

CBRE

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# Northern California Industrial

Regional Overview | Q1 2026



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## NORTHERN CALIFORNIA KEY FACTS:



**16<sup>th</sup>**

Largest Economy Globally  
(1Q2026 GDP, Nominal)



**11.7M**

Total Population  
(Q1 2026)



**920.8K**

Total Industrial Employment  
(Q1 2026)



**8<sup>th</sup>**

Busiest Port in the U.S.  
(Oakland)



**13<sup>th</sup>**

2024 Busiest Airport in the U.S.  
(Oakland)



**\$271.1B**

Industrial Real GRP  
(2025)



**719.5M**

Sq. Ft. Inventory  
(Q1 2026)



**7.1%**

Regional Vacancy  
(Q1 2026)



**473,913**

Sq. Ft. Net Absorption  
(2026)



**46.3M**

Sq. Ft. Tenants in the Market  
(Q1 2026)



**6.94M**

Sq. Ft. Under Cons.  
(Q1 2026)



**\$649.4 M**

Investment Sales  
(Q1 2026)

# 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 11.7 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 16<sup>th</sup> largest global economy if it was its own sovereign nation. The region ended 2024 with \$1.63 trillion in combined nominal gross regional product (GRP) with 2025 ending near \$1.72 trillion.

Sources: Oxford Economics, CBRE Research, Q1 2026



# Employment & Economy

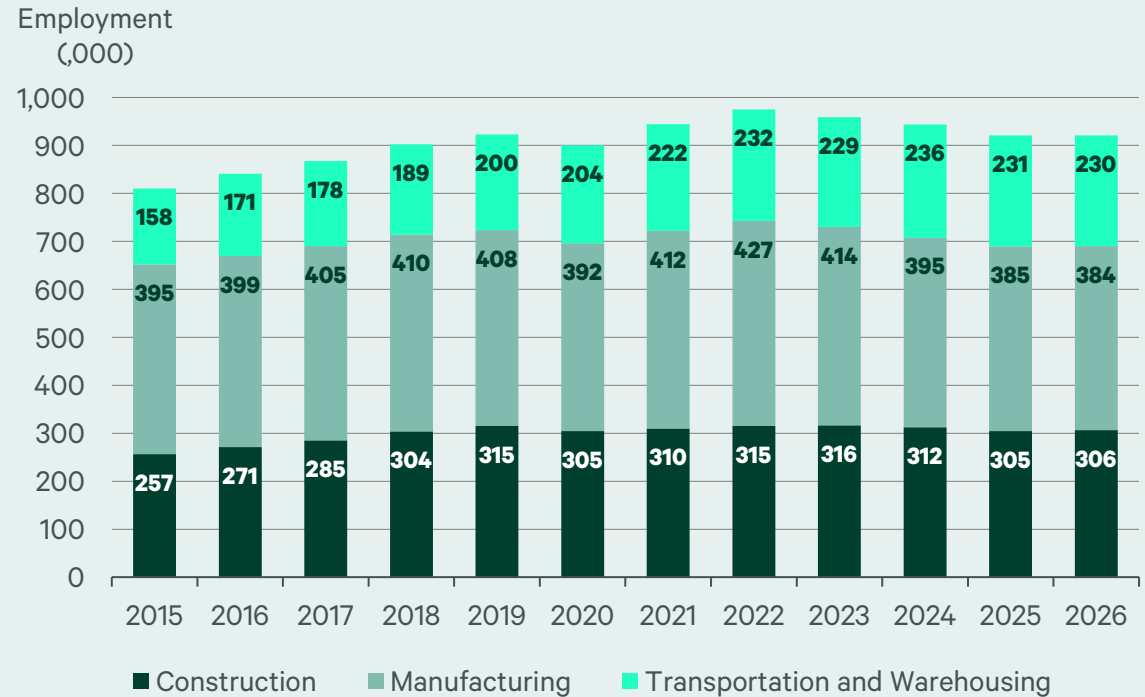
## EMPLOYMENT

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 13.7% to 920,812 jobs at the end of Q1 2026, compared to just 9.8% growth across all employment sectors. The manufacturing sector represented the highest concentration of industrial employment at 42%, followed by construction (33%) and transportation and warehousing (25%).

## GROSS REGIONAL PRODUCT

Industrial real GRP – comprised of construction, manufacturing, and transportation and warehousing – is projected to be \$249.7 billion or 16.6% of total real GRP for the region by the end of 2026. This combined GRP is 3.8% less than the recent peak in 2021.

Primary Industrial Sector Employment Trend



Sources: CBRE Research, Oxford Economics, Q1 2026

# Freight Statistics



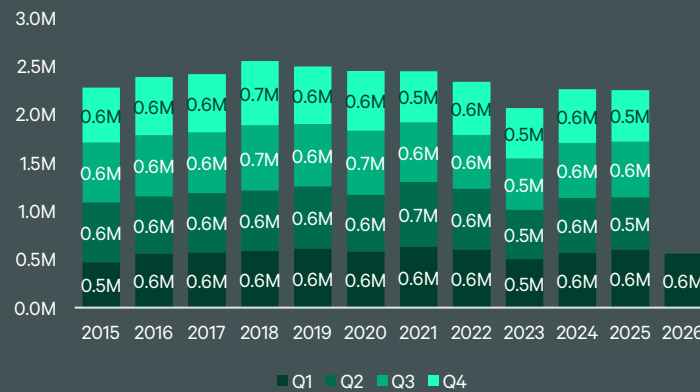
## Port of Oakland

Container volume at the Port of Oakland in 2026 was down 7.3% from the previous year. Statistics below reflect annual totals and variances from the previous year.

• Full Import Volume:	233.1K TEU	-6.8%
• Empty Import Volume:	43.0K TEU	-5.8%
• Full Export Volume:	207.0K TEU	+0.3%
• Empty Export Volume:	74.7K TEU	-24.9%
• <b>Grand Total:</b>	<b>557.9K TEU</b>	<b>-7.3%</b>

Sources: CBRE Research, FAA, Oakland Seaport, Q1 2026

Port of Oakland Cargo Volumes in TEU Trend



## Air Cargo / Freight

Northern California airports moved 5.90 billion pounds of total air freight in 2024, representing a 4.3% decrease from 2023. OAK ranked 13<sup>th</sup> in 2024 among all U.S. airports for landed freight, while SFO and MHR finished in 27<sup>th</sup> and 54<sup>th</sup>, respectively.

