



Industrial Market Report

April 2022

Placer County CA

Search Analytics

INVENTORY SF

19.7M +0%

Prior Period 19.7M

UNDER CONSTRUCTION SF

99.5K +1,342.6%

Prior Period 6.9K

12 MO NET ABSORPTION SF

161K +43.9%

Prior Period 112K

VACANCY RATE

3.0% -0.8%

Prior Period 3.8%

MARKET RENT/SF

\$10.88 +8.8%

Prior Period \$10.00

MARKET SALE PRICE/SF

\$188 +8.4%

Prior Period \$174

MARKET CAP RATE

5.8% +0.1%

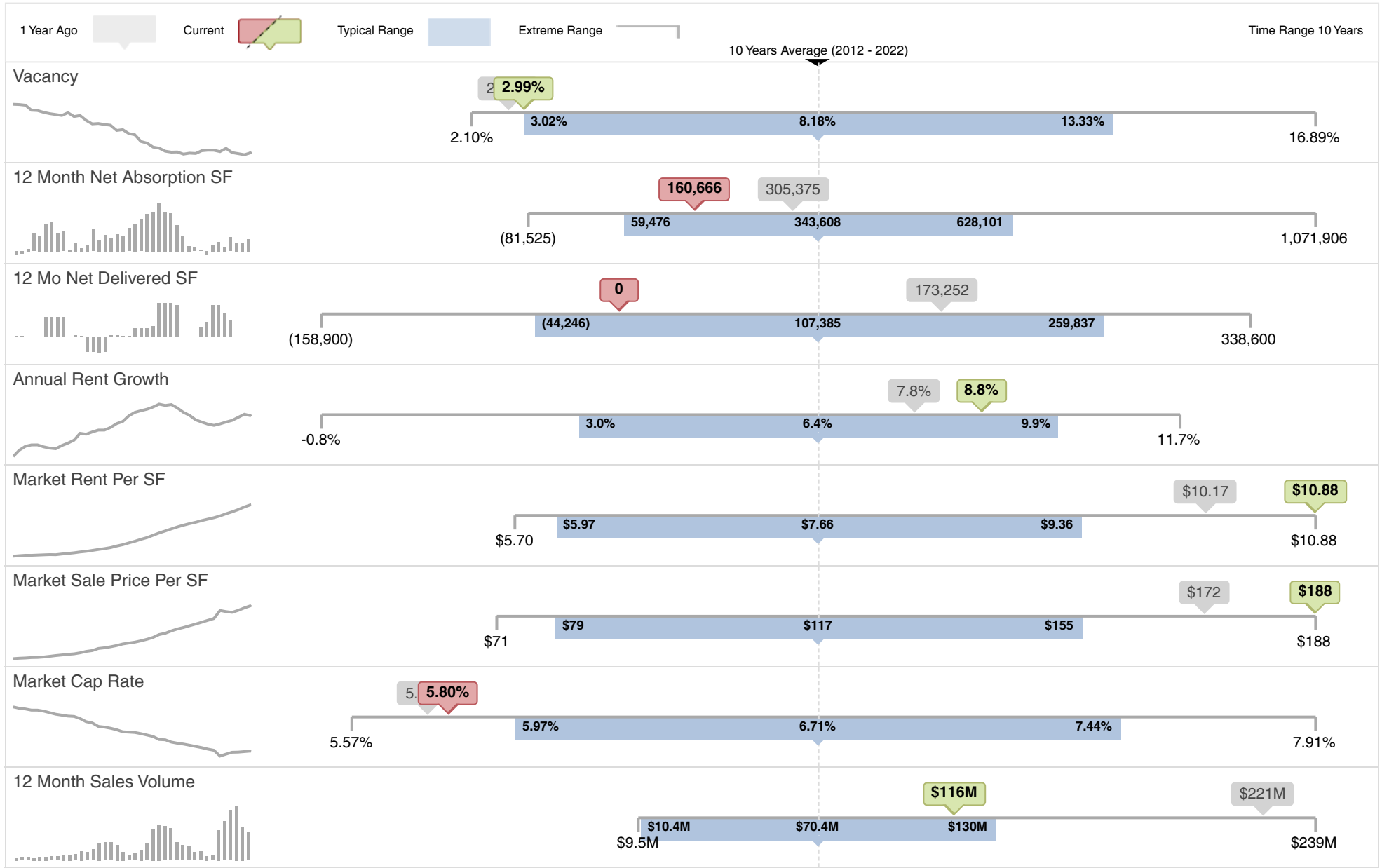
Prior Period 5.7%

Key Metrics

Availability		Inventory	
Vacant SF	589K ↑	Existing Buildings	729 ↓
Sublet SF	483K ↑	Under Construction Avg SF	16.6K ↓
Availability Rate	5.0% ↑	12 Mo Demolished SF	0 ↓
Available SF	992K ↑	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	\$8.53 ↑	12 Mo Construction Starts SF	92K ↑
Occupancy Rate	97.0% ↓	12 Mo Delivered SF	0 ↓
Percent Leased Rate	97.8% ↑	12 Mo Avg Delivered SF	-
Sales Past Year		Demand	
Asking Price Per SF	\$175 ↑	12 Mo Net Absorp % of Inventory	0.8% ↓
Sale to Asking Price Differential	-2.2% ↑	12 Mo Leased SF	639K ↑
Sales Volume	\$123M ↓	Months on Market	3.4 ↓
Properties Sold	60 ↑	Months to Lease	-
Months to Sale	9.0 ↓	Months Vacant	-
For Sale Listings	13 ↑	24 Mo Lease Renewal Rate	86.7%
Total For Sale SF	754K ↑	Population Growth 5 Yrs	6.5%

