

MARKET TRENDS | **PENINSULA**

INDUSTRIAL

3RD QUARTER
2021

◀ ABSORPTION | ▲ VACANCY | ▲ RENTAL RATE | ▶ CONSTRUCTION DELIVERIES

Year-over-year change

TOP SALE TRANSACTIONS FOR Q3 2021

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
1755 Rollins Rd	Burlingame	83,971	\$36,600,000	\$435.86	Goodman	1755 Rollins Rd Burlingame LLC
1320 Bayport Ave	San Carlos	44,464	\$33,000,000	\$742.17	Premia Capital	R&M Properties
860 Charter St	Redwood City	23,200	\$12,300,000	\$530.17	860 Charter LLC	Tranente One LLC

TOP LEASE TRANSACTIONS FOR Q3 2021

Property	Submarket	Square Feet	Date	Landlord	Tenant
1300 Island Dr & 2000-3000 Bridge Pkwy	Redwood City	233,733	September 2021	Longfellow Real Estate Partners	Altos Labs
1150 Veterans Blvd	South San Francisco	88,106	July 2021	Healthpeak Properties	Nkarta
570-586 Eccles Ave	South San Francisco	64,795	September 2021	Prologis	Nimble

Market Breakdown

	Q3 2021	Q2 2021	Q3 2020	Annual % Change
Direct Vacancy Rate	6.5%	6.2%	4.9%	32.65%
Total Availability Rate	7.1%	7.8%	6.2%	14.52%
Direct Asking Lease Rate	\$1.80	\$1.77	\$1.71	5.26%
Leased SF	379,515	372,953	232,154	63.48%
Sold SF	237,938	396,902	99,229	139.79%
Total Net Absorption	(34,148)	(32,567)	(46,875)	N/A

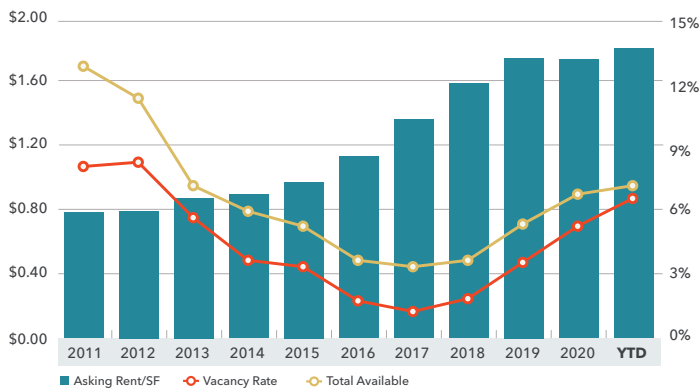
PENINSULA INDUSTRIAL SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Total Availability Rate	3Q 2021 Total Net Absorption	YTD Total Net Absorption	3Q 2021 Leasing Activity	YTD Leasing Activity	Average Direct Rental Rate
Brisbane/Daly City	4,719,860	8.3%	0.0%	8.3%	8.7%	-239,850	-268,932	12,200	229,198	\$1.45
South San Francisco	12,553,910	8.4%	0.2%	8.6%	10.8%	88,233	-244,157	253,081	556,659	\$1.51
San Bruno/Millbrae	804,973	29.7%	0.0%	29.7%	2.0%	0	40,598	0	0	\$0.00
Burlingame	3,522,640	3.5%	0.0%	3.5%	4.6%	112,882	38,736	52,150	198,502	\$1.58
San Mateo	789,953	3.0%	0.0%	3.0%	8.2%	-5,748	-5,480	0	6,912	\$2.40
Belmont/San Carlos	3,718,409	1.8%	0.0%	1.8%	1.6%	21,837	104,589	37,084	96,297	\$2.68
Redwood City	2,941,437	2.9%	0.4%	3.3%	3.9%	-14,002	-6,573	10,000	69,258	\$2.13
Menlo Park	2,215,399	3.1%	0.0%	3.1%	2.5%	2,500	5,000	15,000	20,000	\$2.68
Industrial Total	31,459,520	6.5%	0.1%	6.7%	7.1%	-34,148	-336,219	379,515	1,176,826	\$1.80

