



Industrial Market Report San Francisco - CA

PREPARED BY



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INDUSTRIAL MARKET REPORT

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12 Mo Deliveries in SF

1.9M

12 Mo Net Absorption in SF

(1.6M)

Vacancy Rate

9.2%

12 Mo Rent Growth

3.0%

In the third quarter of 2023, the San Francisco industrial market is characterized by rising vacancy and moderating rent growth, as an influx of new flex space encounters slowing demand.

In recent years, the booming life sciences sector led to a surge in demand by biotech companies for R&D space. Developers have responded with the construction of new facilities, primarily in the South San Francisco Submarket. In 2023, many of these new projects are being delivered into a market where demand has since pulled back, and leasing is slow for spaces that were neither build-to-suit nor pre-leased.

In contrast, the inventory of logistics and distribution space in San Francisco has been on a steady downward trend for many years, as old industrial sites were demolished or repositioned for other uses. The San Francisco Peninsula is mostly built out, and land is expensive.

With continued new development, flex properties now account for around 30% of the San Francisco industrial market, a much higher share than in most other markets.

Meanwhile, economic headwinds have slowed demand for industrial space. Higher interest rates and banking turmoil have slashed venture capital funding in the

biotech sector, while the slowing economy has also caused many logistics property users to decrease leasing activity. Total industrial leasing in the first half of 2023 was the second-lowest volume since the Great Recession, and activity remains weak in the third quarter. Several life sciences tenants have made blocks of space available for sublease, contributing to net negative absorption of -1.6 million SF.

Vacancy has increased and currently stands at 9.2%. The increase is driven by flex space, where vacancy has increased to 17.4%, whereas vacancy in the logistics sector remains close to its long-term average, at 5.1%.

Reflecting high land and operating costs, industrial rents, at \$28.00/SF, are the highest in the nation. However, the rate of growth in rent is one of the lowest. In the year to 23Q3, rents grew by 3.0%, compared to 7.8% nationally. The large pipeline of construction projects is projected to result in higher flex vacancy and limited scope for rent growth in the quarters ahead.

The investment market is showing signs of a sharp slowdown after two years of elevated activity. High interest rates and investor caution have dampened demand and resulted in total sales volume of just \$188 million so far in 2023. By comparison, annual sales volume peaked at \$2.2 billion in early 2022.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	49,243,587	5.1%	\$22.19	6.5%	(236,575)	0	0
Specialized Industrial	17,811,238	5.2%	\$23	5.9%	61,750	0	0
Flex	32,368,931	17.5%	\$36.78	26.1%	(742,698)	772,146	4,683,554
Market	99,423,756	9.2%	\$27.52	13.4%	(917,523)	772,146	4,683,554
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	3.4%	5.6%	9.5%	10.0%	2003 Q4	1.1%	2000 Q2
Net Absorption SF	(1.6M)	(334,279)	250,614	2,119,175	2000 Q2	(4,779,777)	2001 Q4
Deliveries SF	1.9M	495,592	1,226,429	1,524,424	2021 Q1	7,592	2016 Q2
Rent Growth	3.0%	3.3%	3.8%	12.1%	1998 Q1	-4.9%	2002 Q3
Sales Volume	\$430M	\$644.2M	N/A	\$2.5B	2021 Q3	\$99.1M	2010 Q1

The slowdown in leasing activity that began in the second half of 2022 continued in the first half of 2023. Outside of the pandemic slowdown in 2020, total industrial leasing volume in the first six months was the lowest since the Great Recession, and leasing has remained slow in the third quarter.

The leasing slowdown has come about as higher interest rates and economic uncertainty reduced demand for industrial space. Moreover, the demand from biotech companies for R&D space has diminished as venture capital funding has dried up. Coming at a time that coincides with a spike in the delivery of newly constructed flex R&D space, the result has been a sharp increase in vacancy.

Flex vacancy has increased by 8.0% in the past year and stands at 17.4% in the third quarter of 2023. By comparison, logistics space vacancy remains close to its long-term average at 5.1%. Overall market vacancy ticked up to its current rate of 9.2%.

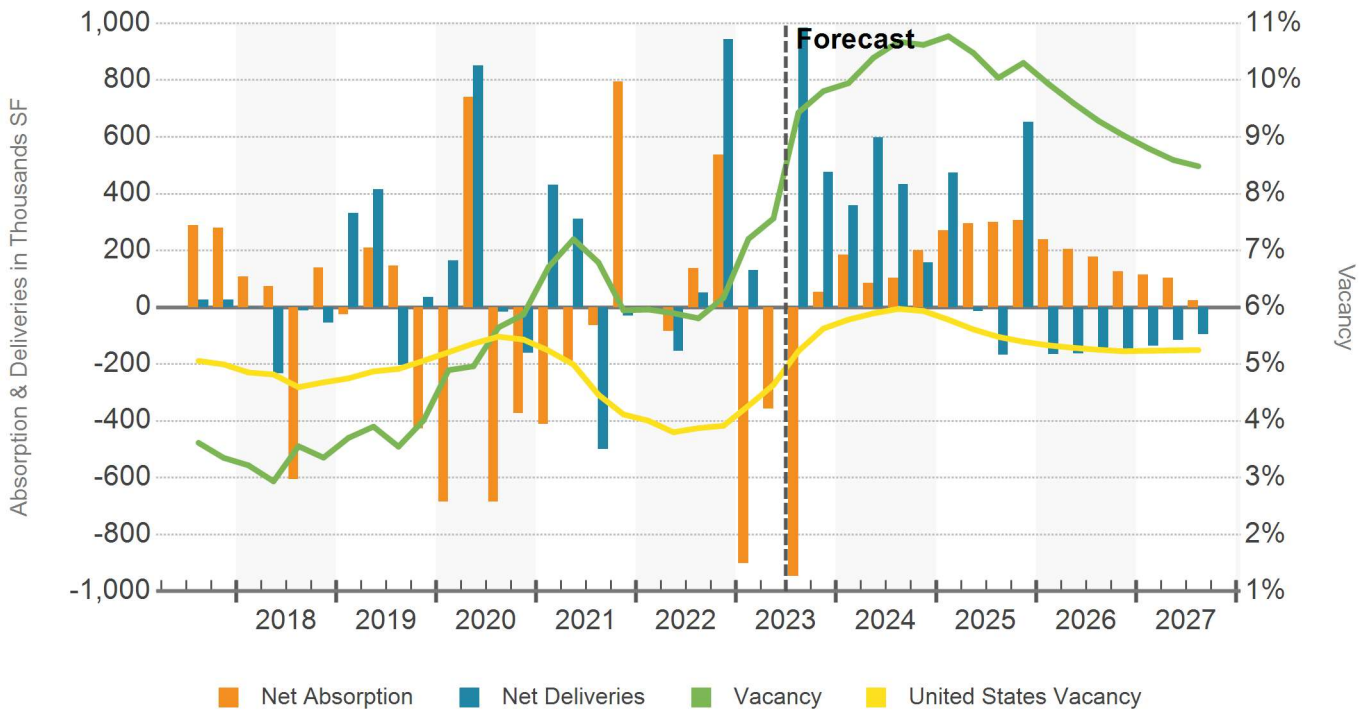
Availability in the flex sector has also increased and is

currently 26.1%. This figure reflects both the availability of space in speculative projects under construction and an increase in sublet space. For example, the 350,000 SF 700 Gateway Blvd. in South San Francisco, which completed in 2022, has over 200,000 SF available. Also in South San Francisco, Arsenal Biosciences and Standard BioTools have added a total of 120,000 SF of sublease space at Genesis Tower 2. Further, in July, Illumina added 96,000 SF of sublet space in Foster City.

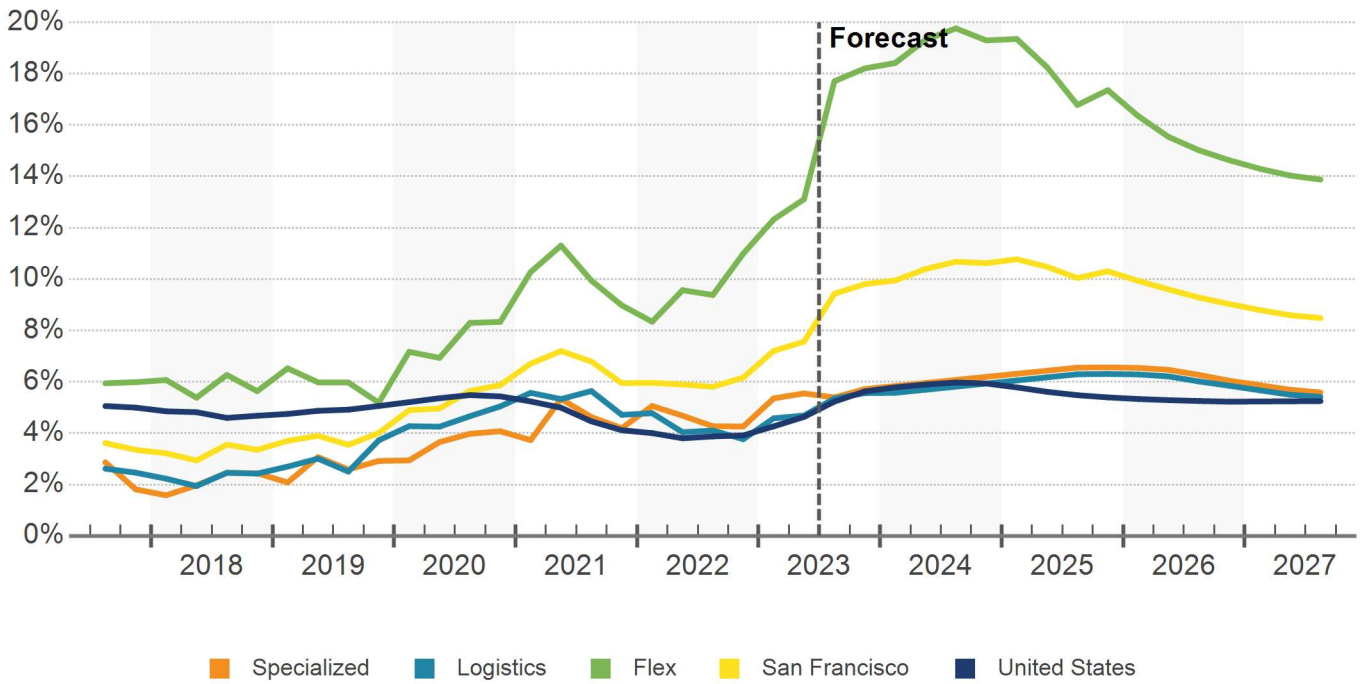
A small number of larger leases have been signed this year in the logistics segment. In 23Q1, battery supplier Ample signed for 90,000 SF at 245 S Spruce Ave. in South San Francisco. In June, TriMark renewed its lease for a 120,000 SF distribution warehouse in Brisbane. The seven-year renewal has a starting monthly rent of \$1.80/SF.

Continued economic uncertainty and deliveries of speculative flex space in the months ahead are projected to cause vacancy to rise further in the coming quarters. Of the 4.4 million SF currently under construction, 3.4 million SF is available.

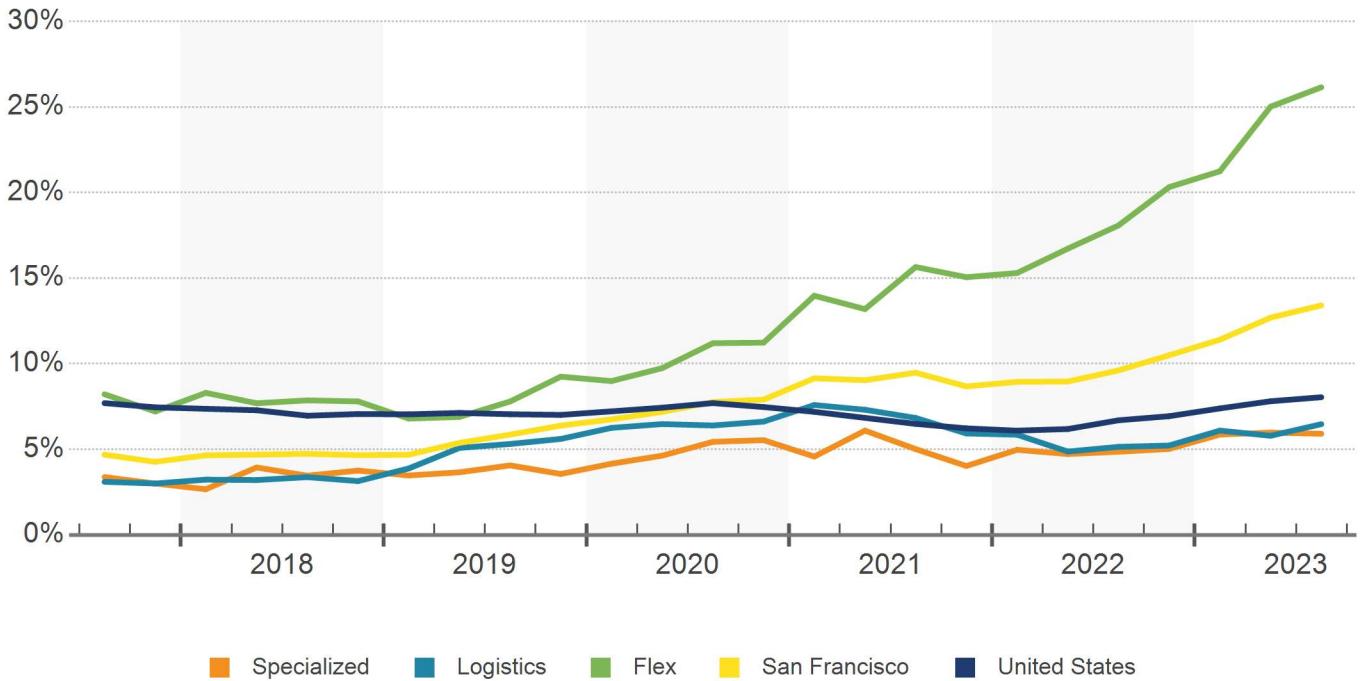
NET ABSORPTION, NET DELIVERIES & VACANCY