- OAK Landings (#13): 3.21B lbs
- SFO Landings (#27): 1.15B lbs
- MHR Landings (#54): 0.51B lbs

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

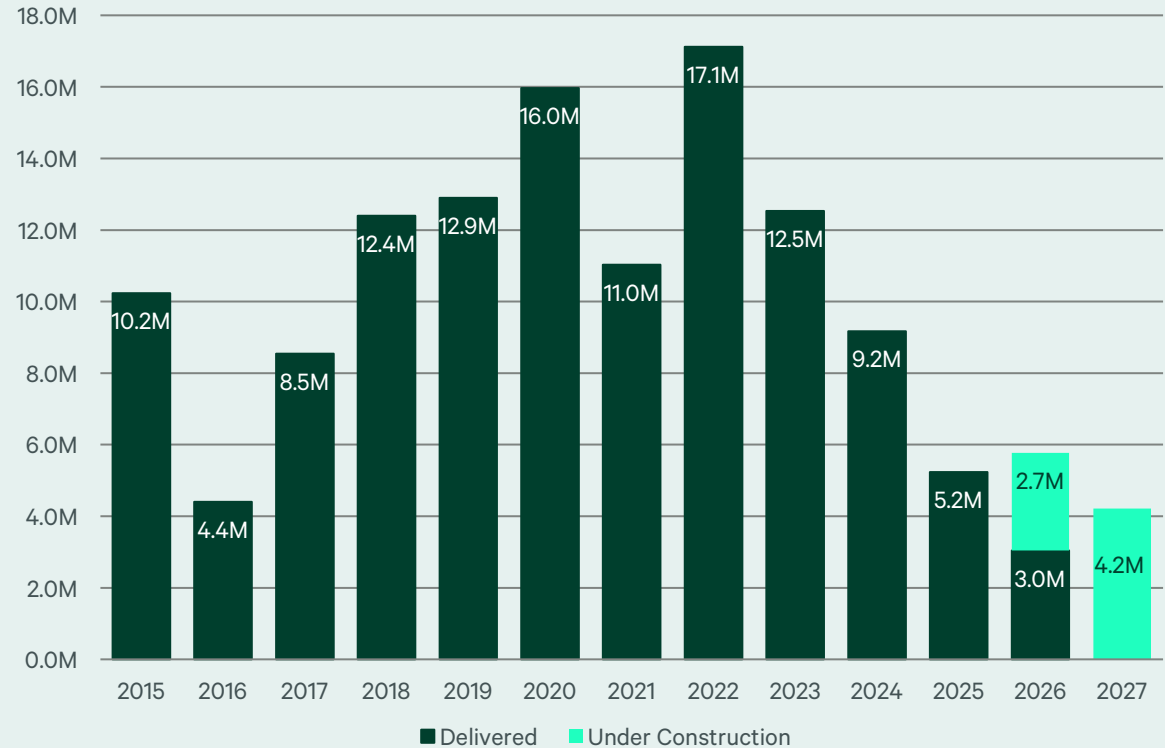
# Development Pipeline

## SUMMARY

Since 2010, Northern California has undergone a dramatic evolution of its industrial base. Roughly 130 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 11.7 million residents catalyzed industrial growth in the region. As of Q1 2026, 6.94 million sq. ft. was under construction across the region.

Deliveries by Market Since 2010	Manufacturing	Logistics/ Distribution	Total Industrial
Oakland	856,217	10,287,845	11,144,062
I-680 Corridor	103,880	5,592,644	5,696,524
Silicon Valley	12,924,519	559,887	13,484,406
Napa-Solano	288,000	12,982,372	13,270,372
San Francisco Peninsula	0	22,000	22,000
Sacramento	1,364,123	22,990,206	24,354,329
Central Valley	569,008	61,786,297	62,355,305
<b>Grand Total</b>	<b>16,105,747</b>	<b>114,221,251</b>	<b>130,326,998</b>

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



Sources: CBRE Research, Q1 2026

ECONOMIC DRIVERS

# Tenants in the Market

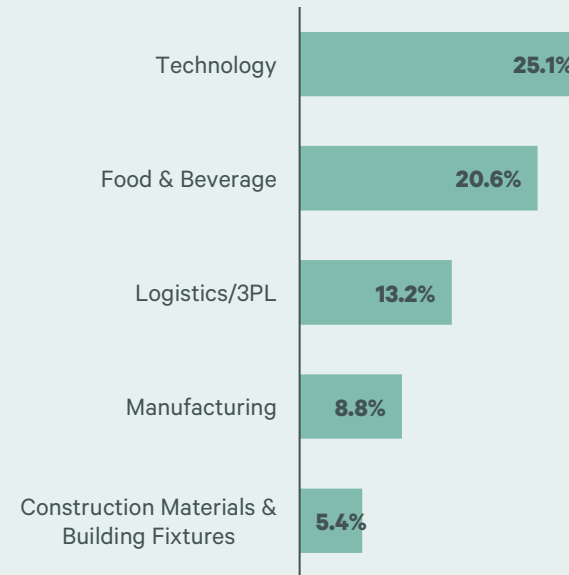
## SUMMARY

Total active industrial requirements closed Q1 2026 at 46.3 million sq. ft. with 260 companies (≥25,000 sq. ft.) searching for space across the Northern California region. Technology and Food & Beverage were the leading industries with 25.1% and 20.6% respectively, of the total volume (sq. ft.). The most active size range was in the 50K–99.9K-sq.-ft. category with 73 users totaling 4.6 million sq. ft. of total volume.

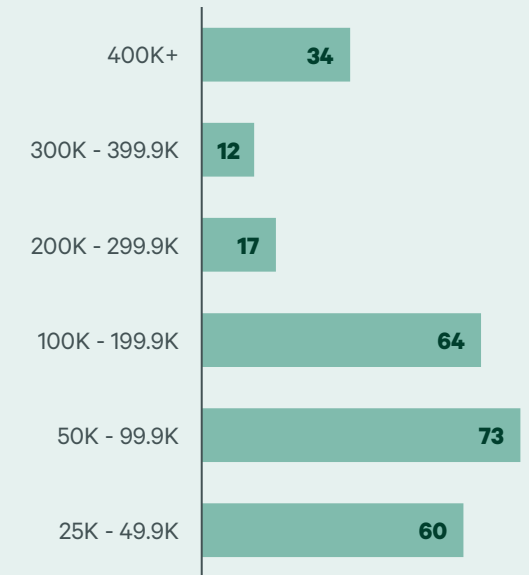
## MARKET ACTIVITY – Q1 2026

Market	Requirements	Square Feet	Average Size
Central Valley	46	16,565,000	360,109
Sacramento	62	7,819,039	126,114
Silicon Valley	59	11,775,000	199,576
Napa/Solano	16	2,870,000	179,375
Oakland	47	5,669,000	120,617
Peninsula	18	1,060,000	58,889
I-680	12	590,000	49,167
<b>Grand Total</b>	<b>260</b>	<b>46,348,039</b>	<b>178,262</b>

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 2026

ECONOMIC DRIVERS

# Capital Markets

## SUMMARY

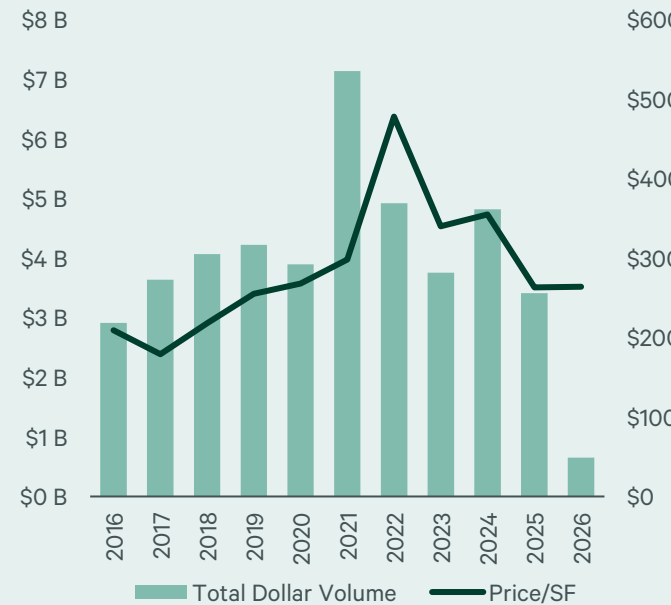
Investment activity in Northern California ended Q1 2026 at \$649.4 million. This represented a 56% decrease QoQ but a 61% increase YoY. Pricing continued to hold steady for the region but the Q1 2026 average price per sq. ft. for industrial sales grew slightly to \$264. Private entities dominated Q1 2026 followed by institutional buyers in terms of acquisition dollars.