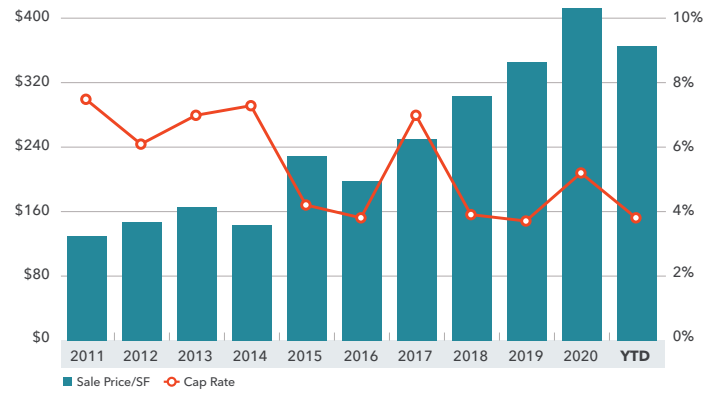
PENINSULA R&D SUBMARKET STATISTICS

Submarket	Total Inventory	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacancy Rate	Total Availability Rate	3Q 2021 Total Net Absorption	YTD Total Net Absorption	3Q 2021 Leasing Activity	YTD Leasing Activity	Average Direct Rental Rate
South San Francisco	6,230,344	6.4%	1.8%	8.3%	4.8%	26,472	164,654	128,530	330,942	\$5.90
San Bruno/Millbrae	139,148	5.1%	4.9%	10.0%	5.1%	6,396	4,521	12,645	12,645	-
Burlingame	786,621	6.6%	0.0%	6.6%	8.7%	14,298	23,380	1,725	12,998	-
San Mateo	284,687	31.1%	0.0%	31.1%	27.9%	4,596	43,231	31,117	44,992	\$5.50
Belmont/San Carlos	1,762,419	5.1%	0.4%	5.5%	19.6%	50,740	46,678	18,507	64,782	\$5.75
Redwood City	2,038,153	6.7%	0.3%	7.0%	6.4%	-6,190	10,712	189,342	208,701	\$5.30
Menlo Park	2,008,654	1.3%	2.0%	3.3%	3.9%	7,857	-26,014	9,831	21,465	\$6.00
R&D Total	13,250,026	6.0%	1.3%	7.4%	7.6%	104,169	267,162	391,697	696,525	\$5.14

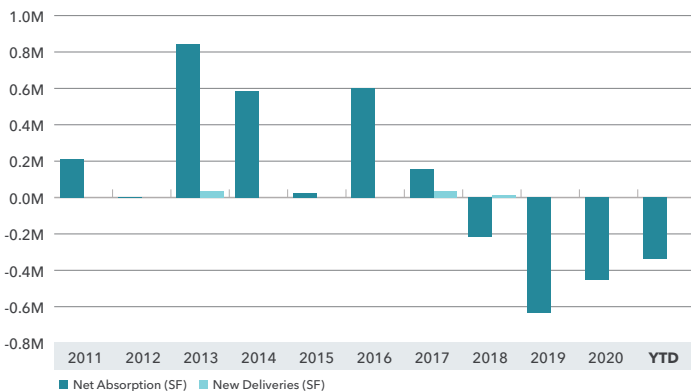
LEASE RATE, VACANCY & AVAILABILITY



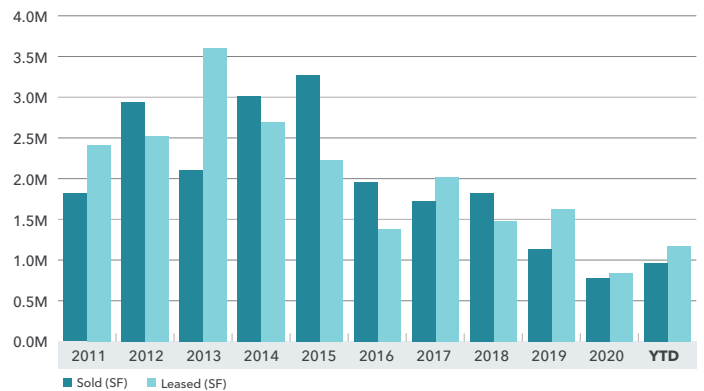
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

23M	ANNUAL SALES SF	450+	NO. OF BROKERS
\$8B	ANNUAL TRANSACTION VOLUME	42M	ANNUAL LEASING SF

VALUATION ADVISORY

1,800+	APPRAISALS ANNUALLY	39/20	TOTAL NO. APPRAISERS/MAI'S
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ASSET SERVICES

70M	MANAGEMENT PORTFOLIO SF	\$12B	IN ASSETS UNDER MANAGEMENT
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