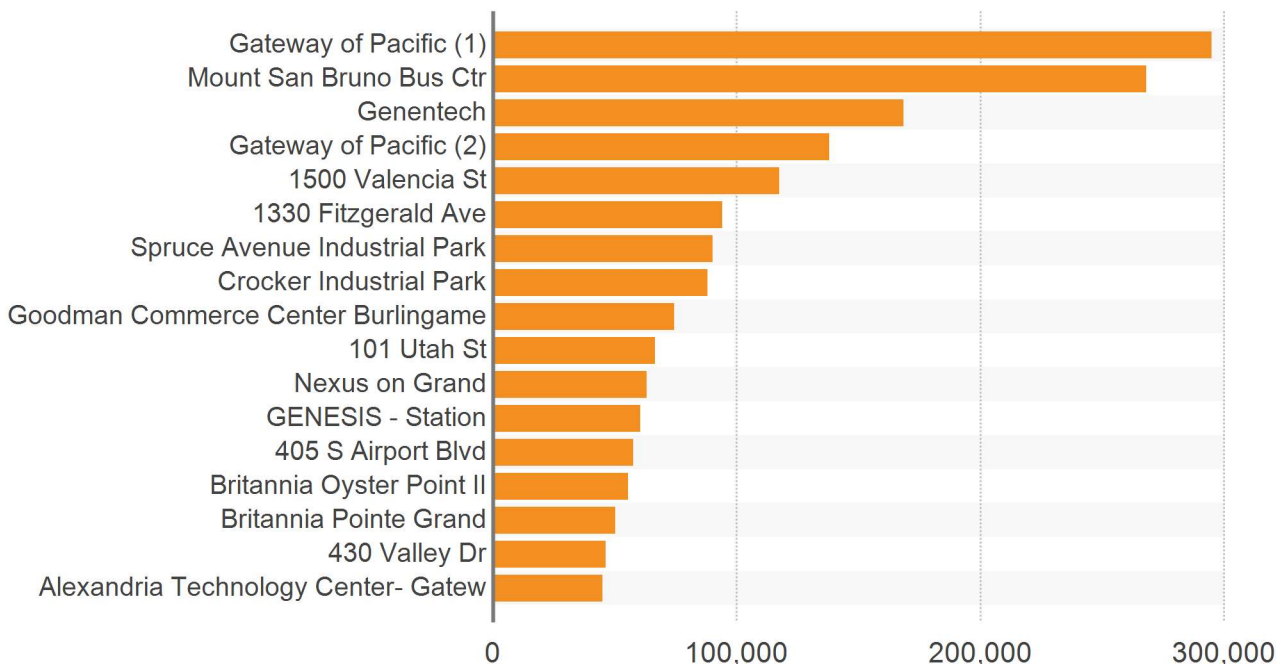
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Gateway of Pacific (1)	South San Francisco	440,000	144,996	0	0	(144,996)	0	295,004
Mount San Bruno Bus Ctr	Brisbane/Daly City Ind	268,270	0	0	0	0	0	268,270
Genentech	South San Francisco...	168,500	0	168,500	0	0	0	168,500
Gateway of Pacific (2)	South San Francisco...	360,000	222,000	67,350	0	726	0	138,000
1500 Valencia St	Mission/Potrero Ind	117,463	0	0	117,463	0	0	117,463
1330 Fitzgerald Ave	Bayview/Hunters Poi...	94,304	0	0	0	94,304	0	94,304
Spruce Avenue Industrial Park	South San Francisco...	559,605	15,050	90,000	0	0	0	90,119
Crocker Industrial Park	Brisbane/Daly City Ind	88,200	0	0	0	0	0	88,200
Goodman Commerce Center Bu...	Burlingame Ind	83,674	0	0	83,674	0	0	74,579
101 Utah St	South of Market Ind	66,500	0	0	66,500	0	0	66,500
Nexus on Grand	South San Francisco...	148,413	85,254	0	0	63,159	0	63,159
GENESIS - Station	Brisbane/Daly City Ind	441,000	145,979	(97,248)	26,360	7,419	0	60,456
405 S Airport Blvd	South San Francisco...	84,000	0	0	0	0	0	57,516
Britannia Oyster Point II	South San Francisco...	85,000	0	0	0	0	0	55,602
Britannia Pointe Grand	South San Francisco...	50,195	0	50,195	0	0	0	50,195
430 Valley Dr	Brisbane/Daly City Ind	71,207	7,520	12,480	0	0	0	46,349
Alexandria Technology Center-...	South San Francisco...	110,428	0	0	0	0	0	44,981
Subtotal Primary Competitors		3,236,759	620,799	291,277	293,997	20,612	0	1,779,197
Remaining San Francisco Market		96,221,307	8,529,901	(1,194,418)	(650,641)	(945,731)	0	(3,413,437)
Total San Francisco Market		99,458,066	9,150,700	(903,141)	(356,644)	(925,119)	0	(1,634,240)

TOP INDUSTRIAL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
325 Valley Dr *	Brisbane/Daly City	120,000	Q2 23	TriMark	JLL	Reliance Real Estate A...
2050 McKinnon Ave	Bayview/Hunters Point	112,400	Q3 23	-	-	CBRE
180-200 Napoleon St *	Mission/Potrero	105,310	Q2 23	USPS	JLL	Calco Commercial, Inc...
245 S Spruce Ave	South San Francisco	90,000	Q1 23	Modular Battery Manufact...	-	Avison Young;Cushma...
1755 Rollins Rd	Burlingame	83,674	Q4 22	Aeronet Worldwide	-	CBRE
99 S Hill Dr *	Brisbane/Daly City	76,375	Q4 22	DHL Express (USA)	Colliers	Reliance Real Estate A...
380 Valley Dr *	Brisbane/Daly City	70,335	Q4 22	Pacific Gourmet	-	-
405 S Airport Blvd	South San Francisco	57,516	Q4 22	-	-	Kidder Mathews
868 Cowan Rd	Burlingame	55,700	Q2 23	Gate Gourmet	-	CBRE
570-586 Eccles Ave *	South San Francisco	54,299	Q4 22	Pacific Produce	-	-
3150 3rd St	Mission Bay/China Basin	51,597	Q4 22	-	-	CBRE
401 E Grand Ave	South San Francisco	51,091	Q4 22	HPL Apollo	-	Cushman & Wakefield
570-586 Eccles Ave	South San Francisco	51,048	Q2 23	-	-	Cushman & Wakefield
825 Sansome St	Jackson Square	38,000	Q4 22	-	-	CBRE
222 Harris Ct	South San Francisco	28,598	Q4 22	-	-	CBRE
290-300 Toland St	Mission/Potrero	27,631	Q1 23	Store Transportation	-	Newmark
231 S Maple Ave	South San Francisco	27,360	Q3 23	-	-	Coldwell Banker Comm...
550-554 Eccles Ave	South San Francisco	25,797	Q3 23	-	-	CBRE
239 Utah Ave	South San Francisco	25,262	Q2 23	Gymtowne Gymnastics SSF	-	Colliers
180-200 Napoleon St	Mission/Potrero	25,071	Q4 22	Ports Seafood	-	-
340 Shaw Rd *	South San Francisco	25,000	Q1 23	Unilode Aviation Solutions	-	Cushman & Wakefield
350 Harbor Way	South San Francisco	24,600	Q2 23	-	-	JLL
570-586 Eccles Ave	South San Francisco	24,194	Q2 23	Volley Automation	-	JLL
1201-1225 Minnesota St	Mission Bay/China Basin	22,820	Q4 22	-	-	HC&M Commercial Pro...
3240 3rd St	Mission Bay/China Basin	21,803	Q4 22	-	-	CBRE
900-950 23rd St	Mission Bay/China Basin	21,364	Q4 22	-	-	JLL
865 Hinckley Rd	Burlingame	20,822	Q2 23	-	-	Cushman & Wakefield
405 Allerton Ave	South San Francisco	20,000	Q3 23	Decker Electric	Newmark	CBRE
400-460 Talbert St *	Brisbane/Daly City	20,000	Q2 23	Smith Novelty Company	Calco Commercial, I...	Touchstone Commerci...
237-239 Harbor Way	South San Francisco	16,500	Q1 23	A & A Kitchen Appliances	-	Sperry Commercial Glo...
1925 Jerrold Ave	Bayview/Hunters Point	15,000	Q2 23	Grubmarket Norcal	-	-
245-253 Utah Ave	South San Francisco	14,681	Q1 23	SixWheel	Innovation Propertie...	Calco Commercial, Inc.
The Embarcadero	Waterfront/North Beach	13,300	Q1 23	-	-	City & County Of San F...
2270 Jerrold Ave	Mission/Potrero	13,200	Q4 22	-	-	CBRE;Goodman North...
35 N Amphlett Blvd	San Mateo	13,000	Q2 23	Cal West Rentals	Newmark	Newmark
2409-2427 17th St	Mission/Potrero	12,500	Q1 23	REMOOV	-	Reliance Real Estate A...
1215 Chrysler Dr	Menlo Park	12,500	Q2 23	RIOS Intelligent Machines	Cushman & Wakefield	Newmark
409-423 Littlefield Ave *	South San Francisco	12,470	Q1 23	Traffic International Corpo...	-	Poletti Realty
201-399 Mendell St	Bayview/Hunters Point	12,012	Q2 23	AAA Business Supplies	-	CBRE
255-263 Utah Ave	South San Francisco	12,000	Q2 23	SixWheel	Innovation Propertie...	Calco Commercial, Inc.

*Renewal

Rents levels for industrial properties in San Francisco are the highest in the nation. A tight market and competition with other land uses for scarce space has discouraged the use of sites for large scale industrial facilities and kept rents elevated. The average asking rate is \$28.00/SF, which compares to the national average of \$11.70/SF. Flex rent averages \$37.00/SF, and logistics space goes for \$22.00/SF. These rates are approximately twice the national average.

Typical of the type of flex leases being signed in the area, health tech company Petal Surgical took 11,200 SF in Redwood City in June 2023. The tenant signed a three-year lease with an effective rent of \$36.72/SF.

In recent years, however, the rate of rent growth has been notably lower in San Francisco than other markets. The spike in industrial rents in early 2022 that saw an

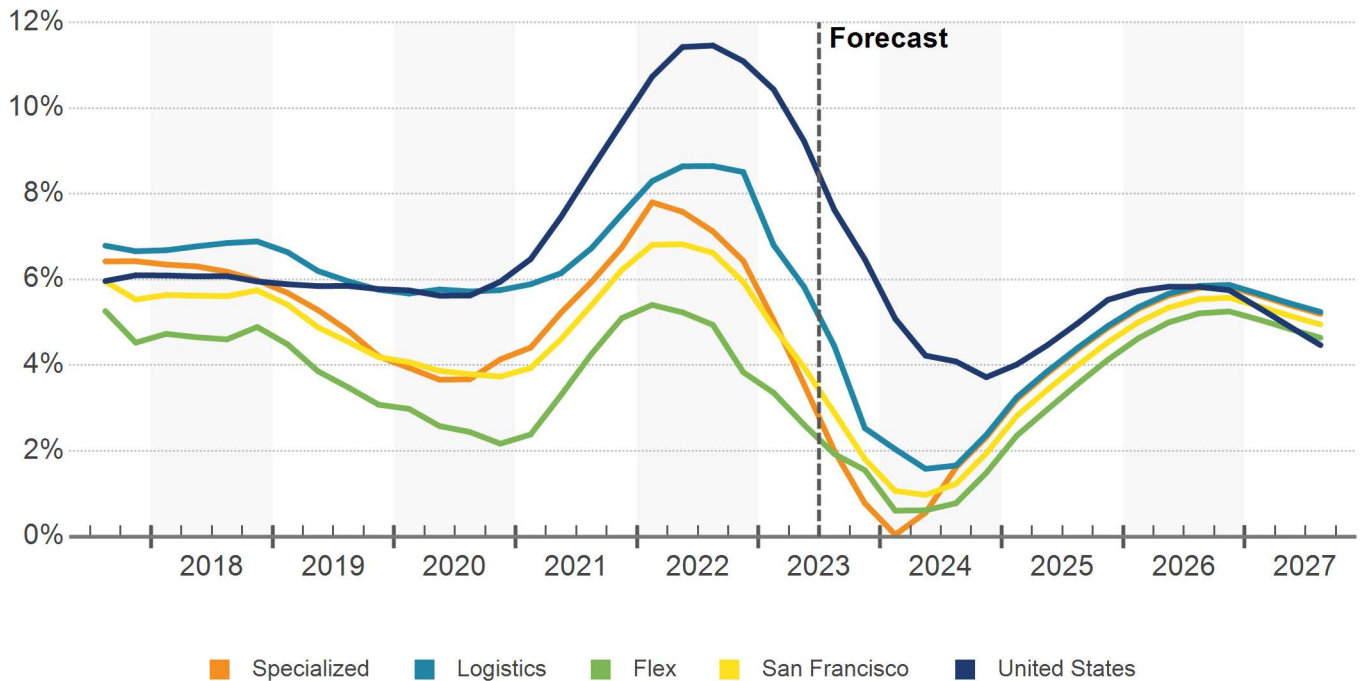
average annual increase across the nation of 11.5%, registered just 6.6% at its peak in San Francisco.

The third quarter of 2023 finds asking rents in San Francisco 3.0% higher than they were a year ago. This is below the national average increase of 7.8%.