Market	Total Volume	Total Sq. Ft.	Price / Sq. Ft.*
East Bay**	\$313.9 M	1.01 M	\$304
Silicon Valley	\$89.3 M	0.33 M	\$397
San Francisco & Peninsula	\$45.1 M	0.19 M	\$398
Napa-Solano	\$53.4 M	0.32 M	\$211
Sacramento	\$75.0 M	0.51 M	\$163
Central Valley	\$72.6 M	0.66 M	\$145
<b>Grand Total</b>	<b>\$649.4 M</b>	<b>3.01 M</b>	<b>\$264</b>

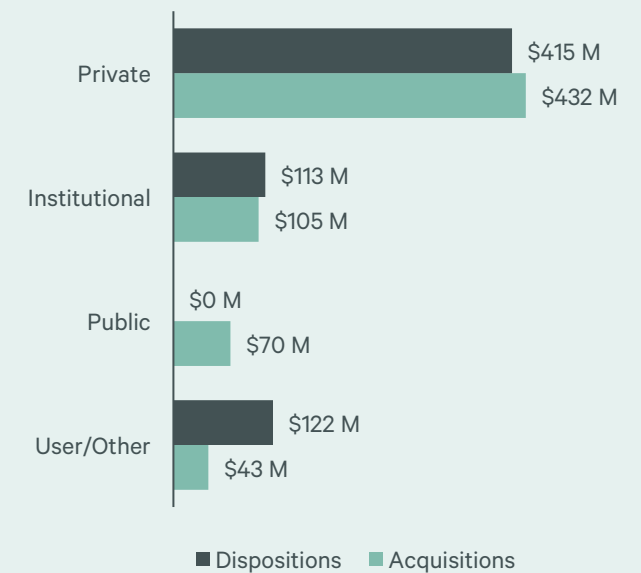
\*Based on deals with disclosed sale price.

\*\*Inclusive of I-680/Tri-Valley

Historical Total Dollar Volume & Price/SF



Activity by Capital Sector (2026)



Sources: CBRE Research, Real Capital Analytics, Q1 2026

# Oakland/East Bay

Net Rentable Area Sq. Ft.	125,308,370
Under Construction Sq. Ft.	99,395
Total TIMs Demand Sq. Ft.**	5,669,000

## Overview

The market continued to soften through Q1 2026 as vacancy and availability moved higher despite a much smaller construction pipeline. Pricing began to reflect these softening trends. After peaking at \$1.36 per sq. ft. in Q1 2025, average asking rents eased to \$1.28 per sq. ft. in Q1 2026, a negative 5.8% year-over-year change and negative 3.3% quarter-over-quarter. At the same time, new supply pressure diminished: under-construction product fell to 99,000 sq. ft. in Q1 2026, down 51.0% from a year earlier.

## Absorption

Net absorption was negative 628,000 sq. ft. in Q1 2026, compared with negative 272,000 sq. ft. in Q4 2025 and negative 298,000 sq. ft. in Q1 2026. Over the last year, net absorption totaled negative 1.7 million sq. ft., keeping overall activity in negative territory.

## Vacancy

Vacancy reached 7.6% in Q1 2026, up 50 basis points quarter-over-quarter and 150 basis points from Q1 2025, while availability climbed to 9.2%, 60 and 160 basis points higher over the same intervals.

▲ 7.6%

Vacancy Rate

▼ (628K)

Sq. Ft. Net Absorption Year-to-Date

▼ \$1.28

Average Asking Rate PSF / Month NNN

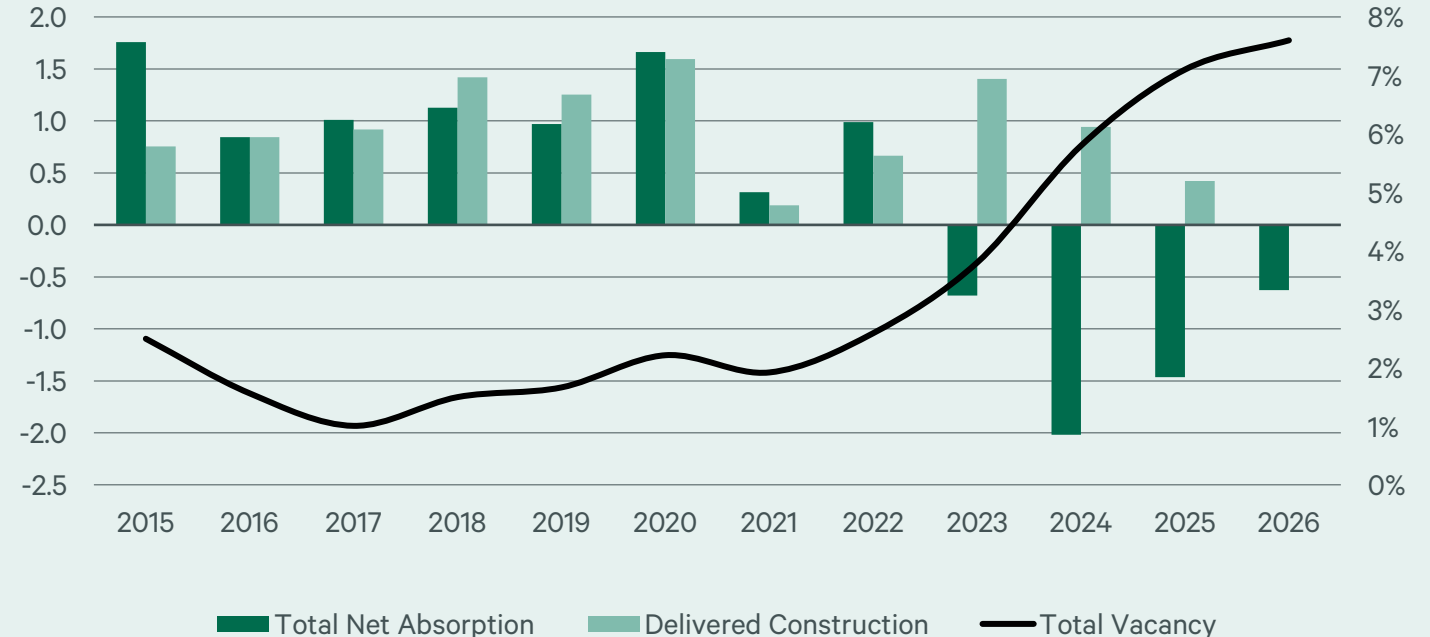
▶ 0

Sq. Ft. Delivered Construction Year-to-Date

## 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 2026

# I-680/Tri-Valley

Net Rentable Area Sq. Ft.	39,395,575
Under Construction Sq. Ft.	441,841
Total TIMs Demand Sq. Ft.**	590,000

## Overview

The I-680 Corridor industrial market remained under pressure in Q1 2026, with elevated vacancy and softer pricing despite an improvement in occupancy. On the supply side, the construction pipeline contracted from 1.2 million sq. ft. in Q4 2025 to 442,000 sq. ft. as 760,000 sq. ft. delivered, leaving the market characterized by rising vacancy, modest rent erosion, and a shrinking development pipeline despite improving space absorption.

