



Office Submarket Report

Beach Cities/Palos Verdes

Los Angeles - CA USA

PREPARED BY



Brian Campbell
Managing Partner/ CEO



Overview

Beach Cities/Palos Verdes Office

12 Mo Deliveries in SF

25.3K

12 Mo Net Absorption in SF

(60.5K)

Vacancy Rate

9.2%

Market Asking Rent Growth

2.0%

The Beach Cities/Palos Verdes office submarket has a vacancy rate of 9.2% as of the first quarter of 2026. Over the past year, the submarket's vacancy rate has changed by 1.3%, a result of 25,000 SF of net delivered space and -60,000 SF of net absorption.

Beach Cities/Palos Verdes's vacancy rate of 9.2% compares to the submarket's five-year average of 7.9% and the 10-year average of 7.3%.

The Beach Cities/Palos Verdes office submarket has roughly 630,000 SF of space listed as available, for an availability rate of 9.8%. As of the first quarter of 2026, there is 38,000 SF of office space under construction in Beach Cities/Palos Verdes. In comparison, the submarket has averaged 72,000 SF of under

construction inventory over the past 10 years.

Beach Cities/Palos Verdes contains 6.4 million SF of inventory, compared to 442 million SF of inventory metro wide.

Average rents in Beach Cities/Palos Verdes are roughly \$42.00/SF, compared to the wider Los Angeles market average of \$42.00/SF.

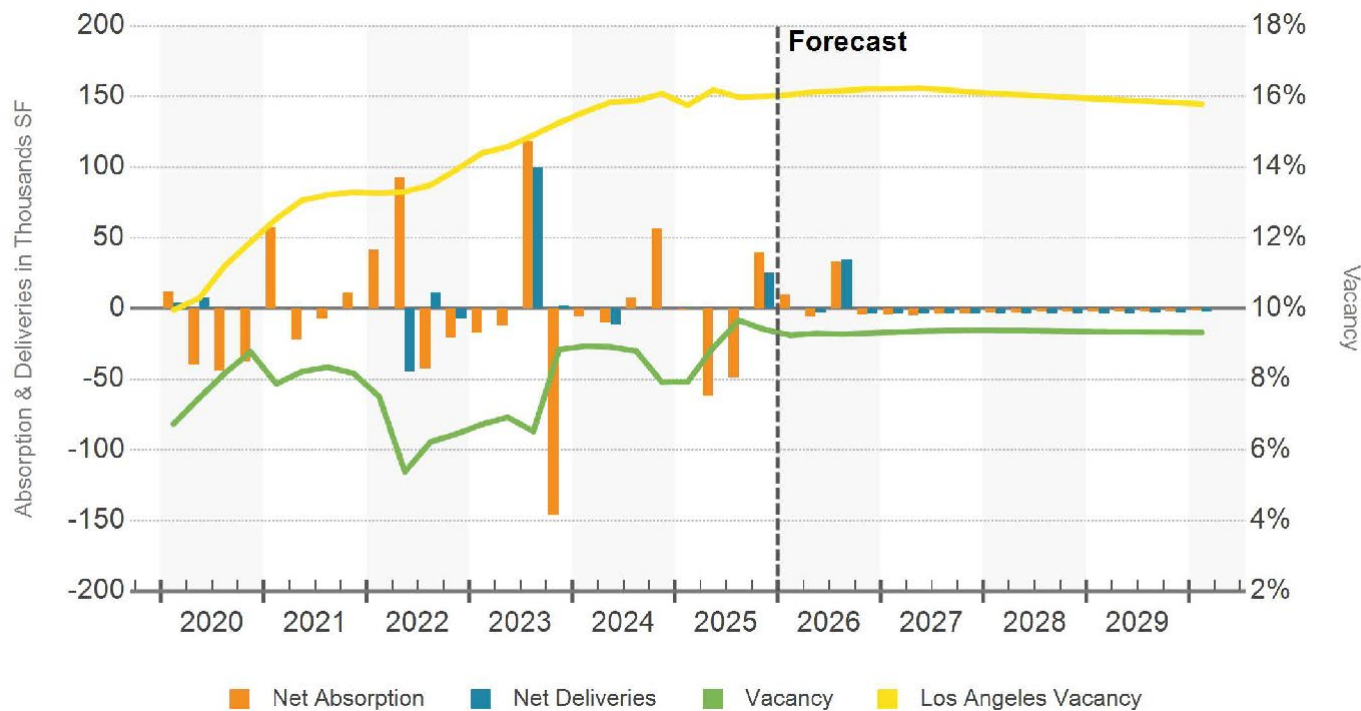
Rents have changed by 2.0% year over year in Beach Cities/Palos Verdes, compared to a change of 0.1% metro wide. Annual rent growth of 2.0% in Beach Cities/Palos Verdes compares to the submarket's five-year average of 2.5% and its 10-year average of 3.5%.