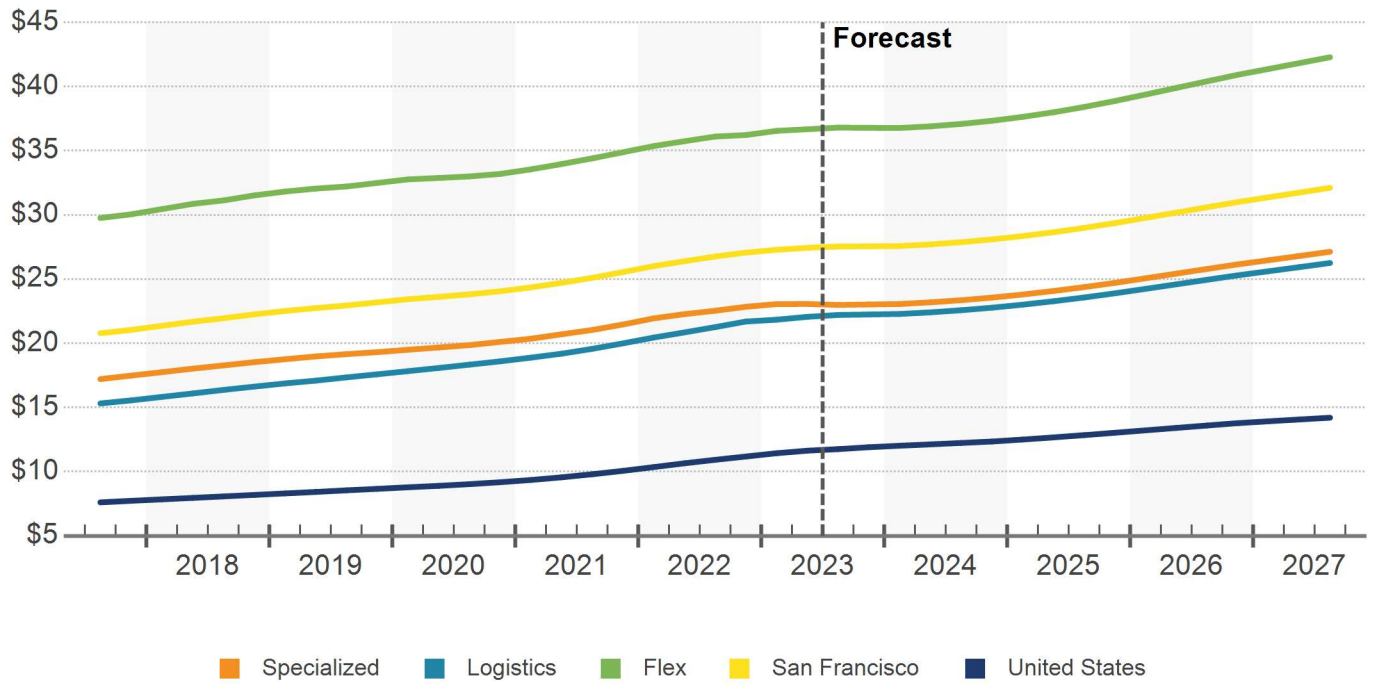
Flex properties saw the sharpest slowdown in rent growth over the past two years and are trailing the metro average. Asking rents gained just 2.0% over the past year, with growth constrained by the elevated availability levels in this sector.

CoStar's Base Case forecast projects that rents will remain flat through the next year before increasing moderately towards the long-term average of around 5% per year.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



San Francisco's industrial market is seeing a historically high level of development, with more than 4 million SF of space currently under construction. These projects are all R&D flex space aimed at the life science/biotech industry. This sector has seen high levels of growth and occupier demand in recent years, but as of the third quarter of 2023, tenant expansion activity has slowed sharply on the back of high interest rates and recessionary challenges.

The geographic focus for new flex space is the South San Francisco Submarket. However, new construction is disbursed throughout the metro area, with sizable projects also taking shape in the southern part of Downtown San Francisco and several Peninsula employment centers, including Millbrae, San Carlos, Belmont, and Redwood City.

In South San Francisco, new buildings have been completed in the past year for Genentech, InterVenn, and Cytokinetics.

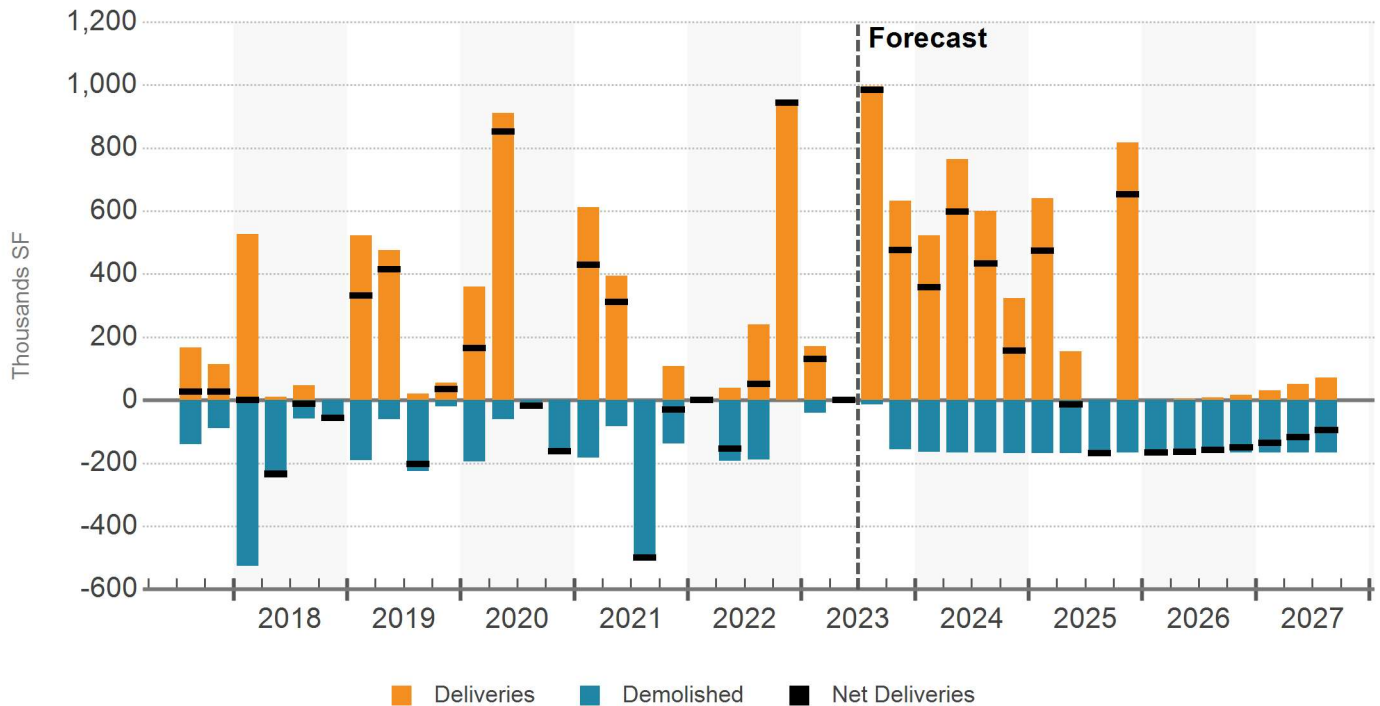
Speculative deliveries in 2023 include 310,000 SF of flex/R&D space at Tishman Speyer's Mission Rock

development in San Francisco. In South San Francisco, Kilroy Realty's Oyster Point development has delivered the first of three Phase 2 life science and R&D buildings. In total, Oyster Point has 860,000 SF set to deliver in 2023. Phases III and IV are planned to deliver another 1 million SF over the next five years.

In addition to these new construction projects, there are a handful of conversion projects, typically involving older office, retail, or industrial buildings being redeveloped as flex space. One example is the Shops at Tanforan in San Bruno. This 50-year-old mall, previously anchored by JCPenney and Sears, was sold in 22Q1 for \$82.7 million, or \$142/SF. The buyer was Alexandria Real Estate, which plans to develop a biotechnology campus on the site, adding life science flex space and a mix of other uses.

In another example, BioMed Realty is planning to transform part of the old Oracle campus at Island Park in Foster City for biotech users. Two buildings of 90,000 SF each are currently being marketed as spec lab suites, while the owner is pursuing entitlements to convert a further 630,000 SF at the campus.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

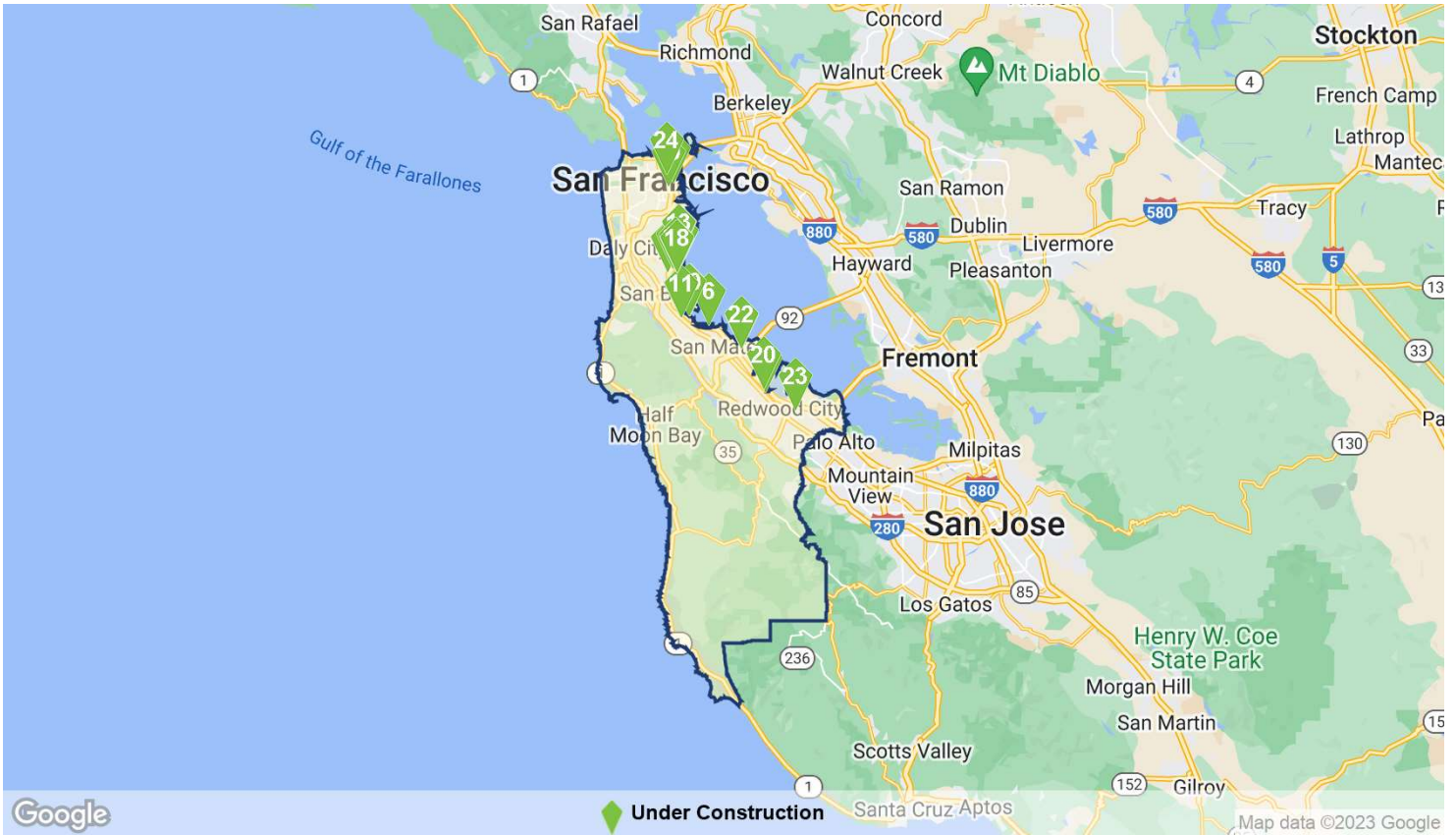
No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	South San Francisco	8	1,810	443	24.5%	4	43,774	226,219	3
2	Burlingame	3	764	260	34.1%	3	22,984	254,585	2
3	Brisbane/Daly City	3	621	328	52.8%	2	39,949	207,039	5
4	San Bruno/Millbrae	2	515	0	0%	6	14,185	257,500	1
5	Belmont/San Carlos	2	300	0	0%	6	15,522	150,166	6
6	San Mateo	2	248	224	90.4%	1	9,107	124,182	7
7	Mission Bay/China Basin	1	213	0	0%	6	36,875	212,796	4
8	South of Market	2	181	29	16.2%	5	12,725	90,534	8
9	Redwood City	1	31	0	0%	6	14,503	31,370	9
10	Bayview/Hunters Point	0	-	-	-	-	21,500	-	-
	All Other	0	-	-	-		23,969	-	
Totals		24	4,684	1,285	27.4%		23,075	195,148	

Under Construction Properties

San Francisco Industrial

Properties	Square Feet	Percent of Inventory	Released
24	4,683,554	7.0%	27.4%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 580 Dubuque Ave	★★★★☆	339,993	9	Oct 2022	Sep 2024	- IQHQ
2 210 Adrian Rd	★★★★☆	315,000	6	Oct 2022	Oct 2025	- Longfellow Real Estate Partners
3 1699 Bayshore Hwy	★★★★☆	300,000	7	Jun 2023	Oct 2025	- -
4 Phase II - Building F 384 Oyster Point Blvd	★★★★☆	288,384	7	Aug 2021	Apr 2024	Kilroy Realty Corporation Kilroy Realty Corporation
5 Phase II - Building E 384 Oyster Point Blvd	★★★★☆	288,379	7	Aug 2021	Apr 2024	Kilroy Realty Corporation Kilroy Realty Corporation
6 Bay Park Plaza 3 579 Airport Blvd	★★★★☆	260,255	8	Apr 2022	Aug 2024	- Barings Real Estate Advisers
7 751 Gateway Blvd	★★★★☆	231,000	7	May 2021	Nov 2023	Alexandria Real Estate Equities, I... Alexandria Real Estate Equities, I...