## Absorption

The I-680 Corridor industrial market is broken into two distinct submarkets. The Tri-Valley had positive 342,167 sq. ft. of net absorption, fueled by new deliveries in Livermore, while the North I-680 Corridor, represented by smaller, local users, reported positive 60,438 sq. ft. of net absorption in Q1 2026.

## Vacancy

Vacancy in the I-680 Corridor industrial market reached 7.4% at the end of Q1 2026. The availability rate increased, with a QoQ increase from 7.9% in Q4 2025 to 9.6% in Q1 2026.

▲ 7.4%

Vacancy Rate

▲ 403K

Sq. Ft. Net Absorption Year-to-Date

▲ \$1.19

Average Asking Rate PSF / Month NNN

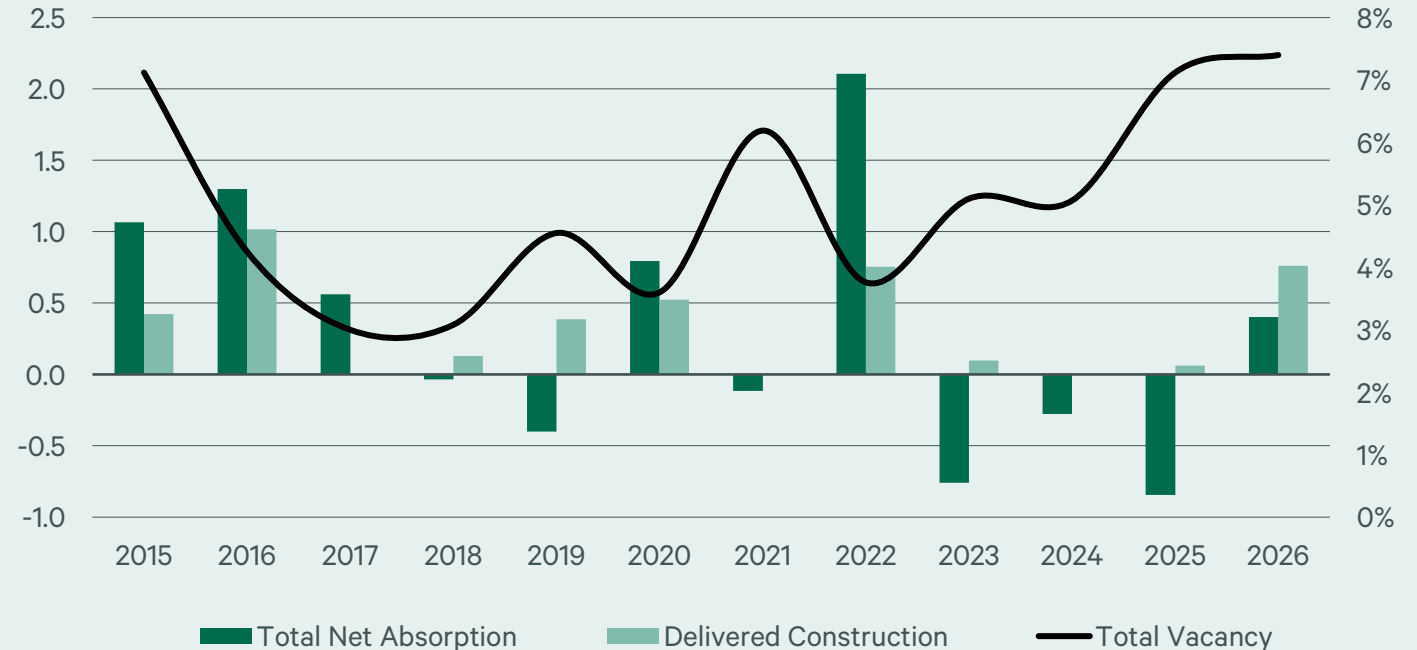
▲ 760K

Sq. Ft. Delivered Construction Year-to-Date

## 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 2026

# Silicon Valley

Net Rentable Area Sq. Ft.	106,970,568
Under Construction Sq. Ft.	1,408,695
Total TIMs Demand Sq. Ft.**	11,775,000

## Overview

Silicon Valley industrial market is experiencing adjustments; the core fundamentals remain strong with robust leasing activity and continued demand from key sectors like technology and AI. The strategic opportunities are clear: as older inventory presents attractive pricing, and new construction delivers cutting-edge spaces, tenants have an unparalleled chance to secure ideal locations that align with their evolving needs.

## Absorption

Net absorption totaled negative 218,958 sq. ft. for Q1 2026. San Jose – IBP/Downtown posted the largest occupancy growth among the submarkets with 119,437 sq. ft., followed by San Jose – North's positive net absorption of 48,413 sq. ft.

## Vacancy

Overall vacancy and availability rates increased QoQ, to 5.4% and 7.9%, respectively. San Jose – South continued to post the highest availability (16.3%) for the fifth consecutive quarter and the highest vacancy (12.8%) for the fourth straight quarter. A vacant 714,419 sq. ft. project delivered in San Jose – IBP/Downtown which pushed the vacancy from 3.5% to 8.6% QoQ

▲ 5.4%

Vacancy Rate

▼ (219K)

