

CBRE

An aerial photograph of a port area. A large red container ship is docked at a pier, with its deck covered in stacks of colorful shipping containers (red, blue, green, and white). A large blue gantry crane is positioned over the ship. The pier is paved with yellow lines, and a small red container is visible on the right side. The background is a clear blue sky.

Northern California Industrial

Regional Overview | Q1 2024

Contents

1. Economic Drivers
2. Oakland/East Bay
3. I-680/Tri-Valley
4. Silicon Valley
5. San Francisco Peninsula
6. San Francisco
7. Napa-Solano
8. Sacramento
9. Central Valley
10. Appendix

NORTHERN CALIFORNIA KEY FACTS:



14th

Largest Economy Globally
(2023 GDP, Nominal)



11.4M

Total Population
(Q1 2024)



1,037K

Total Industrial Employment
(Q1 2024)



8th

Busiest Port in the U.S.
(Oakland)



12th

2023 Busiest Airport in the U.S.
(Oakland)



\$247.3B

Industrial Real GDP
(2024)



716.0M

Sq. Ft. Inventory
(Q1 2024)



4.7%

Regional Vacancy
(Q1 2024)



-1.3M

Sq. Ft. Net Absorption
(Q1 2024)



40.7M

Sq. Ft. Tenants in the Market
(Q1 2024)



8.1M

Sq. Ft. Under Cons.
(Q1 2024)



\$532M

Investment Sales
(Q1 2024)

Northern CA Megaregion



The Northern California megaregion represents eight metropolitan statistical areas, which combine for a total land area of 32,722 square miles. Major interstate freeways connect the region to the lower 48 U.S. States, as well as Canada and Mexico.



There are roughly 11.4 million residents in the greater Northern California megaregion. Net migration turned negative during the pandemic, with roughly 213,000 residents leaving the area. However, the population has incrementally increased over recent quarters.



The Northern California megaregion would be the 14th largest global economy if it was its own sovereign nation – just ahead of Spain. The region ended 2023 with \$1.53 trillion in combined nominal gross regional product (GRP) with projected 2024 near \$1.59 trillion.

Sources: Oxford Economics, CBRE Research, Q1 2024



Employment & Economy

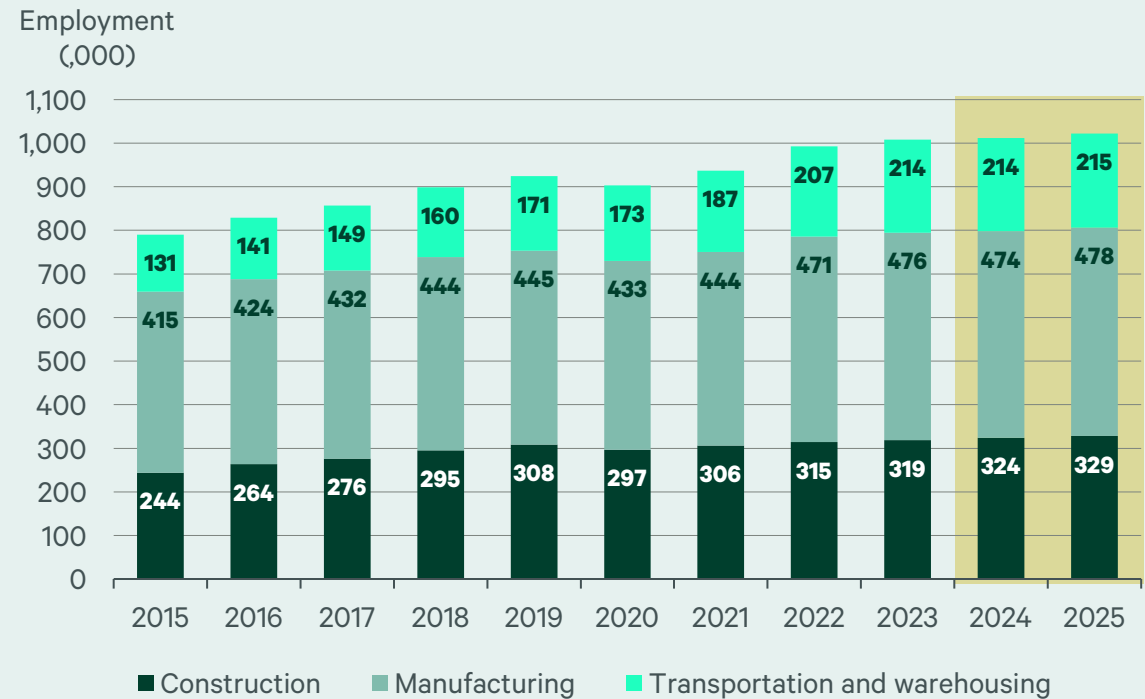
EMPLOYMENT

The Northern California industrial employment – represented by construction, manufacturing and transportation and warehousing jobs – has outpaced total employment growth across all sectors. Since 2015, this segment's labor force has grown by 28% to a projected 1,012,000 jobs by the end of 2024, compared to just 12% growth across all employment sectors. The manufacturing sector represented the highest concentration of industrial employment at 47%, followed by construction (32%) and transportation and warehousing (21%).

GROSS REGIONAL PRODUCT

Industrial real GRP – comprised of construction, manufacturing, and transportation and warehousing – is projected to be \$247.3 billion or 19% of total real GRP for the region by the end of 2024. The combined GRP is projected to be only 2% less than the recent peak in 2021 with full recovery by 2025.

Primary Industrial Sector Employment Trend and Forecast



Sources: CBRE Research, Oxford Economics, Q1 2024

Freight Statistics



Port of Oakland

Container volume at the Port of Oakland in Q1 2024 was up 12.5% from the previous year. Statistics below reflect annual totals and variances from the previous year.

• Full Import Volume:	232.3K TEU	+25.6%
• Empty Import Volume:	50.5K TEU	+1.1%
• Full Export Volume:	207.2K TEU	+16.0%
• Empty Export Volume:	76.1K TEU	-15.2%
• Grand Total:	566.1K TEU	+12.5%

Sources: CBRE Research, FAA, Oakland Seaport, Q1 2024

Port of Oakland Cargo Volumes in TEU Trend



Air Cargo / Freight

Northern California airports moved over 6.2 billion pounds of total air freight in 2022, representing a 9% decrease from 2021. OAK ranked 12th in 2022 among all U.S. airports for landed freight, while SFO and SMF finished in 32nd and 52nd, respectively.