KEY INDICATORS

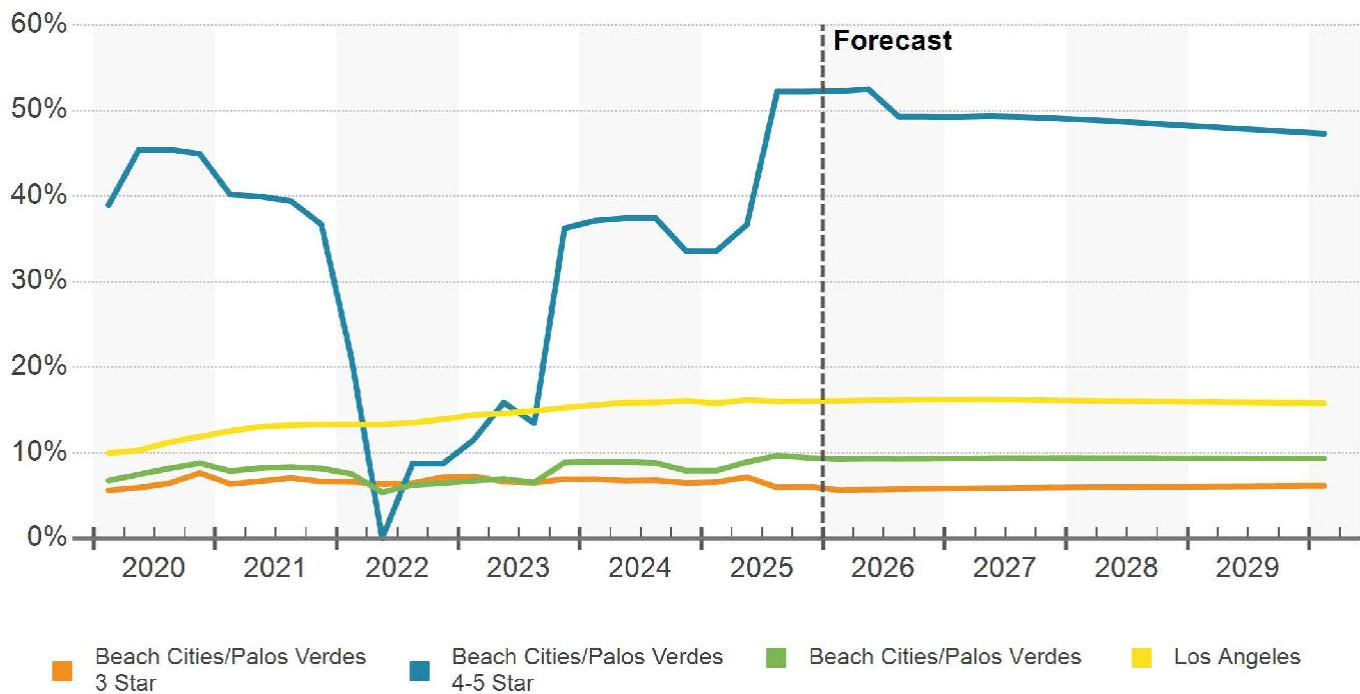
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	575,674	52.2%	\$3.81	49.0%	0	0	37,879
3 Star	3,278,119	5.6%	\$3.64	6.7%	13,377	0	0
1 & 2 Star	2,555,508	4.2%	\$3.17	4.5%	(2,000)	0	0
Submarket	6,409,301	9.2%	\$3.47	9.8%	11,377	0	37,879

