000-69,999	0	0	0	0	0	0	0	0	\$0.00	\$0
70,000-99,999	0	0	0	0	0	0	0	0	\$0.00	\$0
100,000 and greater	2	157,364	2	157,364	0	0	0	0	\$1.55	\$0
<b>WEST ORANGE COUNTY TOTAL</b>	<b>6</b>	<b>253,732</b>	<b>3</b>	<b>191,444</b>	<b>1</b>	<b>13,649</b>	<b>0</b>	<b>0</b>	<b>\$1.52</b>	<b>\$319</b>
10,000-19,999	3	29,056	3	29,056	2	24,314	0	0	\$2.20	\$0
20,000-29,999	4	74,463	0	0	1	25,067	1	29,477	\$1.95	\$0
30,000-49,999	2	71,110	2	71,110	0	0	0	0	\$0.00	\$0
50,000-69,999	3	88,498	1	55,693	0	0	0	0	\$1.73	\$473
70,000-99,999	1	60,110	0	0	0	0	0	0	\$0.00	\$0
100,000 and greater	0	0	0	0	0	0	0	0	\$0.00	\$0
<b>AIRPORT AREA TOTAL</b>	<b>13</b>	<b>323,237</b>	<b>6</b>	<b>155,859</b>	<b>3</b>	<b>49,381</b>	<b>1</b>	<b>29,477</b>	<b>\$1.82</b>	<b>\$473</b>
10,000-19,999	6	76,736	3	39,102	3	44,060	2	20,722	\$1.56	\$422
20,000-29,999	15	323,330	7	149,404	2	47,837	0	0	\$1.62	\$346
30,000-49,999	4	121,207	2	82,921	1	32,580	0	0	\$1.86	\$0
50,000-69,999	3	122,185	1	38,589	0	0	0	0	\$1.80	\$0
70,000-99,999	2	163,158	0	0	0	0	0	0	\$1.82	\$0
100,000 and greater	3	410,480	1	136,998	2	283,130	0	0	\$2.33	\$0
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>33</b>	<b>1,217,096</b>	<b>14</b>	<b>447,014</b>	<b>8</b>	<b>407,607</b>	<b>2</b>	<b>20,722</b>	<b>\$1.83</b>	<b>\$377</b>
<b>ORANGE COUNTY TOTAL</b>	<b>61</b>	<b>2,146,453</b>	<b>30</b>	<b>953,132</b>	<b>16</b>	<b>687,805</b>	<b>5</b>	<b>75,631</b>	<b>\$1.73</b>	<b>\$346</b>

Source: CBRE Research, Q2 2025.