• OAK Landings (#12):	3.7B lbs
• SFO Landings (#32):	1.2B lbs
• SMF Landings (#52):	0.6B lbs

Airports: OAK, SFO, MHR, SMF, SJC, FAT, and CIC

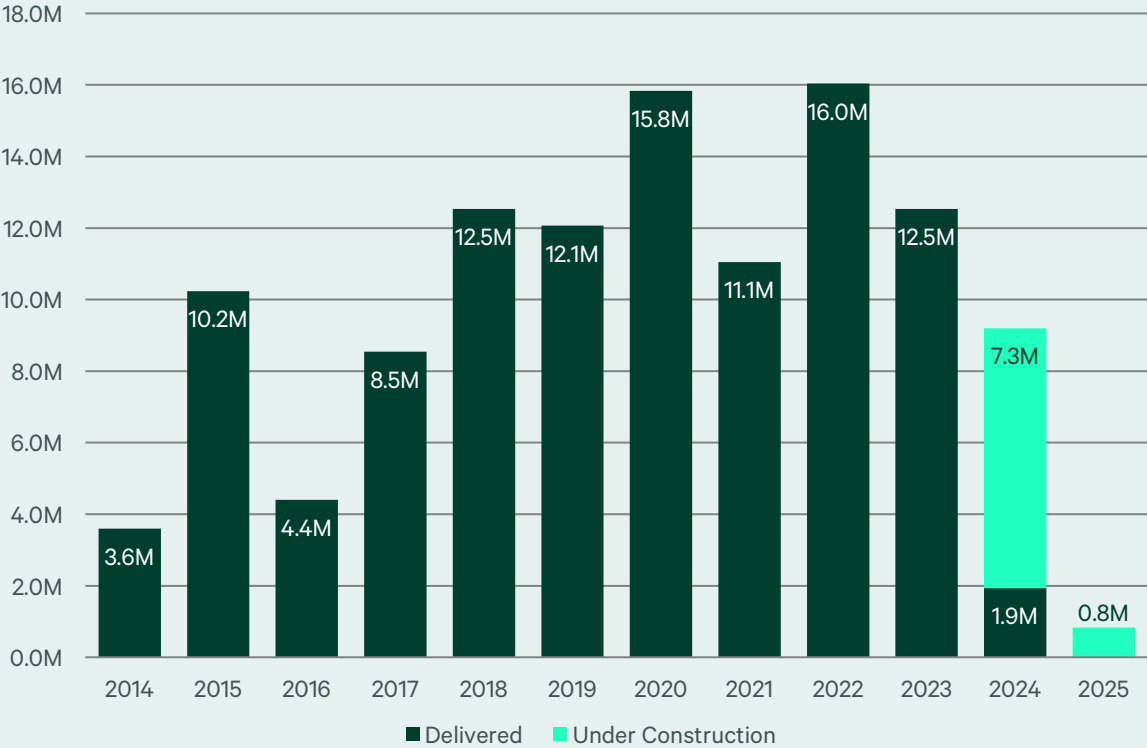
Development Pipeline

SUMMARY

Since 2010, Northern California has undergone a dramatic evolution of its industrial base. Roughly 112 million square feet of new product, the bulk of which was in the logistics/warehouse category, was delivered to the region. A surge in e-commerce, last-mile, and food related industries serving a consumer base of 11.4 million residents catalyzed industrial growth in the region. As of Q1 2024, 8.1 million sq. ft. was under construction across the region.

Deliveries by Market Since 2010	Light Industrial	Logistics/ Distribution	Total Industrial
Oakland	653,846	9,457,123	10,110,969
I-680 Corridor	0	4,770,771	4,770,771
Silicon Valley	3,177,559	7,408,977	10,586,536
Napa-Solano	288,000	11,411,964	11,699,964
Sacramento	1,345,599	21,467,414	22,813,013
Central Valley	569,008	51,818,524	52,387,532
Grand Total	6,034,012	106,334,773	112,368,785

Industrial Deliveries and Under Construction
By Actual and Forecast Delivery Year (Sq. Ft.)



Sources: CBRE Research, Q1 2024

Tenants in the Market

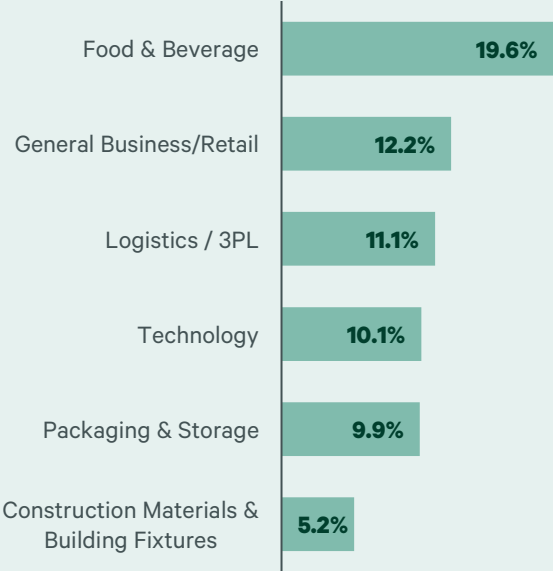
SUMMARY

Total active industrial requirements closed Q1 2024 at 40.7 million sq. ft. with 184 companies (≥25,000 sq. ft.) searching for space across the Northern California region. Food & beverage and general business/retail were the lead industries with 19.6% and 12.2% respectively, of the total volume (sq. ft.). The most active size range was in the 100K–249.9K-sq.-ft. category at 72 users totaling 10.7 million sq. ft. of total volume.

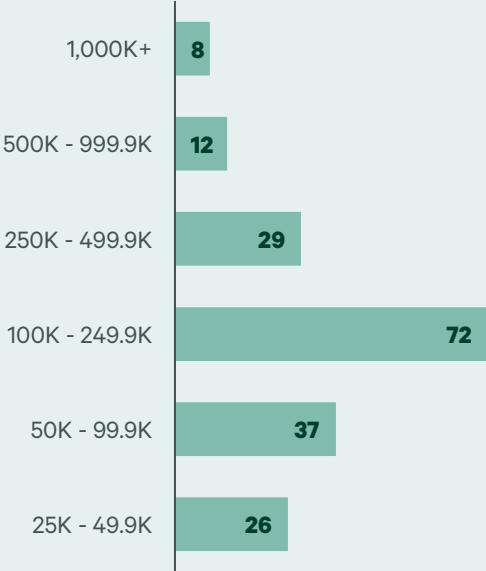
MARKET ACTIVITY – Q1 2024

Market	Requirements	Square Feet	Average Size
Oakland	39	4,455,000	114,231
Silicon Valley	34	4,545,000	133,676
San Francisco Peninsula	14	740,000	52,857
Napa-Solano	19	5,408,000	284,632
Sacramento	30	7,213,000	240,433
Central Valley	48	18,364,000	382,583
Grand Total	184	40,725,000	221,332

Tenants in the Market
By Industry Vertical* Sq. Ft.



Tenants in the Market
By Size Segment Sq. Ft.



*Based on disclosed tenants.
Sources: CBRE Research, Q1 2024

Capital Markets

SUMMARY

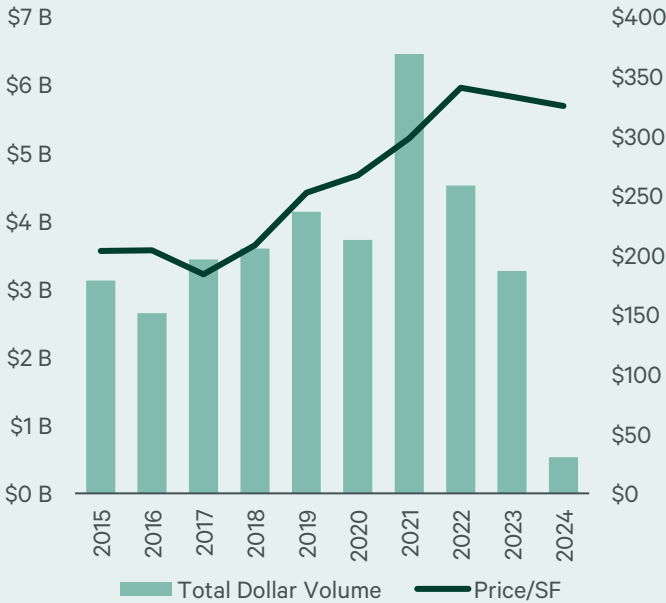
Investment activity in Northern California ended Q1 2024 at \$532 million, 16% higher than Q1 2023 but only 6% higher than Q1 2022. Pricing continued to hold steady for the region as the average price per sq. ft. of industrial sales averaged \$325 for the combined region. The most active buyer and seller was the private sector in 2023.

