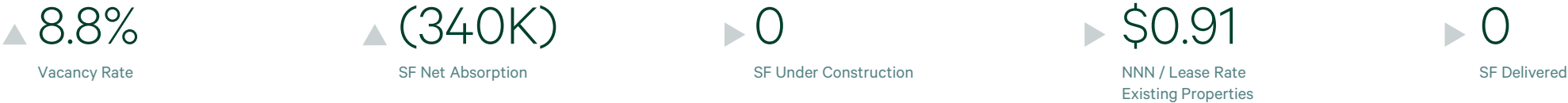


FIGURES | NAPA-SOLANO COUNTY INDUSTRIAL | Q2 2025

First half vacancies drive continued occupancy loss

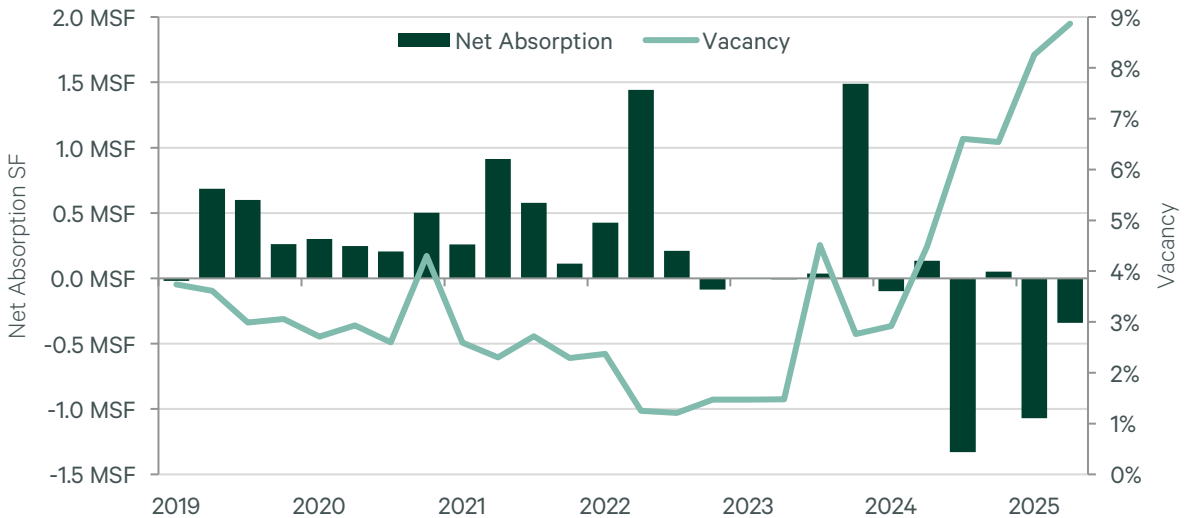


Note: Arrows indicate change from previous quarter.

INDUSTRIAL MARKET HIGHLIGHTS

- The Napa-Solano Industrial Market, comprised of Napa and Solano counties, is home to 586,300 residents and hosts a labor force of 281,900. Through June of 2025, the total resident employment was 267,300 representing an increase of 300 jobs from Q2. The unemployment rate increased slightly, quarter-over-quarter (QoQ), to 5.21% at the end of the second quarter.
- Total market vacancy rate rose 50 basis points (bps) from 8.3% in Q1 2025 to 8.8% in Q2 2025. This was driven by new direct vacancies, including 75,591 sq. ft. at 645 Devlin Rd. in Napa, 41,607 sq. ft. at 577-635 Indiana St. in Benicia, and 31,000 sq. ft. of sublease vacancy at 2200 Courage Dr. in Fairfield.
- Net absorption for the total market was negative 340,762 sq. ft. This follows the 1,069,022 sq. ft. of negative absorption during Q1.
- The disparity between the two counties continues to grow as wine related activities have slowed in Napa while the diverse tenant makeup combined with the interstate proximity (I-80, I-680 and I-505) of Solano County fuels more vibrant leasing activity.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q2 2025

