



Figure 1: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy %	Total Vacant SF	Total Availability %	Total Direct Available	Total Sublease Available	Average Asking Rate (\$/SF)	Current Gross Absorption	Current Net Absorption	YTD Net Absorption
<b>Palo Alto</b>	<b>1,321,265</b>	<b>2.8</b>	<b>37,570</b>	<b>3.2</b>	<b>42,570</b>	<b>-</b>	<b>1.95</b>	<b>11,568</b>	<b>10,180</b>	<b>10,180</b>
Manufacturing	1,292,057	2.9	37,570	3.3	42,570	-	1.95	11,568	10,180	10,180
Warehouse/Distribution	29,208	-	-	-	-	-	2.20	-	-	-
Advanced Manufacturing	-	-	-	-	-	-	-	-	-	-
<b>Mountain View/Los Altos</b>	<b>1,813,591</b>	<b>4.9</b>	<b>88,895</b>	<b>6.5</b>	<b>117,588</b>	<b>-</b>	<b>2.81</b>	<b>15,027</b>	<b>7,758</b>	<b>7,758</b>
Manufacturing	1,665,343	4.3	71,944	6.0	100,637	-	2.81	15,027	7,758	7,758
Warehouse/Distribution	148,248	11.4	16,951	11.4	16,951	-	2.40	-	-	-
Advanced Manufacturing	-	-	-	-	-	-	-	-	-	-
<b>Sunnyvale</b>	<b>5,701,124</b>	<b>0.6</b>	<b>35,894</b>	<b>1.0</b>	<b>35,894</b>	<b>20,400</b>	<b>2.41</b>	<b>43,332</b>	<b>14,070</b>	<b>14,070</b>
Manufacturing	3,538,218	1.0	35,894	1.6	35,894	20,400	2.41	23,349	(7,630)	(7,630)
Warehouse/Distribution	2,162,906	-	-	-	-	-	2.05	19,983	21,700	21,700
Advanced Manufacturing	-	-	-	-	-	-	-	-	-	-
<b>Santa Clara</b>	<b>15,902,965</b>	<b>2.8</b>	<b>446,494</b>	<b>3.7</b>	<b>522,295</b>	<b>72,335</b>	<b>1.74</b>	<b>152,255</b>	<b>(79,862)</b>	<b>(79,862)</b>
Manufacturing	10,733,049	2.8	298,766	2.9	301,142	12,500	1.62	58,684	(65,500)	(65,500)
Warehouse/Distribution	5,169,916	2.9	147,728	5.4	221,153	59,835	1.85	93,571	(14,362)	(14,362)
Advanced Manufacturing	-	-	-	-	-	-	-	-	-	-
<b>West Valley</b>	<b>1,578,873</b>	<b>2.5</b>	<b>39,657</b>	<b>3.2</b>	<b>35,645</b>	<b>14,484</b>	<b>2.27</b>	<b>10,964</b>	<b>(1,650)</b>	<b>(1,650)</b>
Manufacturing	1,377,651	2.9	39,657	3.6	35,645	14,484	2.27	9,118	(1,650)	(1,650)
Warehouse/Distribution	201,222	-	-	-	-	-	2.15	1,846	-	-
Advanced Manufacturing	-	-	-	-	-	-	-	-	-	-
<b>San Jose - IBP/Downtown</b>	<b>12,798,033</b>	<b>5.5</b>	<b>707,325</b>	<b>5.4</b>	<b>606,673</b>	<b>87,840</b>	<b>1.59</b>	<b>255,517</b>	<b>105,839</b>	<b>105,839</b>
Manufacturing	7,382,642	1.4	104,926	1.9	137,114	-	1.53	74,942	(5,448)	(5,448)
Warehouse/Distribution	4,522,188	8.6	389,716	7.6	256,876	87,840	1.60	180,575	111,287	111,287
Advanced Manufacturing	893,203	23.8	212,683	23.8	212,683	-	1.95	-	-	-
<b>San Jose - North</b>	<b>10,518,781</b>	<b>2.0</b>	<b>208,292</b>	<b>3.9</b>	<b>345,156</b>	<b>61,717</b>	<b>1.56</b>	<b>101,793</b>	<b>(2,127)</b>	<b>(2,127)</b>
Manufacturing	4,229,634	2.7	116,090	2.9	120,250	3,036	1.55	47,551	(46,009)	(46,009)
Warehouse/Distribution	5,725,936	1.6	92,202	5.0	224,906	58,681	1.56	54,242	43,882	43,882
Advanced Manufacturing	563,211	-	-	-	-	-	-	-	-	-
<b>San Jose - South</b>	<b>13,063,943</b>	<b>5.3</b>	<b>691,159</b>	<b>7.2</b>	<b>922,710</b>	<b>23,000</b>	<b>1.69</b>	<b>105,350</b>	<b>(84,610)</b>	<b>(84,610)</b>
Manufacturing	5,785,034	2.9	170,206	3.2	181,264	3,000	1.67	36,167	(22,013)	(22,013)
Warehouse/Distribution	6,336,606	3.4	218,178	7.2	438,671	20,000	1.47	69,183	(62,597)	(62,597)
Advanced Manufacturing	942,303	32.1	302,775	32.1	302,775	-	1.75	-	-	-
<b>Milpitas</b>	<b>9,735,520</b>	<b>4.0</b>	<b>393,411</b>	<b>4.5</b>	<b>429,351</b>	<b>8,880</b>	<b>1.78</b>	<b>110,968</b>	<b>(29,116)</b>	<b>(29,116)</b>
Manufacturing	2,624,471	6.2	163,471	6.8	169,211	8,880	2.11	10,965	(5,850)	(5,850)
Warehouse/Distribution	5,919,084	3.9	229,940	4.4	260,140	-	1.51	100,003	(23,266)	(23,266)
Advanced Manufacturing	1,191,965	-	-	-	-	-	-	-	-	-
<b>Fremont/Newark</b>	<b>38,266,423</b>	<b>5.5</b>	<b>2,098,291</b>	<b>6.4</b>	<b>1,498,188</b>	<b>957,538</b>	<b>1.90</b>	<b>1,373,232</b>	<b>61,754</b>	<b>61,754</b>
Manufacturing	17,281,580	2.3	405,768	2.5	334,171	91,624	1.74	158,514	(80,784)	(80,784)
Warehouse/Distribution	11,978,201	5.0	601,697	6.6	601,865	187,240	1.67	1,024,215	(47,965)	(47,965)
Advanced Manufacturing	9,006,642	12.1	1,090,826	13.8	562,152	678,674	2.02	190,503	190,503	190,503
<b>Silicon Valley</b>	<b>110,700,518</b>	<b>4.3</b>	<b>4,746,988</b>	<b>5.2</b>	<b>4,556,070</b>	<b>1,246,194</b>	<b>1.82</b>	<b>2,180,006</b>	<b>2,236</b>	<b>2,236</b>
Manufacturing	55,909,679	2.6	1,444,292	2.9	1,457,898	153,924	1.92	445,885	(216,946)	(216,946)
Warehouse/Distribution	42,193,515	4.0	1,696,412	5.8	2,020,562	413,596	1.61	1,543,618	28,679	28,679
Advanced Manufacturing	12,597,324	12.8	1,606,284	13.9	1,077,610	678,674	1.97	190,503	190,503	190,503

