

San Francisco, CA

The market area consists of San Francisco, San Mateo, and Marin Counties. After several years of recovery from the dot-com bust, the San Francisco commercial real estate market has been hit hard again by the Great Recession. The office and industrial markets have been most affected, posting higher vacancies and falling rental rates. The multi-family market has remained stable due to limited new construction and a weak single-family housing market. The retail market has also remained stable so far, with low vacancies and flat rent growth, but store closures are a concern.

Population

San Francisco Metro: 1.8 Million

▲ 1.73%

Source: U.S. Department of Labor

Unemployment Rate

San Francisco Metro: 9.5% ▲

California: 12.1% ▲

United States: 9.8% ▲

Source: U.S. Department of Labor

Avg. Household Income

San Francisco Metro: \$110,937

California: \$82,786

United States: \$69,376

Source: Claritas

For more information contact:

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Metro Area Vital Signs

Inventory	140 M SF	↔
Vacancy Rate	14.5%	↑
Rental Rate Per SF	\$36.00	↓
Annual Absorption	-4 M SF	↓
Average Op. Expense/SF	\$12.00	↔
Cap Rate – Class A	7.5%	↓
Cap Rate – Class B	8.5%	↓

Inventory	136.6 K	↔
Vacancy Rate	3.6%	↑
Average Monthly Rent	\$1741	↓
Annual Absorption	-887 Units	↓
Operating Expense	42%	↔
Cap Rate – Class A	6.0%	↓
Cap Rate – Class B	7.0%	↓

Inventory	89 M SF	↔
Vacancy Rate	3.1%	↑
Avg. Rental Rate Per SF	\$32.78 Net	↓
Annual Absorption	-384 K SF	↓
Average Op. Expense/SF	\$10.50	↔
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.0%	↔

Inventory	90 M SF	↔
Vacancy Rate	8.5%	↑
Rental Rate Per SF	\$13.01	↓
Annual Absorption Rate	-346 K SF	↓
Cap Rate – Class A	7.5%	↔
Cap Rate – Class B	8.5%	↔

Office

Multi-Family

Retail

Industrial

Demographics