Sq. Ft. Net Absorption Year-to-Date

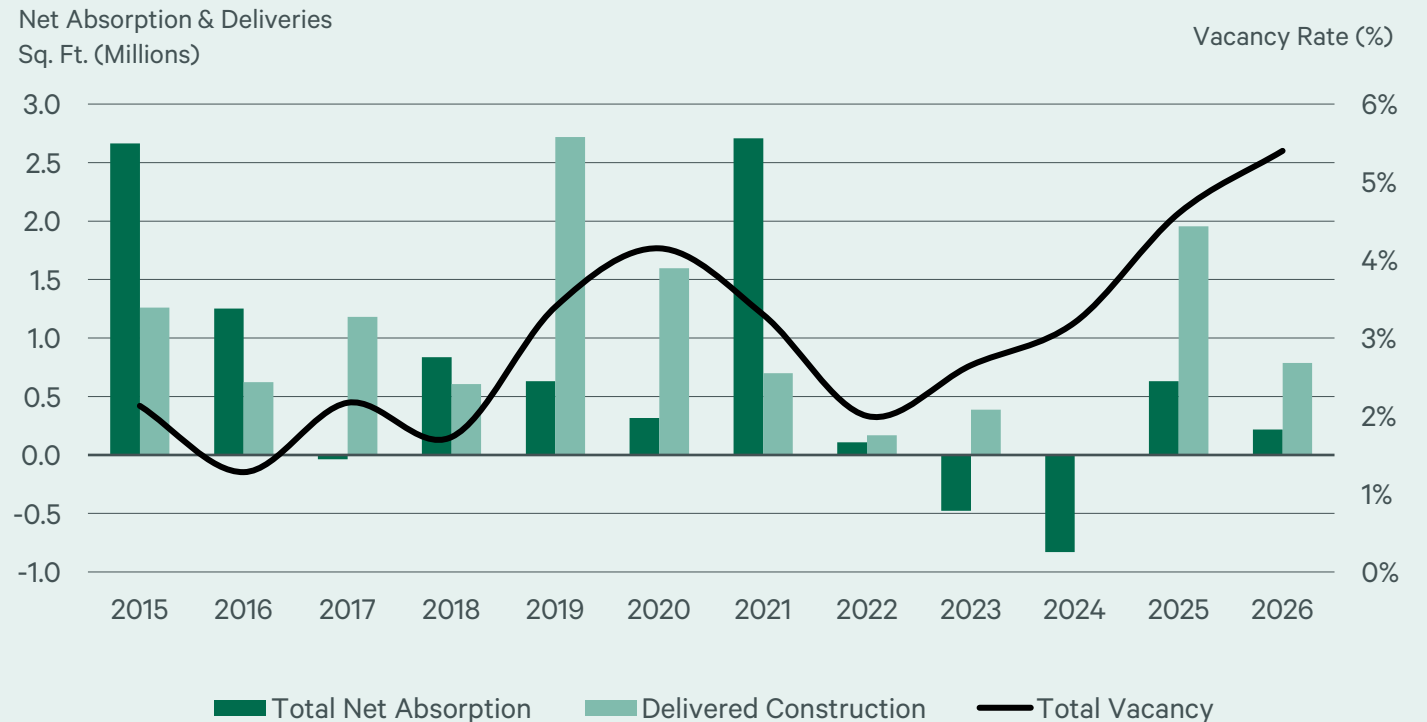
▼ \$1.73

Average Asking Rate PSF / Month NNN

► 785K

Sq. Ft. Delivered Construction Year-to-Date

## Historical Net Absorption, Deliveries & Vacancy Trend



\*Year-to-date

\*\*Requirements ≥25,000 sq. ft.

Source: CBRE Research, Q1 2026

# San Francisco Peninsula

Net Rentable Area Sq. Ft.	35,015,348
Under Construction Sq. Ft.	0
Total TIMs Demand Sq. Ft.**	1,280,000

## Overview

There was approximately 1.28 million sq. ft. (msf) of active industrial tenant demand at the end of Q1 2026, which is above the trailing-twelve-month (TTM) average of 940,000 sq. ft. About 86.0% of these requirements were for 100,000 sq. ft. or less. Leasing activity ended Q1 2026 at roughly 493,000 sq. ft.

## Absorption

The market posted positive 190,000 sq. ft. of net absorption in Q1 2026, exceeding the 155,000 sq. ft. total from Q1 2025, a 22.6% year-over-year increase. This also represents a sharp turnaround from negative 183,000 sq. ft. in Q4 2025, as move-ins outpaced move-outs following the prior quarter's sizable space givebacks. Positive net absorption for Q1 2026 was concentrated primarily in North County with 188,000 sq. ft.

## Vacancy

The San Francisco Peninsula industrial market-wide availability increased by 17 bps from Q4 2025 to 7.8% in Q1 2026. Overall vacancy decreased by 52 bps QoQ to 5.4% by the end of the quarter. The San Francisco Peninsula vacancy still remains relatively low compared to the other Northern California markets.

▼ 5.4%

Vacancy Rate

▲ 190K

Sq. Ft. Net Absorption Year-to-Date

▲ \$1.99

Average Asking Rate PSF / Month NNN

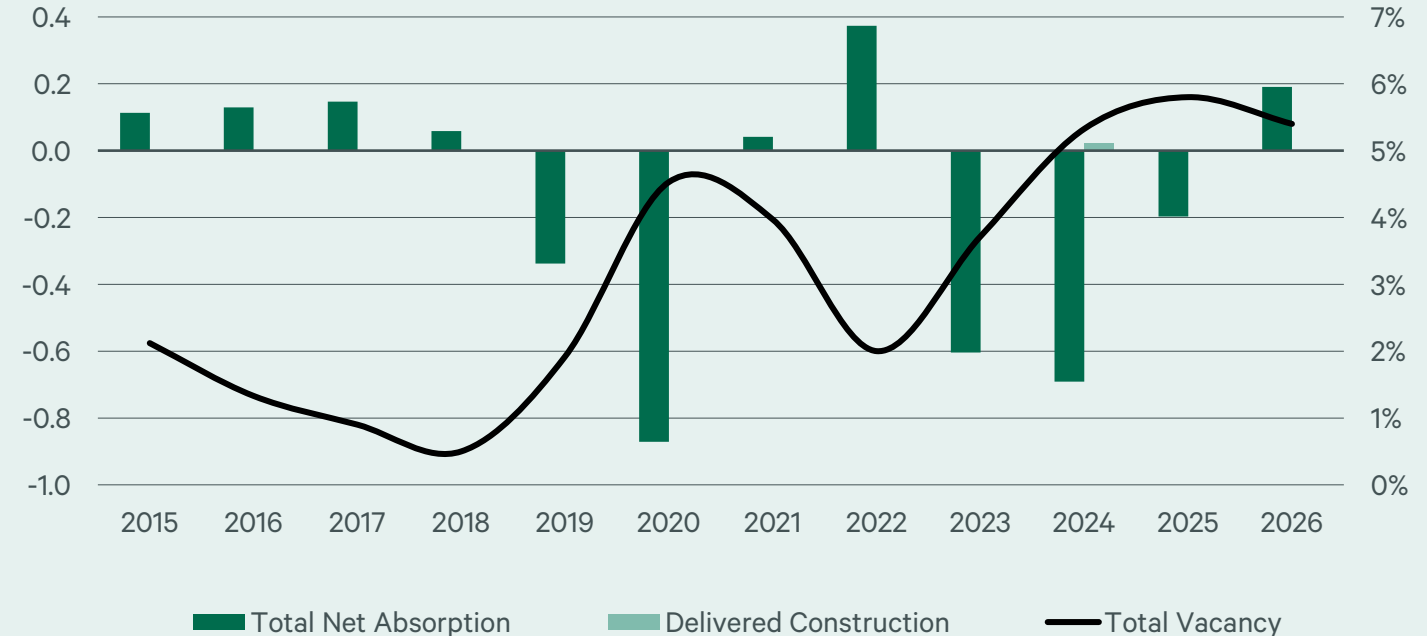
▶ 0

Sq. Ft. Delivered Construction Year-to-Date

## 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 2026

# San Francisco

Net Rentable Area Sq. Ft.	21,874,355
Under Construction Sq. Ft.	40,000
Total TIMs Demand Sq. Ft.**	N/A

▼ 8.3%

Vacancy Rate

▲ 155K

Sq. Ft. Net Absorption Year-to-Date

▲ \$1.82

Average Asking Rate PSF / Month NNN

▶ 0

Sq. Ft. Delivered Construction Year-to-Date

## Overview

In Q1 2026, the vacancy rate decreased by 60 basis points (bps) to 8.3% on 155,156 sq. ft. of positive net absorption. The availability rate decreased by 90 bps to 9.6%. The average direct asking rate increased to \$1.82 IG monthly. Since its peak in Q1 2023, the average direct asking rate has declined by 28.3%. No development projects were delivered during the quarter, while 40,000 sq. ft. remained under construction at Pier 70.

## Absorption

Mission Bay/China Basin led all submarkets in occupancy growth, recording 80,990 sq. ft. of positive net absorption. In contrast, Mission/Potrero was the only submarket to experience occupancy losses, posting 24,265 sq. ft. of negative net absorption.

