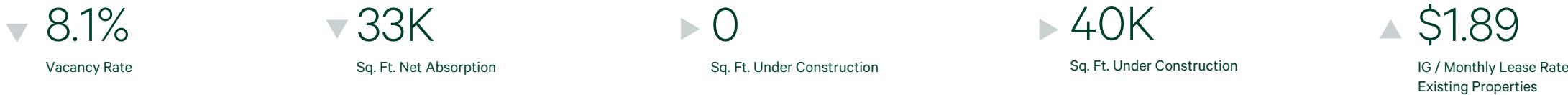


FIGURES | SAN FRANCISCO INDUSTRIAL | Q2 2026

Supply tightened and rents increased, driven by growth in Mission Bay

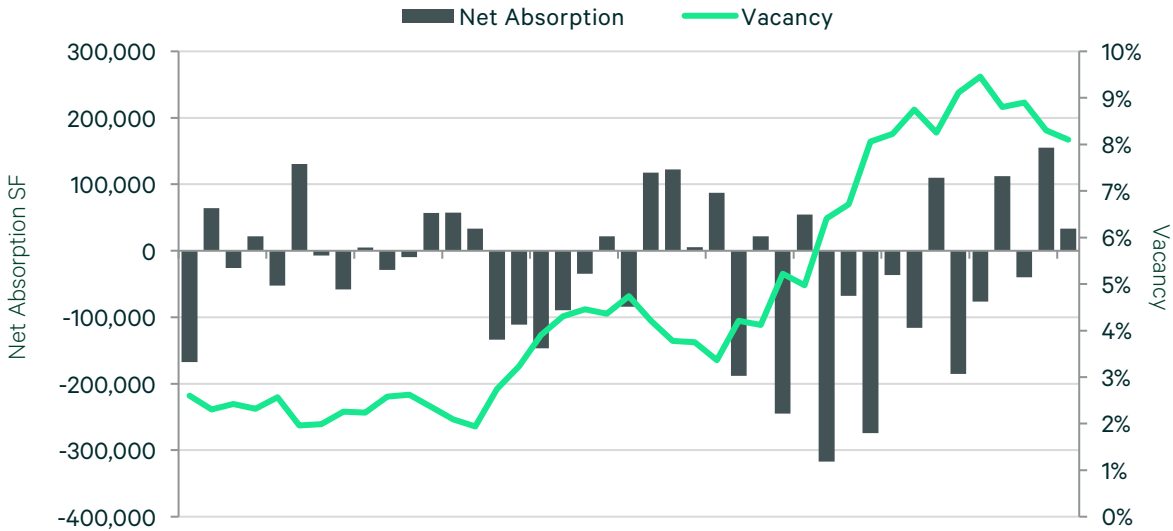


Note: Arrows indicate change from previous quarter.

MARKET HIGHLIGHTS

- Driven by 33,309 sq. ft. of positive net absorption, vacancy declined for the second straight quarter, falling 20 basis points (bps) to 8.1%. Availability increased by 20 bps to 9.8%.
- Mission Bay/China Basin occupancy growth continued in Q2 2026, registering 56,142 sq. ft. of positive net absorption. Mission Bay/China Basin led the market in year-to-date occupancy growth and had the lowest vacancy rate of any submarket.
- Warehouse vacancy declined 20 bps to 7.4%, while manufacturing vacancy held at 12.1%.
- Asking rates increased for the second straight quarter to \$1.89 IG monthly, though pricing remained 25.6% below the Q1 2023 peak.
- No new supply was delivered during the quarter. 40,000 sq. ft. remained under construction at Pier 70.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q2 2026

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Available SF	Total Availability (%)	Total Vacant SF	Total Vacancy (%)	Q2 2026 Net Absorption	YTD 2026 Net Absorption	Average Direct Asking Rate IG Monthly
Bayview/Hunters Point	7,576,976	1,001,699	13.2%	879,262	11.6%	(35,474)	10,092	\$1.44
Mission Bay/China Basin	3,172,256	30,994	1.0%	45,994	1.5%	56,142	137,132	\$2.96
Mission/Potrero	7,999,822	546,695	6.8%	471,941	5.9%	36,435	12,170	\$2.18
Showplace Square	886,247	308,497	34.8%	118,600	13.4%	32,421	39,227	\$2.09
South of Market	2,214,931	256,956	11.6%	252,589	11.4%	(56,215)	(14,756)	\$2.37
San Francisco Total Market	21,850,232	2,144,841	9.8%	1,768,386	8.1%	33,309	183,865	\$1.89
Warehouse	18,633,247	1,648,047	8.8%	1,379,301	7.4%	31,194	128,048	\$1.73
Manufacturing	3,216,985	496,794	15.4%	389,085	12.1%	2,115	55,817	\$2.34

Source: CBRE Research, Q2 2026

FIGURE 3: Notable Lease Transactions Q2 2026

Tenant	Address	SF Leased	Deal Type
ProActive	101 Utah St	68,405	New Lease
Fyusion	630 Tennessee St	11,840	Renewal