Market	Total Volume	Total Sq. Ft.	Price / Sq. Ft.*
East Bay**	\$167.8 M	0.80 M	\$241.44
Silicon Valley	\$37.9 M	0.09 M	\$482.33
San Francisco & Peninsula	\$39.2 M	0.07 M	\$695.69
Napa-Solano	\$39.5 M	0.06 M	\$618.22
Sacramento	\$167.9 M	1.37 M	\$193.81
Central Valley	\$79.7 M	0.61 M	\$125.54
Grand Total	\$532.0 M	2.99 M	\$325.10

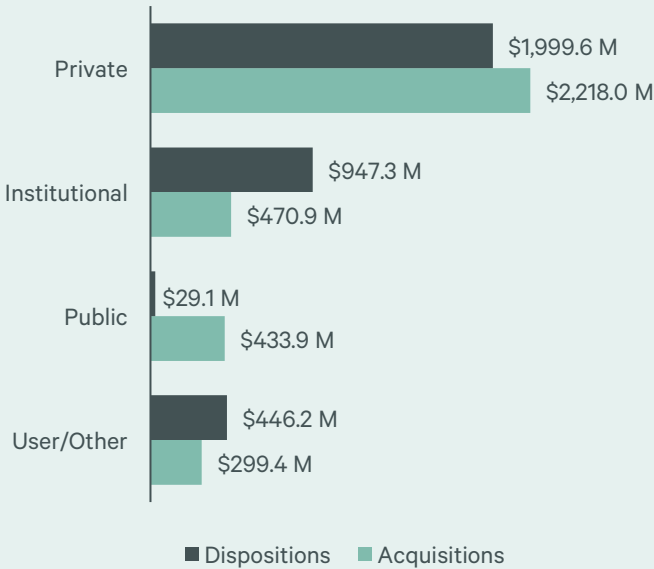
*Based on deals with disclosed sale price.

**Inclusive of I-680/Tri-Valley

Historical Total Dollar Volume & Price/SF



Activity by Capital Sector (Q1 2024)



Sources: CBRE Research, Real Capital Analytics, Q1 2024

Oakland/East Bay

Net Rentable Area Sq. Ft.	127,988,050
Under Construction Sq. Ft.	1,233,542
Total TIMs Demand Sq. Ft.**	4,455,000

Overview

The Oakland/East Bay industrial demand remained steady while the average requirement size grew by roughly 5% from Q4 2023 to 114,000 sq. ft. Leasing activity decreased by 22% QoQ from 1.8 million sq. ft. in Q4 2023 to 1.4 million sq. ft. in Q1 2024. New leases accounted for 68% of the total transaction volume for the quarter and roughly 54% of gross leasing activity.

Absorption

Overall net absorption began the year with negative 1.3M sq. ft with the largest negative contributions coming from San Leandro and Hayward. The occupancy loss was due to vacant construction deliveries and several availabilities that became vacant during the quarter.

Vacancy

Overall vacancy increased 110 bps QoQ from 3.8% to 4.9%. The vacancy rate was 271 bps above the 10-year average vacancy of 2.2%. This was partially due to the deliveries of the unleased 353,653-sq.-ft. Nexus Innovation Center buildings in Hayward and the 121,733-sq.-ft. Scannell Industrial Center in Richmond adding to inventory, vacancy, and availability numbers. The overall availability rate increased by 60 bps QoQ from 5.4% to 6.0%.

▲ 4.9%

Vacancy Rate

▼ (1.3M)

Sq. Ft. Net
Absorption
Year-to-Date

▼ \$1.33

Average Asking Rate
PSF / Month NNN

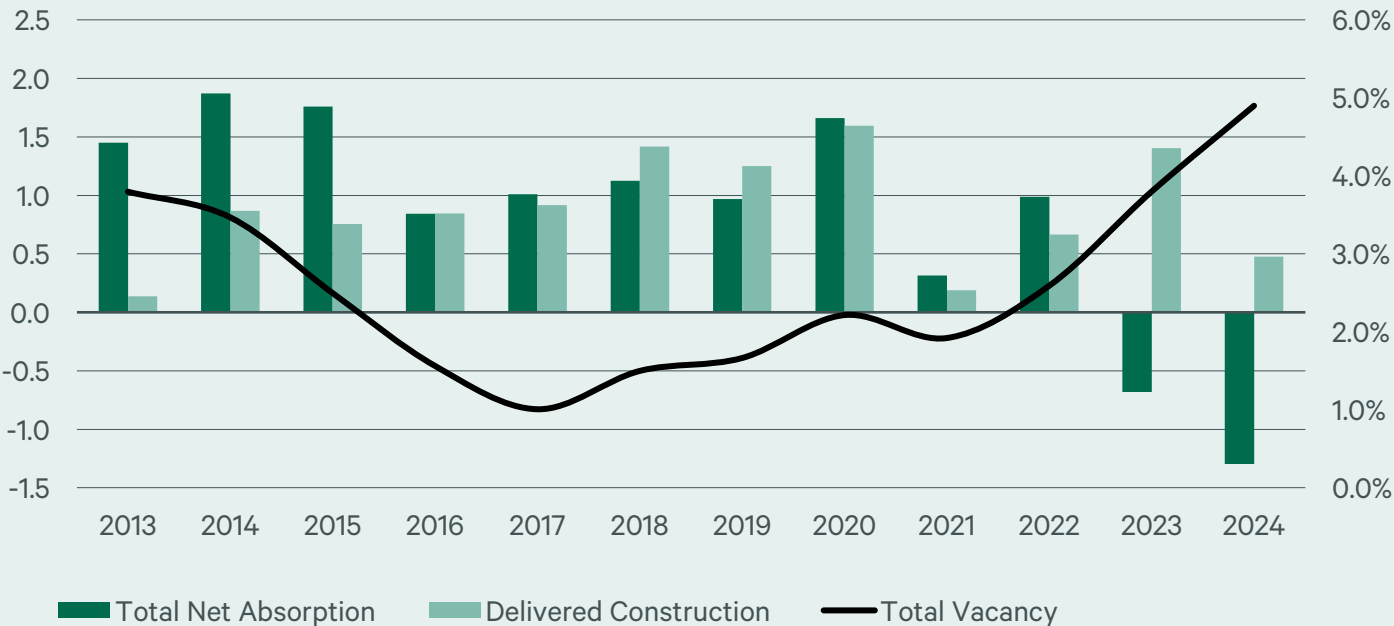
▲ 475.4K

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q1 2024

I-680/Tri-Valley

Net Rentable Area Sq. Ft.	38,158,966
Under Construction Sq. Ft.	0
Total TIMs Demand Sq. Ft.**	N/A

Overview

The I-680 Corridor industrial market ended Q1 2024 with net absorption of negative 292,436 sq. ft. Livermore was the most active submarket, with negative 111,025 sq. ft. of net absorption in Q1 2024. On the investment sales front, due to rising interest rates and a pull-back on overall demand, institutional investment was non-existent in Q1 2024. This trend also impacted new development as rising interest rates led to higher costs associated to constructions loans.

Absorption

The I-680 Corridor industrial market is broken into two distinct submarkets. The Tri-Valley had negative 216,878 sq. ft. of net absorption, fueled by large vacant spaces coming to market, while the North I-680 Corridor, represented by smaller, local users, reported negative 75,558 sq. ft. of net absorption in Q1 2024.