FIGURE 2: Submarket Statistics

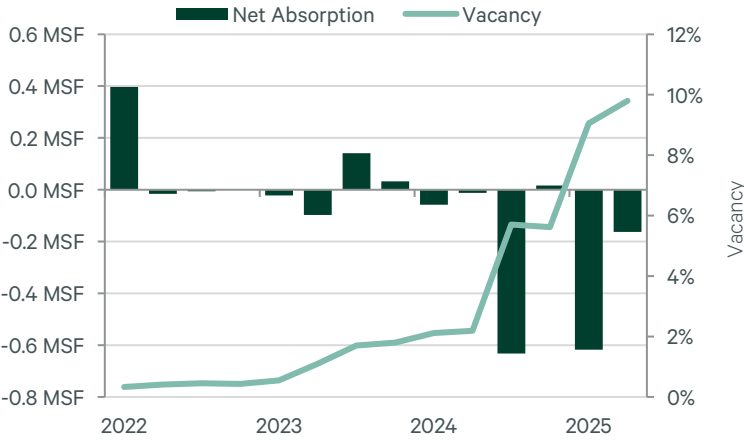
Napa Submarkets	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Rate (\$)	Q2 Leasing Activity	YTD Leasing Activity	Q2 Net Absorption	YTD Net Absorption
Napa	9,334,265	3.7%	5.1%	1.17	22,965	54,830	(94,309)	(67,399)
Manufacturing	917,450	4.7%	4.7%	1.33	3,500	3,500	3,500	3,500
R&D/Flex	1,846,302	3.0%	4.0%	1.53	0	9,313	(3,600)	758
Warehouse/Distribution	6,570,513	3.8%	5.5%	1.03	19,465	42,017	(94,209)	(71,657)
American Canyon	8,675,872	16.3%	17.7%	0.90	0	0	(67,962)	(711,962)
Manufacturing	475,767	3.9%	3.9%	0.90	0	0	0	0
R&D/Flex	15,040	0.0%	0.0%	1.45	0	0	0	0
Warehouse/Distribution	8,185,065	17.1%	18.5%	0.90	0	0	(67,962)	(711,962)
Napa Ind. Market	18,010,137	9.8%	11.2%	0.98	22,965	54,830	(162,271)	(779,361)

Solano Submarkets	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Rate (\$)	Q2 Leasing Activity	YTD Leasing Activity	Q2 Net Absorption	YTD Net Absorption
Benicia	8,565,710	4.0%	5.3%	1.08	224,371	424,429	(92,326)	(190,773)
Manufacturing	1,189,094	2.8%	2.8%	0.95	0	0	0	0
R&D/Flex	481,763	4.0%	4.0%	1.18	4,000	11,804	(3,700)	(7,700)
Warehouse/Distribution	6,894,853	4.3%	5.9%	1.05	220,371	412,625	(88,626)	(183,073)
Fairfield	17,582,455	11.2%	13.2%	0.86	26,665	51,725	(59,087)	(218,233)
Manufacturing	2,297,129	3.7%	3.7%	0.95	0	0	0	0
R&D/Flex	1,309,065	10.7%	10.7%	1.33	3,480	3,480	0	(3,605)
Warehouse/Distribution	13,976,261	12.5%	15.0%	0.82	23,175	48,245	(59,087)	(214,628)
Vacaville	13,151,436	9.4%	13.0%	0.85	158,776	174,743	27,180	(167,159)
Manufacturing	1,264,986	0.6%	0.6%	0.90	0	0	(8,000)	(8,000)
R&D/Flex	1,529,905	19.1%	19.7%	1.18	2,027	13,894	(8,736)	(3,263)
Warehouse/Distribution	10,356,545	9.1%	13.5%	0.84	156,749	160,849	43,916	(155,896)
Vallejo	4,850,219	3.2%	7.5%	1.31	0	0	(54,258)	(54,258)
Manufacturing	1,927,151	3.2%	9.4%	1.22	0	0	0	0
R&D/Flex	584,575	0.0%	0.0%	0.95	0	0	0	0
Warehouse/Distribution	2,338,493	4.0%	7.7%	1.47	0	0	(54,258)	(54,258)
Solano Ind. Market	44,149,820	8.4%	11.0%	0.89	409,820	650,897	(178,491)	(630,423)