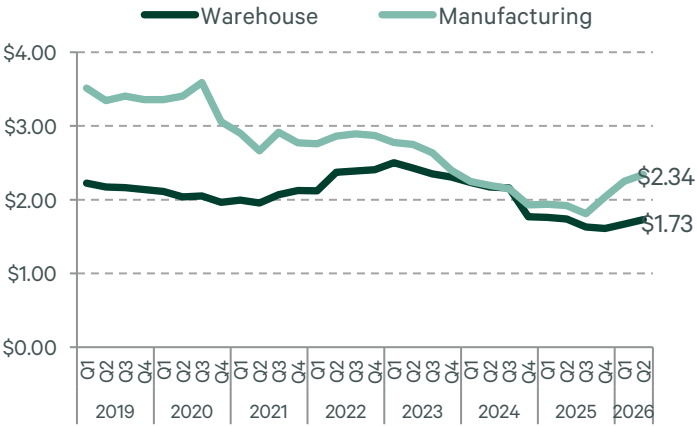
Source: CBRE Research, Q2 2026

FIGURE 4: Notable Sale Transactions Q2 2026

Buyer	Address	SF Sold	Sale Price
Terreno Realty	301 Mendell St	64,903	\$26.0M
Private	924 Sansome St	21,822	\$5.2M
Private	2765 16th St	17,160	\$9.9M
Private	250 Dore St	14,543	\$6.0M

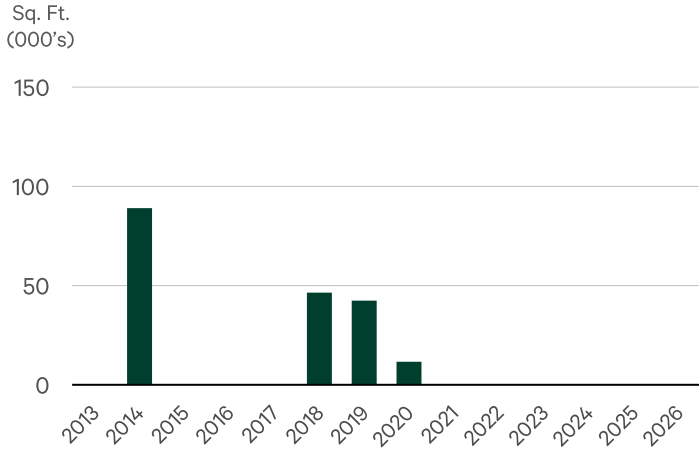
Source: CBRE Research, Q2 2026

FIGURE 5: Average Direct Asking Rate



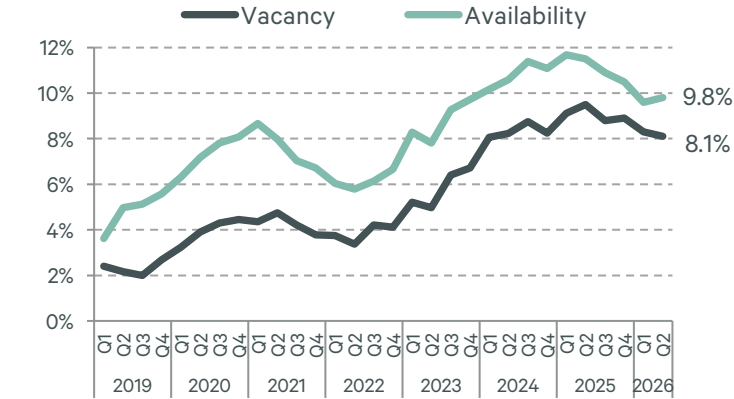
Source: CBRE Research, Q2 2026

FIGURE 7: Construction Completions



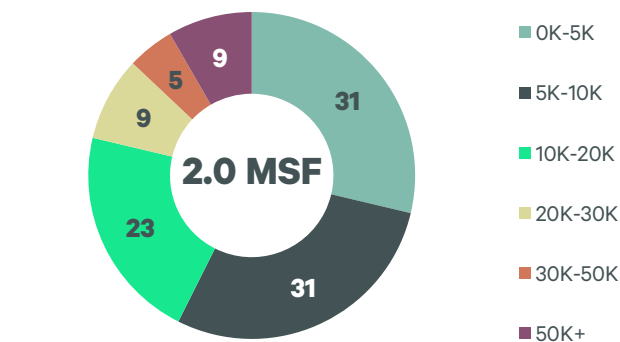
Source: CBRE Research, Q2 2026

FIGURE 6: Vacancy & Availability



Source: CBRE Research, Q2 2026

FIGURE 8: Number of Available Spaces by Size Range



Source: CBRE Research, Q2 2026

Aerial View of Submarkets



Source: CBRE Research, Location Intelligence, Q2 2026

Definitions

Average Asking Rate Direct Monthly Lease Rates, Industrial Gross (IG). 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 industrial buildings that total 1,000+ sq. ft. in San Francisco County. 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

Contacts

Aaron Goodale
Research Manager
+1 510 579 0713
Aaron.Goodale@cbre.com

Libby Wiskind
Research Analyst
+1 415 772 0432
Libby.Wiskind@cbre.com

Vikram Narula
Research Analyst
+1 925 876 7491
Vikram.Narula@cbre.com

Konrad Knutsen
Associate Director, Northern CA
+1 916 446 8292
Konrad.Knutsen@cbre.com

San Francisco Office
415 Mission St, Suite 4600
San Francisco, CA 94105

© Copyright 2026. All rights reserved. This report has been prepared in good faith, based on CBRE’s current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE’s control. In addition, many of CBRE’s views are opinion and/or projections based on CBRE’s subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE’s current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE’s securities or of the performance of any other company’s securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