Figure 2: Significant Lease Transactions of the Quarter

Lessee	Address	City	Total SF	Product Type	Lease Type
Aivres	47550 Kato Rd	Fremont	270,282	Warehouse	New Lease
Super Micro	48350 Fremont Blvd	Fremont	246,450	Warehouse	Renewal
Landsberg Orora	8311 Central Ave	Newark	194,033	Warehouse	Renewal
MiTac	40541 Albrae St	Fremont	190,503	Advanced Manufacturing	New Lease
Valassis	6955 Mowry Ave	Newark	161,280	Warehouse	Renewal
Columbia Steel Services	38505 Cherry St	Newark	103,588	Manufacturing	New Lease
Rvian	1800 - 1810 Dobbin Dr	San Jose	81,525	Warehouse	New Lease
Nuro	3100 Molinaro St	Santa Clara	64,900	Warehouse	New Lease
Arena Stuart Rentals	450 - 496 S Abbott Ave	Milpitas	64,773	Warehouse	Renewal

Figure 3: Significant Sale Transactions of the Quarter

Buyer	Address	City	Total SF	Sale Price	\$/SF	Product Type	Sale Type
Marc Snegg	37444 Sycamore St	Newark	56,941	\$9.3M	\$163	Manufacturing	Investor
TK Holdings*	2123 - 2129 Monterey Hwy	San Jose	42,373	\$9.9M	\$233	Manufacturing	Investor