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.3% (YOY)	7.0%	9.3%	10.5%	2011 Q3	2.8%	2007 Q2
Net Absorption SF	(60.5K)	11,565	(3,721)	213,504	2003 Q1	(293,706)	2011 Q3
Deliveries SF	25.3K	27,066	12,372	173,285	2008 Q4	0	2025 Q3
Market Asking Rent Growth	2.0%	2.9%	2.3%	9.4%	2000 Q4	-11.9%	2002 Q2
Sales Volume	\$47.7M	\$48.8M	N/A	\$136.9M	2023 Q1	\$9.7M	2012 Q1

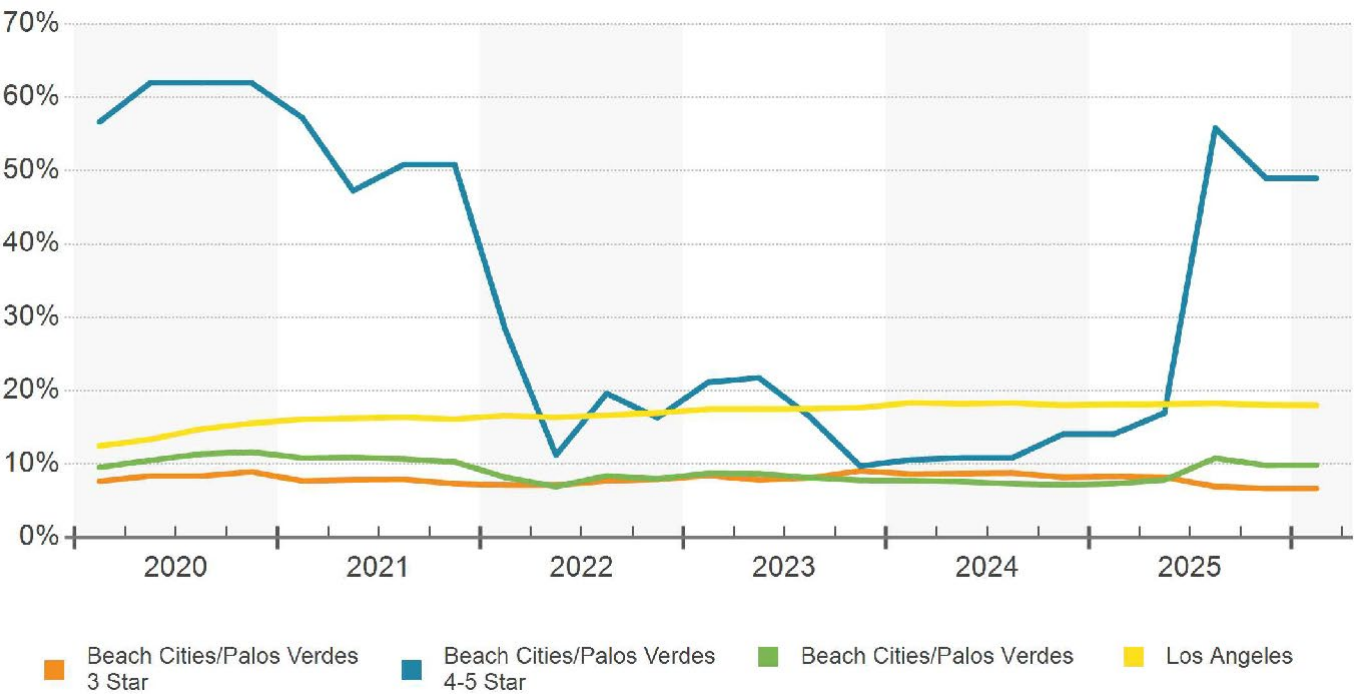
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