Under Construction Properties

San Francisco Industrial

UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
8 3500 Marina Blvd	★★★★☆	225,117	5	Feb 2021	Oct 2023	Phase 3 Real Estate Partners, Inc. Phase 3 Real Estate Partners, Inc.
9 1450 Owens St	★★★★☆	212,796	7	Jul 2022	Oct 2023	Alexandria Real Estate Equities, I... Alexandria Real Estate Equities, I...
10 1701 Bayshore Hwy	★★★★☆	203,500	6	Jun 2023	Oct 2025	- -
11 30 Rollins Rd	★★★★☆	200,000	6	Jan 2022	Jan 2025	- -
12 3300 Marina Blvd	★★★★☆	198,000	5	Feb 2021	Jan 2024	Phase 3 Real Estate Partners, Inc. Phase 3 Real Estate Partners, Inc.
13 3000 Marina Blvd	★★★★☆	198,000	6	Oct 2020	Mar 2024	Phase 3 Real Estate Partners, Inc. Phase 3 Real Estate Partners, Inc.
14 Vantage Bldg B 494 Forbes Blvd	★★★★☆	187,998	6	Mar 2022	Oct 2023	Healthpeak Properties, Inc. Healthpeak Properties, Inc.
15 Brittan West 1091 Industrial Rd	★★★★☆	173,731	3	Jul 2021	Oct 2023	Premia Capital Prince Street Partners
16 Bldg-B 475 Eccles Ave	★★★★☆	160,000	5	May 2022	Apr 2024	BioMed Realty BioMed Realty
17 Bldg-A 475 Eccles Ave	★★★★☆	160,000	4	Jun 2022	Apr 2024	BioMed Realty BioMed Realty
18 Vantage Bldg A 494 Forbes Blvd	★★★★☆	154,000	5	Mar 2022	Oct 2023	Healthpeak Properties, Inc. Healthpeak Properties, Inc.
19 300 Kansas St	★★★★★	151,777	6	Oct 2021	Oct 2023	Spear Street Capital Spear Street Capital
20 777 Industrial Rd	★★★★☆	126,600	4	Apr 2022	Dec 2023	- Presidio Bay Ventures
21 San Mateo BayCenter 1 951 Mariners Island Blvd	★★★★☆	124,211	7	Jun 2023	Apr 2024	- -
22 San Mateo BayCenter 2 901 Mariners Island Blvd	★★★★☆	124,153	7	Jun 2023	Jun 2024	- -
23 3150 Bay Rd	★★★☆☆	31,370	1	Jun 2022	Oct 2023	- -
24 952-960 Howard St	★★★☆☆	29,290	3	Sep 2022	Oct 2023	- oWOW

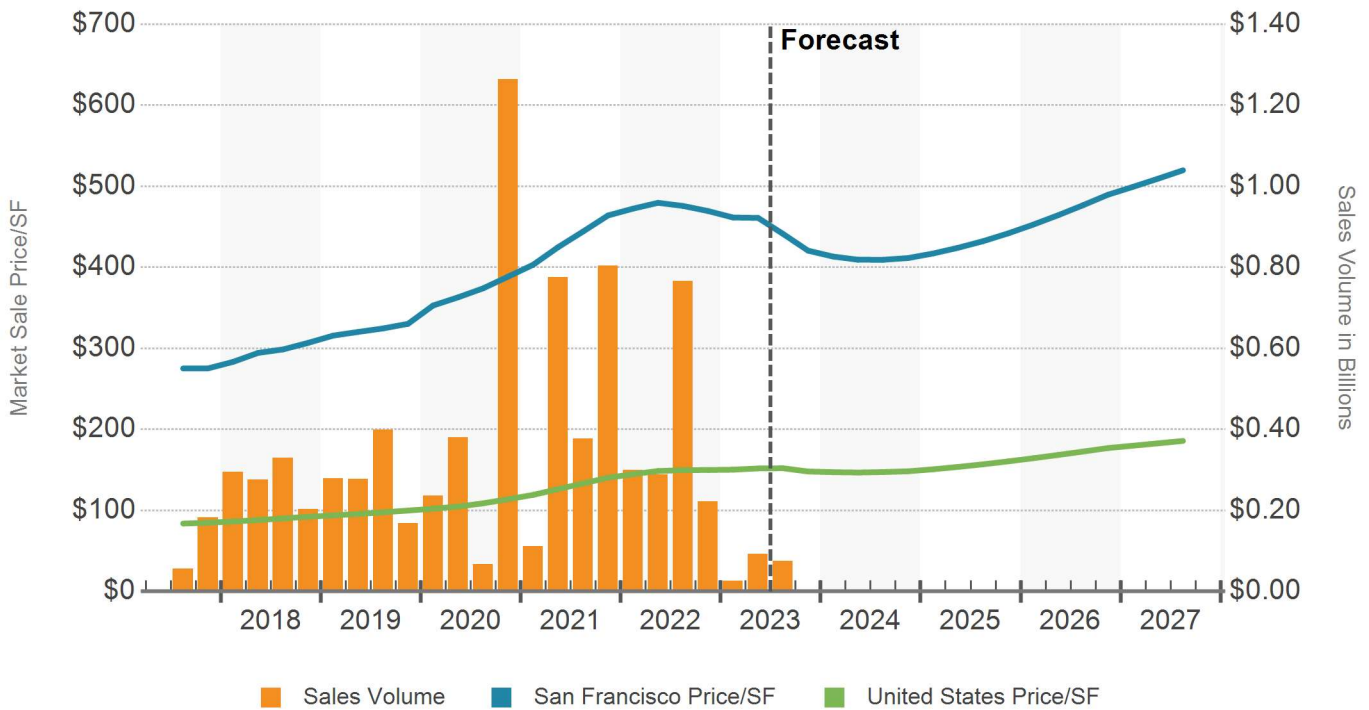
Investment demand for San Francisco's industrial and flex properties has slowed in the past six months, reflecting the negative impact on investor sentiment from rising interest rates and economic uncertainty.

As of the third quarter of 2023 only 36 transactions have closed since the start of the year, compared to the long term annual average of around 200 transactions. Most of the properties that sold in this time period were smaller 2 Star industrial properties, bought by owner/users and local private investors. Individual sale prices were

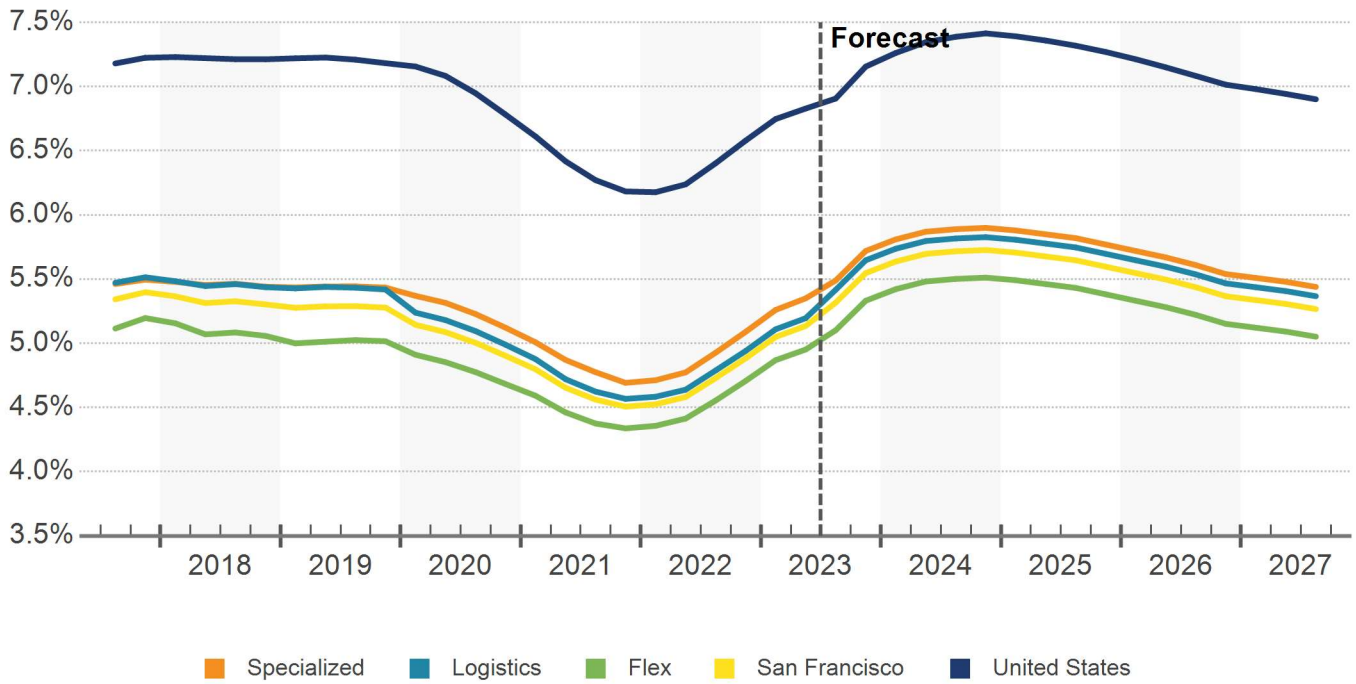
generally below \$15 million, and the average transaction price was \$363/SF.

That said, developers and national buyers continue to be active, picking up opportunistic acquisitions when they come along. For example, Tishman Speyer acquired a 126,000-SF warehouse in the Mission/Potrero Submarket in July 2023, paying \$32.7 million, or \$260/SF. The property is one of the few larger distribution buildings close to San Francisco's densely populated urban core.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

San Francisco Industrial

Sale Comparables

74

Avg. Cap Rate

4.3%

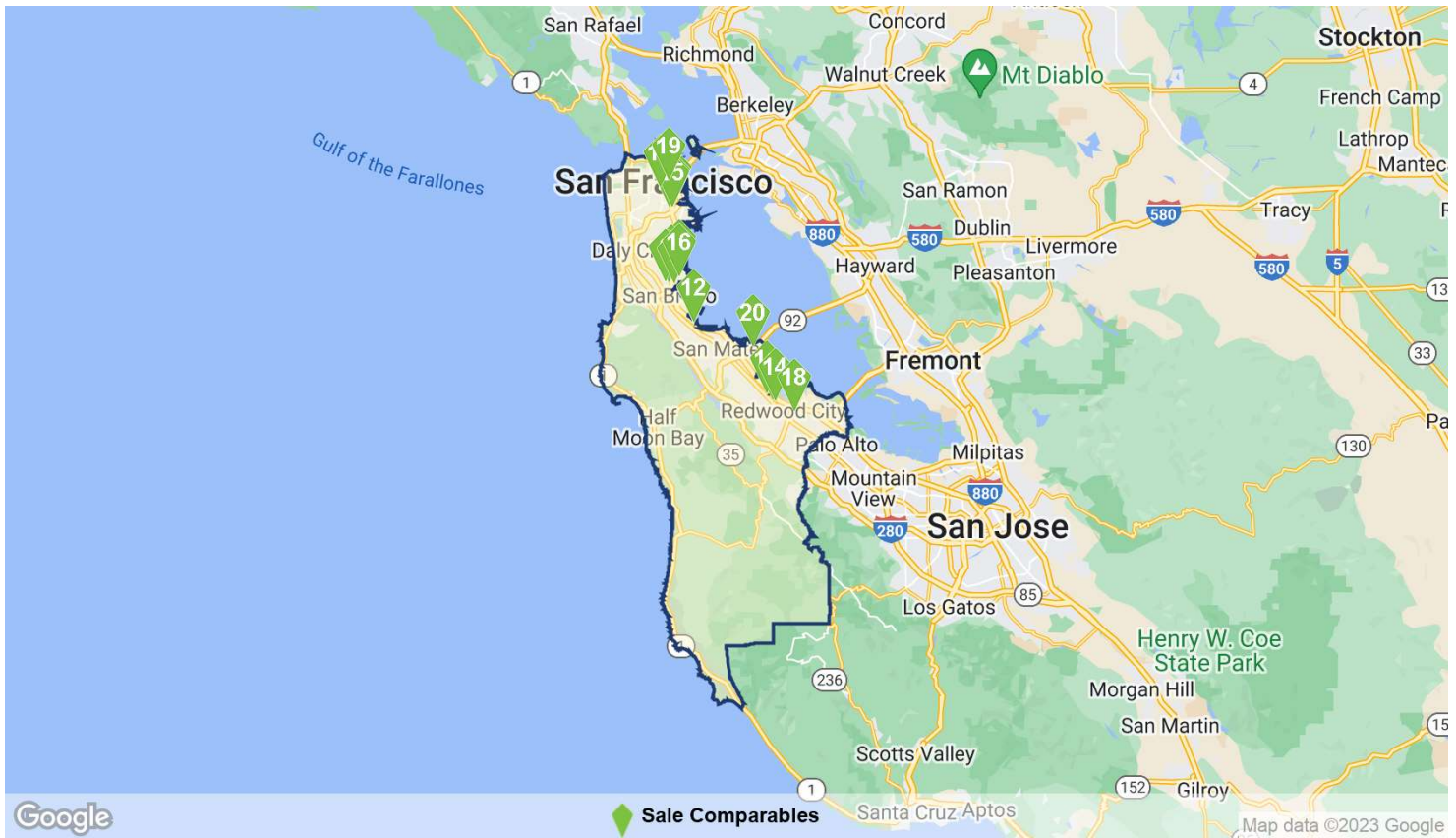
Avg. Price/SF

\$416

Avg. Vacancy At Sale

2.4%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$417,500	\$6,835,041	\$2,687,750	\$83,155,500
Price/SF	\$12	\$416	\$427	\$952
Cap Rate	2.3%	4.3%	4.7%	6.0%
Time Since Sale in Months	0.3	6.8	6.6	11.9
Property Attributes	Low	Average	Median	High
Building SF	1,697	16,342	8,300	205,674
Ceiling Height	10'	17'11"	18'	26'
Docks	0	1	0	17
Vacancy Rate At Sale	0%	2.4%	0%	100%
Year Built	1900	1958	1961	2014
Star Rating	★★★★★	★★★★★ 1.9	★★★★★	★★★★★