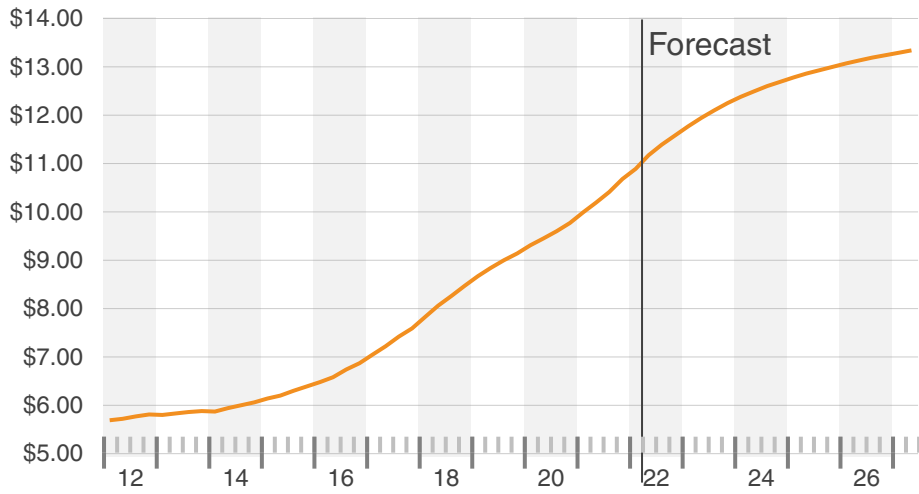
Search Analytics

Key Performance Indicators

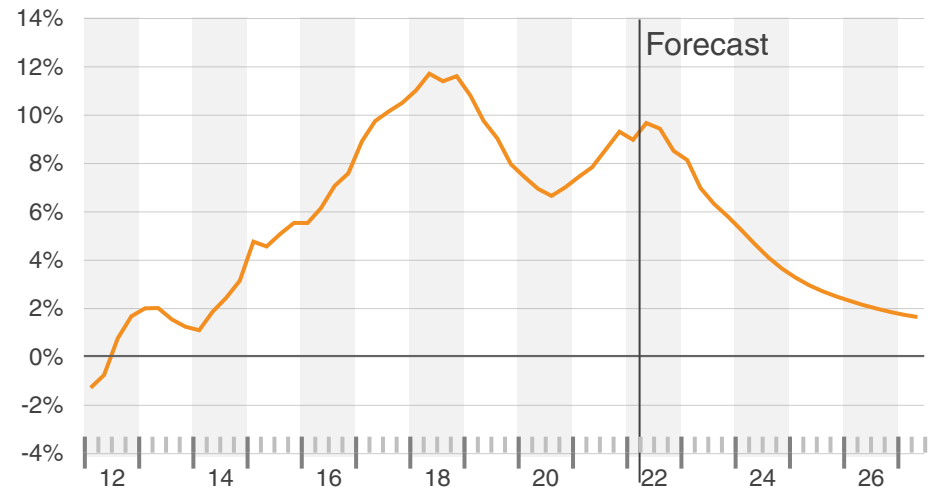


Search Analytics

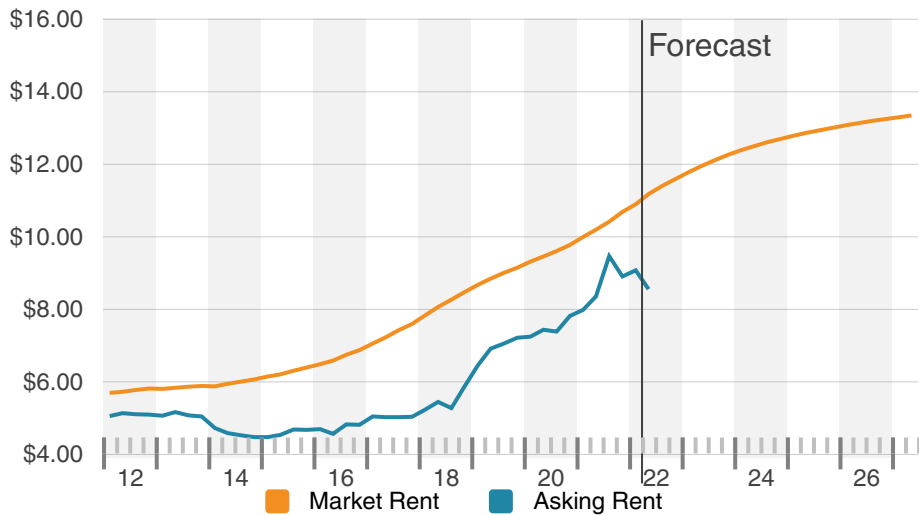
Market Rent Per SF



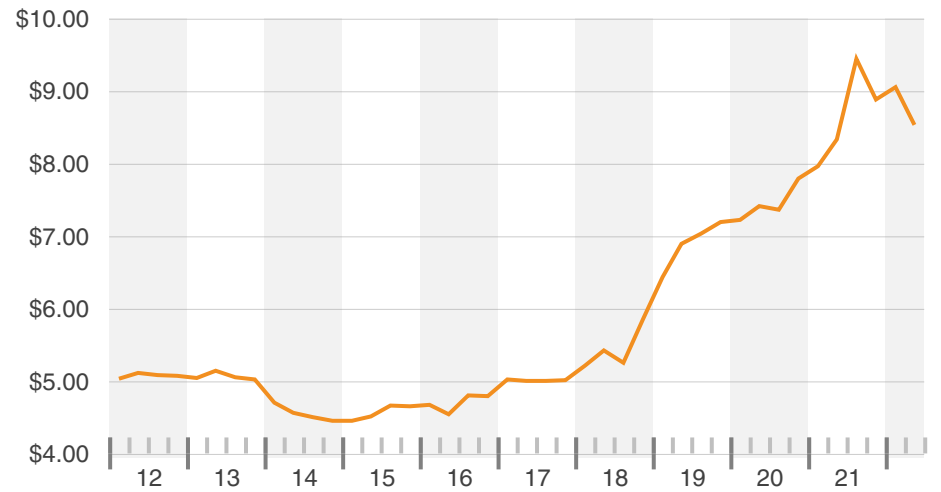
Market Rent Growth (YOY)



