Q3 2026 MARKET REPORT
AIRPORT - OC INDUSTRIAL

TIDEMARK
Real Estate Services



OC AIRPORT - MARKET SUMMARY

Costa Mesa, Fountain Valley, Irvine, Santa Ana, Tustin

In Q3 2026, Orange County's commercial real estate market gained momentum, posting 529,446 SF of positive net absorption. Vacancy dropped 40 bps quarter-over-quarter to 5.6%, and availability tightened to 6.0%.

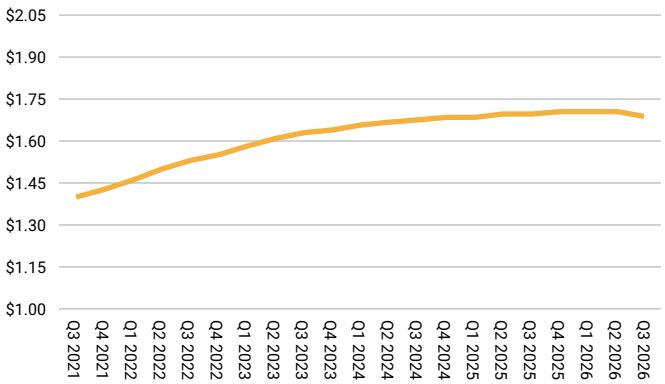
Leasing activity accelerated post-summer, driven by high borrowing costs that make renting more attractive than buying. Moderating lease rates and flexible landlord concessions are boosting tenant activity and space absorption. Going into Q4, strong leasing demand should persist, while high financing costs will keep buyers selective and favor well-capitalized investors.

CURRENT MARKET STATISTICS - OC AIRPORT

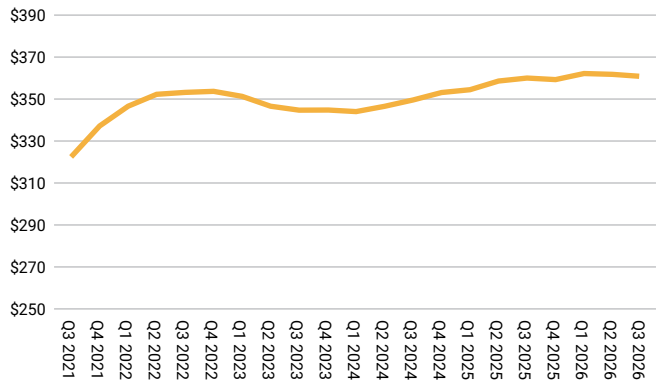
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INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	AVERAGE MARKET ASKING RENT/SF	AVERAGE MARKET SALE PRICE/SF	MARKET CAP RATE
78.9M +0.5%	216K -64.0%	1M +267.3%	5.6% -0.7%	$1.69 -0.4%	$361 +0.3%	5.6% +0.1%
1-YEAR PRIOR: 78.5M	1-YEAR PRIOR: 601K	1-YEAR PRIOR: (611K)	1-YEAR PRIOR: 6.3%	1-YEAR PRIOR: $1.70	1-YEAR PRIOR: $360	1-YEAR PRIOR: 5.5%

MARKET ASKING LEASE RATE PER SF



MARKET SALE PRICE PER SF



NOTABLE SALE TRANSACTIONS	SIZE	SALE DATE	SALE PRICE	BUYER	COMMENTS
2323 Main Street Irvine, CA 92614	260,850 SF	08/03/2026	$75,000,000 $287.52 PSF	Robinson Pharma	**Owner Occupant Purchase** Excellent corner location.
14321-14351 Myford Road Tustin, CA 92780	147,218 SF	09/01/2026	$37,820,000 $256.90 PSF	Hines	**Developer Purchase** Building a 150,493 SF industrial building.
3102 W. Adams Street Santa Ana, CA 92704	29,932 SF	08/04/2026	$8,590,000 $286.98 PSF	MTA Realty LLC	**Owner Occupant Purchase** Sold to construction company.