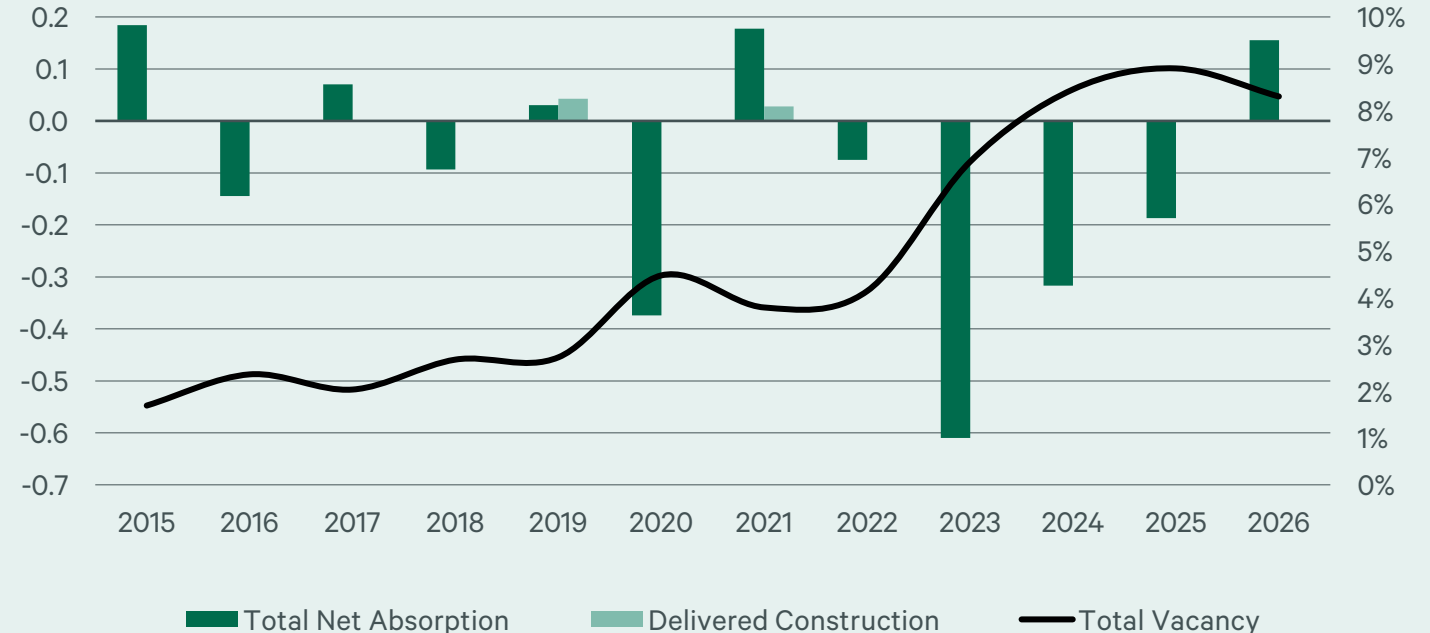
## Vacancy

The vacancy rate for warehouse facilities decreased by 40 bps quarter-over-quarter (QoQ) to 7.6%. The vacancy rate for manufacturing facilities decreased by 200 bps QoQ to 12.1%.

## 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 2026

# Napa-Solano

Net Rentable Area Sq. Ft.	56,335,514
Under Construction Sq. Ft.	0
Total TIMs Demand Sq. Ft.**	2,870,000

## Overview

The Napa-Solano Industrial Market, comprised of Napa and Solano counties, is home to 584,500 residents and hosts a labor force of 294,000. Through March of 2026, the total employment was 219,300 representing a gain of 200 jobs in Q1. The unemployment rate decreases slightly, quarter-over-quarter (QoQ), to 5.35% at the end of the first quarter.

Industrial leasing activity in Solano County continues to surpass that of Napa County. Napa's wine-oriented market remains subdued, while Solano benefits from a more diverse tenant mix and stronger freeway connectivity.

## Absorption

Net absorption for the market was negative 251,307 sq. ft. This follows the 21,378 sq. ft. of positive absorption during Q4.

## Vacancy

The vacancy rate rose 50 basis points (bps) from 7.7% in Q4 2025 to 8.2% in Q1 2026. This was driven by smaller vacancies in Napa county and more sizeable vacancy additions throughout Solano county.

▲ 8.2%

Vacancy Rate

▼ (251K)

Sq. Ft. Net Absorption Year-to-Date

▼ \$0.89

Average Asking Rate PSF / Month NNN

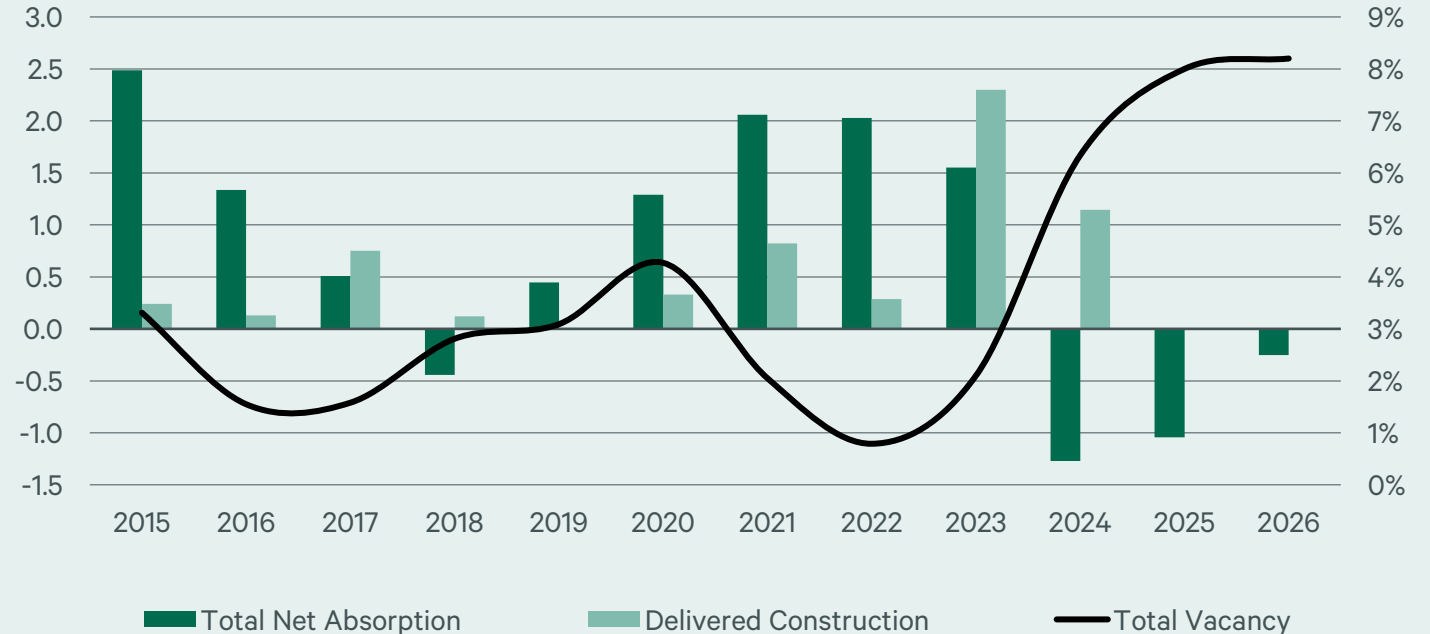
▼ 0

Sq. Ft. Delivered Construction Year-to-Date

## 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 2026

# Sacramento

Net Rentable Area Sq. Ft.	192,511,992
Under Construction Sq. Ft.	1,341,900
Total TIMs Demand Sq. Ft.**	7,819,039

## Overview

The Sacramento industrial market was comprised of approximately 193 million sq. ft. of inventory at the close of Q1 2026. There was 1,341,900 sq. ft. under construction while 7.6 million sq. ft. remained in the planning stages of development. Both vacancy and availability rates for Q1 2026 were 6.1% and 8.4%, respectively.

