

San Francisco Peninsula

Industrial market snapshot

Q4 2023

San Francisco Peninsula's industrial market has started to cool off, with leasing activity slowing and tenants preferring smaller spaces. Similarly, the flex market faces ongoing challenges, with limited signs of improvement attributed to a lack of demand.

1.51 msf

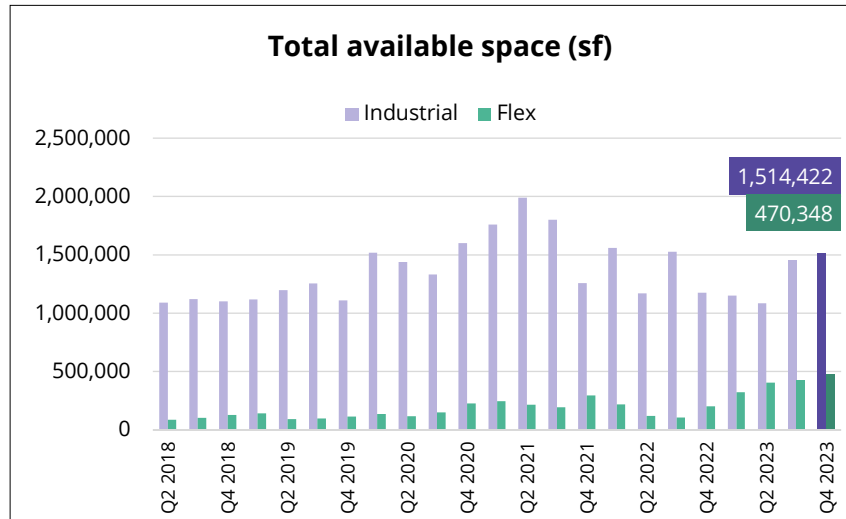
Total available industrial space now sits at **1.51 msf**, translating to a 5.4% availability rate.

-26.6%

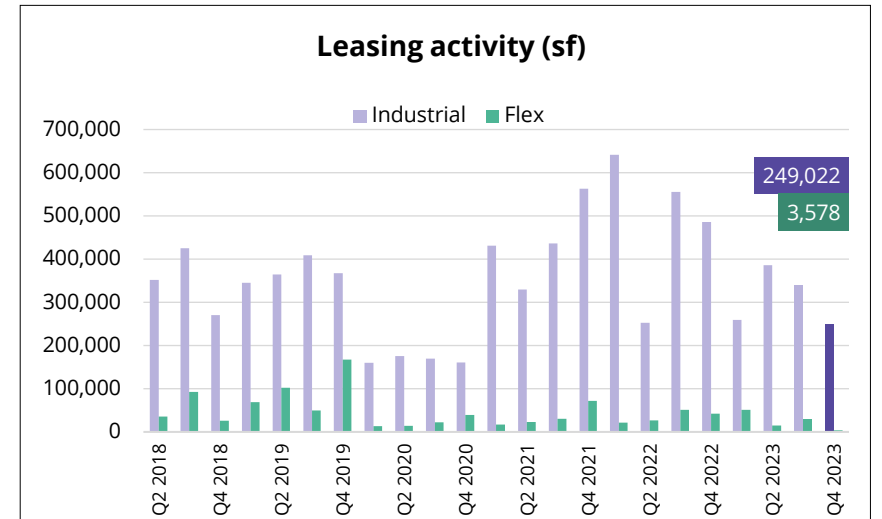
Industrial leasing activity has started to cool off, with a **26.6%** decrease from the previous quarter.

\$1.94 psf

Industrial asking rents saw a 5.1% decline, and currently stand at **\$1.94 psf/NNN**.



Total available industrial space sits at 1.51 msf at the end of Q4 and is steadily creeping up. However, total availability remains on par with pre-Covid figures.



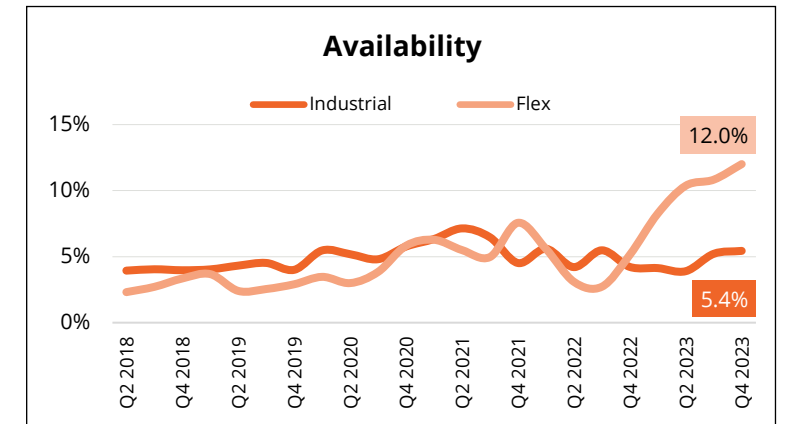
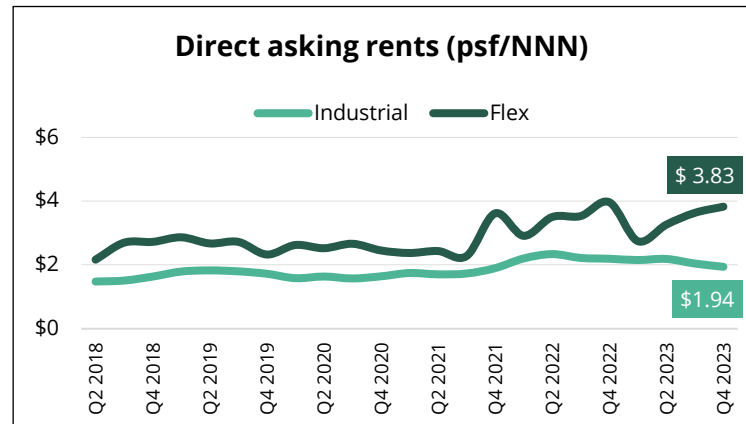
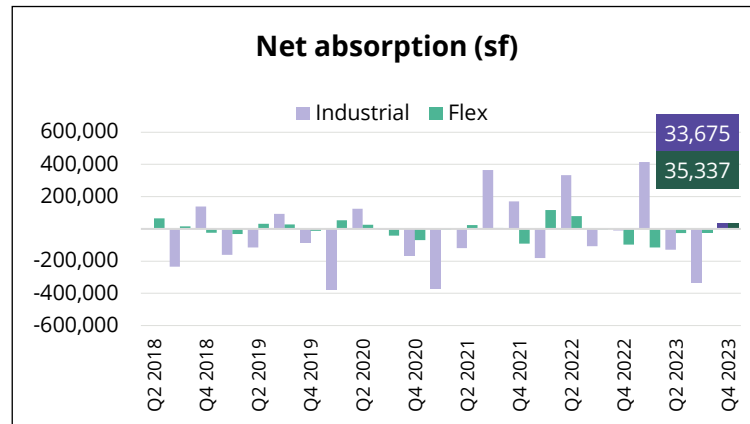
Flex space continues to struggle due to a lack of demand, while leasing activity in the industrial market has declined as tenants show a preference for smaller spaces.