Total Market	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Rate (\$)	Q2 Leasing Activity	YTD Leasing Activity	Q2 Net Absorption	YTD Net Absorption
Napa-Solano Ind. Market	62,159,957	8.8%	11.1%	0.91	431,767	705,727	(340,762)	(1,409,784)
Manufacturing	8,071,577	3.1%	4.6%	1.23	3,500	3,500	(4,500)	(4,500)
R&D/Flex	5,766,650	8.8%	9.3%	1.36	9,507	38,491	(16,036)	(13,810)
Warehouse/Distribution	48,321,730	9.8%	12.3%	0.87	419,760	663,736	(320,226)	(1,391,474)

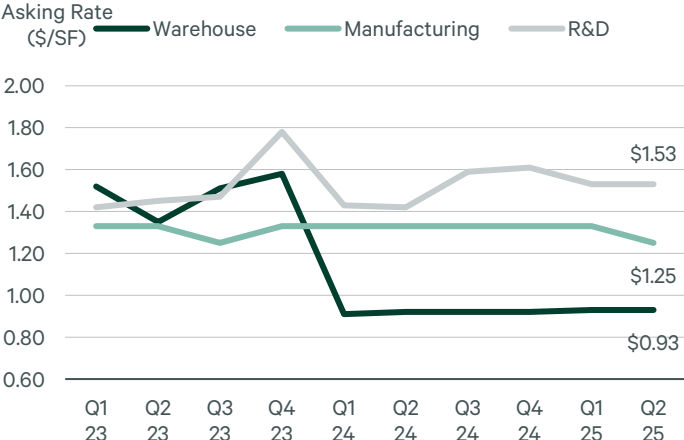
Source: CBRE Research, Q2 2025

FIGURE 8: Napa Market Vacancy & Net Absorption Trend



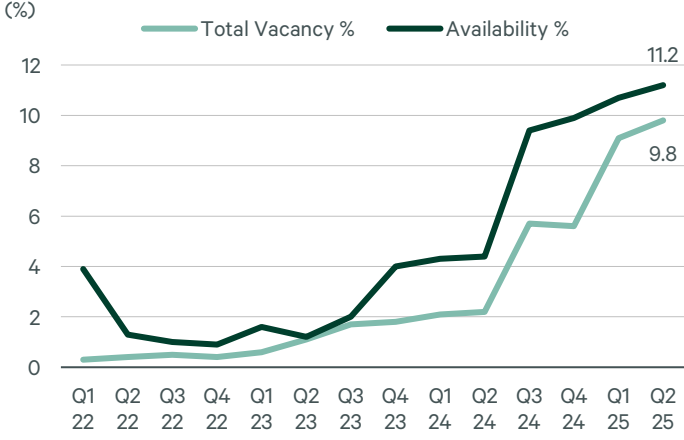
Source: CBRE Research, Q2 2025

FIGURE 9: Napa Market Lease Rates



Source: CBRE Research, Q2 2025

FIGURE 10: Napa Market Vacancy & Availability



Source: CBRE Research, Q2 2025

FIGURE 11: Napa Market Notable Lease Transactions

Tenant	Address	SF Leased	Property Type
Undisclosed	10 Executive Ct, Napa	12,000	Warehouse
Undisclosed	2750 Jefferson St, Napa	7,465	Warehouse