Sales Past 12 Months

San Francisco Industrial

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Goodman Industrial Cen... 180-200 Napoleon St	★★★★★	1960	205,674	0%	11/29/2022	\$83,155,500	\$404	-
2 513 Eccles Ave	★★★★★	1966	84,000	0%	10/26/2022	\$80,000,000	\$952	-
3 2225 Jerrold Ave	★★★★★	1982	125,968	0%	7/20/2023	\$32,700,000	\$260	-
4 129 Sylvester Rd	★★★★★	-	21,800	0%	5/1/2023	\$18,250,000	\$837	-
5 1430 San Mateo Ave	★★★★★	1968	22,095	0%	4/28/2023	\$14,750,000	\$668	-
6 131 S Maple Ave	★★★★★	2003	32,748	0%	7/25/2023	\$10,730,000	\$328	-
7 312-314 Harbor Way	★★★★★	1963	31,748	0%	5/19/2023	\$9,300,000	\$293	-
8 1710 Industrial Rd	★★★★★	1978	19,310	0%	10/17/2022	\$8,500,000	\$440	-
9 1520-1540 Gilbreth Rd	★★★★★	1960	15,000	0%	4/28/2023	\$7,975,000	\$532	2.3%
10 3175-3177 17th St	★★★★★	1926	14,400	0%	11/18/2022	\$6,700,000	\$465	-
11 929 Bransten Rd	★★★★★	1960	15,000	0%	7/28/2023	\$6,525,000	\$435	-
12 882-890 Mahler Rd	★★★★★	1965	15,000	16.8%	4/28/2023	\$6,525,000	\$435	-
13 410 Bayshore Blvd	★★★★★	1950	13,600	0%	4/25/2023	\$5,500,000	\$404	-
14 1790 Industrial Way	★★★★★	1962	16,000	0%	1/10/2023	\$5,450,000	\$341	-
15 2594 Oakdale Ave	★★★★★	1972	9,584	0%	10/25/2022	\$5,300,000	\$553	-
16 486 Cabot Rd	★★★★★	1968	16,000	0%	9/29/2022	\$5,250,000	\$328	-
17 351 Valencia St	★★★★★	1922	14,000	0%	8/4/2023	\$5,250,000	\$375	-
18 892-894 Douglas Ave	★★★★★	2014	11,639	0%	1/25/2023	\$5,050,000	\$434	-
19 Brainwash Building 1122-1126 Folsom St	★★★★★	1923	8,000	0%	10/31/2022	\$4,995,000	\$624	-
20 396 Hatch Dr	★★★★★	1966	10,196	100%	4/12/2023	\$4,975,000	\$488	-

From Gold Rush to Dot-Com, the San Francisco economy has a long history of boom followed by bust. And the current iteration of this cycle may prove to be the most dramatic. The tech boom of the 2010s, fed by the world's appetite for new mobile technologies, brought tremendous demand from expanding tech companies for office space, and a growing workforce that needed housing. Real estate prices increased rapidly to among the highest in the nation, prompting a construction boom across the city. In 2020, the COVID-19 pandemic abruptly halted that pattern. Tech companies quickly adapted to remote working, while their workforce left the city in large numbers. Three years on, in the disrupted real estate markets, demand remains low and prices are adjusting.

San Francisco is one of three major markets—the others being the East Bay and San Jose—that together, comprise most of the San Francisco Bay Area. The Bay Area is one of the largest metropolitan areas in the U.S., with a total population of 9.5 million, and is a major gateway city and generator of economic growth. The San Francisco market comprises San Francisco and San Mateo counties and is home to 1.6 million people. The major center for business activity is the Financial District in Downtown San Francisco. Major industries include information and communications technology, professional and business services, and tourism.

The COVID-19 pandemic triggered an economic downturn that disrupted San Francisco's core economic base and impacted the performance of key commercial real estate sectors. Most notably, the slow pace of a return to in-office working in Downtown San Francisco has impacted the viability and value of downtown office properties and had negative impacts on local businesses. Data from office key card usage and transit activity on BART show that San Francisco has one of the lowest

return-to-office levels of any major market in the nation. Reflecting this fall in activity, office vacancy levels have escalated, particularly in the Financial District and South Financial District, which are the core submarkets that contain the bulk of San Francisco's 4 & 5 Star office space.

The high cost of living led to a decline in San Francisco's population prior to 2020, but the pandemic accelerated this trend, with the population falling by -5.1% at the height of the pandemic. Recently, some of these losses have been recovered. Nevertheless, the metro still has -110,000 fewer people than it did five years ago.

Total employment has recovered and is now slightly ahead of where it was pre-pandemic. However, employment growth has been constrained by outward migration and a fall in the labor market participation rate. After falling to a 10-year low of 2.3% in 2022, the unemployment rate has increased to 2.9% in 2023q3. Layoffs in the technology sector have improved liquidity in the tight employment market but have also contributed to some weakening of demand in residential and retail markets.

Innovation in life sciences and biotechnology has driven growth in areas such as South San Francisco, and prompted developers to move forward with a range of lab space, R&D space, and residential construction projects. That said, delivery of life science projects is occurring at a time when businesses are cutting back on capital commitments, as high interest rates impact company valuations and dampen interest from venture capital and other investors.

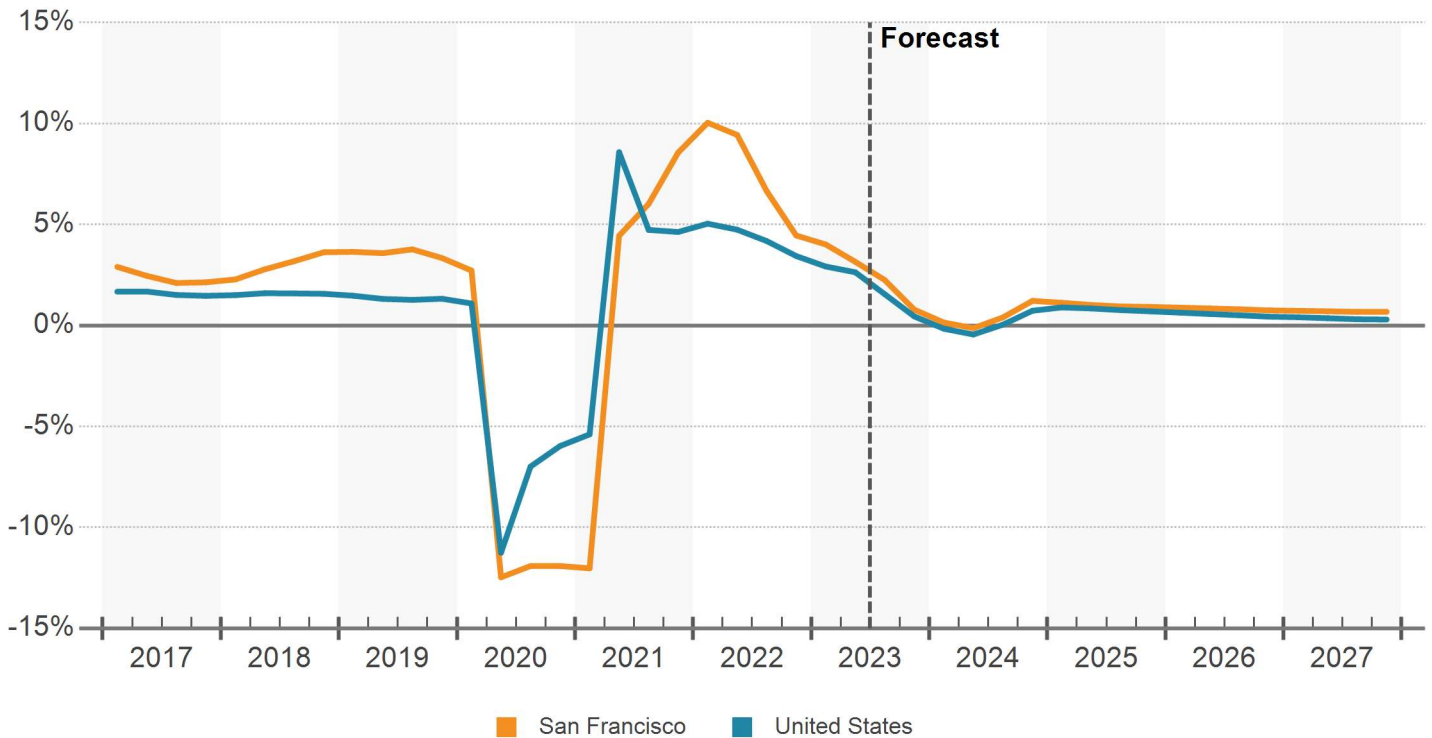
Future tech growth in new areas such as AI is expected to remain focused in the Bay Area, and is expected to drive the economy forward over the coming years.

SAN FRANCISCO EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	39	0.4	-0.79%	0.47%	0.74%	0.75%	0.40%	0.06%
Trade, Transportation and Utilities	139	0.6	1.10%	0.39%	0.31%	1.14%	-0.12%	0.10%
Retail Trade	67	0.6	-0.66%	0.24%	-1.48%	0.30%	-0.20%	0.09%
Financial Activities	90	1.3	1.88%	0.55%	2.23%	1.44%	0.04%	0.12%
Government	136	0.8	0.62%	1.46%	1.55%	0.32%	0.47%	0.42%
Natural Resources, Mining and Construction	41	0.6	-1.29%	1.87%	2.78%	2.40%	0.77%	0.22%
Education and Health Services	156	0.8	4.69%	2.95%	2.63%	1.78%	0.51%	0.68%
Professional and Business Services	317	1.8	2.46%	1.34%	3.44%	2.09%	0.69%	0.36%
Information	125	5.2	-2.30%	-1.29%	9.55%	1.25%	1.61%	0.28%
Leisure and Hospitality	131	1.0	9.78%	4.41%	0.38%	1.52%	1.61%	0.89%
Other Services	39	0.9	2.81%	1.99%	0.21%	0.62%	0.38%	0.28%
Total Employment	1,213	1.0	2.32%	1.64%	2.45%	1.32%	0.68%	0.38%

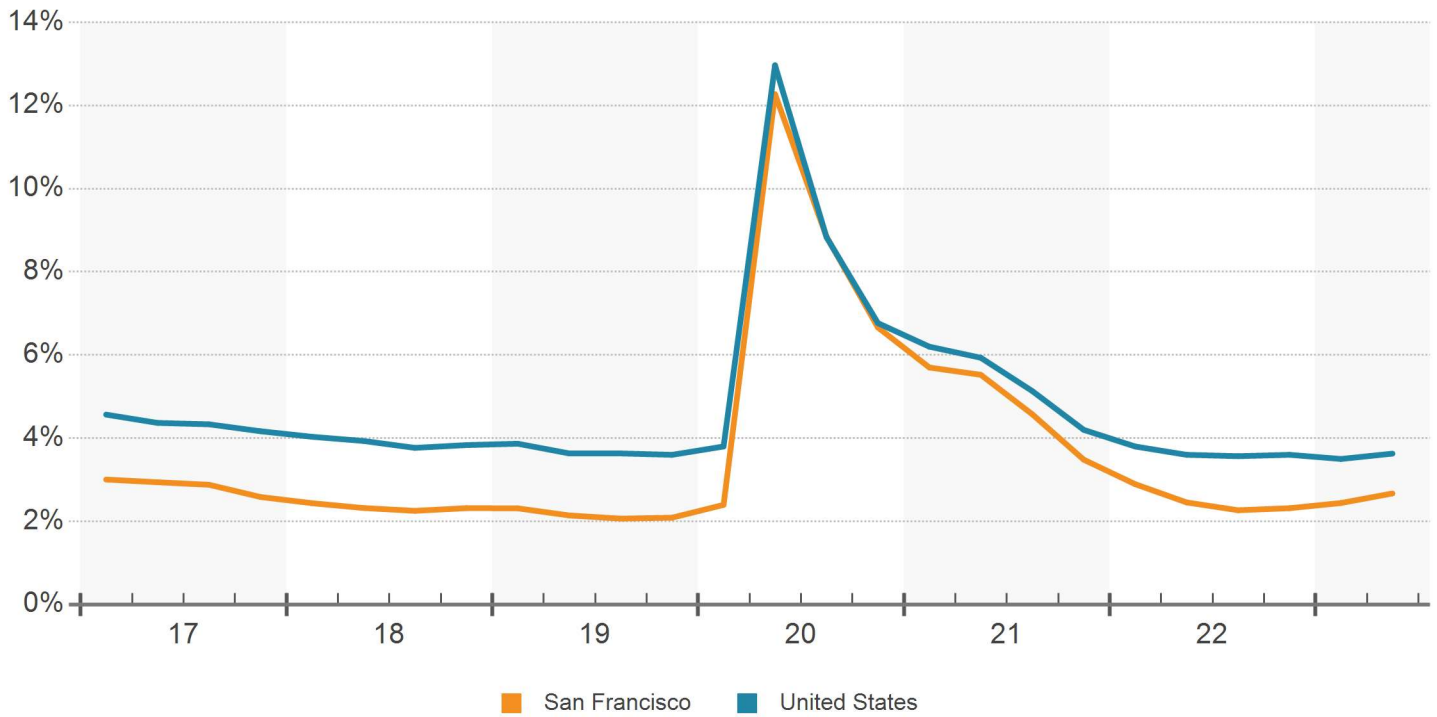
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

