

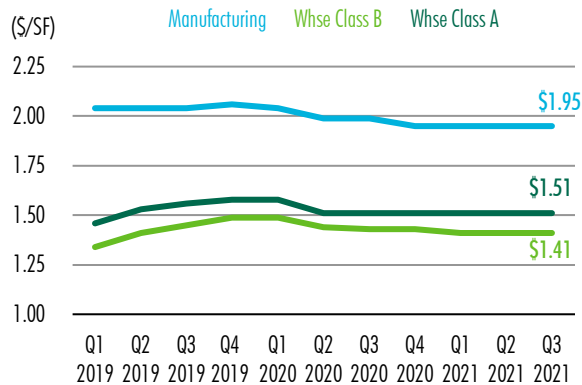
San Francisco Peninsula Industrial, Q3 2021

Submarket	Net Rentable Area	Total Vacancy % ¹	Total Vacant SF	Total Availability % ²	Total Direct Available	Total Sublease Available	Average Asking Rate ³	Q3 Net Absorption	YTD Net Absorption
Daly City/Brisbane	5,647,590	5.9	333,270	9.3	469,144	55,000	1.36	(146,965)	(103,582)
Warehouse Class A	3,997,831	7.0	278,270	11.7	469,144	0	1.41	(146,965)	(120,527)
Warehouse Class B	1,642,315	3.3	55,000	3.3	0	55,000	1.23	0	16,945
Manufacturing	7,444	0.0	0	0.0	0	0	1.40	0	0
South San Francisco	15,960,560	6.1	968,357	8.4	1,136,291	210,272	1.37	136,047	(172,107)
Warehouse Class A	5,661,660	10.6	598,750	11.4	604,217	42,090	1.50	161,067	(44,420)
Warehouse Class B	9,744,244	3.8	369,607	7.2	532,074	168,182	1.30	(25,020)	(127,687)
Manufacturing	554,656	0.0	0	0.0	0	0	1.40	0	0
San Bruno/Millbrae	479,774	3.7	17,700	3.7	17,700	0	1.23	0	(17,700)
Warehouse Class B	479,774	3.7	17,700	3.7	17,700	0	1.23	0	(17,700)
Burlingame	4,079,953	5.1	208,355	10.1	373,780	38,406	1.47	79,789	36,674
Warehouse Class A	1,170,335	0.5	5,452	7.6	83,791	5,452	1.50	0	32,761
Warehouse Class B	2,482,774	3.4	84,059	4.3	82,859	23,954	1.46	(12,985)	(33,161)
Manufacturing	426,844	13.0	55,700	25.9	110,700	0	1.45	92,774	37,074
North County	26,167,877	5.6	1,464,538	8.4	1,900,485	294,678	1.38	68,871	(256,715)
San Mateo	605,606	5.2	31,355	6.4	33,455	5,338	1.75	3,060	(2,278)
Warehouse Class B	312,367	0.6	1,940	2.3	1,940	5,280	1.75	(1,940)	(1,940)
Manufacturing	283,239	9.3	26,355	10.0	28,455	0	1.75	5,000	(338)
Belmont/San Carlos	2,927,997	2.5	74,558	2.5	74,558	0	1.77	15,535	21,106
Warehouse Class A	145,000	0.0	0	0.0	0	0	1.85	23,104	21,000
Warehouse Class B	1,121,142	2.4	26,914	2.4	26,914	0	1.80	(10,000)	1,000
Manufacturing	1,661,855	2.9	47,644	2.9	47,644	0	1.75	2,431	(894)
Redwood City/Redwood Shores	2,998,910	2.2	67,463	4.0	61,696	57,598	1.80	(35,476)	(36,313)
Warehouse Class A	467,342	0.0	0	3.2	0	15,000	1.90	0	0
Warehouse Class B	467,342	2.7	46,378	4.8	47,826	35,383	1.80	(35,476)	(29,098)
Manufacturing	781,576	2.7	21,085	2.7	13,870	7,215	1.75	0	(7,215)
Central County	6,532,513	2.6	170,316	3.5	166,649	62,878	1.79	(16,881)	(17,485)
Menlo Park	1,799,398	2.3	41,650	2.8	50,113	0	1.94	12,500	11,956
Warehouse Class A	659,649	0.0	0	0.0	0	0	1.85	0	0
Warehouse Class B	261,210	0.0	0	0.0	0	0	1.80	0	0
Manufacturing	878,539	4.7	41,650	5.7	50,113	0	2.05	12,500	11,956
Palo Alto/East Palo Alto	1,269,247	3.5	44,921	3.9	49,681	0	2.69	4,275	(25,371)
Warehouse Class B	26,620	0.0	0	0.0	0	0	2.03	0	0
Manufacturing	1,242,627	3.6	44,921	4.0	49,681	0	2.70	4,275	(25,371)
South County	3,068,645	2.8	86,571	3.3	99,794	0	2.25	16,775	(13,415)
Total Industrial Market	35,769,035	4.8	1,721,425	7.1	2,166,928	357,556	1.53	68,765	(287,615)
Warehouse Class A	12,111,817	7.3	882,472	10.1	1,157,152	62,542	1.51	37,206	(111,186)
Warehouse Class B	17,820,438	3.4	601,598	5.6	709,313	287,799	1.41	(85,421)	(191,641)
Manufacturing	5,836,780	4.1	237,355	5.3	300,463	7,215	1.94	116,980	15,212