FIGURE 13: Manufacturing and Warehouse Market Statistics

	Bldg. Count	Bldg. Sq. Ft.	Under Construction (SF)	Sq. Ft. Sold	Sq. Ft. Leased	Gross Activity	Net Absorption	Vacant Sq. Ft.	Vacancy Rate (%)	Available Sq. Ft.	Availability Rate (%)
<b>NORTH ORANGE COUNTY</b>											
Anaheim	1,233	42,691,747	266,359	19,899	636,165	656,064	130,102	2,027,118	4.7	2,795,396	6.5
Brea	207	10,843,556	0	130,925	45,227	176,152	294,018	280,382	2.6	804,591	7.4
Buena Park	179	13,589,964	0	0	83,938	83,938	(54,541)	1,020,591	7.5	1,328,152	9.8
Fullerton	265	18,303,983	0	42,702	59,870	102,572	(294,093)	1,005,555	5.5	1,546,523	8.4
La Habra	52	2,102,184	0	0	0	0	(14,085)	28,097	1.3	40,517	1.9
Orange	423	11,448,235	285,719	0	73,366	73,366	(46,530)	126,408	1.1	226,194	2.0
Placentia	140	3,552,602	0	27,222	0	27,222	27,222	52,248	1.5	121,982	3.4
Yorba Linda	34	830,133	0	0	0	0	0	0	0.0	0	0.0
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>2,533</b>	<b>103,362,404</b>	<b>552,078</b>	<b>220,748</b>	<b>898,566</b>	<b>1,119,314</b>	<b>42,093</b>	<b>4,540,399</b>	<b>4.4</b>	<b>6,863,355</b>	<b>6.6</b>
<b>WEST ORANGE COUNTY</b>											
Cypress	54	4,252,777	0	0	116,541	116,541	45,578	744,719	17.5	862,638	20.3
Garden Grove	288	10,902,083	0	48,697	59,989	108,686	(106,767)	272,888	2.5	406,392	3.7
Huntington Beach	430	12,533,200	318,751	0	183,470	183,470	(140,123)	277,193	2.2	618,181	4.9
La Palma	19	2,345,511	0	0	0	0	0	0	0.0	0	0.0
Los Alamitos	72	1,822,830	0	0	82,305	82,305	82,305	0	0.0	18,182	1.0
Seal Beach	12	972,051	0	0	15,000	15,000	13,162	0	0.0	0	0.0
Stanton	53	1,072,081	0	0	0	0	0	13,680	1.3	13,680	1.3
Westminster	65	1,853,866	0	0	77,132	77,132	5,492	218,209	11.8	288,380	15.6
<b>WEST ORANGE COUNTY TOTAL</b>	<b>993</b>	<b>35,754,399</b>	<b>318,751</b>	<b>48,697</b>	<b>534,437</b>	<b>583,134</b>	<b>(100,353)</b>	<b>1,526,689</b>	<b>4.3</b>	<b>2,207,453</b>	<b>6.2</b>
<b>AIRPORT AREA</b>											
Costa Mesa	195	5,669,196	0	23,084	25,873	48,957	(13,721)	191,889	3.4	225,707	4.0
Fountain Valley	140	3,459,571	0	0	24,000	24,000	34,756	49,982	1.4	144,012	4.2
Irvine	339	12,731,575	148,937	0	225,497	225,497	(22,126)	725,180	5.7	1,082,890	8.5
Newport Beach	15	238,252	0	0	0	0	0	0	0.0	0	0.0
Santa Ana	783	24,245,078	400,398	18,400	114,911	133,311	74,620	1,174,938	4.8	1,907,158	7.9
Tustin	107	5,519,720	142,924	0	19,320	19,320	0	456,638	8.3	528,838	9.6
<b>AIRPORT AREA TOTAL</b>	<b>1,579</b>	<b>51,863,392</b>	<b>692,259</b>	<b>41,484</b>	<b>409,601</b>	<b>451,085</b>	<b>73,529</b>	<b>2,598,627</b>	<b>5.0</b>	<b>3,888,605</b>	<b>7.5</b>
<b>SOUTH ORANGE COUNTY</b>											
Aliso Viejo	23	680,455	0	0	0	0	0	0	0.0	0	0.0
Foothill Ranch	43	3,102,539	0	102,299	25,086	127,385	(345)	123,022	4.0	198,529	6.4
Irvine Spectrum	150	7,829,923	725,932	0	119,229	119,229	(61,978)	491,635	6.3	620,533	7.9
Laguna Hills	58	1,037,200	0	0	0	0	12,000	0	0.0	30,789	3.0
Laguna Niguel	16	351,322	0	0	0	0	0	0	0.0	0	0.0
Lake Forest	124	3,695,624	0	0	12,843	12,843	(62,540)	183,849	5.0	352,958	9.6
Mission Viejo	19	329,338	0	0	0	0	0	0	0.0	0	0.0
San Clemente	65	1,509,228	0	50,130	0	50,130	32,850	0	0.0	0	0.0
San Juan Capistrano	31	640,535	136,308	0	0	0	0	0	0.0	0	0.0
Santa Margarita	47	1,376,787	0	0	0	0	0	0	0.0	0	0.0
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>576</b>	<b>20,552,951</b>	<b>862,240</b>	<b>152,429</b>	<b>157,158</b>	<b>309,587</b>	<b>(80,013)</b>	<b>798,506</b>	<b>3.9</b>	<b>1,202,809</b>	<b>5.9</b>
<b>ORANGE COUNTY TOTAL</b>	<b>5,681</b>	<b>211,533,146</b>	<b>2,425,328</b>	<b>463,358</b>	<b>1,999,762</b>	<b>2,463,120</b>	<b>(64,744)</b>	<b>9,464,221</b>	<b>4.5</b>	<b>14,162,222</b>	<b>6.7</b>