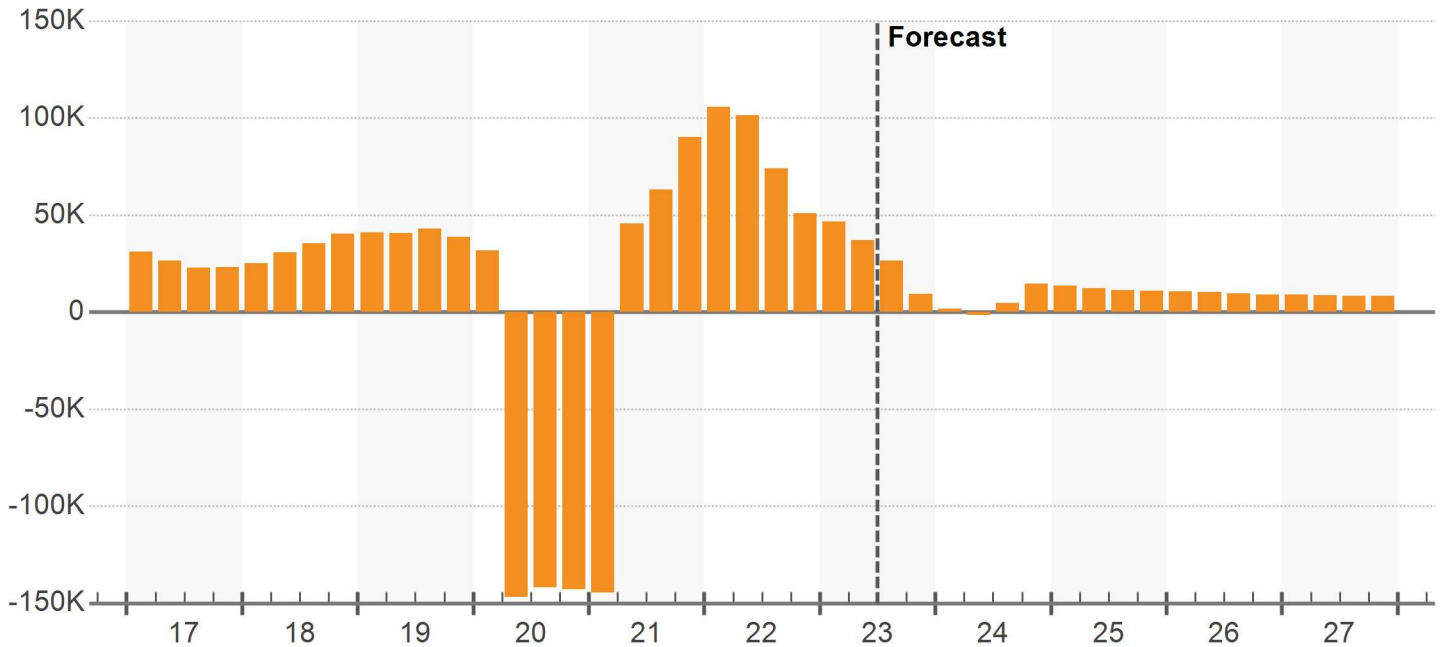


Source: Oxford Economics

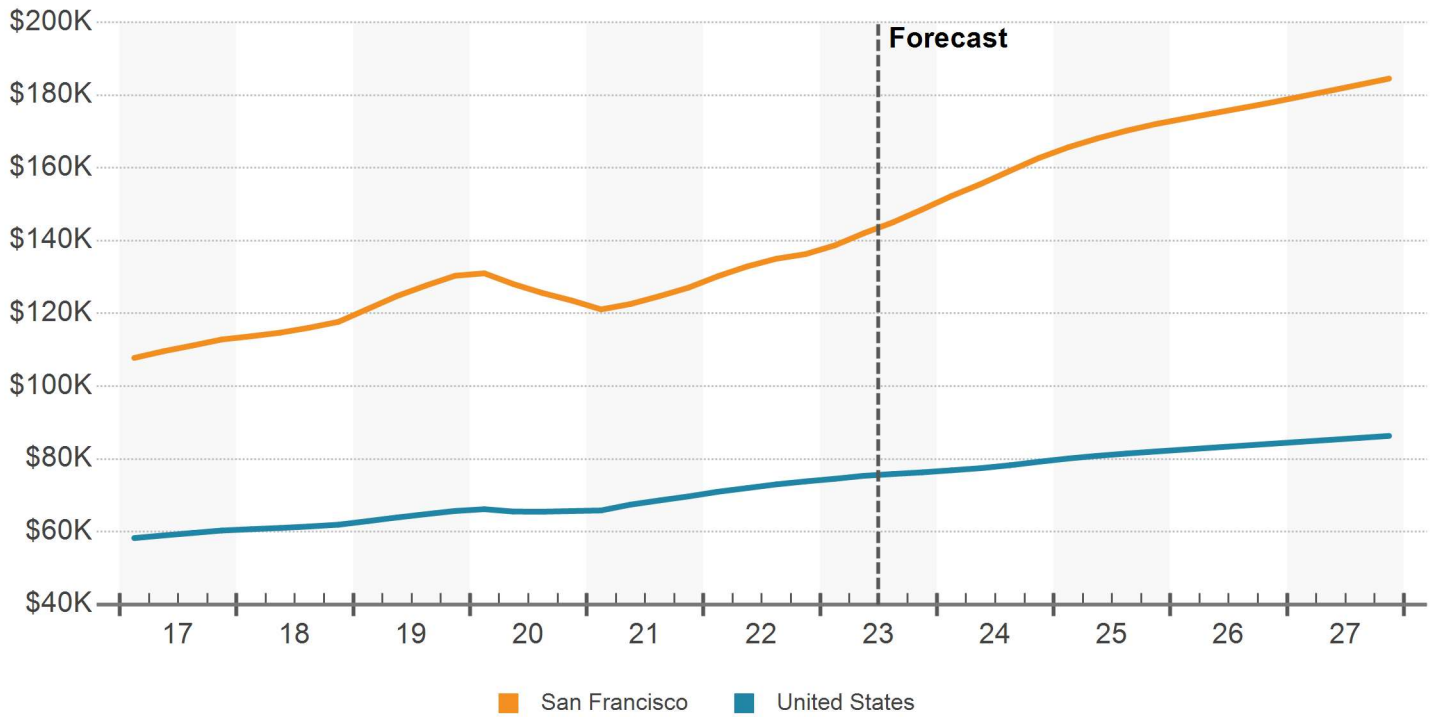
UNEMPLOYMENT RATE (%)



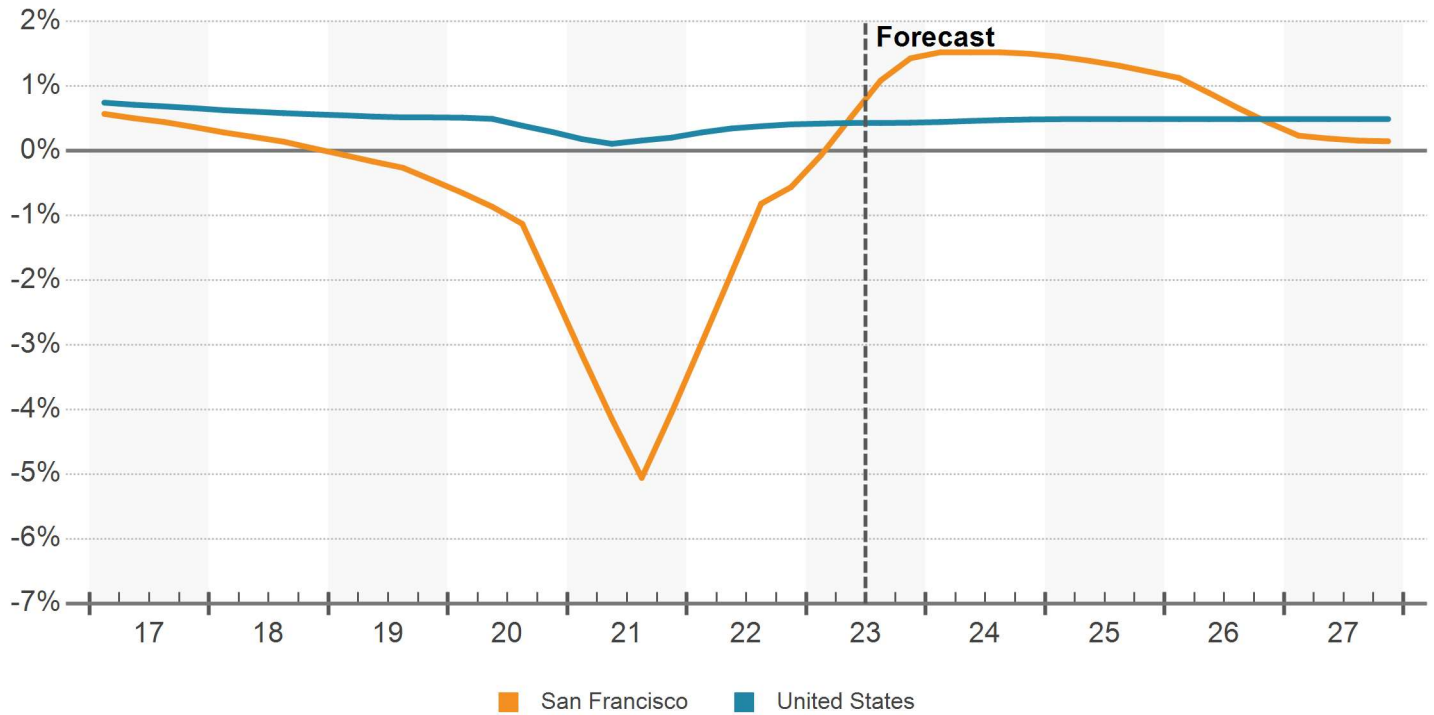
NET EMPLOYMENT CHANGE (YOY)



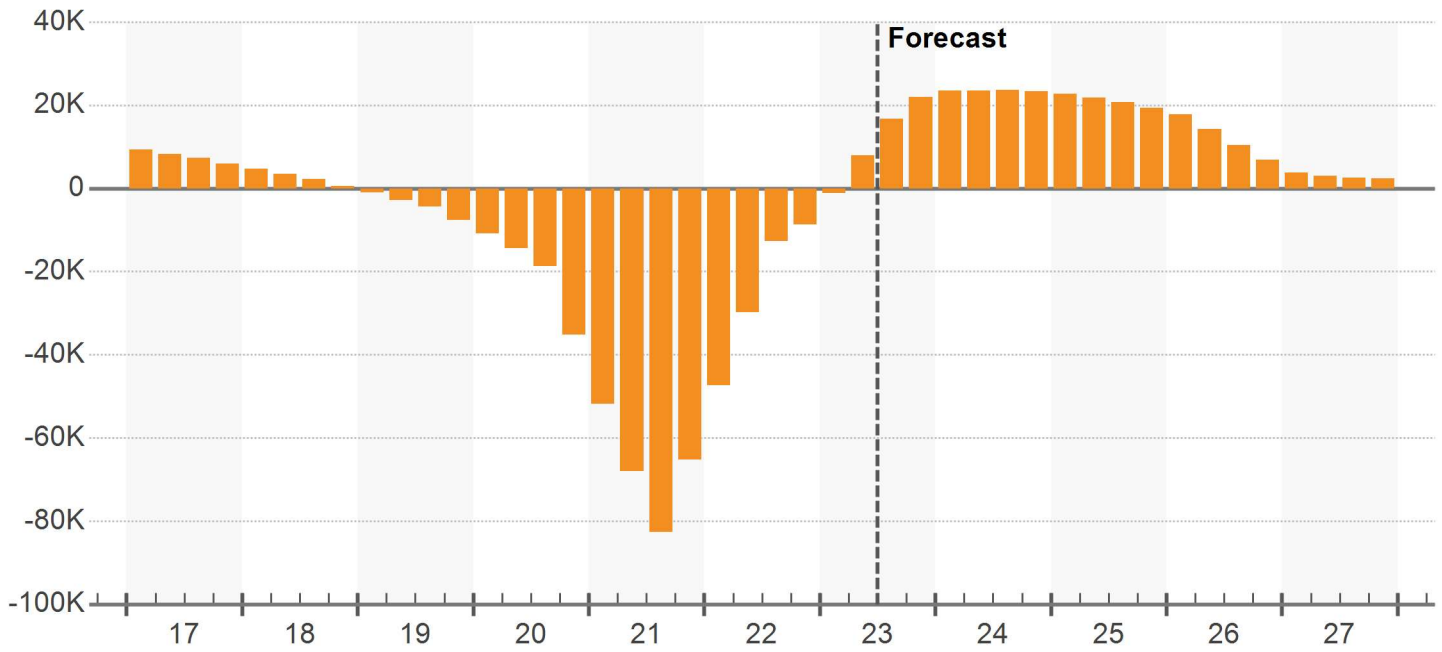
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

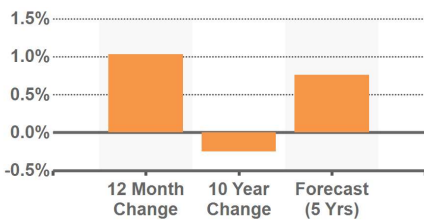


DEMOGRAPHIC TRENDS

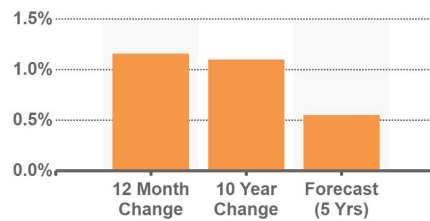
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,553,835	334,695,844	1.0%	0.4%	-0.3%	0.6%	0.8%	0.5%
Households	621,823	129,975,961	1.2%	0.6%	-0.1%	0.9%	0.9%	0.6%
Median Household Income	\$144,766	\$75,823	7.4%	4.0%	5.6%	3.8%	5.5%	3.0%
Labor Force	1,037,626	165,913,797	1.2%	0.9%	1.1%	0.6%	0.5%	0.4%
Unemployment	2.7%	3.6%	0.4%	0.1%	-0.3%	-0.4%	-	-