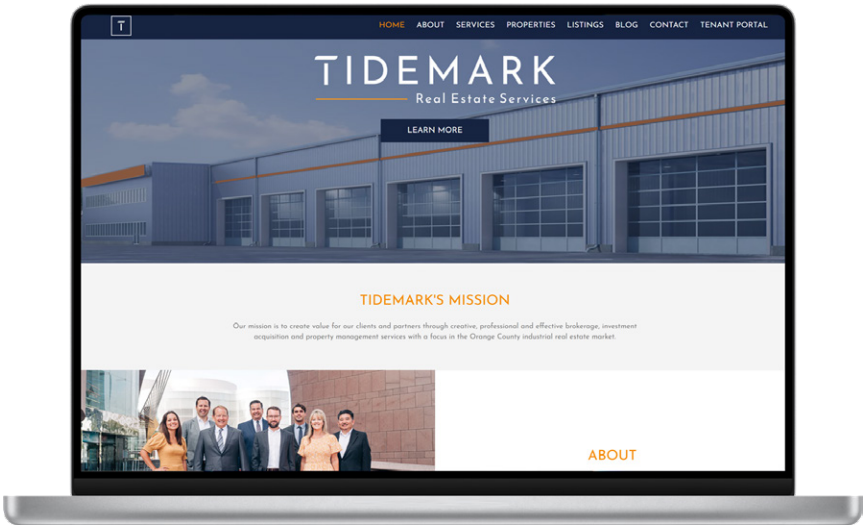
NOTABLE LEASE TRANSACTIONS	SIZE	LEASE DATE	LEASE RATE	TENANT	COMMENTS
1101 Bell Avenue Tustin, CA 92780	134,004 SF	07/23/2026	$2.25 NNN	Anduril	Brand new distribution building with major 55 freeway frontage.
17221 Daimler Street Irvine, CA 92614	26,642 SF	09/01/2026	$1.25 NNN	Edward Lifesciences	Freestanding industrial building. Landlord replaced roof.
3602 W. Central Avenue Santa Ana, CA 92704	14,249 SF	08/28/2026	$1.60 IG	Rave Manufacturing	Completely renovated freestanding industrial building.

BROKERAGE - INVESTMENT - PROPERTY MANAGEMENT

Tidemark Real Estate Services is a privately held, full-service commercial real estate services company. Tidemark offers brokerage, investment acquisition, and property management services with a focus on industrial property in Orange County, California.

Brokerage
Our brokerage services include investment property sales, exclusive listing and marketing of “for sale” and “for lease” properties, as well as, portfolio and individual property leasing. Our focus is representing our clients to maximize the income and asset value of their properties. In addition, representing buyers and tenants in need of space to source the best alternatives. Our Brokerage team has 65 years of combined experience and over $2.5 Billion in transacted value.

Property Management
Our property management team serves investors with property portfolios and individual building owners. Our services cover all aspects of care for your property including physical, financial, and tenant relations. Our property management team’s diligence allows our clients and partners the opportunity to enjoy the benefits of property ownership with certainty that they will be represented by professionals dedicated to increasing the value of their assets.



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BROKERAGE & INVESTMENT

JIM SNYDER, CCIM, CPM®
Mobile: (949) 533-1190
Jim@tidemarkrealestate.com
DRE 00872220

PAT LACEY
Mobile: (714) 875-4134
Pat@tidemarkrealestate.com
DRE 00988663

TAYLOR SNYDER, MBA
Mobile: (949) 533-1321
Taylor@tidemarkrealestate.com
DRE 02092420

WILL GREUBEL
Mobile: (714) 614-7623
Will@tidemarkrealestate.com
DRE 02039807

LEE A. MCCULLOUGH
Mobile: (949) 874-2962
Lee@tidemarkrealestate.com
DRE 00497600

STEPHEN MARGARETIS
Mobile: (949) 439-1988
Stephen@tidemarkrealestate.com
DRE 02112014

PROPERTY MANAGEMENT

BASIL NEWBURN, CPM®
Office: (949) 561-1900
Basil@tidemarkrealestate.com
DRE 02034857

SHELBY NOLAND
Office: (949) 561-1900
Shelby@tidemarkrealestate.com
DRE 02356856

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