Source: CBRE Research, Q2 2025

*Renewal **CBRE Involved

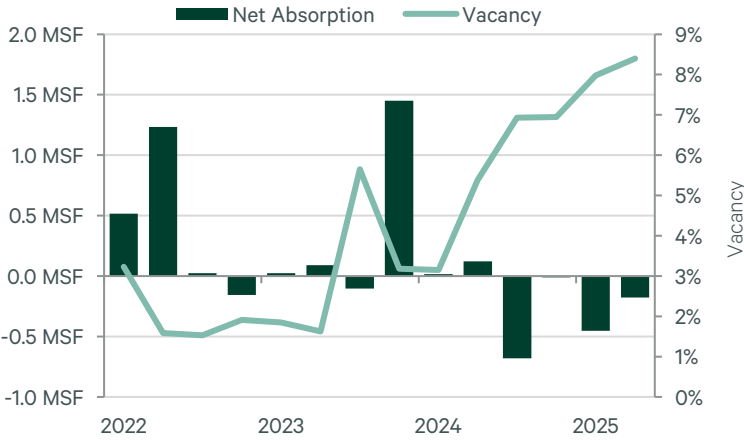
FIGURE 12: Napa Market Notable Sale Transactions

Buyer	Address	SF Sold	Sale Price \$/SF
Luvia	205 Jim Oswald Way, American Canyon	115,968*	\$18.0M \$155

Source: CBRE Research, Q2 2025

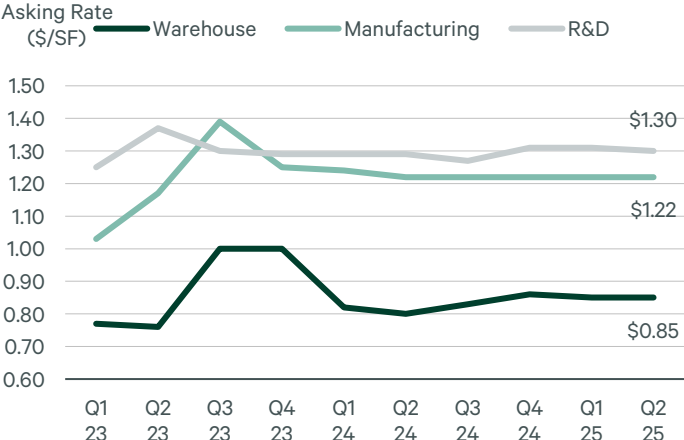
*CBRE Involved

FIGURE 8: Solano Market Vacancy & Net Absorption Trend



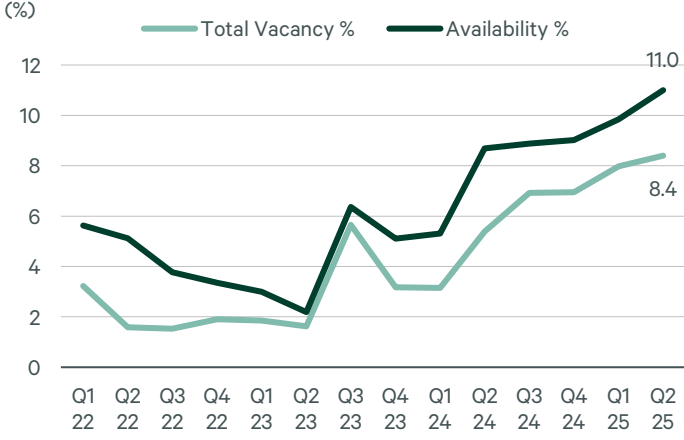
Source: CBRE Research, Q2 2025

FIGURE 9: Solano Market Lease Rates



Source: CBRE Research, Q2 2025

FIGURE 10: Solano Market Vacancy & Availability



Source: CBRE Research, Q2 2025

FIGURE 11: Solano Market Notable Lease Transactions

Tenant	Address	SF Leased	Property Type
Hillebrand Last Mile	5301 5341 Industrial Way, Benicia	127,115*	Warehouse**
Cornerstone Group	891 Eubanks Dr, Vacaville	106,050	Warehouse
Anixter	6300 6350 Goodyear Rd, Benicia	35,790*	Warehouse**
CKC Automation	4701 4799 Industrial Way, Benicia	30,500	Warehouse
Framatome	5351 5365 Industrial Way, Benicia	13,930*	Warehouse**
ABM Building Solutions	6200 Goodyear Rd, Benicia	13,036*	Warehouse**