Source: Oxford Economics

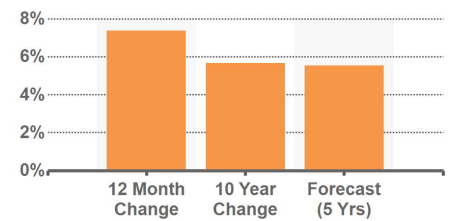
POPULATION GROWTH



LABOR FORCE GROWTH

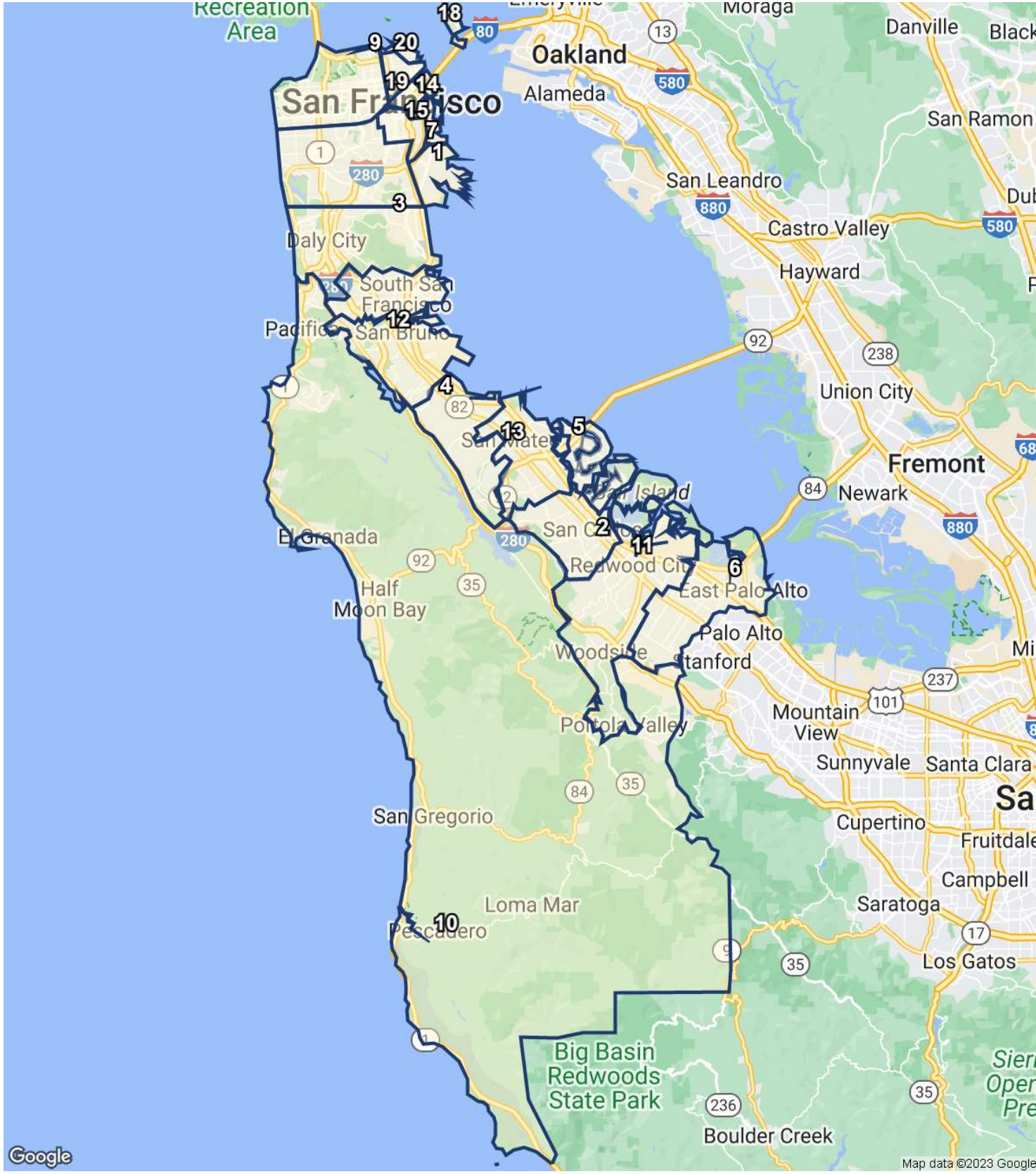


INCOME GROWTH



Source: Oxford Economics

SAN FRANCISCO SUBMARKETS



Google

Map data ©2023 Google

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Bayview/Hunters Point	351	7,546	8.1%	3	0	0	0%	-	0	-	-	-
2	Belmont/San Carlos	478	7,419	8.0%	4	0	0	0%	-	2	300	4.0%	5
3	Brisbane/Daly City	174	6,951	7.5%	6	0	0	0%	-	3	621	8.9%	3
4	Burlingame	223	5,125	5.5%	9	0	0	0%	-	3	764	14.9%	2
5	Foster City/Redwood Shrs	53	1,888	2.0%	11	0	0	0%	-	0	-	-	-
6	Menlo Park	156	4,604	5.0%	10	0	0	0%	-	0	-	-	-
7	Mission Bay/China Basin	150	5,531	6.0%	8	1	311	5.6%	2	1	213	3.8%	7
8	Mission/Potrero	475	10,323	11.1%	2	0	0	0%	-	0	-	-	-
9	Northwest San Francisco	38	551	0.6%	16	0	0	0%	-	0	-	-	-
10	Peninsula Coastline	29	453	0.5%	18	1	2	0.5%	4	0	-	-	-
11	Redwood City	411	5,961	6.4%	7	1	24	0.4%	3	1	31	0.5%	9
12	San Bruno/Millbrae	63	894	1.0%	15	0	0	0%	-	2	515	57.6%	4
13	San Mateo	173	1,576	1.7%	12	0	0	0%	-	2	248	15.8%	6
14	South Financial District/S...	50	1,343	1.4%	13	0	0	0%	-	0	-	-	-
15	South of Market	577	7,342	7.9%	5	0	0	0%	-	2	181	2.5%	8
16	South San Francisco	524	22,937	24.7%	1	6	1,136	5.0%	1	8	1,810	7.9%	1
17	Southwest San Francisco	42	406	0.4%	19	0	0	0%	-	0	-	-	-
18	Treasure/Yerba Buena Isl...	5	319	0.3%	20	0	0	0%	-	0	-	-	-
19	Van Ness/Downtown	37	529	0.6%	17	0	0	0%	-	0	-	-	-
20	Waterfront/North Beach	14	1,133	1.2%	14	0	0	0%	-	0	-	-	-

SUBMARKET RENT

No.	Submarket	Market Rent		12 Month Market Rent		QTD Annualized Market Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Bayview/Hunters Point	\$21.73	17	4.1%	2	2.1%	6
2	Belmont/San Carlos	\$25.92	12	2.4%	14	1.5%	12
3	Brisbane/Daly City	\$23.64	15	2.5%	13	1.4%	14
4	Burlingame	\$23.17	16	3.5%	8	1.8%	9
5	Foster City/Redwood Shrs	\$35.86	2	1.7%	18	1.7%	10
6	Menlo Park	\$25.32	13	2.7%	12	2.5%	2
7	Mission Bay/China Basin	\$29.81	4	3.2%	9	2.0%	7
8	Mission/Potrero	\$26.06	11	3.6%	7	1.9%	8
9	Northwest San Francisco	\$26.79	10	3.1%	11	1.7%	11
10	Peninsula Coastline	\$17.17	19	1.8%	17	0%	19
11	Redwood City	\$28.69	7	3.1%	10	0%	18
12	San Bruno/Millbrae	\$28.45	8	3.9%	4	2.1%	5
13	San Mateo	\$28.01	9	2.3%	15	1.0%	15
14	South Financial District/S...	\$44.19	1	1.9%	16	2.2%	4
15	South of Market	\$35.40	3	1.3%	19	0.6%	17
16	South San Francisco	\$28.76	6	3.6%	6	1.4%	13
17	Southwest San Francisco	\$23.90	14	3.8%	5	1.0%	16
18	Treasure/Yerba Buena Isl...	\$10.56	20	4.8%	1	2.8%	1
19	Van Ness/Downtown	\$20.30	18	1.1%	20	-4.2%	20
20	Waterfront/North Beach	\$28.78	5	3.9%	3	2.4%	3

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Bayview/Hunters Point	476,639	6.3%	4	13,431	0.2%	2	-
2	Belmont/San Carlos	443,762	6.0%	3	(267,593)	-3.6%	19	-
3	Brisbane/Daly City	572,568	8.2%	7	221,590	3.2%	1	-
4	Burlingame	205,225	4.0%	2	(13,796)	-0.3%	8	-
5	Foster City/Redwood Shrs	304,082	16.1%	15	(245,311)	-13.0%	18	-
6	Menlo Park	303,062	6.6%	5	(217,363)	-4.7%	17	-
7	Mission Bay/China Basin	837,700	15.1%	13	(371,371)	-6.7%	20	-
8	Mission/Potrero	927,406	9.0%	8	(7,895)	-0.1%	6	-
9	Northwest San Francisco	64,052	11.6%	12	(4,052)	-0.7%	5	-
10	Peninsula Coastline	173,231	38.3%	18	(124,989)	-27.6%	14	-
11	Redwood City	476,487	8.0%	6	(144,637)	-2.4%	15	-
12	San Bruno/Millbrae	266,781	29.9%	17	(9,285)	-1.0%	7	-
13	San Mateo	162,033	10.3%	11	(97,035)	-6.2%	12	-
14	South Financial District/S...	135,027	10.1%	10	(36,848)	-2.7%	10	-
15	South of Market	1,112,531	15.2%	14	(207,392)	-2.8%	16	-
16	South San Francisco	2,198,908	9.6%	9	(122,827)	-0.5%	13	-
17	Southwest San Francisco	-	-	-	2,592	0.6%	3	-
18	Treasure/Yerba Buena Isl...	-	-	-	0	0%	-	-
19	Van Ness/Downtown	123,796	23.4%	16	(74,632)	-14.1%	11	-
20	Waterfront/North Beach	29,627	2.6%	1	(16,045)	-1.4%	9	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	101,561,115	(418,082)	-0.4%	199,992	0.2%	-
2026	101,979,197	(639,092)	-0.6%	748,402	0.7%	-
2025	102,618,289	946,107	0.9%	1,172,797	1.1%	0.8
2024	101,672,182	1,547,107	1.5%	573,870	0.6%	2.7
2023	100,125,075	1,590,747	1.6%	(2,126,607)	-2.1%	-
YTD	99,423,756	889,428	0.9%	(2,157,998)	-2.2%	-
2022	98,534,328	841,625	0.9%	577,404	0.6%	1.5
2021	97,692,703	210,760	0.2%	132,130	0.1%	1.6
2020	97,481,943	837,256	0.9%	(1,002,559)	-1.0%	-
2019	96,644,687	578,813	0.6%	(98,810)	-0.1%	-
2018	96,065,874	(298,269)	-0.3%	(284,098)	-0.3%	-
2017	96,364,143	(860,023)	-0.9%	(273,607)	-0.3%	-
2016	97,224,166	(316,362)	-0.3%	(717,565)	-0.7%	-
2015	97,540,528	(1,040,060)	-1.1%	(286,099)	-0.3%	-
2014	98,580,588	(583,353)	-0.6%	1,089,366	1.1%	-
2013	99,163,941	(1,128,760)	-1.1%	896,867	0.9%	-
2012	100,292,701	(715,061)	-0.7%	(922,965)	-0.9%	-
2011	101,007,762	(892,962)	-0.9%	(207,190)	-0.2%	-

SPECIALIZED INDUSTRIAL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	17,387,848	(100,113)	-0.6%	(10,982)	-0.1%	-
2026	17,487,961	(100,428)	-0.6%	(605)	0%	-
2025	17,588,389	(100,173)	-0.6%	(155,835)	-0.9%	-
2024	17,688,562	(99,692)	-0.6%	(175,209)	-1.0%	-
2023	17,788,254	(22,984)	-0.1%	(280,465)	-1.6%	-
YTD	17,811,238	0	0%	(167,477)	-0.9%	-
2022	17,811,238	(43,731)	-0.2%	(53,216)	-0.3%	-
2021	17,854,969	95,481	0.5%	69,655	0.4%	1.4
2020	17,759,488	(60,123)	-0.3%	(263,328)	-1.5%	-
2019	17,819,611	(131,789)	-0.7%	(214,127)	-1.2%	-
2018	17,951,400	(155,998)	-0.9%	(265,931)	-1.5%	-
2017	18,107,398	(188,736)	-1.0%	(191,112)	-1.1%	-
2016	18,296,134	(249,856)	-1.3%	202,947	1.1%	-
2015	18,545,990	(295,443)	-1.6%	(359,964)	-1.9%	-
2014	18,841,433	(286,943)	-1.5%	(170,555)	-0.9%	-
2013	19,128,376	(164,005)	-0.9%	(145,878)	-0.8%	-
2012	19,292,381	(49,152)	-0.3%	(55,731)	-0.3%	-
2011	19,341,533	(44,062)	-0.2%	(98,760)	-0.5%	-

Supply & Demand Trends

San Francisco Industrial

LOGISTICS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	47,991,758	(295,391)	-0.6%	(62,260)	-0.1%	-
2026	48,287,149	(296,865)	-0.6%	(52,145)	-0.1%	-
2025	48,584,014	(296,030)	-0.6%	(454,942)	-0.9%	-
2024	48,880,044	(294,764)	-0.6%	(455,275)	-0.9%	-
2023	49,174,808	(122,289)	-0.2%	(1,000,021)	-2.0%	-
YTD	49,243,587	(53,510)	-0.1%	(730,657)	-1.5%	-
2022	49,297,097	(229,396)	-0.5%	248,951	0.5%	-
2021	49,526,493	(317,283)	-0.6%	(138,475)	-0.3%	-
2020	49,843,776	(308,118)	-0.6%	(957,362)	-1.9%	-
2019	50,151,894	(261,483)	-0.5%	(905,296)	-1.8%	-
2018	50,413,377	(163,844)	-0.3%	(142,011)	-0.3%	-
2017	50,577,221	(315,505)	-0.6%	(13,143)	0%	-
2016	50,892,726	(181,673)	-0.4%	(153,607)	-0.3%	-
2015	51,074,399	(605,623)	-1.2%	(357,042)	-0.7%	-
2014	51,680,022	(213,645)	-0.4%	593,140	1.1%	-
2013	51,893,667	(941,691)	-1.8%	522,736	1.0%	-
2012	52,835,358	(630,707)	-1.2%	(971,009)	-1.8%	-
2011	53,466,065	(682,079)	-1.3%	(356,171)	-0.7%	-

FLEX SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2027	36,181,509	(22,578)	-0.1%	273,234	0.8%	-
2026	36,204,087	(241,799)	-0.7%	801,152	2.2%	-
2025	36,445,886	1,342,310	3.8%	1,783,574	4.9%	0.8
2024	35,103,576	1,941,563	5.9%	1,204,354	3.4%	1.6
2023	33,162,013	1,736,020	5.5%	(846,121)	-2.6%	-
YTD	32,368,931	942,938	3.0%	(1,259,864)	-3.9%	-
2022	31,425,993	1,114,752	3.7%	381,669	1.2%	2.9
2021	30,311,241	432,562	1.4%	200,950	0.7%	2.2
2020	29,878,679	1,205,497	4.2%	218,131	0.7%	5.5
2019	28,673,182	972,085	3.5%	1,020,613	3.6%	1.0
2018	27,701,097	21,573	0.1%	123,844	0.4%	0.2
2017	27,679,524	(355,782)	-1.3%	(69,352)	-0.3%	-
2016	28,035,306	115,167	0.4%	(766,905)	-2.7%	-
2015	27,920,139	(138,994)	-0.5%	430,907	1.5%	-
2014	28,059,133	(82,765)	-0.3%	666,781	2.4%	-
2013	28,141,898	(23,064)	-0.1%	520,009	1.8%	-
2012	28,164,962	(35,202)	-0.1%	103,775	0.4%	-
2011	28,200,164	(166,821)	-0.6%	247,741	0.9%	-

OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$32.48	197	4.8%	20.0%	8,537,693	8.4%	-0.6%
2026	\$31	188	5.6%	14.6%	9,176,579	9.0%	-1.3%
2025	\$29.36	178	4.5%	8.5%	10,543,016	10.3%	-0.3%
2024	\$28.09	170	1.9%	3.8%	10,767,964	10.6%	0.8%
2023	\$27.55	167	1.8%	1.8%	9,787,668	9.8%	3.6%
YTD	\$27.52	167	3.0%	1.7%	9,116,390	9.2%	3.0%
2022	\$27.06	164	5.9%	0%	6,070,189	6.2%	0.2%
2021	\$25.54	155	6.2%	-5.6%	5,805,968	5.9%	0.1%
2020	\$24.05	146	3.7%	-11.1%	5,727,338	5.9%	1.9%
2019	\$23.18	140	4.2%	-14.3%	3,874,850	4.0%	0.7%
2018	\$22.25	135	5.7%	-17.8%	3,222,400	3.4%	0%
2017	\$21.04	127	5.5%	-22.2%	3,230,096	3.4%	-0.6%
2016	\$19.94	121	6.4%	-26.3%	3,816,512	3.9%	0.4%
2015	\$18.74	113	6.5%	-30.8%	3,415,309	3.5%	-0.7%
2014	\$17.60	106	6.1%	-35.0%	4,166,262	4.2%	-1.7%
2013	\$16.59	100	4.3%	-38.7%	5,838,981	5.9%	-2.0%
2012	\$15.90	96	1.8%	-41.2%	7,864,608	7.8%	0.3%
2011	\$15.62	95	0.3%	-42.3%	7,656,705	7.6%	-0.6%

SPECIALIZED INDUSTRIAL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$27.46	202	5.0%	20.2%	968,188	5.6%	-0.5%
2026	\$26.15	192	5.8%	14.5%	1,056,945	6.0%	-0.5%
2025	\$24.71	182	4.9%	8.1%	1,153,808	6.6%	0.4%
2024	\$23.56	173	2.3%	3.1%	1,095,335	6.2%	0.5%
2023	\$23.02	169	0.8%	0.8%	1,016,935	5.7%	1.5%
YTD	\$23	169	2.2%	0.7%	926,499	5.2%	0.9%
2022	\$22.85	168	6.4%	0%	759,022	4.3%	0.1%
2021	\$21.46	158	6.7%	-6.0%	749,537	4.2%	0.1%
2020	\$20.11	148	4.1%	-12.0%	723,711	4.1%	1.2%
2019	\$19.31	142	4.2%	-15.5%	520,506	2.9%	0.5%
2018	\$18.53	136	6.0%	-18.9%	438,168	2.4%	0.6%
2017	\$17.49	129	6.4%	-23.5%	328,235	1.8%	0%
2016	\$16.43	121	6.6%	-28.1%	325,859	1.8%	-2.4%
2015	\$15.42	113	6.5%	-32.5%	778,662	4.2%	0.4%
2014	\$14.47	106	6.2%	-36.7%	711,133	3.8%	-0.6%
2013	\$13.62	100	4.0%	-40.4%	827,521	4.3%	-0.1%
2012	\$13.09	96	1.6%	-42.7%	845,648	4.4%	0%
2011	\$12.89	95	1.0%	-43.6%	839,069	4.3%	0.3%

LOGISTICS RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$26.58	216	5.1%	22.5%	2,587,441	5.4%	-0.5%
2026	\$25.30	205	5.9%	16.6%	2,823,733	5.8%	-0.5%
2025	\$23.89	194	4.9%	10.1%	3,063,187	6.3%	0.4%
2024	\$22.77	185	2.4%	5.0%	2,899,394	5.9%	0.4%
2023	\$22.24	180	2.5%	2.5%	2,733,887	5.6%	1.8%
YTD	\$22.19	180	4.6%	2.3%	2,532,446	5.1%	1.4%
2022	\$21.70	176	8.5%	0%	1,856,524	3.8%	-0.9%
2021	\$19.99	162	7.5%	-7.8%	2,334,871	4.7%	-0.3%
2020	\$18.60	151	5.8%	-14.3%	2,513,679	5.0%	1.3%
2019	\$17.58	143	5.8%	-18.9%	1,866,935	3.7%	1.3%
2018	\$16.63	135	6.9%	-23.4%	1,223,122	2.4%	0%
2017	\$15.56	126	6.7%	-28.3%	1,244,955	2.5%	-0.6%
2016	\$14.58	118	6.6%	-32.8%	1,547,317	3.0%	0%
2015	\$13.68	111	6.9%	-37.0%	1,575,383	3.1%	-0.4%
2014	\$12.79	104	6.2%	-41.0%	1,823,964	3.5%	-1.5%
2013	\$12.04	98	4.4%	-44.5%	2,630,749	5.1%	-2.7%
2012	\$11.53	94	1.0%	-46.8%	4,095,176	7.8%	0.7%
2011	\$11.41	93	0.1%	-47.4%	3,754,875	7.0%	-0.5%

FLEX RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$42.74	182	4.5%	18.0%	4,982,064	13.8%	-0.9%
2026	\$40.91	174	5.3%	13.0%	5,295,901	14.6%	-2.7%
2025	\$38.87	165	4.1%	7.3%	6,326,021	17.4%	-1.9%
2024	\$37.33	159	1.5%	3.1%	6,773,235	19.3%	1.1%
2023	\$36.78	157	1.6%	1.6%	6,036,846	18.2%	7.2%
YTD	\$36.78	157	2.0%	1.6%	5,657,445	17.5%	6.5%
2022	\$36.22	154	3.8%	0%	3,454,643	11.0%	2.0%
2021	\$34.88	148	5.1%	-3.7%	2,721,560	9.0%	0.6%
2020	\$33.19	141	2.2%	-8.4%	2,489,948	8.3%	3.1%
2019	\$32.49	138	3.1%	-10.3%	1,487,409	5.2%	-0.4%
2018	\$31.52	134	4.9%	-13.0%	1,561,110	5.6%	-0.4%
2017	\$30.05	128	4.5%	-17.0%	1,656,906	6.0%	-0.9%
2016	\$28.74	122	6.2%	-20.6%	1,943,336	6.9%	3.1%
2015	\$27.06	115	6.2%	-25.3%	1,061,264	3.8%	-2.0%
2014	\$25.49	108	5.9%	-29.6%	1,631,165	5.8%	-2.6%
2013	\$24.07	102	4.3%	-33.6%	2,380,711	8.5%	-1.9%
2012	\$23.07	98	2.4%	-36.3%	2,923,784	10.4%	-0.5%
2011	\$22.53	96	0.3%	-37.8%	3,062,761	10.9%	-1.4%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$530.55	312	5.2%
2026	-	-	-	-	-	-	\$489.56	288	5.4%
2025	-	-	-	-	-	-	\$441.83	260	5.6%
2024	-	-	-	-	-	-	\$411.40	242	5.7%
2023	-	-	-	-	-	-	\$420.57	247	5.5%
YTD	46	\$193.8M	0.6%	\$4,506,294	\$343.44	4.1%	\$444.97	262	5.3%
2022	156	\$1.6B	2.4%	\$11,086,386	\$667.78	4.3%	\$469.44	276	4.9%
2021	154	\$2.1B	3.7%	\$13,777,858	\$596.07	4.3%	\$464.01	273	4.5%
2020	98	\$1.9B	2.5%	\$20,717,918	\$799.99	5.3%	\$388.51	229	4.9%
2019	267	\$1.1B	3.8%	\$7,964,153	\$468.13	4.0%	\$330.33	194	5.3%
2018	273	\$1.1B	5.0%	\$9,350,602	\$401.35	4.7%	\$306.81	180	5.3%
2017	268	\$535.9M	3.9%	\$4,871,467	\$335	5.4%	\$275.37	162	5.4%
2016	284	\$756.5M	4.5%	\$4,944,720	\$296.86	3.6%	\$272.02	160	5.1%
2015	331	\$1.4B	7.3%	\$6,743,870	\$294.89	4.6%	\$248.74	146	5.2%
2014	328	\$817.6M	7.1%	\$4,419,211	\$177.27	6.3%	\$212.33	125	5.7%
2013	281	\$486.6M	4.2%	\$3,180,271	\$175.09	6.7%	\$189.58	112	6.0%
2012	394	\$425.2M	5.5%	\$2,501,059	\$152.74	5.9%	\$175.05	103	6.2%

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SPECIALIZED INDUSTRIAL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$467.45	303	5.4%
2026	-	-	-	-	-	-	\$430.90	280	5.5%
2025	-	-	-	-	-	-	\$388.59	252	5.8%
2024	-	-	-	-	-	-	\$361.21	234	5.9%
2023	-	-	-	-	-	-	\$368.06	239	5.7%
YTD	12	\$59.8M	1.0%	\$5,432,146	\$400.36	-	\$389.09	252	5.4%
2022	28	\$124.5M	1.7%	\$4,447,581	\$402.26	3.9%	\$405.54	263	5.1%
2021	33	\$249.2M	2.0%	\$7,551,871	\$684.57	3.2%	\$399.80	259	4.7%
2020	23	\$105.9M	1.4%	\$4,602,963	\$439.23	4.3%	\$331.63	215	5.1%
2019	68	\$82.1M	3.1%	\$3,039,147	\$416.55	3.8%	\$288.24	187	5.4%
2018	94	\$183.1M	4.7%	\$5,232,659	\$345.12	3.4%	\$268.81	174	5.4%
2017	83	\$133.4M	4.3%	\$4,043,711	\$417.96	7.0%	\$245.73	159	5.5%
2016	86	\$123.4M	5.0%	\$3,525,917	\$260.42	2.4%	\$239.98	156	5.3%
2015	87	\$170.2M	5.1%	\$3,337,586	\$256.73	4.4%	\$221.93	144	5.3%
2014	87	\$86.7M	4.3%	\$2,407,333	\$247.04	6.0%	\$191.13	124	5.8%
2013	87	\$74.8M	4.4%	\$2,076,776	\$136.67	5.1%	\$170.52	111	6.0%
2012	121	\$61.5M	5.2%	\$1,538,484	\$136.27	6.2%	\$157.89	102	6.2%

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LOGISTICS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$454.35	316	5.3%
2026	-	-	-	-	-	-	\$418.55	291	5.5%
2025	-	-	-	-	-	-	\$377.18	262	5.7%
2024	-	-	-	-	-	-	\$350.41	244	5.8%
2023	-	-	-	-	-	-	\$356.98	248	5.6%
YTD	25	\$107.9M	0.7%	\$4,692,045	\$306.55	4.1%	\$377.05	262	5.4%
2022	93	\$423.7M	1.9%	\$5,432,017	\$466.93	4.8%	\$404.42	281	4.9%
2021	87	\$824.6M	4.0%	\$9,588,775	\$417	4.6%	\$397.89	277	4.6%
2020	48	\$478.4M	2.0%	\$10,177,857	\$497.87	5.7%	\$329.34	229	5.0%
2019	139	\$449.3M	3.4%	\$5,686,902	\$372.77	3.8%	\$273.21	190	5.4%
2018	122	\$239.4M	4.1%	\$4,987,317	\$365.23	4.8%	\$253.95	176	5.4%
2017	135	\$189.9M	3.7%	\$3,875,776	\$233.07	-	\$230.35	160	5.5%
2016	141	\$234.2M	4.2%	\$3,208,647	\$215.20	3.8%	\$225.64	157	5.3%
2015	151	\$419.9M	7.3%	\$4,882,223	\$213.56	3.9%	\$208.87	145	5.3%
2014	161	\$258.1M	5.9%	\$3,001,415	\$169.58	7.0%	\$177.71	123	5.8%
2013	129	\$260.3M	3.8%	\$3,827,972	\$195.10	7.0%	\$158.77	110	6.1%
2012	217	\$237.6M	6.8%	\$2,527,282	\$151.55	6.0%	\$147.61	103	6.3%

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FLEX SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$662.15	312	5.0%
2026	-	-	-	-	-	-	\$612.13	288	5.2%
2025	-	-	-	-	-	-	\$553.34	261	5.4%
2024	-	-	-	-	-	-	\$516.60	243	5.5%
2023	-	-	-	-	-	-	\$530.31	250	5.3%
YTD	9	\$26.1M	0.2%	\$2,900,000	\$414.78	-	\$562.10	265	5.1%
2022	35	\$1B	3.6%	\$29,072,493	\$902.26	4.8%	\$586.56	276	4.7%
2021	34	\$992.8M	4.1%	\$32,026,848	\$882.02	5.0%	\$582.75	274	4.3%
2020	27	\$1.4B	4.1%	\$56,802,369	\$1,106.05	5.3%	\$494.50	233	4.7%
2019	60	\$591.6M	4.7%	\$16,903,526	\$593.65	5.0%	\$426.47	201	5.0%
2018	57	\$680.8M	6.7%	\$19,452,479	\$435.59	5.4%	\$395.32	186	5.1%
2017	50	\$212.5M	3.9%	\$7,589,494	\$456.51	4.9%	\$349.46	165	5.2%
2016	57	\$398.9M	4.7%	\$8,864,529	\$404.49	-	\$349.06	164	4.9%
2015	93	\$812.6M	9.0%	\$11,445,590	\$381.93	5.0%	\$314.62	148	5.0%
2014	80	\$472.8M	11.1%	\$7,504,259	\$172.61	5.7%	\$268.53	126	5.5%
2013	65	\$151.5M	4.8%	\$3,092,153	\$168.78	6.7%	\$239.69	113	5.8%
2012	56	\$126.1M	3.2%	\$3,502,117	\$164.90	5.7%	\$219.76	103	6.0%

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