

Sacramento Office Snapshot

▲ 18.1% Vacancy
▼ (320k) Net Absorption Sq. Ft.
▲ 23.2% Availability
▶ N/A Under Construction Sq. Ft.
▼ \$2.17 Average Asking Sq. Ft.

Figure 1: Market Statistics Office

Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Direct Available	Total Sublease Available	Total Available %	Average Asking Rate (\$)	Q1 Net Absorption	YTD Net Absorption
Downtown	10,307,656	1,991,323	19.5	2,379,279	52,021	23.8	3.03	50,479	50,479
Class A	5,765,791	1,005,045	17.4	1,230,552	34,920	22.0	3.20	34,080	34,080
Class B	3,319,424	823,559	24.8	980,957	17,101	30.1	2.70	412	412
Class C	1,222,441	162,719	14.2	167,770	0	14.6	2.41	15,987	15,987
Midtown	1,333,806	231,958	17.4	236,136	29,907	20.0	2.36	6,032	6,032
Class A	193,850	0	0.0	0	0	0.0	0.00	0	0
Class B	487,321	114,918	23.6	104,414	29,907	27.6	2.48	2,599	2,599
Class C	652,635	117,040	17.9	131,722	0	20.2	2.24	3,433	3,433
West Sacramento	1,312,861	110,360	8.4	119,800	0	9.1	2.82	(42,879)	(42,879)
Class A	602,932	96,500	16.0	98,868	0	16.4	3.00	(47,622)	(47,622)
Class B	426,185	1,075	0.3	1,075	0	0.3	0.00	1,075	1,075
Class C	283,744	12,785	4.5	19,857	0	7.0	1.79	3,668	3,668
East Sacramento	930,092	51,256	5.5	68,515	0	7.4	2.46	871	871
Class A	0	0	0.0	0	0	0.0	0.00	0	0
Class B	814,413	33,838	4.2	49,322	0	6.1	2.80	0	0
Class C	115,679	17,418	15.1	19,193	0	16.6	1.61	871	871
South Sacramento	1,841,310	224,212	12.2	275,165	2,795	15.1	1.62	2,323	2,323
Class A	666,076	112,434	16.9	112,434	0	16.9	2.00	0	0
Class B	357,583	59,327	16.6	56,532	2,795	16.6	1.83	0	0
Class C	817,651	52,451	6.4	106,199	0	13.0	1.51	2,323	2,323
Howe Avenue/Fulton Avenue	2,154,031	303,673	14.1	347,217	0	16.1	1.77	(22,805)	(22,805)
Class A	292,427	54,726	18.7	55,526	0	19.0	1.86	0	0
Class B	362,365	95,301	26.3	97,623	0	26.9	1.69	(5,669)	(5,669)
Class C	1,499,239	153,646	10.3	194,068	0	12.9	1.78	(17,136)	(17,136)
Northgate/Natomas	2,772,906	411,346	14.8	540,819	341,713	31.8	1.78	(5,845)	(5,845)
Class A	989,201	45,749	4.6	76,835	334,285	41.6	2.29	1,529	1,529
Class B	1,234,820	284,829	23.1	381,015	7,428	31.5	1.74	(7,585)	(7,585)
Class C	548,885	80,768	14.7	82,969	0	15.1	1.37	211	211
Watt Ave / Auburn Blvd	1,353,349	243,247	18.2	268,196	2,564	20.2	1.59	(9,313)	(9,313)
Class A	0	0	0.0	0	0	0.0	0.00	0	0
Class B	553,514	52,730	9.5	52,375	2,564	9.9	1.71	(6,548)	(6,548)
Class C	799,835	190,517	24.3	215,821	0	27.5	1.57	(2,765)	(2,765)
Hwy 50 Corridor	11,341,463	2,920,377	26.0	3,086,828	152,583	28.8	1.74	(14,901)	(14,901)
Class A	2,448,622	926,095	37.8	879,131	127,930	41.1	2.00	14,838	14,838
Class B	5,951,722	1,275,448	21.4	1,434,108	4,051	24.2	1.72	(63,775)	(63,775)
Class C	2,941,119	718,834	25.3	773,589	20,602	27.9	1.38	34,036	34,036