\*Part of a 58,534 mixed-use portfolio sold for \$13.0M

Figure 4: Average Asking Rates (FSG)

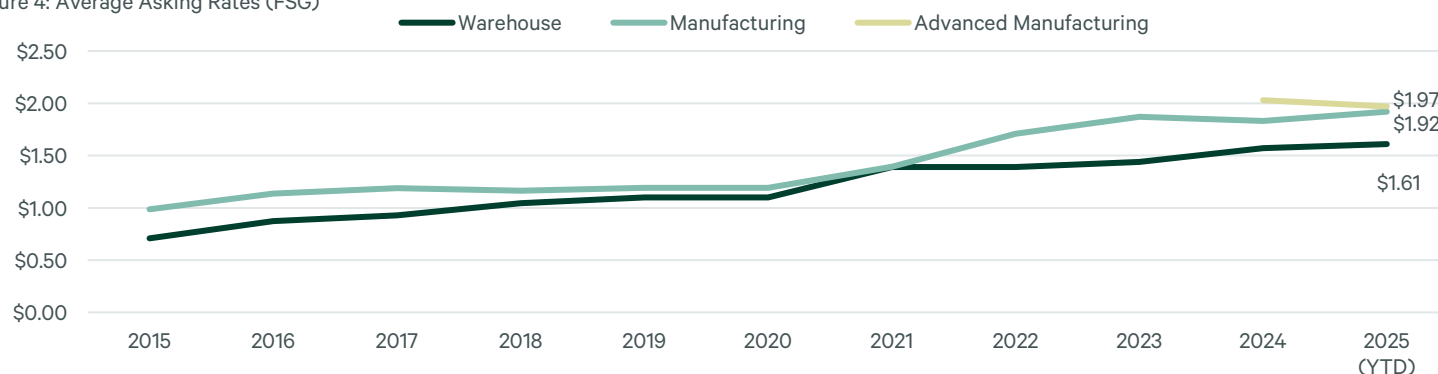


Figure 5: Net Absorption & Vacancy

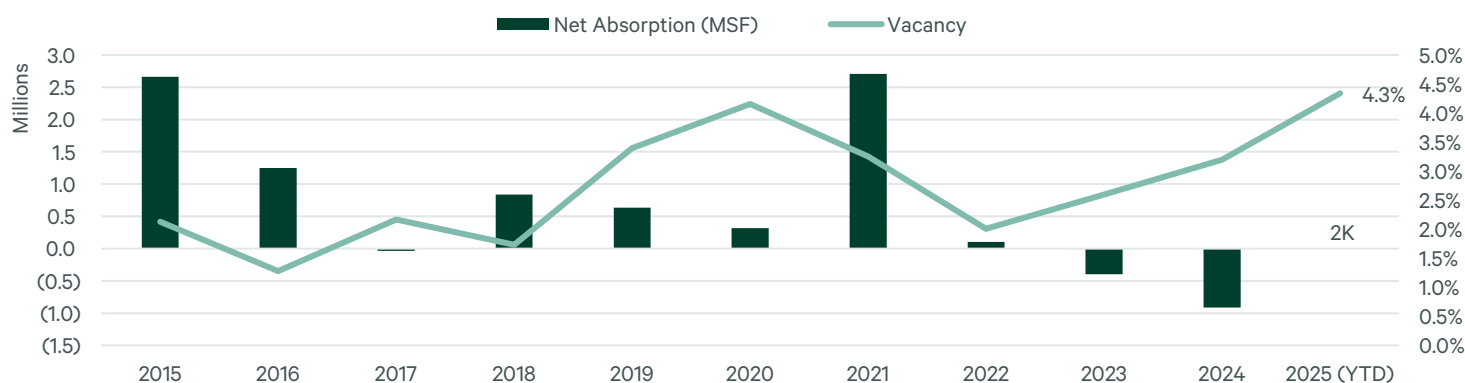
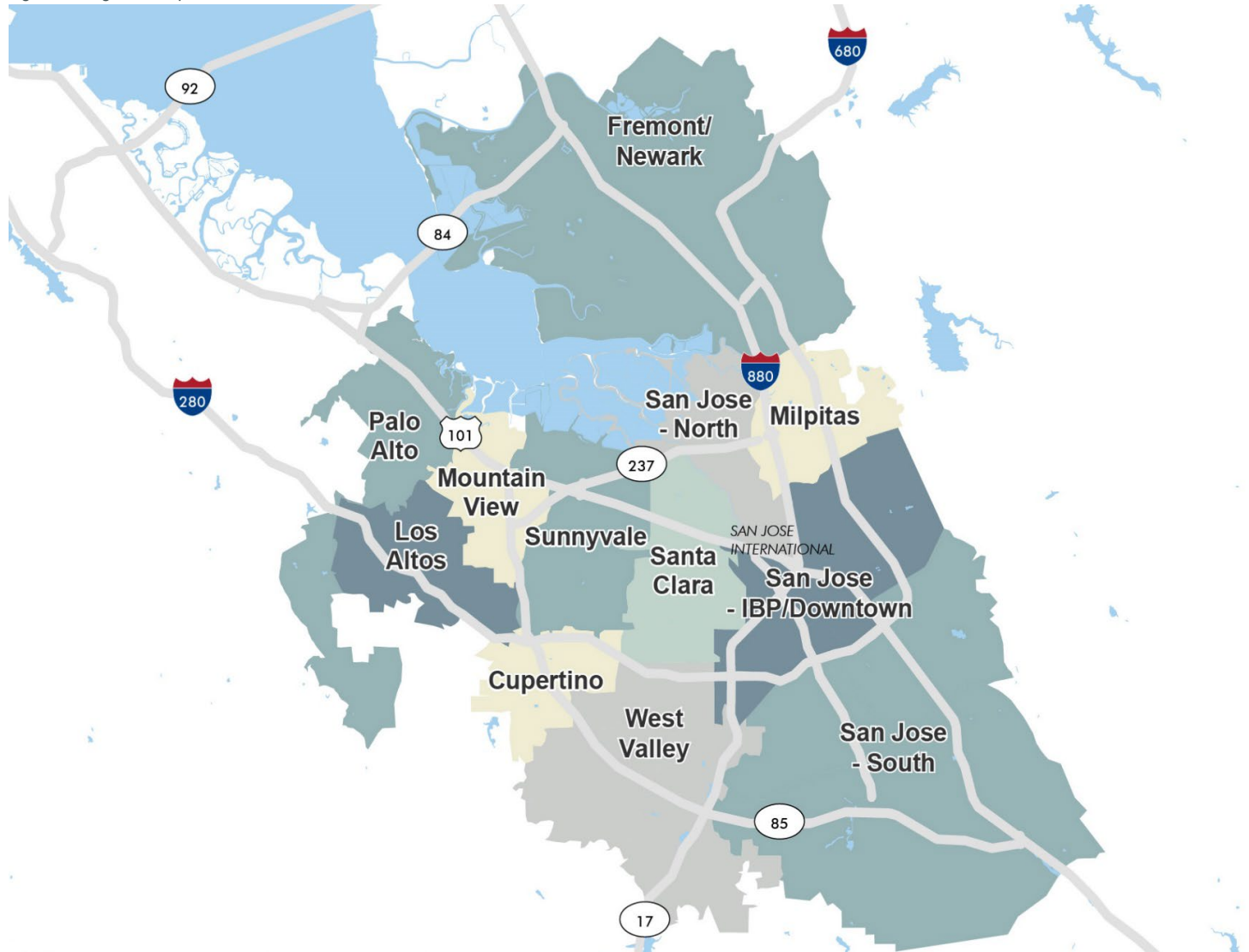


Figure 6: Regional Map



## Giovanni Giannotta

Research Manager

T: +1 408 790 5410

E: Giovanni.Giannotta@cbre.com

## Silicon Valley Office

225 W. Santa Clara Street

12<sup>th</sup> Floor

San Jose, CA 95113

## DEFINITIONS AND METHODS

**Average Asking Rate:** Direct Monthly Lease Rates, Triple Net (NNN). During the first quarter of 2025, a revision to our calculation methodologies was implemented, leading to a significant shift in our results on a quarter-over-quarter basis. This updated approach will be utilized for all future periods, providing a consistent and transparent framework for calculating asking rates going forward.

**Availability:** All existing space being marketed for lease. Total Vacancy Rate Direct Vacancy + Sublease Vacancy.

Effective 2025, our reporting methodology will be updated to include owner/user deliveries in the calculation of gross absorption, providing a more comprehensive and accurate representation of market activity

## SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant office and R&D buildings that total 10,000+ sq. ft., excluding owner-occupied buildings in most markets (included for Silicon Valley). CBRE assembles all information through web and phone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.