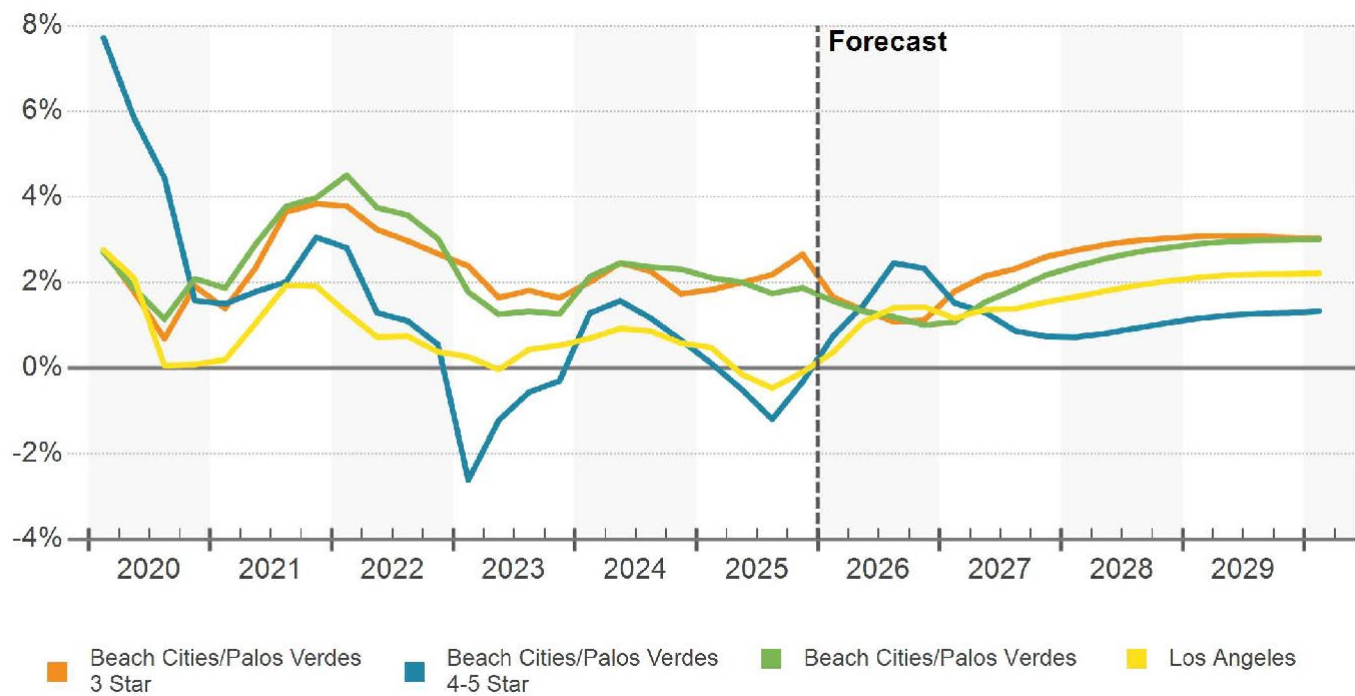
AVAILABILITY RATE



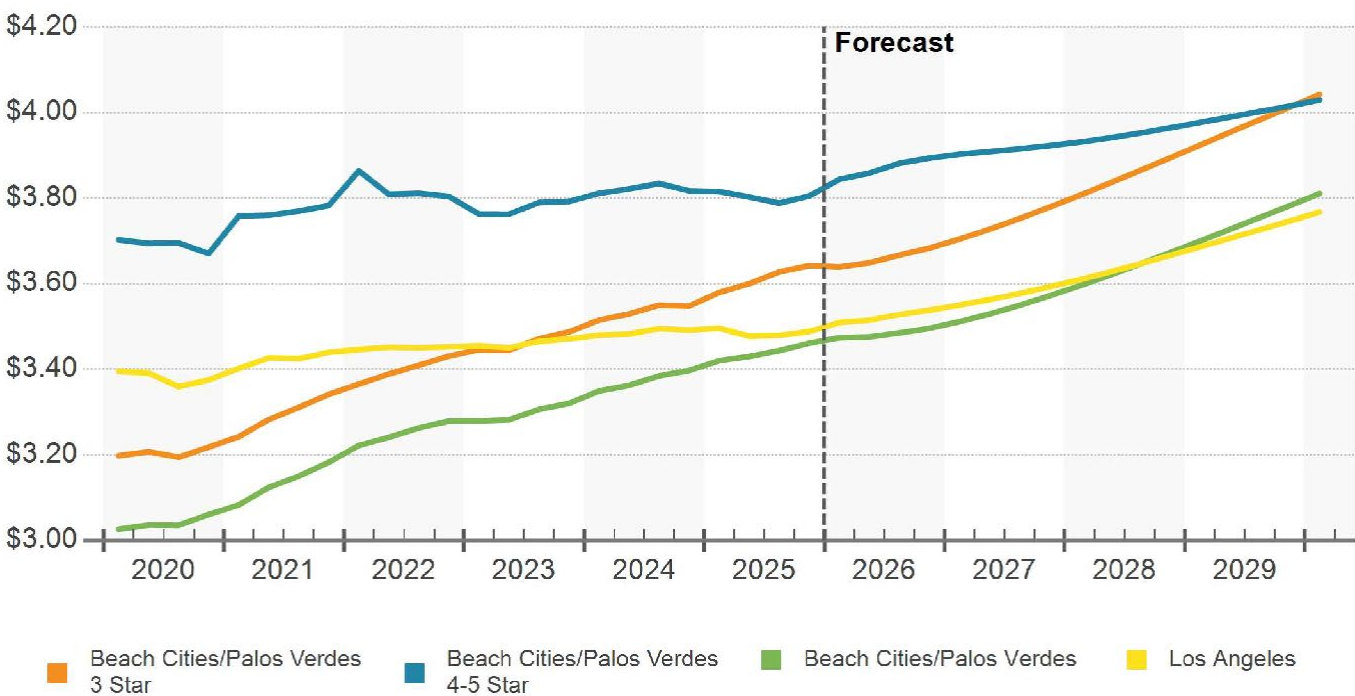
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Wedgewood 2015 Manhattan Beach Blvd	★★★★☆	82,100	1	6,203	11.1%	6,203

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$3.90	162	3.0%	12.6%	594,376	9.3%	0%
2029	\$3.78	157	3.0%	9.3%	596,692	9.3%	0%
2028	\$3.67	153	2.8%	6.1%	599,535	9.4%	0%
2027	\$3.57	149	2.2%	3.2%	602,468	9.4%	0.1%
2026	\$3.50	146	1.0%	1.0%	598,970	9.3%	-0.1%
YTD	\$3.47	144	2.0%	0.2%	591,377	9.2%	-0.2%
2025	\$3.46	144	1.9%	0%	602,754	9.4%	1.5%
2024	\$3.40	141	2.3%	-1.8%	505,564	7.9%	-0.9%
2023	\$3.32	138	1.3%	-4.1%	565,539	8.8%	2.4%
2022	\$3.28	137	3.0%	-5.3%	406,004	6.5%	-1.7%
2021	\$3.18	132	4.0%	-8.0%	517,348	8.2%	-0.6%
2020	\$3.06	127	2.1%	-11.6%	555,758	8.8%	1.9%
2019	\$3	125	2.7%	-13.4%	434,159	6.9%	0.8%
2018	\$2.92	122	4.9%	-15.6%	382,172	6.1%	0%
2017	\$2.78	116	5.4%	-19.5%	376,301	6.1%	0.4%
2016	\$2.64	110	6.3%	-23.7%	356,195	5.7%	-0.2%
2015	\$2.49	103	6.0%	-28.2%	369,890	5.9%	-2.0%
2014	\$2.34	98	4.7%	-32.3%	493,001	7.9%	-1.6%