Market Rent & Asking Rent Per SF

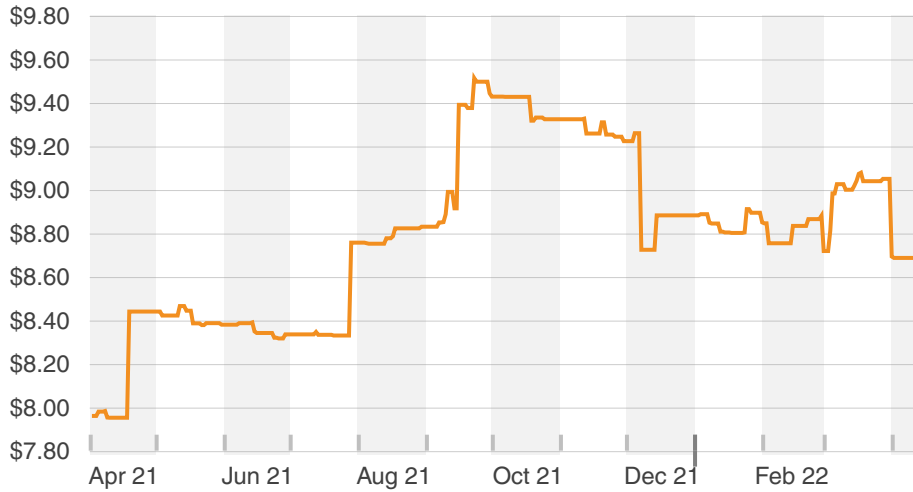


Asking Rent Per SF

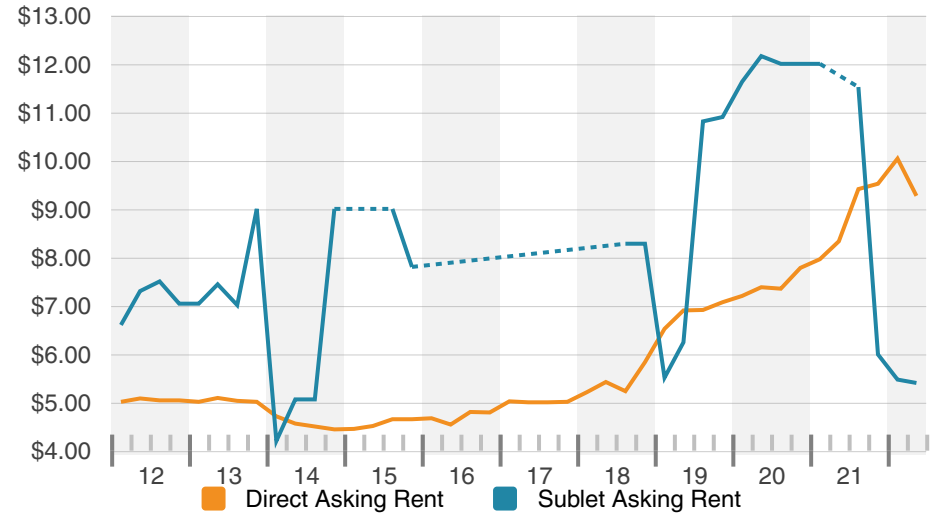


Search Analytics

Daily Asking Rent Per SF



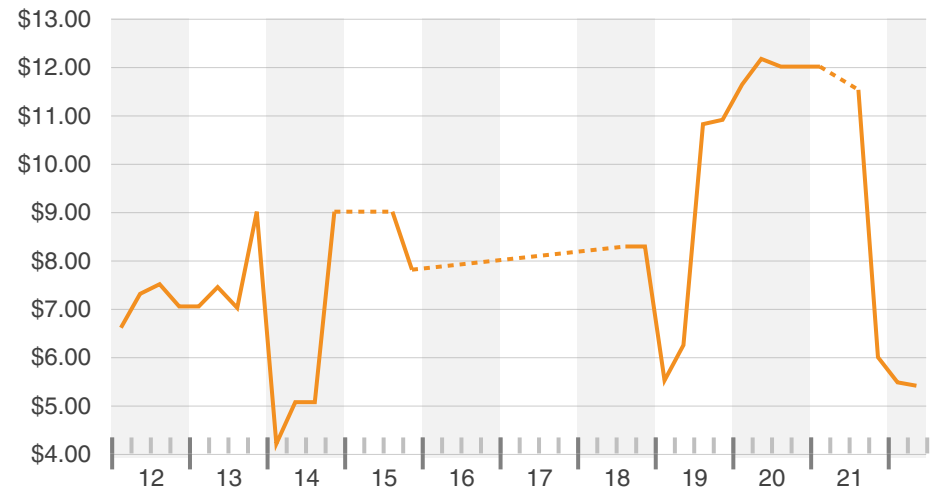
Direct & Sublet Rent Per SF



Direct Rent Per SF

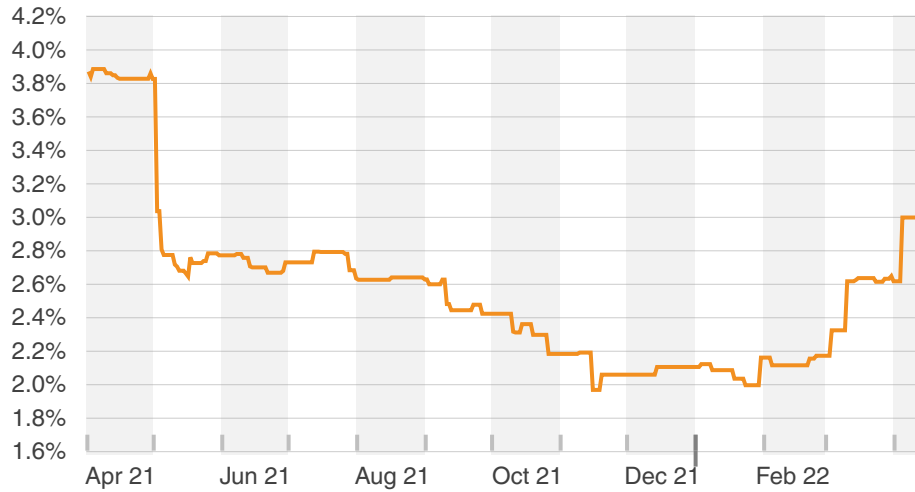


Sublet Rent Per SF

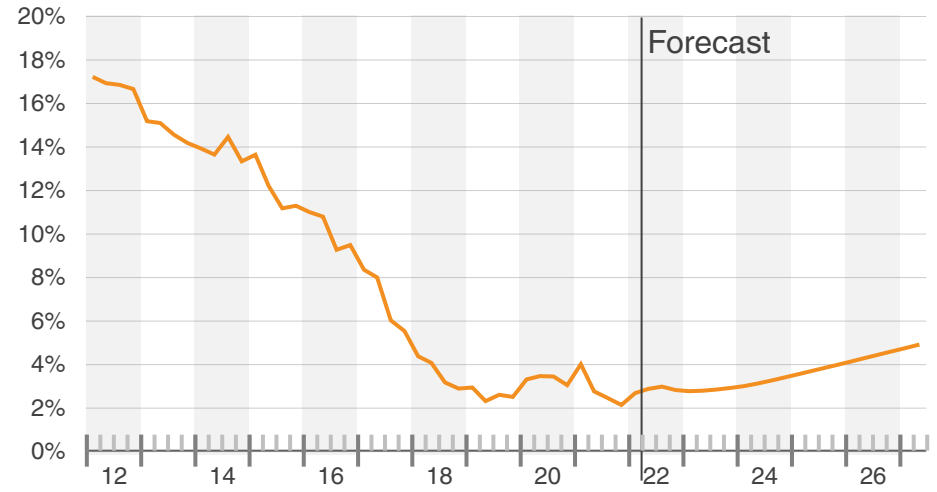


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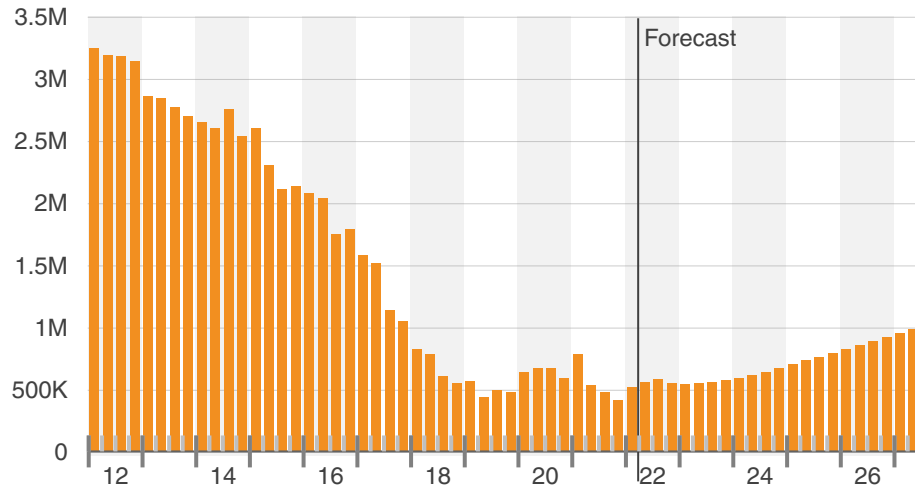
Daily Vacancy Rate