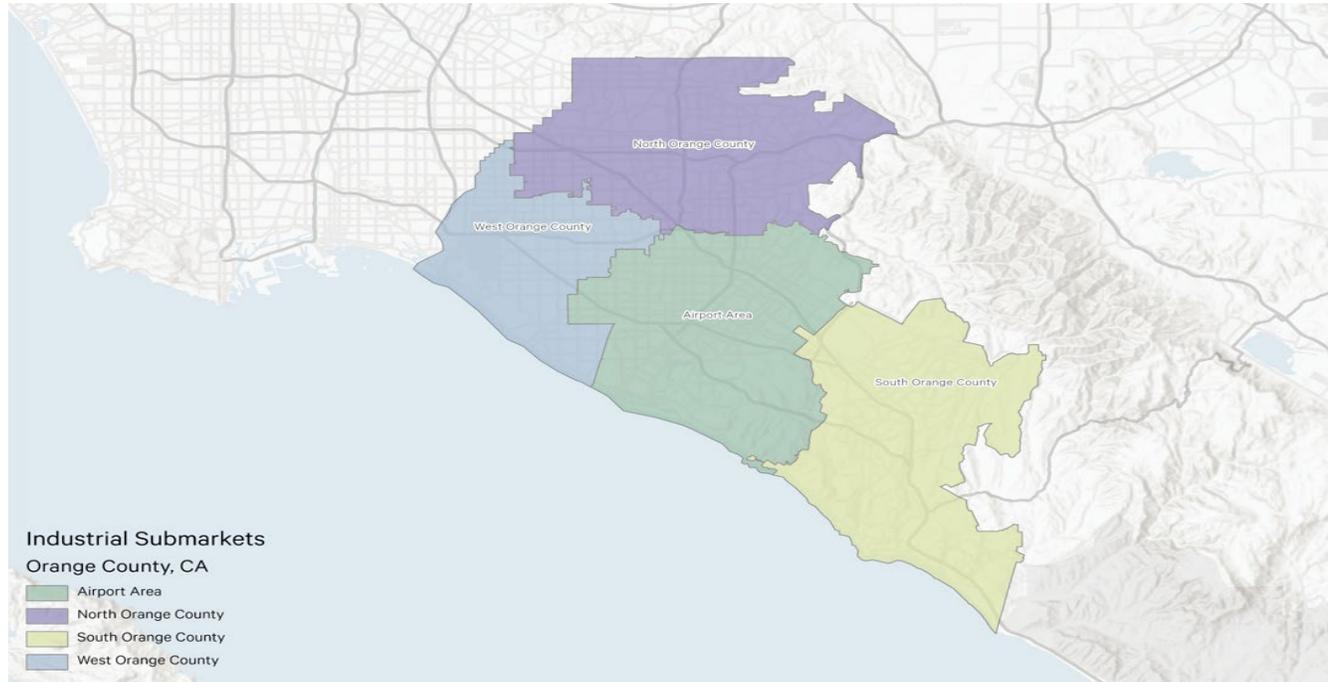
Source: CBRE Research, Q2 2025.