Vacancy

Vacancy in the I-680 Corridor industrial market reached 5.5%, at the end of Q1 2024. The availability rate followed suit, with a QoQ increase from 6.5% in Q4 2023 to 6.7% in Q1 2024.

▲ 5.5%

Vacancy Rate

▲ (292K)

Sq. Ft. Net
Absorption
Year-to-Date

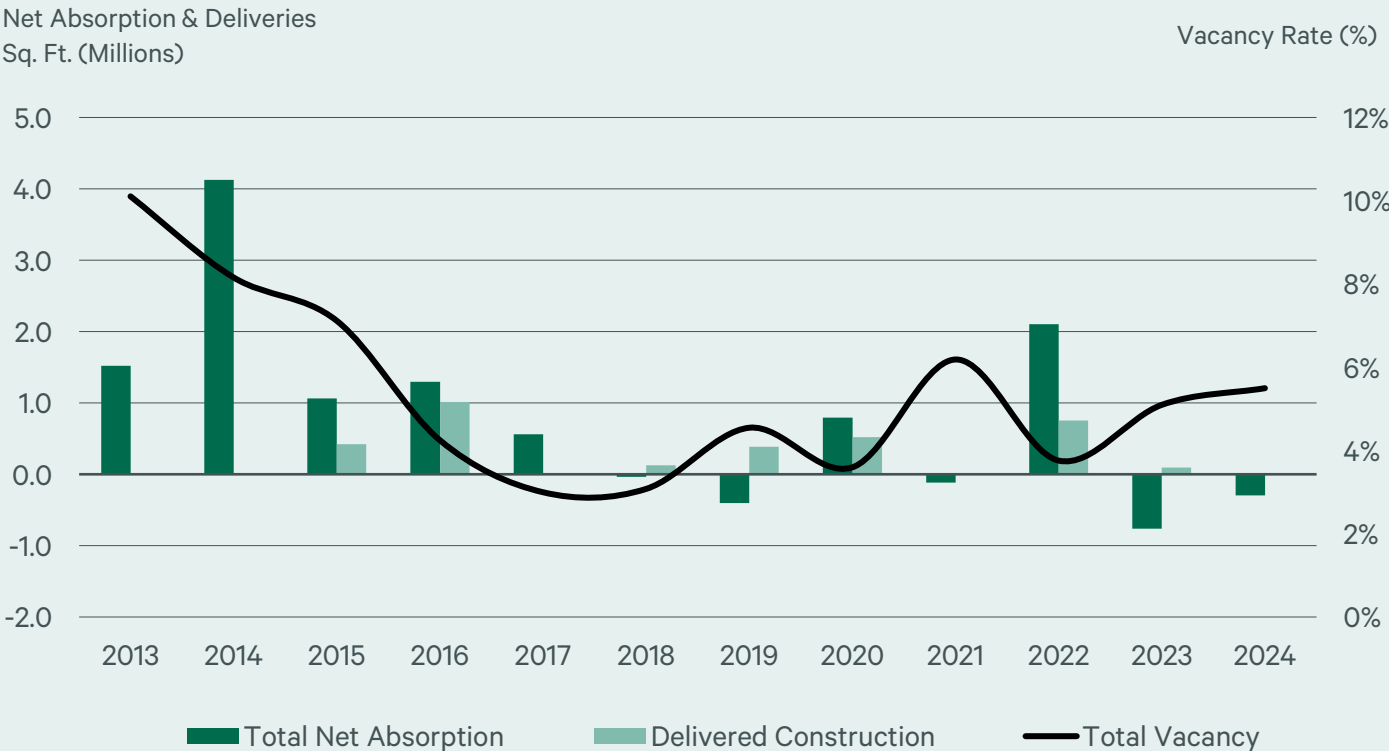
▶ \$1.13

Average Asking Rate
PSF / Month NNN

▶ 0

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q1 2024

Silicon Valley

Net Rentable Area Sq. Ft.	109,188,269
Under Construction Sq. Ft.	1,177,672
Total TIMs Demand Sq. Ft.**	4,545,000

Overview

Tenant demand in the market necessitated the introduction of the advanced manufacturing property subtype. By offering ample power, enhanced customization options, and superior clear height, advanced manufacturing facilities allowed tenants to speed up production times. These modern and flexible designs tend to benefit companies that utilize robotics, automation, automotive, and high-tech manufacturing. New product currently under construction falls into the advanced manufacturing category, which typified the demands of current users.

Absorption

Overall net absorption in the Silicon Valley industrial market closed Q1 2024 at negative 230,744 sq. ft. compared to 5,308sq. ft. of positive net absorption in the previous quarter.

Vacancy

Average market vacancy and availability increased quarter-over-quarter to 2.9% and 4.1%, respectively. Both were still near all-time lows. Roughly 1,200,000 sq. ft. was under construction at the close of Q1 2024, all of which was available and expected to be substantially preleased at the time of delivery.

▲ 2.9%

Vacancy Rate

▲ (231K)

Sq. Ft. Net
Absorption
Year-to-Date

▲ \$1.69

Average Asking Rate
PSF / Month NNN

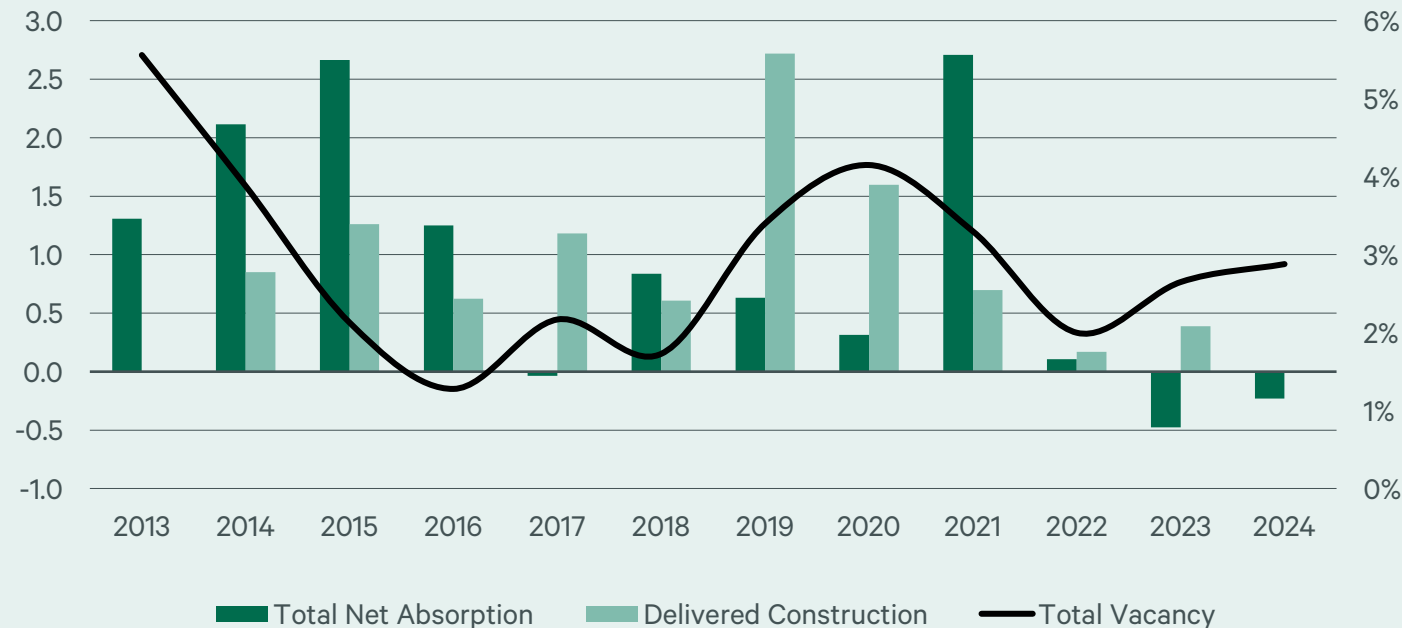
► 0

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q1 2024

San Francisco Peninsula

Net Rentable Area Sq. Ft.	35,460,563
Under Construction Sq. Ft.	0
Total TIMs Demand Sq. Ft.**	740,000