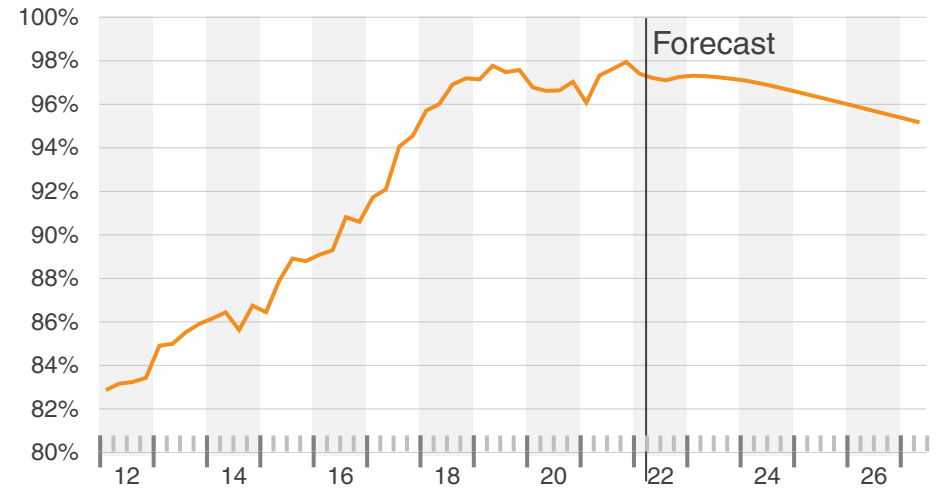
Vacancy Rate



Vacant SF

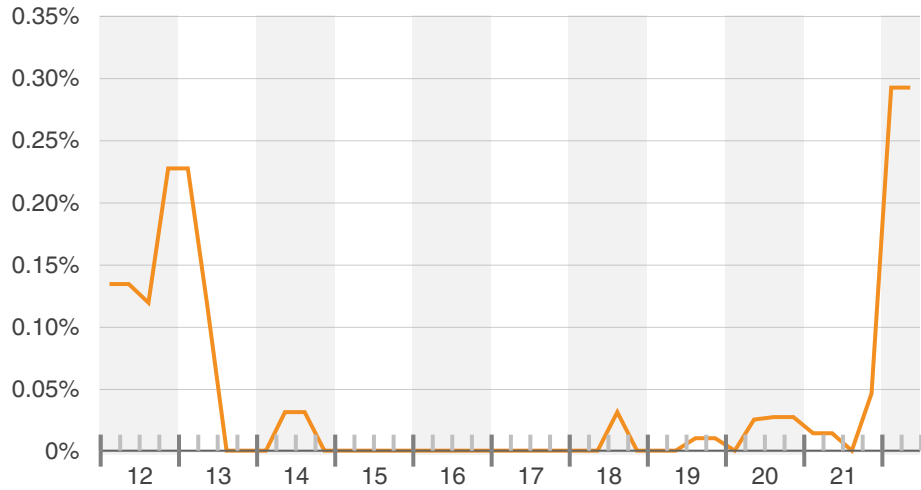


Occupancy Rate



Search Analytics

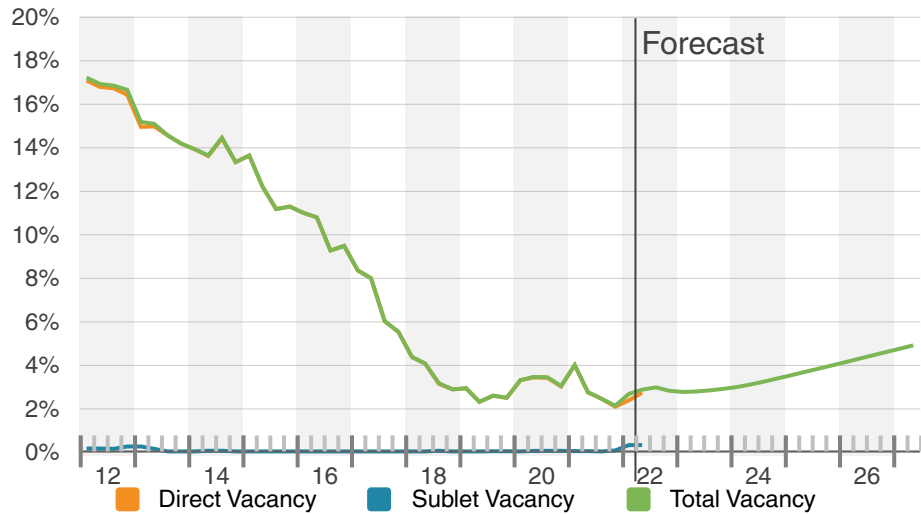
Sublet Vacancy Rate



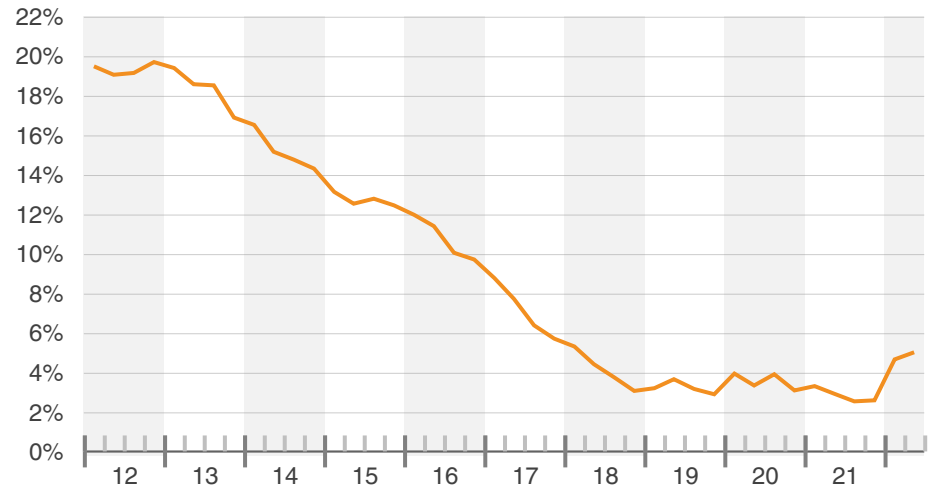
Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

