

FIGURES | SAN FRANCISCO INDUSTRIAL | Q4 2025

Mission Bay gained occupancy while Potrero Hill and Showplace Square lost tenants

▲ 8.9%
Vacancy Rate

▼ (40K)
Sq. Ft. Net Absorption

▶ 40K
Sq. Ft. Under Construction

▲ \$1.71
IG / Monthly Lease Rate
Existing Properties

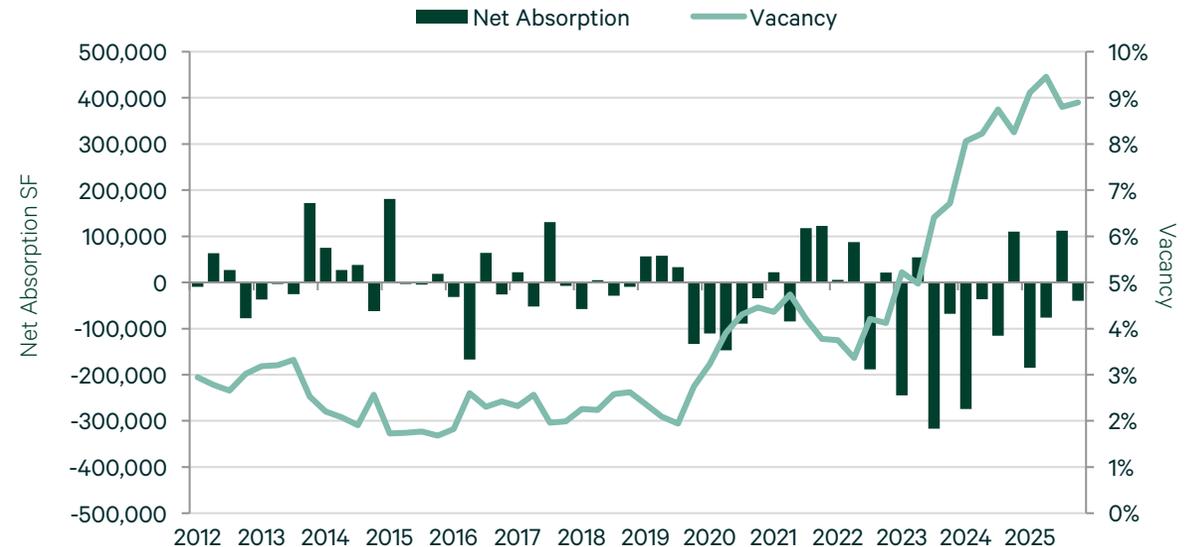
▲ 37.3K
Industrial Using Employment

Note: Arrows indicate change from previous quarter.

MARKET HIGHLIGHTS

- In Q4 2025, the vacancy rate increased by 10 basis points (bps) to 8.9% on 39,967 sq. ft. of negative net absorption. The availability rate decreased by 40 bps to 10.5%.
- Mission Bay/China Basin experienced the largest occupancy gains of any submarket with +31,882 sq. ft. of net absorption. Mission/Potrero experienced the largest occupancy losses with negative 50,860 sq. ft. of net absorption.
- The vacancy rate for warehouse facilities increased by 20 bps to 8.0%. The vacancy rate for manufacturing facilities decreased by 90 bps to 14.1%.
- The average direct asking rate increased to \$1.71 IG monthly. Since its peak in Q1 2023, the average direct asking rate has declined by 32.7%
- No development projects were delivered during the quarter, while 40,000 sq. ft. remained under construction at Pier 70.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q4 2025

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Available SF	Total Availability (%)	Total Vacant SF	Total Vacancy (%)	Q4 2025 Net Absorption	EOY 2025 Net Absorption	Average Direct Asking Rate IG Monthly
Bayview/Hunters Point	7,575,114	972,238	12.8%	888,854	11.7%	(6,847)	(261,765)	\$1.44
Mission Bay/China Basin	3,206,937	132,330	4.1%	189,320	5.9%	31,882	85,831	\$1.88
Mission/Potrero	8,021,046	670,825	8.4%	487,312	6.1%	(50,860)	(84,113)	\$2.03
Showplace Square	877,516	293,803	33.5%	150,337	17.1%	(34,506)	(78,746)	\$2.15
South of Market	2,199,591	221,840	10.1%	236,592	10.8%	20,364	151,922	\$1.96
San Francisco Total Market	21,880,204	2,291,036	10.5%	1,952,415	8.9%	(39,967)	(186,871)	\$1.71
Warehouse	18,688,799	1,795,314	9.6%	1,501,553	8.0%	(19,124)	(264,509)	\$1.60
Manufacturing	3,191,405	495,722	15.5%	450,862	14.1%	(20,843)	77,638	\$2.04