Overview

Leasing activity decreased by approximately 61.8% since Q1 2023, ending Q1 2024 at almost 130,000 sq. ft. The average lease has decreased in size YoY by about 44.0% to 8,610 sq. ft. in Q1 2024. The Peninsula had a noticeable slowdown in capital market transactions with two notable sales recorded so far in 2024. The Federal Reserve has left interest rates unchanged since Q3 2023, ending Q1 2024 at 5.3%. The hold on interest rates has boosted investor moral with hope for increased transaction volume to come in 2024.

Absorption

The San Francisco Peninsula industrial market ended Q1 2024 with negative 356,631 square feet (sq. ft.) of net absorption. Q1 2024 marked the fifth consecutive quarter of occupancy losses.

Vacancy

The San Francisco Peninsula industrial market availability increased by 285 bps from Q1 2023 to 6.3% at the end of Q1 2024. The overall vacancy rate increased by 235 bps from the previous year to 4.6% at the end of the quarter. Landlords began to offer leasing incentives and more pricing flexibility due to the increasing amount of availability.

▲ 4.6%

Vacancy Rate

▼ (357K)

Sq. Ft. Net
Absorption
Year-to-Date

▼ \$1.82

Average Asking Rate
PSF / Month NNN

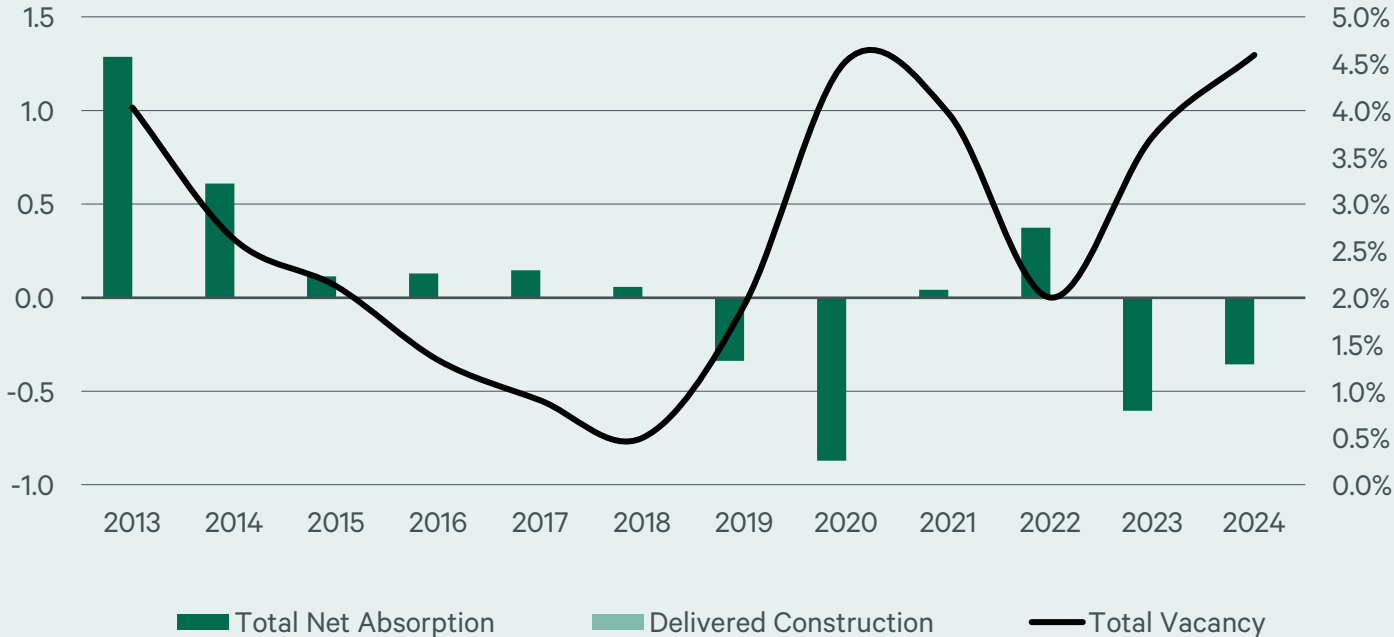
► 0

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q4 2023

San Francisco

Net Rentable Area Sq. Ft.	21,677,040
Under Construction Sq. Ft.	0
Total TIMs Demand Sq. Ft.**	N/A

Overview

The San Francisco Industrial market registered negative 236,156 sq. ft. of net absorption in Q1 2024. This caused the vacancy rate to increase to 7.9%. The overall average asking rate decreased from \$2.34 to \$2.24 per sq. ft. on a monthly, IG basis. Warehouse rents decreased from \$2.31 to \$2.23 IG, and manufacturing rents decreased from \$2.41 IG to \$2.24 IG.

Absorption

The largest lease of Q1 2024 was SF Supply Master's sublease of 37,500 sq. ft. signed at 100 Paul Ave. South of Market saw the largest increase in occupancy in Q1 2024 with 17,138 sq. ft. of net absorption, while Mission Bay/China Basin experienced the largest loss in occupancy with negative 134,733 sq. ft. of net absorption.

Vacancy

Warehouse vacancy increased to 5.4% and manufacturing vacancy increased to 24.3% in Q1 2024. Lack of demand in the industrial sector contributed to occupancy losses and elevated vacancy in Q1 2024.

▲ 7.9%

Vacancy Rate

▼ (236.2K)