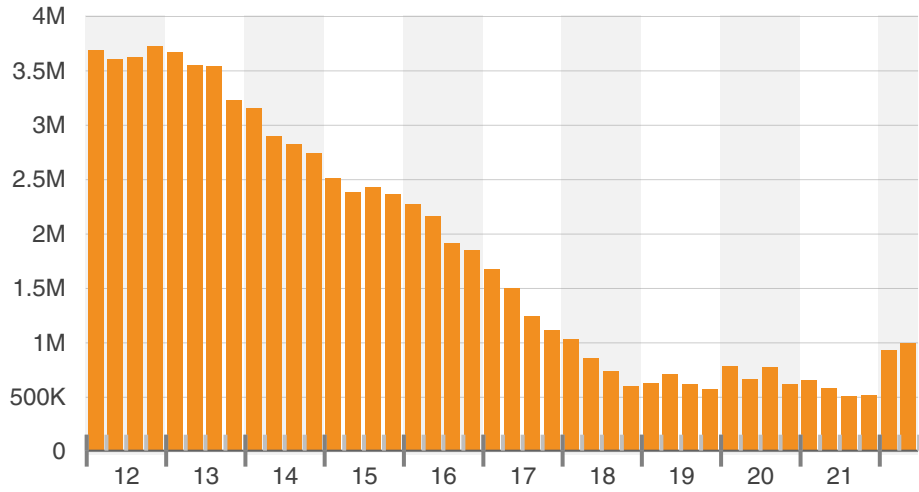


Availability Rate

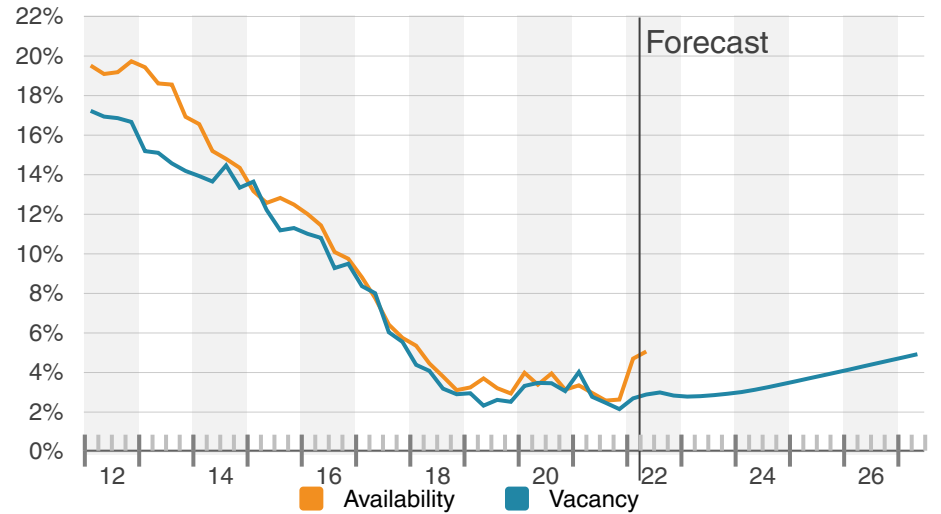


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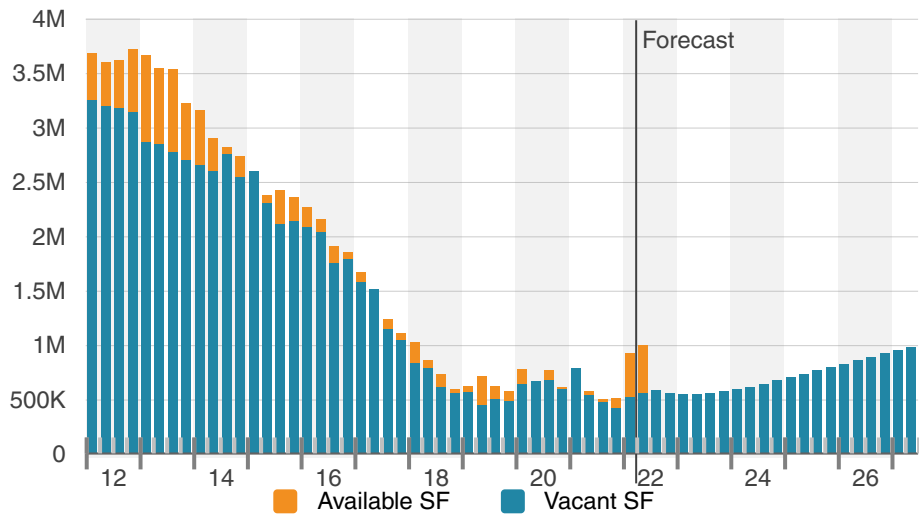
Available SF