Source: CBRE Research, Q4 2025

FIGURE 3: Notable Lease Transactions Q4 2025

Tenant	Address	SF Leased	Deal Type
LabCorp	1400 16th St	103,213	Renewal
Ouster	350 Treat Ave	26,125	Renewal
DLS Events	225 Mendell St	23,000	New Lease
Ampersand	20 Heron St	15,577	New Lease

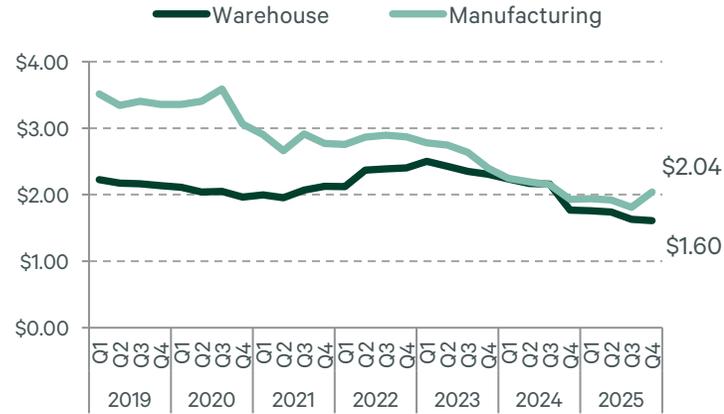
Source: CBRE Research, Q4 2025

FIGURE 4: Notable Sale Transactions Q4 2025

Buyer	Address	SF Sold	Sale Price
DECA Companies	3600 3rd St	27,447	\$12.9M
Ouster	2741 16th St	22,421	\$18.0M

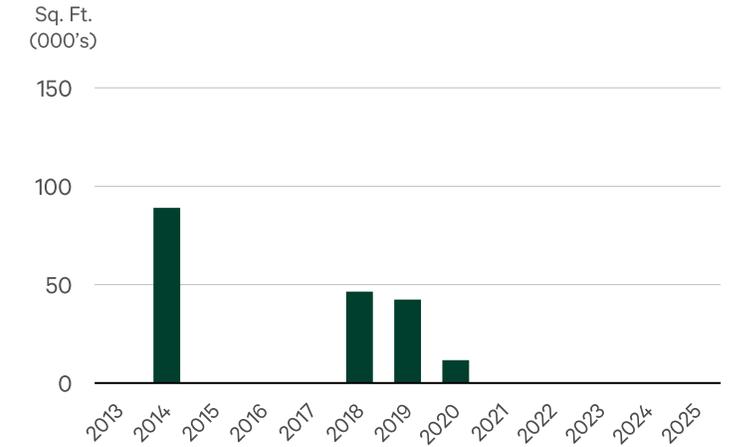
Source: CBRE Research, Q4 2025

FIGURE 5: Average Direct Asking Rate



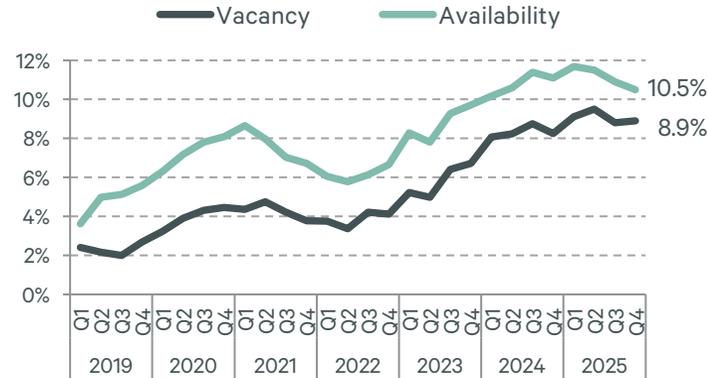
Source: CBRE Research, Q4 2025

FIGURE 7: Construction Completions



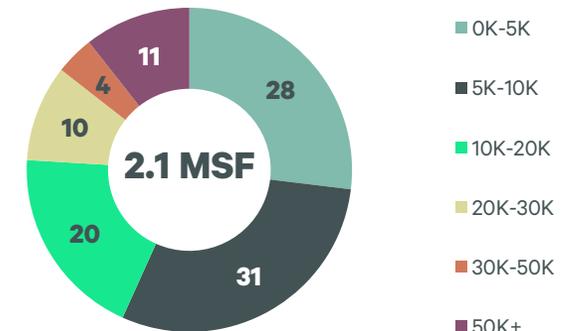
Source: CBRE Research, Q4 2025

FIGURE 6: Vacancy & Availability



Source: CBRE Research, Q4 2025

FIGURE 8: Number of Available Spaces by Size Range



Source: CBRE Research, Q4 2025

Aerial View of Submarkets



Source: CBRE Research, Location Intelligence, Q4 2025

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

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