Sq. Ft. Net Absorption
Year-to-Date

▼ \$2.24

Average Asking Rate
PSF / Month IG

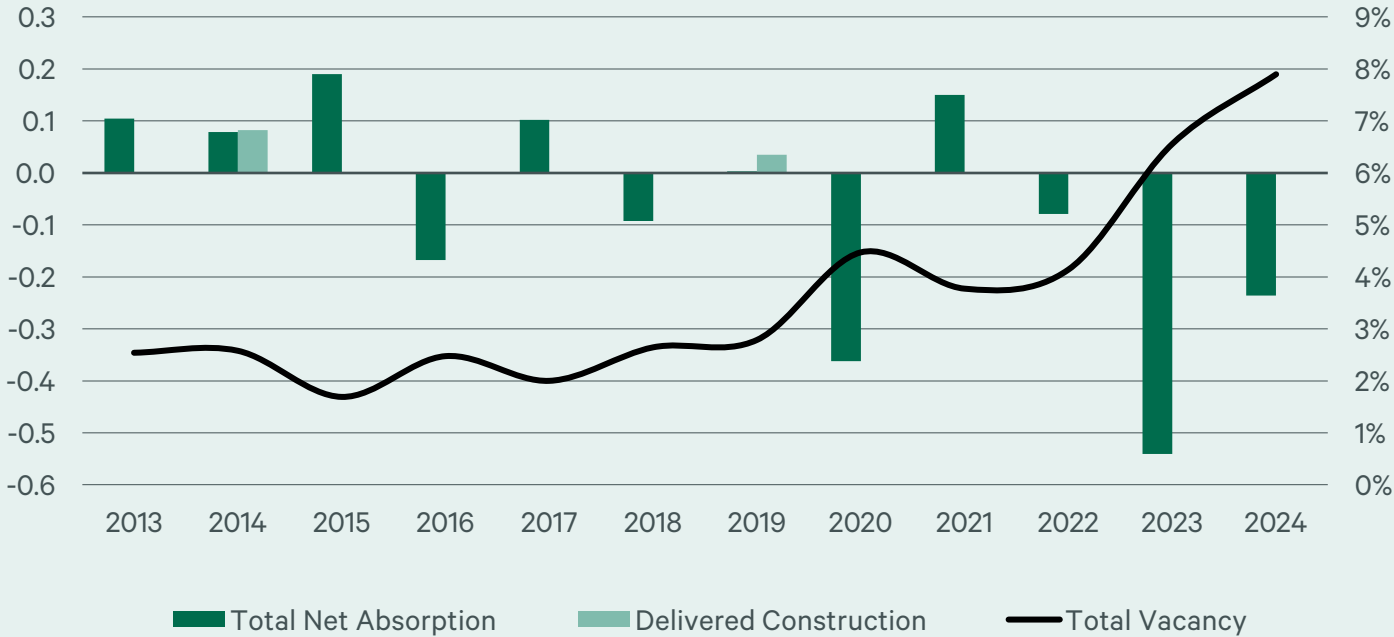
► 0

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q4 2023

Napa-Solano

Net Rentable Area Sq. Ft.	54,787,979
Under Construction Sq. Ft.	1,250,489
Total TIMs Demand Sq. Ft.**	5,408,000

Overview

The Napa-Solano Industrial Market, comprised of Napa and Solano counties, is home to 586,900 residents and hosts a labor force of 276,300. Through March of 2024, the total resident employment was 263,000 representing an increase of 600 jobs from Q4. The unemployment rate increased slightly, quarter-over-quarter (QoQ), to 4.8% at the end of the first quarter. The industrial marketplace remained vibrant with a strong concentration of wineries, food and beverage, and life sciences companies all necessitating well-located and highly-efficient logistics and manufacturing facilities.

Absorption

Net absorption in Q1 2024 for the Napa-Solano Industrial market was negative 41,722 sq. ft. This followed the positive 1,238,924 sq. ft. of absorption during Q4 2023.

Vacancy

The vacancy rate decreased 30 basis points (bps) quarter-over-quarter to 2.3% in Q1 2024. The availability rate decreased QoQ from 4.8% in Q4 2023 to 4.6% in Q1 2024. .

▼ 2.3%

Vacancy Rate

▼ (42K)

Sq. Ft. Net
Absorption
Year-to-Date

► \$0.95

Average Asking Rate
PSF / Month NNN

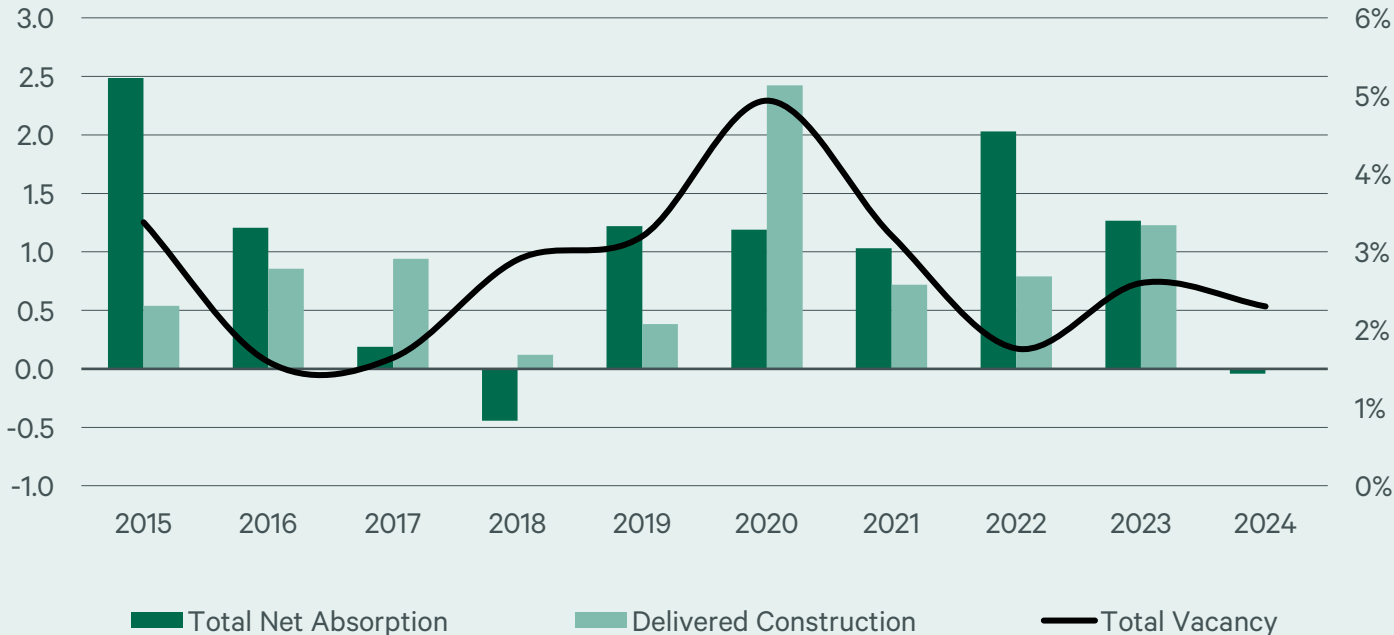
► 0

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q1 2024

Sacramento

Net Rentable Area Sq. Ft.	193,968,217
Under Construction Sq. Ft.	147,873
Total TIMs Demand Sq. Ft.**	7,213,000

Overview

The Sacramento industrial market continued to attract steady tenant demand in Q1 2024. While smaller to medium size users continued to drive strong demand, there was a decline in requirements exceeding 50,000 sq. ft. Despite this trend, multiple larger scale leases and sales exceeding 100,000 sq. ft. were executed in Q1 2024. The average direct asking rate remained steady quarter-over-quarter at \$0.81 per sq. ft. monthly on a NNN basis. New construction starts remained slow due to the persistent high cost of construction, elevated interest rates, and moderating occupier demand.

Absorption

The Sacramento market posted 802,000 sq. ft. of positive net absorption in Q1 2024. Most notably, the Target and Golden Brands build-to-suits in the Northgate/Natomas submarket contributed to most of the absorption for the quarter.

Vacancy

Market-wide vacancy and availability rates increased in Q1 2024. The availability and vacancy rate rose quarter-over-quarter to 6.4% and 4.9%, respectively.