Source: CBRE Research, Q3 2021.

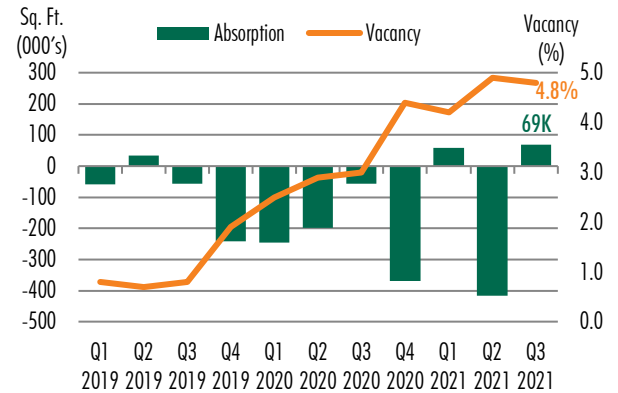
¹ Total Vacancy Rate = Direct Vacancy + Sublease Vacancy
² Total Availability Rate = All existing space being marketed for lease
³ Monthly Direct Lease Rates, Net Net Net

Figure 2: Average Asking Rates



Source: CBRE Research, Q3 2021.

Figure 3: Net Absorption and Vacancy



Source: CBRE Research, Q3 2021.

Figure 4: Significant Lease Transactions of the Quarter

Lessee	Address	Total SF	Product Type	Lease Type
East Star Building Supply	1655 Rollins Rd., Burlingame	92,774	Warehouse Class A	New Lease - Direct
Nimble Robotics	570-586 Eccles Ave., South San Francisco	65,000	Warehouse Class A	New Lease - Direct
Elroy Air	401-403 E Grand Ave., South San Francisco	46,248	Warehouse Class A	New Lease — Direct
California Sierra Express, Inc.	270 Lawrence Ave., South San Francisco	36,542	Warehouse Class A	Renewal— Direct
Gander and White	470 Valley Dr., Brisbane	35,915	Warehouse Class A	New Lease — Direct
Cal Pacific Systems	50-56 Cypress Ln., Brisbane	35,082	Warehouse Class A	New Lease — Direct
Ample	93 Park Ln., Brisbane	30,308	Warehouse Class A	New Lease — Direct
Perfect Express Corporation	141 S Maple Ave., South San Francisco	28,564	Warehouse Class B	New Lease — Direct
Bintang Badminton	1524 Rollins Rd., Burlingame	27,274	Warehouse Class B	New Lease — Direct

Source: CBRE Research, Q3 2021.

Figure 5: Significant Sale Transactions of the Quarter

Buyer	Address	Total Bldg SF	Product Type	Type
Ark Row Industrial Partners	200-218 Littlefield Ave., South San Francisco	112,700	Warehouse Class A	Sold to Investor
Lift Real Estate Partners	1541-1565 Adrian Rd. & 960 David Rd., Burlingame	107,000	Warehouse Class A	Sold to Investor
GNAP Development LLC	1755 Rollins Rd., Burlingame	83,791	Warehouse Class A	Sold to Investor
Link	838-868 Cowan Rd., Burlingame	55,700	Warehouse Class A	Sold to Investor

Source: CBRE Research, Q3 2021.

SUBMARKET MAP

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DEFINITIONS

Average Asking Rate Direct Annual Lease Rates, Net Net Net. **Availability** All existing space being marketed for lease. **Total Vacancy Rate** Direct Vacancy + Sublease Vacancy.

Warehouse Class A is defined as having a minimum clear height of 20', minimum of 2 loading docks, fire sprinklers, adequate parking, 1970 construction or newer. Properties can be subjectively classified as an "A" property.

SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant industrial buildings that total 10,000+ sq. ft. in the San Francisco Peninsula, excluding owner-occupied buildings. CBRE assembles all information through telephone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.