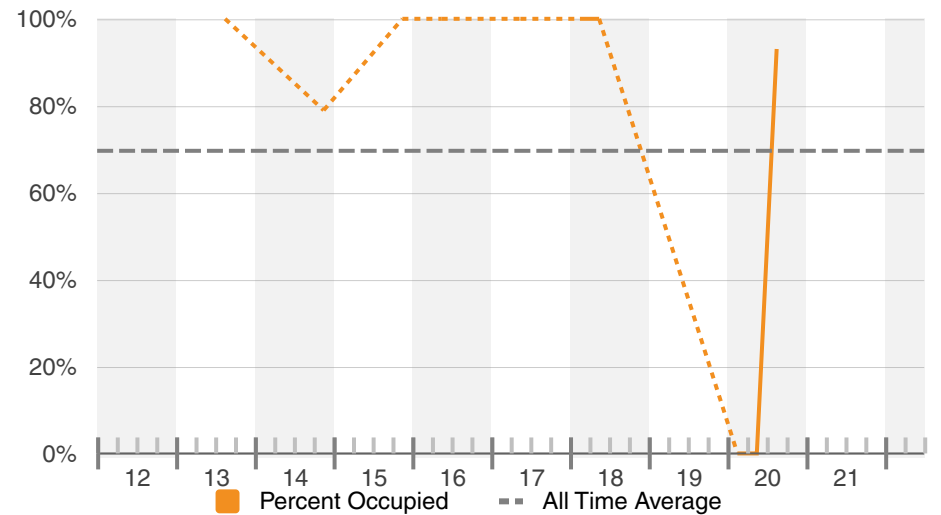
Availability & Vacancy Rate



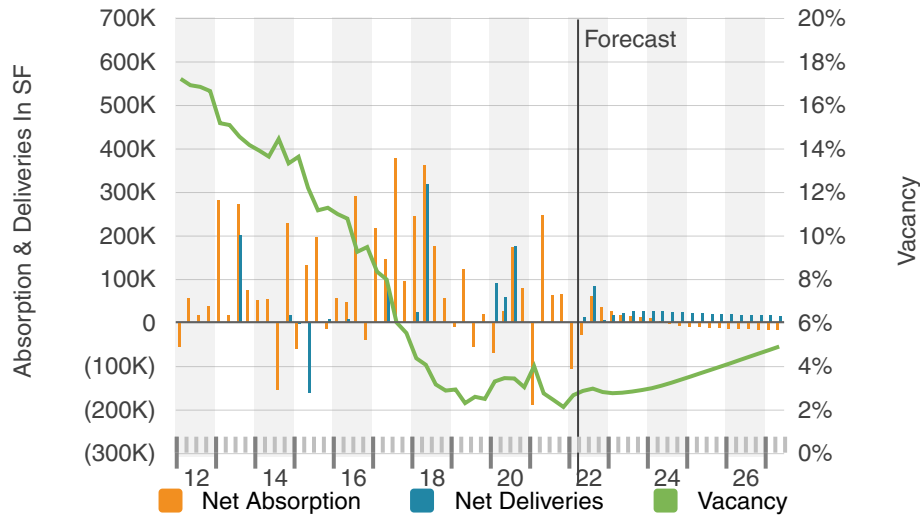
Available & Vacant SF



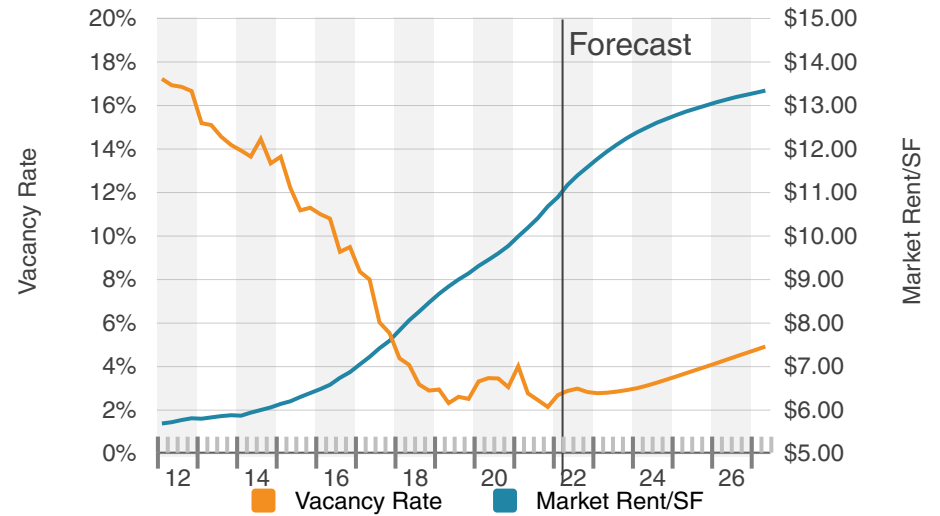
Occupancy At Delivery



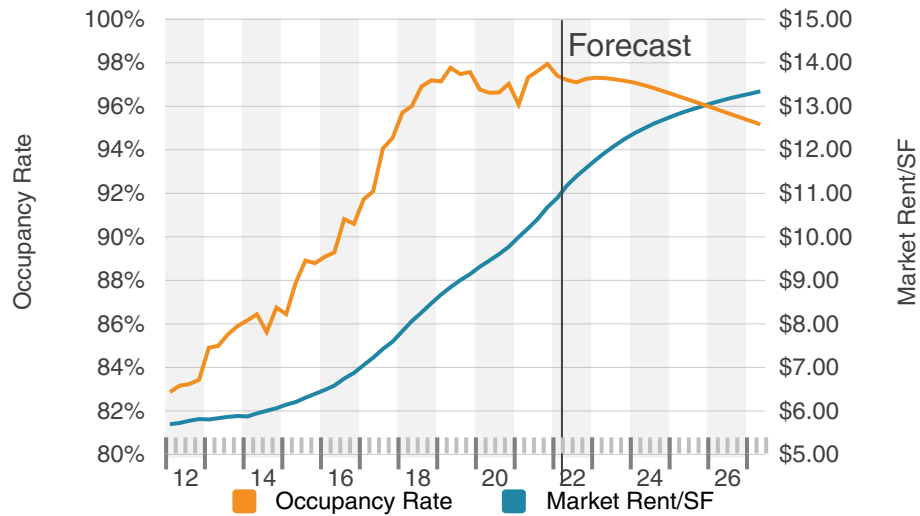
Net Absorption, Net Deliveries & Vacancy