Source: CBRE Research, Q2 2025

*Renewal **CBRE Involved

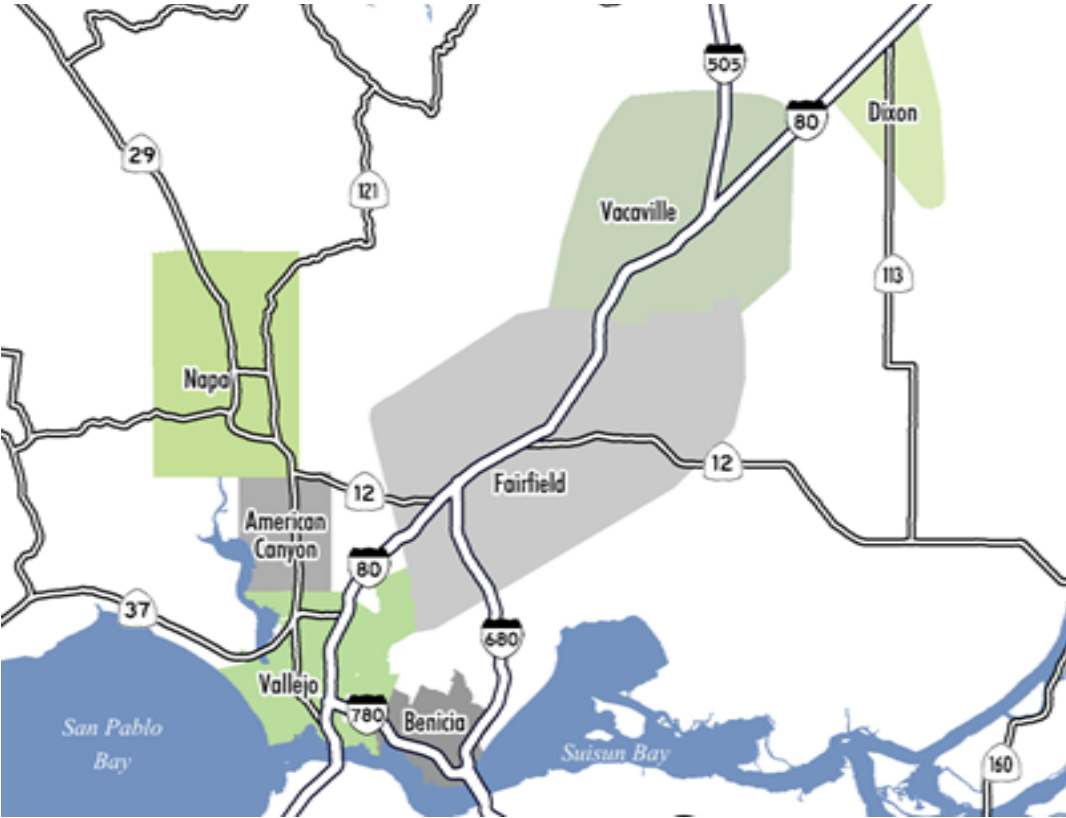
FIGURE 12: Solano Market Notable Sale Transactions

Buyer	Address	SF Sold	Sale Price \$/SF
Mike O'Brien Specialized Hauling	401 W Channel Rd, Benicia	60,155	\$850K \$14
Javier Mercado	499 Watt Dr, Cordelia	10,500*	\$2.1M \$200

Source: CBRE Research, Q2 2025

*CBRE Involved

Submarket Map



Source: CBRE Research, Location Intelligence

Definitions

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

CBRE's market report analyzes existing single- and multi-tenant office buildings that total 10,000+ sq. ft. in downtown San Francisco, 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.

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