FIGURE 14: Manufacturing and Warehouse Availability Statistics by Building Size

Submarket by Building Size	Available		Vacant		New to Market		Gross Activity		Average Asking PSF	
	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	# of Bldgs.	Sq. Ft.	NNN Lease Rate	Sale Price
10,000-19,999	21	259,252	13	164,497	18	233,394	13	184,823	\$1.56	\$366
20,000-29,999	16	340,027	9	183,569	5	122,565	5	131,554	\$1.52	\$335
30,000-49,999	15	463,952	7	161,074	5	210,677	4	169,711	\$1.54	\$367
50,000-69,999	16	760,409	9	435,197	3	159,545	0	0	\$1.31	\$377
70,000-99,999	11	557,110	4	191,637	3	231,898	1	83,938	\$1.36	\$395
100,000 and greater	37	4,482,605	26	3,404,425	7	1,248,754	5	549,288	\$1.60	\$0
<b>NORTH ORANGE COUNTY TOTAL</b>	<b>116</b>	<b>6,863,355</b>	<b>68</b>	<b>4,540,399</b>	<b>41</b>	<b>2,206,833</b>	<b>28</b>	<b>1,119,314</b>	<b>\$1.52</b>	<b>\$365</b>
10,000-19,999	14	202,806	6	87,835	6	85,281	6	95,240	\$1.58	\$394
20,000-29,999	5	86,040	4	66,600	1	27,545	1	23,825	\$1.67	\$0
30,000-49,999	8	293,494	6	223,819	3	112,615	4	154,444	\$1.46	\$0
50,000-69,999	4	225,266	3	175,084	3	158,988	1	56,793	\$1.47	\$425
70,000-99,999	5	299,644	2	111,554	1	70,171	3	252,832	\$1.57	\$0
100,000 and greater	7	1,100,203	6	861,797	0	0	0	0	\$1.85	\$0
<b>WEST ORANGE COUNTY TOTAL</b>	<b>43</b>	<b>2,207,453</b>	<b>27</b>	<b>1,526,689</b>	<b>14</b>	<b>454,600</b>	<b>15</b>	<b>583,134</b>	<b>\$1.69</b>	<b>\$398</b>
10,000-19,999	31	411,006	10	136,015	11	140,653	8	128,661	\$1.53	\$430
20,000-29,999	10	198,966	5	91,360	5	124,396	3	69,084	\$1.65	\$308
30,000-49,999	14	440,591	10	296,128	4	141,035	1	47,766	\$1.45	\$0
50,000-69,999	4	181,046	3	153,546	0	0	0	0	\$1.41	\$0
70,000-99,999	8	546,936	6	443,501	0	0	1	94,550	\$1.69	\$0
100,000 and greater	19	2,110,060	11	1,478,077	0	0	1	111,024	\$1.75	\$315
<b>AIRPORT AREA TOTAL</b>	<b>86</b>	<b>3,888,605</b>	<b>45</b>	<b>2,598,627</b>	<b>20</b>	<b>406,084</b>	<b>14</b>	<b>451,085</b>	<b>\$1.69</b>	<b>\$387</b>
10,000-19,999	3	41,508	0	0	2	23,319	6	100,103	\$1.59	\$443
20,000-29,999	2	36,968	1	28,682	0	0	1	25,086	\$1.63	\$399
30,000-49,999	4	120,437	2	69,406	1	30,789	2	82,099	\$1.61	\$0
50,000-69,999	1	33,858	1	33,858	1	50,000	0	0	\$1.55	\$0
70,000-99,999	5	242,829	3	132,287	3	261,461	0	0	\$1.53	\$0
100,000 and greater	9	727,209	5	534,273	2	404,389	1	102,299	\$1.61	\$0
<b>SOUTH ORANGE COUNTY TOTAL</b>	<b>24</b>	<b>1,202,809</b>	<b>12</b>	<b>798,506</b>	<b>9</b>	<b>769,958</b>	<b>10</b>	<b>309,587</b>	<b>\$1.59</b>	<b>\$428</b>
<b>ORANGE COUNTY TOTAL</b>	<b>269</b>	<b>14,162,222</b>	<b>152</b>	<b>9,464,221</b>	<b>84</b>	<b>3,837,475</b>	<b>67</b>	<b>2,463,120</b>	<b>\$1.60</b>	<b>\$386</b>

Source: CBRE Research, Q2 2025.

## Market Area Overview



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## Definitions

**Available Sq. Ft.:** Space in a building, ready for occupancy within six months; can be occupied or vacant. **Availability Rate:** Total Available Sq. Ft. divided by the total Building Area. **Average Asking Lease Rate:** A calculated average that includes net and gross lease rates, weighted by their corresponding available square footage. **Building Area:** The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. **Gross Activity:** All sale and lease transactions completed within a specified time period. Excludes investment sale transactions. **Net Absorption:** The change in Occupied Sq. Ft. from one period to the next. **Net Lease Rate:** Rent excludes one or more of the “net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. **Occupied Sq. Ft.:** Building Area not considered vacant. **Vacancy Rate:** Total Vacant Sq. Ft. divided by the total Building Area. **Vacant Sq. Ft.:** Space that can be occupied within 30 days. **Normalization:** Due to a reclassification of the market and updating demolished buildings in prior quarters, the base, number and sq. ft. of buildings for previous quarters have been adjusted to match the current base. Availability and vacancy amounts for these buildings have also been adjusted in previous quarters.

## Survey Criteria

Includes all industrial buildings 10,000 sq. ft. and greater in size in the Orange County. Buildings which have begun construction as evidenced by site excavation or foundation work.