Source: CBRE Research, Q1 2025

Sacramento Office Snapshot

Figure 1: Market Statistics Office

Submarket	Net Rentable Area	Total Vacant SF	Total Vacant %	Total Direct Available	Total Sublease Available	Total Available %	Average Asking Rate (\$)	Q1 Net Absorption	YTD Net Absorption
Carmichael / Fair Oaks	396,335	16,003	4.0	26,813	0	6.77 %	1.66	5,300	5,300
Class A	70,000	0	0.0	0	0	0 %	0.00	0	0
Class B	108,394	1,557	1.4	1,557	0	1.44 %	1.60	0	0
Class C	217,941	14,446	6.6	25,256	0	11.59 %	1.67	5,300	5,300
Citrus Heights / Orangevale	1,021,586	178,709	17.5	194,284	0	19.02 %	1.30	(15,929)	(15,929)
Class A	0	0	0.0	0	0	0.0	0.00	0	0
Class B	112,460	31,326	27.9	33,422	0	29.72 %	1.56	(23)	(23)
Class C	909,126	147,383	16.2	160,862	0	17.69 %	1.24	(15,906)	(15,906)
Point West / Tribute Rd	2,085,245	451,151	21.6	557,449	5,796	27.01 %	2.01	85,457	85,457
Class A	959,970	265,098	27.6	362,347	0	37.75 %	2.13	84,803	84,803
Class B	433,858	34,940	8.1	37,654	4,343	9.68 %	1.80	5,944	5,944
Class C	691,417	151,113	21.9	157,448	1,453	22.98 %	1.79	(5,290)	(5,290)
Campus Commons	1,298,573	154,062	11.9	165,511	19,350	14.24 %	2.16	39,990	39,990
Class A	59,479	9,538	16.0	9,538	0	16.04 %	3.25	7,440	7,440
Class B	970,964	134,471	13.9	145,920	19,350	17.02 %	2.09	32,550	32,550
Class C	268,130	10,053	3.8	10,053	0	3.75 %	2.12	0	0
Folsom	2,732,798	397,792	14.6	510,074	63,536	20.99 %	2.30	32,482	32,482
Class A	1,592,390	262,646	16.5	363,787	54,327	26.26 %	2.43	27,459	27,459
Class B	915,259	130,513	14.3	141,654	9,209	16.48 %	2.02	5,023	5,023
Class C	225,149	4,633	2.1	4,633	0	2.06 %	1.85	0	0
Elk Grove / Galt	1,107,419	38,876	3.5	67,174	0	6.07 %	2.51	(3,031)	(3,031)
Class A	716,103	28,453	4.0	31,512	0	4.4 %	2.81	(1,624)	(1,624)
Class B	379,724	10,423	2.7	35,662	0	9.39 %	2.26	(1,407)	(1,407)
Class C	11,592	0	0.0	0	0	0 %	0.00	0	0
Roseville / Rocklin	7,788,486	1,097,114	14.5	1,190,615	308,685	19.81 %	2.01	7,427	7,427
Class A	4,121,191	772,212	19.8	904,422	18,142	23.65 %	2.21	10,443	10,443
Class B	2,944,331	265,526	9.0	202,370	290,543	16.74 %	1.57	(11,789)	(11,789)
Class C	722,964	59,376	8.2	83,823	0	11.59 %	1.68	8,773	8,773
South Natomas	3,302,178	731,402	22.2	1,150,847	67,548	36.9 %	2.22	75,766	75,766
Class A	2,872,775	621,371	21.6	990,726	67,548	36.84 %	2.29	69,987	69,987
Class B	364,403	98,678	27.1	148,768	0	40.83 %	1.94	(5,574)	(5,574)
Class C	65,000	11,353	17.5	11,353	0	17.47 %	0.00	11,353	11,353
Sacramento	53,080,094	9,552,861	18.1	11,184,722	1,046,498	23.20	2.17	(320,214)	(320,214)
Class A	21,350,807	4,199,867	19.9	5,115,678	637,152	27.20	2.52	(95,434)	(95,434)
Class B	19,736,740	3,448,459	17.5	3,904,428	387,291	21.70	1.96	(206,889)	(206,889)
Class C	11,992,547	1,904,535	16.1	2,164,616	22,055	18.50	1.62	(17,891)	(17,891)

DEFINITIONS

Average Asking Rate Direct Monthly Lease Rates, Full Service Gross (Office).
 Availability All existing space being marketed for lease. Total Vacancy Rate Direct
 Vacancy+Sublease Vacancy.

SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant office buildings that total 10,000+ sq. ft., excluding owner-occupied buildings in the Sacramento region. CBRE assembles all information through web and phone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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