▲ 4.7%

Vacancy Rate

▲ 802K

Sq. Ft. Net
Absorption
Year-to-Date

▶ \$0.81

Average Asking Rate
PSF / Month NNN

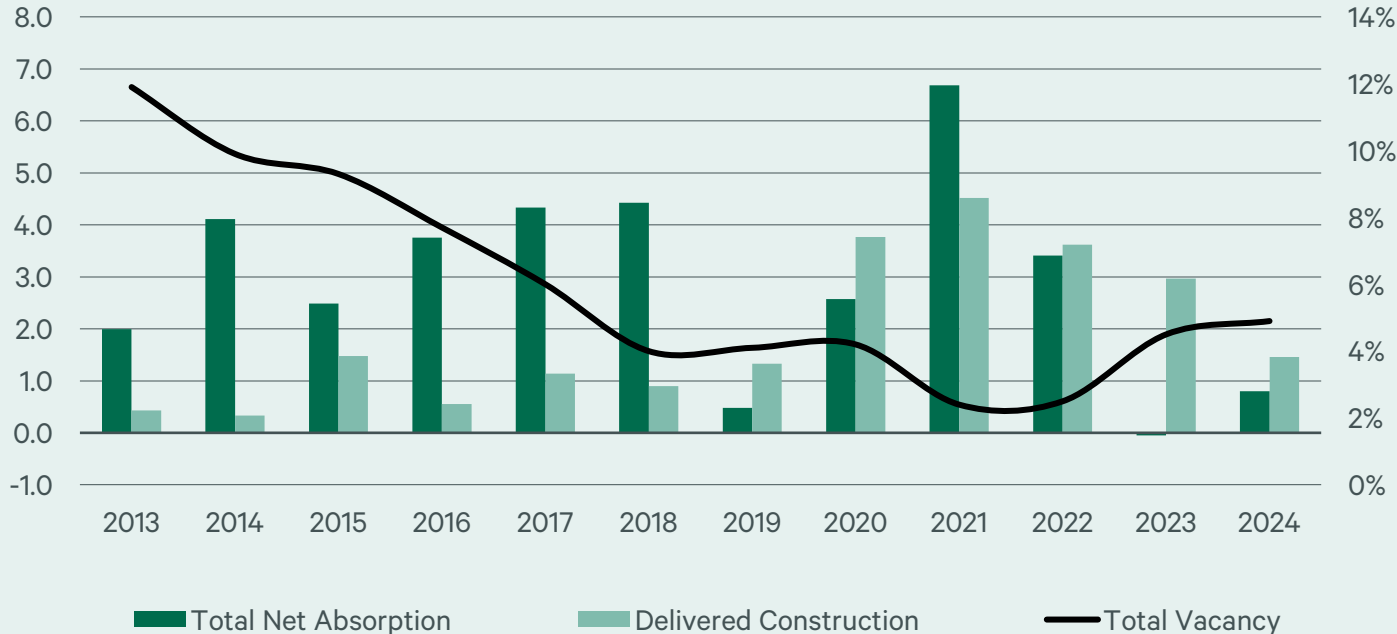
▲ 1.4M

Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥4,000 sq. ft.

Source: CBRE Research, Q1 2024

Central Valley

Net Rentable Area Sq. Ft.	135,891,049
Under Construction Sq. Ft.	4,685,147
Total TIMs Demand Sq. Ft.**	18,364,000

Overview

Situated adjacent to Sacramento and Bay Area markets, the Central Valley has become a central hub connecting Northern and Southern California markets with same-day delivery. The average direct asking rate in Q1 2024 remained stable at \$0.74 on a monthly on a NNN basis. The construction pipeline had over 4.6 million sq. ft. underway, and 4.7 million sq. ft. planned.

Absorption

The Central Valley market totaled 390,000 sq. ft. of net absorption in Q1 2024, with more to follow as pre-leased buildings deliver in the coming quarters. Total lease transaction volume was strong to start the year as the market recorded 4.5 million sq. ft. for the quarter with 2.9 million sq. ft. represented by new lease transactions

Vacancy

Market-wide vacancy and availability rates decreased in Q1 2024. The vacancy rate decreased 110 bps to 6.2% and the availability rate decreased 120 bps to 7.4%. The Stockton submarket had the highest vacancy in the market at 9.1% followed by Lathrop at 8.5%.

▼ 6.2%

Vacancy Rate

▲ 390K

Sq. Ft. Net
Absorption
Year-to-Date

► \$0.74

Average Asking Rate
PSF / Month NNN

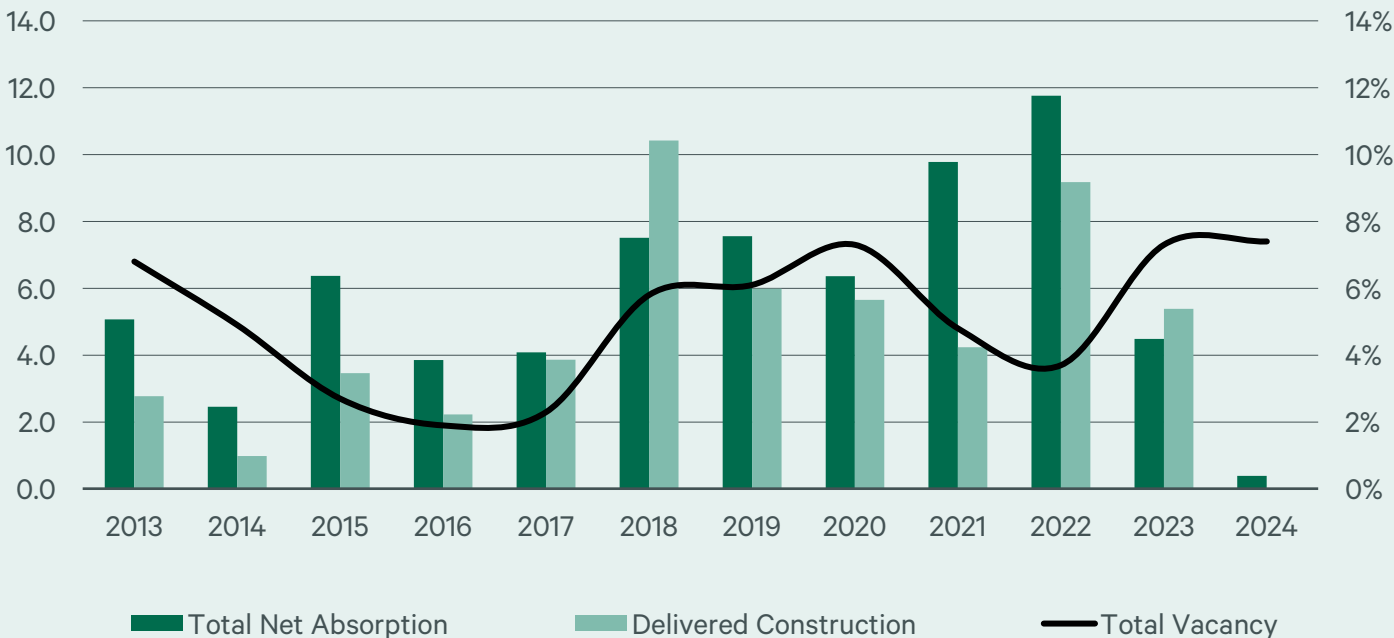
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Sq. Ft. Delivered
Construction

Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries
Sq. Ft. (Millions)

Vacancy Rate (%)