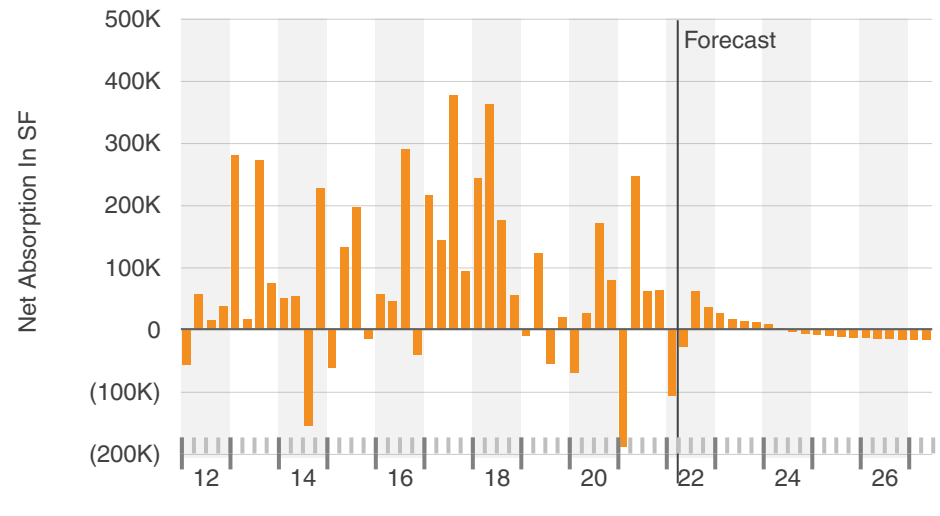
Vacancy & Market Rent Per SF



Occupancy & Market Rent Per SF

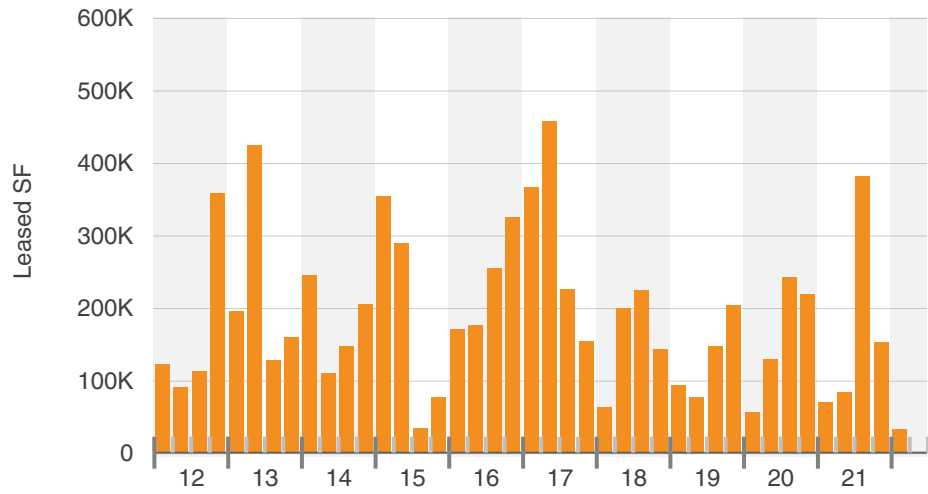


Net Absorption

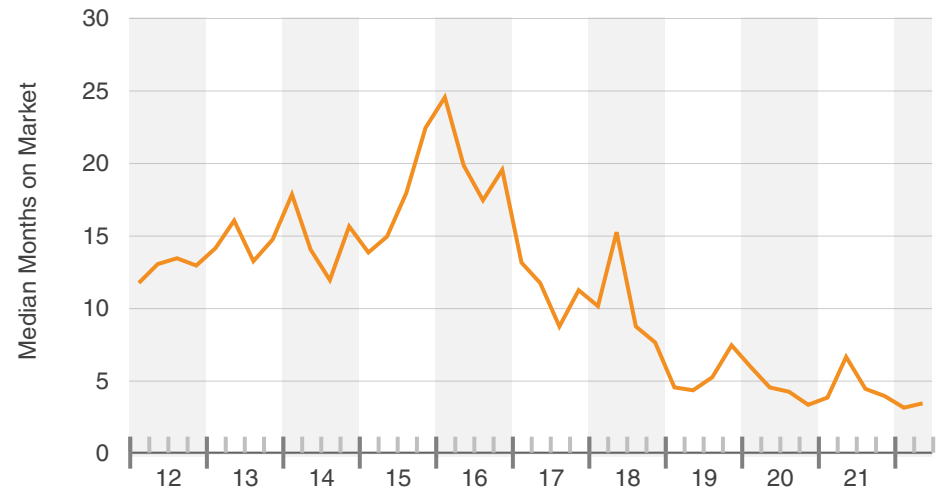


Search Analytics

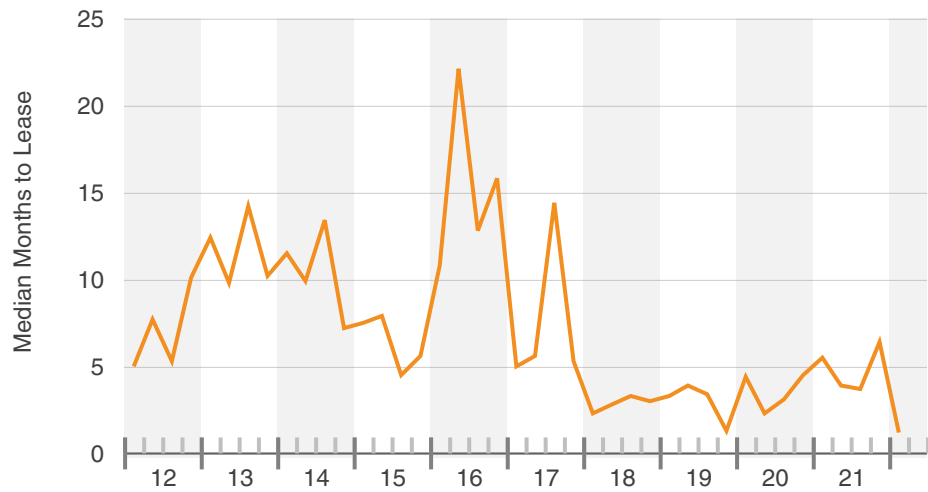
Leasing Activity



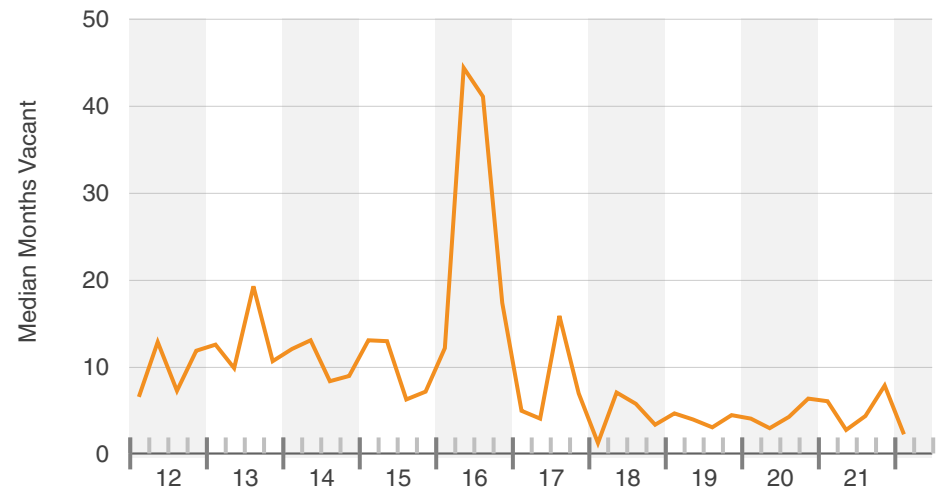
Months On Market



Months To Lease

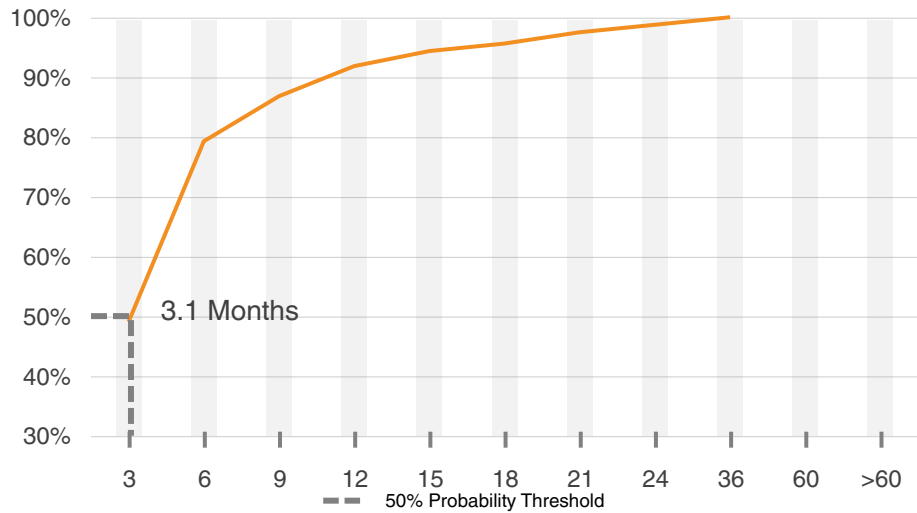