Sources: AVANT by Avison Young, CoStar

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Recent leasing activity

Tenant	Address	Submarket	Size (sf)	Lease type
SIXT Rent a Car	220 Shaw Rd	South San Francisco	70,328	Direct
CableCom	137 Utah Ave	South San Francisco	40,000	Renewal
Design and Customize	320-340 Beach Rd	Burlingame	21,800	Renewal
Saga Musical Instruments	306 S Maple Ave	South San Francisco	18,900	Direct

Recent sales activity

Buyer	Address	Sale price	Sale price psf
Roche	333 Point San Bruno Blvd	\$23,800,00	\$595

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Get in touch

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	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct availability	Sublet availability	Total availability	Net absorption sf (Q4 2022)	Net absorption sf (YTD)	Direct asking rent NNN
Brisbane	3,866,473	-	-	6.4%	0.2%	6.6%	-	103,930	\$1.91
Burlingame	3,125,823	-	-	4.9%	0.0%	4.9%	-	33,823	\$2.33
Daly City	996,085	-	-	0.0%	0.0%	0.0%	-	-	-
Millbrae	58,241	-	-	37.2%	0.0%	37.2%	-	-21,691	\$1.88
San Bruno	1,786,300	-	-	7.8%	0.4%	8.2%	-	-	-
South San Francisco	10,390,750	-	-	4.1%	2.2%	6.2%	69,940	-5,304	\$1.71
North County	20,243,672	-	-	4.9%	1.2%	6.0%	69,940	110,758	\$1.89
Belmont	113,776	-	-	2.4%	0.0%	2.4%	-	3,664	-
Foster City	516,422	-	-	0.0%	0.2%	0.2%	-	-	-
San Mateo	247,184	-	-	18.9%	1.9%	20.9%	-2,904	-34,562	\$2.25
Central County	877,382	-	-	5.6%	0.7%	6.3%	-2,904	-30,898	\$2.25
East Palo Alto	211,573	-	-	15.4%	0.0%	15.4%	-	-32,620	\$2.00
Menlo Park	2,188,764	-	-	0.8%	0.0%	0.8%	10,022	10,022	\$3.75
Redwood City	1,869,712	-	-	3.9%	1.4%	5.2%	-15,954	-10,149	\$1.82
San Carlos	2,475,513	-	-	3.6%	0.0%	3.6%	-27,429	-57,854	\$2.50
South County	6,745,562	-	-	3.1%	0.4%	3.5%	-33,361	-90,601	\$2.15
Overall	27,866,616	-	-	4.5%	1.0%	5.4%	33,675	-10,741	\$1.94

Sources: AVANT by Avison Young

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Burlingame	211,561	-	-	0.9%	5.1%	6.0%	-	-	-
San Bruno	24,624	-	-	0.0%	0.0%	0.0%	-	2,550	-
South San Francisco	1,135,112	-	-	4.4%	1.8%	6.3%	-	-47,929	\$2.74
North County	1,371,297	-	-	3.6%	2.2%	5.9%	-	-45,379	\$2.74
Belmont	47,030	-	-	0.0%	0.0%	0.0%	-	-	-
Foster City	330,490	-	-	24.7%	0.0%	24.7%	81,524	81,096	-
San Mateo	37,803	-	-	0.0%	0.0%	0.0%	-	-	-
Central County	415,323	-	-	19.6%	0.0%	19.6%	81,524	81,096	-
Menlo Park	563,410	-	-	5.8%	11.7%	17.4%	-	-98,305	\$3.95
Redwood City	971,241	-	-	4.9%	7.6%	12.5%	-1,783	-12,342	\$4.76
San Carlos	598,480	-	-	13.2%	1.6%	14.8%	-44,404	-54,606	\$4.25
South County	2,133,131	-	-	7.5%	7.0%	14.4%	-46,187	-165,253	\$4.32
Overall	3,919,751	-	-	7.4%	4.6%	12.0%	35,337	-129,536	\$3.83