*Year-to-date

**Requirements ≥50,000 sq. ft.

Source: CBRE Research, Q1 2024

Northern California Historical Market Statistics

	2017	2018	2019	2020	2021	2022	2023	2024*
OAKLAND/EAST BAY								
Absorption (Net, Sq. Ft.)	1,009,165	1,125,891	968,922	1,661,521	315,590	987,473	-680,776	-1,296,230
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.85	0.92	0.93	0.91	1.05	1.34	1.38	1.33
Delivered Construction (Sq. Ft.)	917,304	1,418,238	1,251,937	1,596,012	189,038	664,067	1,403,783	475,386
Vacancy Rate (%)	1.01	1.50	1.67	2.22	1.92	2.59	3.8	4.9
I-690/TRI-VALLEY								
Absorption (Net, Sq. Ft.)	562,450	-35,496	-400,711	794,458	-116,169	2,106,481	-758,508	-292,436
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.82	0.87	0.86	0.87	0.97	1.13	1.13	1.13
Delivered Construction (Sq. Ft.)	0	128,622	387,091	522,617	0	752,281	98,430	0
Vacancy Rate (%)	3.00	3.08	4.55	3.6	6.19	3.76	5.1	5.5
SILICON VALLEY								
Absorption (Net, Sq. Ft.)	-35,949	836,850	631,993	315,422	2,707,963	107,742	(393,377)	(230,744)
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	1.11	1.11	1.14	1.14	1.39	1.56	1.67	1.69
Delivered Construction (Sq. Ft.)	1,181,108	606,617	2,718,910	1,597,770	698,683	169,604	387,343	0
Vacancy Rate (%)	2.17	1.73	3.40	4.15	3.25	2.29	2.57	2.88

	2017	2018	2019	2020	2021	2022	2023	2024*
SF PENINSULA								
Absorption (Net, Sq. Ft.)	146,420	58,157	-338,053	-870,806	41,380	373,022	-604,069	-356,631
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	1.25	1.32	1.55	1.51	1.61	1.66	1.87	1.82
Delivered Construction (Sq. Ft.)	0	0	0	0	0	0	0	0
Vacancy Rate (%)	0.90	0.50	1.92	4.53	3.97	2.00	3.72	4.6
SAN FRANCISCO								
Absorption (Net, Sq. Ft.)	101,716	-92,715	3,184	-361,934	150,044	-78,925	-540,665	-236,156
Overall Asking Rent (IG Avg. Mthly \$/Sq. Ft.)	2.16	2.44	2.33	2.09	2.27	2.52	2.34	2.24
Delivered Construction (Sq. Ft.)	0	0	34,663	0	0	0	0	0
Vacancy Rate (%)	2.00	2.65	2.79	4.47	3.78	4.14	6.56	7.90
NAPA-SOLANO								
Absorption (Net, Sq. Ft.)	187,526	-443,324	1,220,286	1,190,057	1,031,549	2,029,869	1,265,434	-41,722
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.83	0.86	0.87	0.86	0.97	0.88	0.95	0.95
Delivered Construction (Sq. Ft.)	941,271	120,080	384,091	2,424,906	720,637	789,283	2,299,153	0
Vacancy Rate (%)	1.64	2.90	3.20	4.94	3.21	1.76	2.6	2.3

*Year-to-date
Source: CBRE Research, Q1 2024

APPENDIX

Northern California Historical Market Statistics

	2017	2018	2019	2020	2021	2022	2023	2024*
SACRAMENTO								
Absorption (Net, Sq. Ft.)	4,331,207	4,423,625	478,233	2,571,127	6,683,082	3,407,413	(47,793)	802,335
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.51	0.63	0.68	0.67	0.76	0.80	0.81	0.81
Delivered Construction (Sq. Ft.)	1,140,500	900,695	1,328,013	3,764,936	4,516,359	3,619,247	2,964,394	1,460,145
Vacancy Rate (%)	6.0	4.0	4.1	4.2	2.4	2.5	4.5	4.9
CENTRAL VALLEY								
Absorption (Net, Sq. Ft.)	4,087,477	7,513,446	7,562,294	6,365,599	9,779,044	11,762,777	4,490,261	389,710
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.41	0.46	0.47	0.51	0.61	0.71	0.74	0.74
Delivered Construction (Sq. Ft.)	3,864,697	10,418,333	5,984,643	5,653,076	4,236,150	9,178,489	5,381,696	0
Vacancy Rate (%)	2.3	5.8	6.1	7.3	4.8	3.7	7.3	6.2

*Year-to-date
Source: CBRE Research, Q1 2024



APPENDIX

Top Leases – Q1 2024

San Francisco Bay Area

Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
Confidential	Silicon Valley	San Jose - South	Distribution/Logistics	457,750	New Lease
Confidential	I-680 Corridor	Pleasanton	Distribution/Logistics	263,713	Renewal
Southern Glazer	Napa-Solano	Fairfield	Distribution/Logistics	260,022	New Lease
Sonepar	I-680 Corridor	Antioch	Distribution/Logistics	182,000	Renewal
Access Information	Oakland	Hayward	Distribution/Logistics	176,760	Renewal
Maxar Technologies	Silicon Valley	San Jose - South	Distribution/Logistics	158,200	Renewal

Sacramento

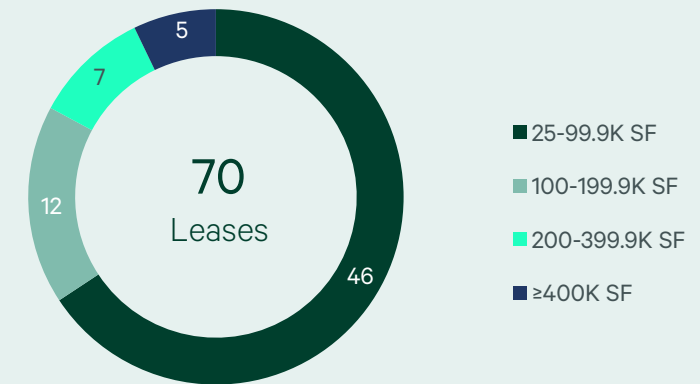
Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
Central Garden & Pet	Sacramento	Power Inn	Distribution/Logistics	152,100	Renewal
The Home Depot	Sacramento	Power Inn	Distribution/Logistics	96,658	Renewal
Premier Product Mgmt	Sacramento	West Sacramento	Distribution/Logistics	73,636	Renewal
Green Acres	Sacramento	Power Inn	Distribution/Logistics	59,058	New Lease

Central Valley

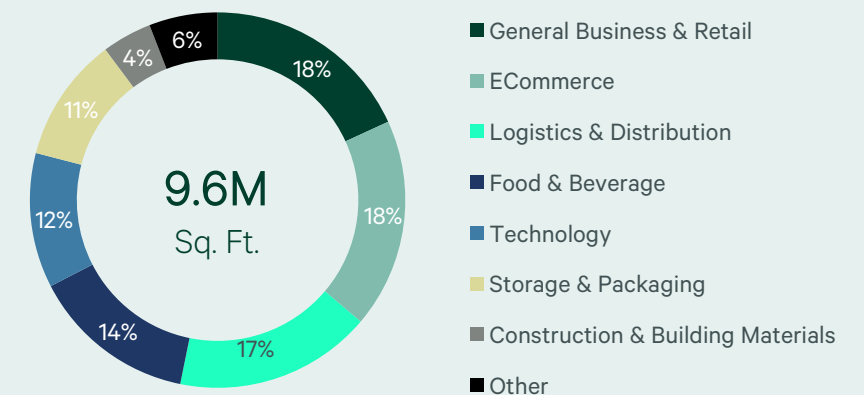
Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
Confidential	Central Valley	Stockton	Distribution/Logistics	1,186,678	New Lease
Confidential	Central Valley	Stockton	Distribution/Logistics	1,001,918	New Lease
Allen Distribution	Central Valley	Stockton	Distribution/Logistics	709,556	Renewal
Trivium	Central Valley	Modesto	Distribution/Logistics	348,500	Renewal

Source: CBRE Research, Q1 2024

Leasing Activity by Size Segment - #



Leasing Activity by Industry – Sq. Ft.



Thank you



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