4 & 5 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$4.08	158	1.5%	6.8%	283,992	46.6%	-0.9%
2029	\$4.01	155	1.3%	5.2%	289,192	47.5%	-0.8%
2028	\$3.96	153	1.1%	3.8%	294,642	48.3%	-0.8%
2027	\$3.92	152	0.7%	2.8%	300,113	49.1%	-0.1%
2026	\$3.89	151	2.3%	2.0%	301,608	49.2%	-3.0%
YTD	\$3.81	147	-0.2%	-0.2%	300,378	52.2%	0%
2025	\$3.80	147	-0.3%	-0.3%	300,378	52.2%	18.6%
2024	\$3.82	148	0.7%	0%	193,171	33.6%	-2.7%
2023	\$3.79	147	-0.3%	-0.7%	208,438	36.2%	27.5%
2022	\$3.80	147	0.6%	-0.4%	41,465	8.7%	-27.9%
2021	\$3.78	146	3.1%	-0.9%	174,399	36.7%	-8.2%
2020	\$3.67	142	1.6%	-3.8%	213,616	44.9%	5.2%
2019	\$3.61	140	6.2%	-5.3%	189,056	39.7%	-2.1%
2018	\$3.40	132	10.0%	-10.8%	198,903	41.8%	-4.9%
2017	\$3.09	120	7.1%	-19.0%	174,847	46.7%	-4.2%
2016	\$2.89	112	5.5%	-24.3%	190,525	50.9%	-0.4%
2015	\$2.74	106	8.4%	-28.3%	191,955	51.2%	-7.4%
2014	\$2.53	98	1.9%	-33.8%	219,746	58.7%	-15.9%

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$4.13	163	3.0%	13.4%	201,895	6.2%	0.1%
2029	\$4.01	158	3.1%	10.2%	198,917	6.1%	0.1%
2028	\$3.89	154	3.0%	6.9%	196,168	6.0%	0.1%
2027	\$3.78	149	2.6%	3.7%	193,432	5.9%	0.1%
2026	\$3.68	145	1.1%	1.1%	189,002	5.8%	-0.3%
YTD	\$3.64	144	2.5%	-0.1%	184,808	5.6%	-0.4%
2025	\$3.64	144	2.7%	0%	198,185	6.0%	-0.4%
2024	\$3.55	140	1.7%	-2.6%	210,499	6.5%	-0.4%
2023	\$3.49	138	1.6%	-4.3%	224,632	6.9%	-0.2%
2022	\$3.43	135	2.7%	-5.8%	231,884	7.1%	0.5%
2021	\$3.34	132	3.8%	-8.3%	214,833	6.6%	-1.0%
2020	\$3.22	127	1.9%	-11.6%	247,332	7.6%	2.4%
2019	\$3.16	125	3.0%	-13.3%	168,852	5.2%	1.7%
2018	\$3.07	121	4.0%	-15.8%	112,278	3.5%	0.8%
2017	\$2.95	116	3.9%	-19.0%	86,894	2.7%	0.6%
2016	\$2.84	112	6.7%	-22.0%	66,517	2.1%	-0.4%
2015	\$2.66	105	6.6%	-26.9%	79,246	2.5%	-1.2%
2014	\$2.50	99	5.2%	-31.4%	117,811	3.7%	-0.7%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	\$3.55	162	3.5%	12.9%	108,489	4.3%	0%
2029	\$3.43	157	3.4%	9.1%	108,583	4.3%	0%
2028	\$3.32	152	3.0%	5.5%	108,725	4.3%	0%
2027	\$3.22	147	2.0%	2.4%	108,923	4.3%	0%
2026	\$3.16	144	0.4%	0.4%	108,360	4.2%	0.2%
YTD	\$3.17	145	2.0%	0.7%	106,191	4.2%	0.1%
2025	\$3.15	144	1.4%	0%	104,191	4.1%	0.1%
2024	\$3.10	142	3.7%	-1.4%	101,894	4.0%	-1.2%
2023	\$2.99	137	1.2%	-4.9%	132,469	5.2%	0%
2022	\$2.96	135	4.3%	-6.0%	132,655	5.2%	0.3%
2021	\$2.83	129	4.5%	-9.9%	128,116	4.9%	1.3%
2020	\$2.71	124	2.5%	-13.8%	94,810	3.6%	0.7%
2019	\$2.65	121	1.1%	-15.9%	76,251	2.9%	0.2%
2018	\$2.62	120	4.8%	-16.8%	70,991	2.7%	-1.7%
2017	\$2.50	114	7.2%	-20.6%	114,560	4.4%	0.6%
2016	\$2.33	106	5.9%	-26.0%	99,153	3.7%	0%
2015	\$2.20	100	4.5%	-30.1%	98,689	3.7%	-2.1%
2014	\$2.10	96	4.9%	-33.1%	155,444	5.8%	-0.6%