## Absorption

The Sacramento market posted negative net absorption of 948,107 sq. ft. during the quarter. A bright spot was the Davis/Woodland submarket, which recorded positive net absorption of 397,810 sq. ft. The largest contributor to the overall negative absorption was the West Sacramento submarket with -1,744,382 sq. ft.

## Vacancy

Market-wide vacancy rose in Q1 2026 to 6.1%. This was driven by three buildings in the West Sacramento submarket that went vacant during the quarter; these move-outs alone increased regional vacancy by 67 basis points.

▲ 6.1%

Vacancy Rate

▼ (852.2K)

Sq. Ft. Net Absorption  
Year-to-Date

▶ \$0.83

Average Asking Rate  
PSF / Month NNN

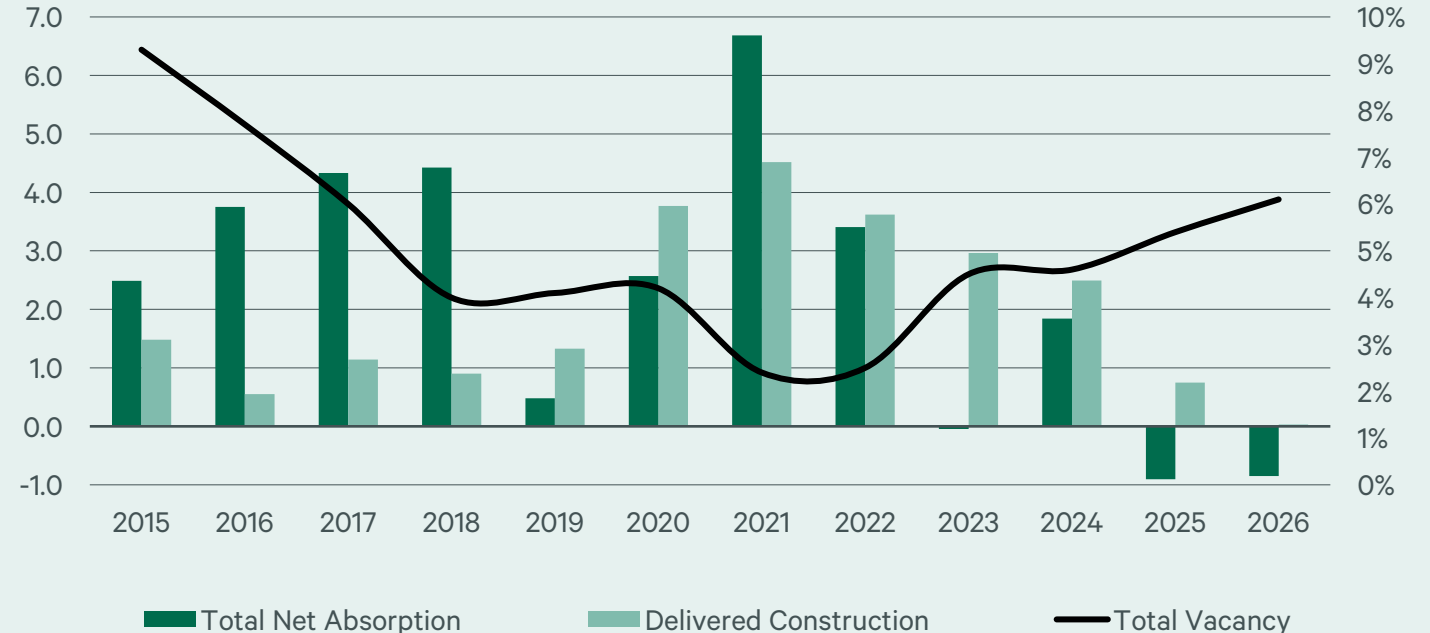
▼ 1.3M

Sq. Ft. Delivered  
Construction  
Year-to-Date

## Historical Net Absorption, Deliveries & Vacancy Trend

Net Absorption & Deliveries  
Sq. Ft. (Millions)

Vacancy Rate (%)



\*Year-to-date

\*\*Requirements  $\geq$ 25,000 sq. ft.

Source: CBRE Research, Q1 2026

# Central Valley

Net Rentable Area Sq. Ft.	143,033,081
Under Construction Sq. Ft.	5,332,862
Total TIMs Demand Sq. Ft.**	16,565,000

## Overview

The Central Valley industrial market concluded Q1 2026 with a total inventory of 143.0 million sq. ft. The average asking rent across the market has decreased slightly to \$0.73 NNN. Total leasing volume in Q1 2026 was 2.8 million sq. ft., down 1.8% quarter-over-quarter and 4.1% year-over-year.

## Absorption

In Q1 2026, key demand and occupancy metrics shifted compared with recent quarters. Net absorption totaled 1.7 million sq. ft., up 54.5% from Q4 2025 and a 2.5 million sq. ft. increase from the negative 840,000 sq. ft. posted in Q1 2025.

## Vacancy

Tenant demand trends remained strong going into 2026, reflected by a reduction in vacancy. The market-wide vacancy rate decreased to 8.8%, and the availability rate had also decreased slightly to 10.6%.

▼ 8.8%

Vacancy Rate

▶ 1.7M

Sq. Ft. Net Absorption Year-to-Date

▼ \$0.73

Average Asking Rate PSF / Month NNN

▼ 1.5M

Sq. Ft. Delivered Construction Year-to-Date

## Historical Net Absorption, Deliveries & Vacancy Trend



\*Year-to-date

\*\*Requirements ≥50,000 sq. ft.

Source: CBRE Research, Q1 2026

# Northern California Historical Market Statistics

	2019	2020	2021	2022	2023	2024	2025	2026		2019	2020	2021	2022	2023	2024	2025	2026	
<b>OAKLAND/EAST BAY</b>									<b>SF PENINSULA</b>									
Absorption (Net, Sq. Ft.)*	968,922	1,661,521	315,590	987,473	(680,776)	(2,017,096)	(1,465,689)	(627,764)		Absorption (Net, Sq. Ft.)*	(338,053)	(870,806)	41,380	373,022	(604,069)	(690,774)	(196,971)	190,491
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.93	0.91	1.05	1.34	1.38	1.36	1.31	1.28		Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	1.55	1.51	1.61	1.66	1.87	1.84	1.91	1.99
Delivered Construction (Sq. Ft.)*	1,251,937	1,596,012	189,038	664,067	1,403,783	941,715	422,866	0		Delivered Construction (Sq. Ft.)*	0	0	0	0	0	22,000	0	0
Vacancy Rate (%)	1.7	2.2	1.9	2.6	3.8	5.8	7.1	7.6		Vacancy Rate (%)	1.9	4.5	4.0	2.0	3.7	5.4	5.8	5.4
<b>I-680/TRI-VALLEY</b>									<b>SAN FRANCISCO</b>									
Absorption (Net, Sq. Ft.)*	(400,711)	794,458	(116,169)	2,106,481	(758,508)	(277,141)	(843,794)	402,605		Absorption (Net, Sq. Ft.)*	30,111	(374,156)	177,288	(74,681)	(609,744)	(316,631)	(186,871)	155,156
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.86	0.87	0.97	1.13	1.13	1.13	1.11	1.19		Overall Asking Rent (IG Avg. Mthly \$/Sq. Ft.)	2.43	2.11	2.29	2.50	2.31	1.81	1.71	1.82
Delivered Construction (Sq. Ft.)*	387,091	522,617	0	752,281	98,430	0	61,630	760,243		Delivered Construction (Sq. Ft.)*	42,420	0	28,000	0	0	0	0	0
Vacancy Rate (%)	4.6	3.6	6.2	3.8	5.1	5.1	7.1	7.4		Vacancy Rate (%)	2.7	4.5	3.8	4.1	6.9	8.5	8.9	8.3
<b>SILICON VALLEY</b>									<b>NAPA-SOLANO</b>									
Absorption (Net, Sq. Ft.)*	631,993	315,422	2,707,963	107,742	(296,018)	(831,008)	631,579	(218,958)		Absorption (Net, Sq. Ft.)*	447,921	1,289,554	2,059,684	2,029,553	1,551,982	(1,269,382)	(1,043,777)	(251,307)
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	1.15	1.14	1.39	1.56	1.63	1.68	1.79	1.73		Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.87	0.86	0.97	0.88	0.95	0.92	0.92	0.89
Delivered Construction (Sq. Ft.)*	2,718,910	1,597,770	698,683	169,604	387,343	0	1,956,090	785,969		Delivered Construction (Sq. Ft.)*	0	330,528	822,067	287,061	2,299,153	1,144,581	0	0
Vacancy Rate (%)	3.4	4.2	3.3	2.0	2.4	3.1	4.6	5.4		Vacancy Rate (%)	3.1	4.3	2.1	0.8	2.1	6.3	8.0	8.2

\*Year-to-date  
Source: CBRE Research, Q1 2026

# Northern California Historical Market Statistics

	2019	2020	2021	2022	2023	2024	2025	2026
<b>SACRAMENTO</b>								
Absorption (Net, Sq. Ft.)*	478,233	2,571,127	6,683,082	3,407,413	(47,793)	1,842,228	(903,274)	(852,174)
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.68	0.67	0.76	0.80	0.81	0.83	0.83	.83
Delivered Construction (Sq. Ft.)*	1,328,013	3,764,936	4,516,359	3,619,247	2,964,394	2,494,104	746,097	29,510
Vacancy Rate (%)	4.1	4.2	2.4	2.5	4.5	4.6	5.4	6.1
<b>CENTRAL VALLEY</b>								
Absorption (Net, Sq. Ft.)*	7,562,294	6,365,599	9,779,044	11,762,777	4,490,261	3,741,680	1,733,889	1,679,659
Overall Asking Rent (NNN Avg. Mthly \$/Sq. Ft.)	0.47	0.51	0.61	0.71	0.74	0.74	0.74	0.73
Delivered Construction (Sq. Ft.)*	5,984,643	5,653,076	4,236,150	9,178,489	5,381,696	4,685,472	2,005,485	1,494,998
Vacancy Rate (%)	6.1	7.3	4.8	3.7	7.3	7.9	9.5	8.8

\*Year-to-date  
Source: CBRE Research, Q1 2026



# Top Leases – Q1 2026

## San Francisco Bay Area

Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
Confidential	I-680/Tri-Valley	Livermore	Distribution/Logistics	1,002,702	Renewal
Confidential	Silicon Valley	Fremont	Manufacturing	267,099	New Lease
OpenAI	Oakland	Richmond	Manufacturing	202,371	New Lease
Jabil	Silicon Valley	San Jose - South	Manufacturing	181,736	Renewal
Suddath Relocation Systems of NorCal	Silicon Valley	San Jose - South	Distribution/Logistics	138,240	Renewal
All Modular Systems	Oakland	Hayward	Distribution/Logistics	130,040	Renewal

## Sacramento

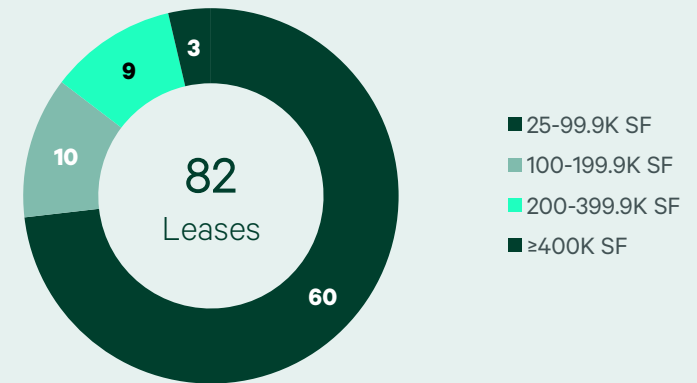
Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
Pacific Coast Producers	Sacramento	Woodland	Distribution/Logistics	400,000	New Lease
Ryder Integrated Logistics	Sacramento	Rancho Cordova / Hwy 50	Distribution/Logistics	275,807	New Lease
Cardinal Health	Sacramento	Northgate / Natomas	Distribution/Logistics	260,000	New Lease
Holman Automotive	Sacramento	West Sacramento	Distribution/Logistics	77,000	New Lease

## Central Valley

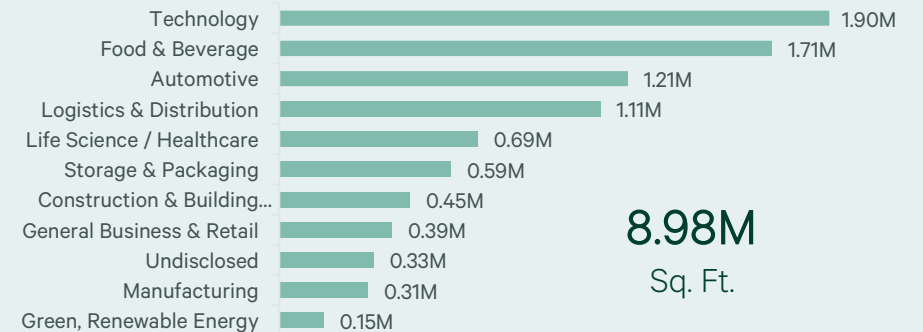
Tenant	Market	Submarket	Property Subtype	Area Leased	Transaction Type
United Parcel Service, Inc.	Central Valley	Lathrop	Distribution/Logistics	745,640	Renewal
Niagara Water	Central Valley	Stockton	Distribution/Logistics	505,554	New Lease
TD Synnex	Central Valley	Tracy	Distribution/Logistics	372,195	New Lease
Unknown	Central Valley	Modesto	Distribution/Logistics	218,000	New Lease

Source: CBRE Research, Q1 2026

Leasing Activity by Size Segment - #



Leasing Activity by Industry – Sq. Ft.



# Thank you

**CBRE**

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