Months Vacant

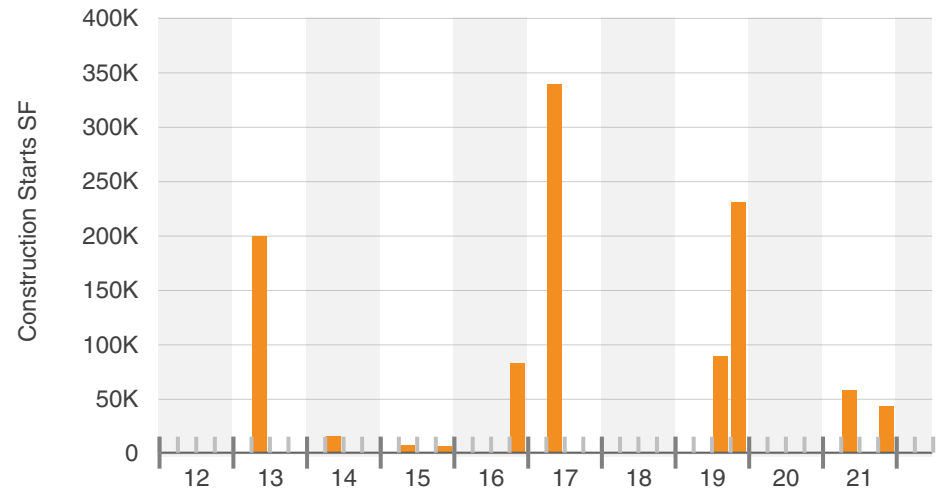


Search Analytics

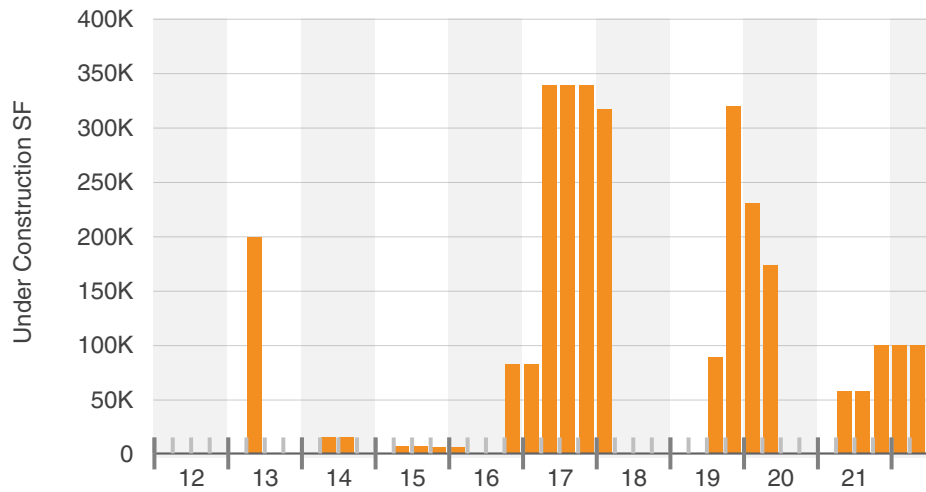
Probability Of Leasing In Months



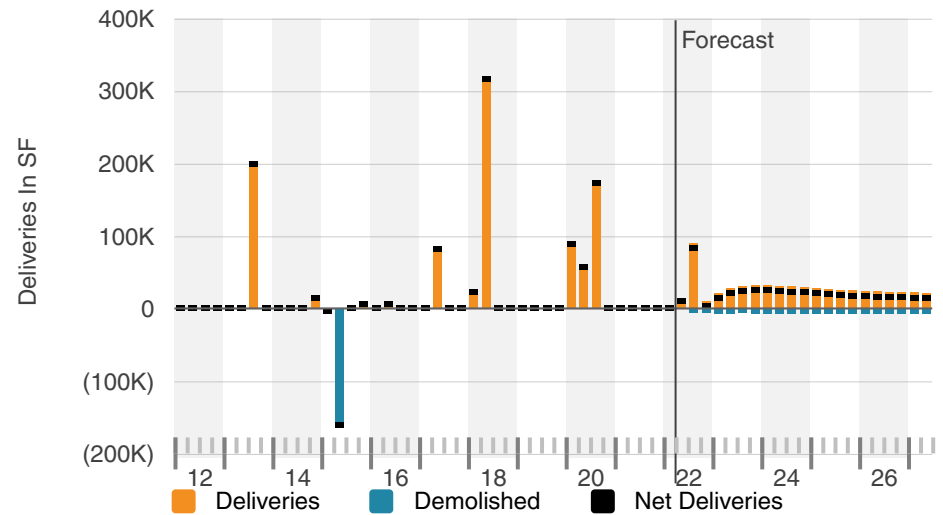
Construction Starts



Under Construction

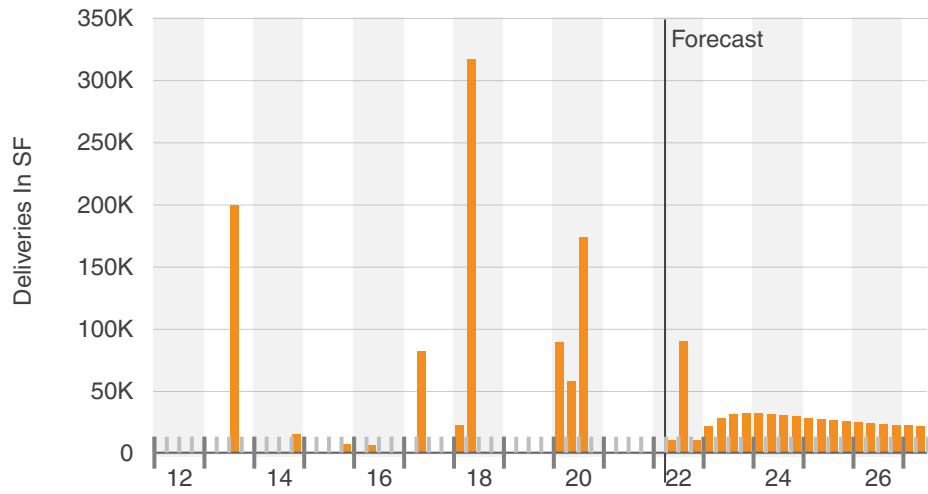


Deliveries & Demolitions

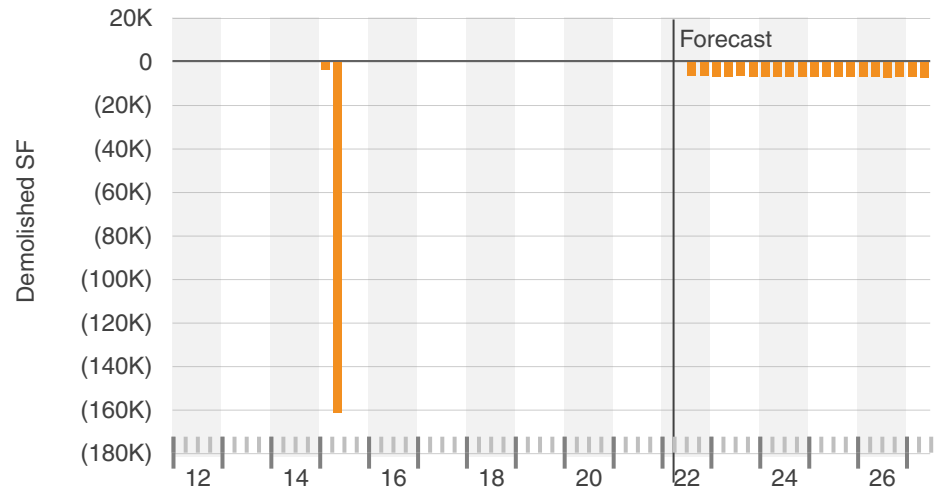


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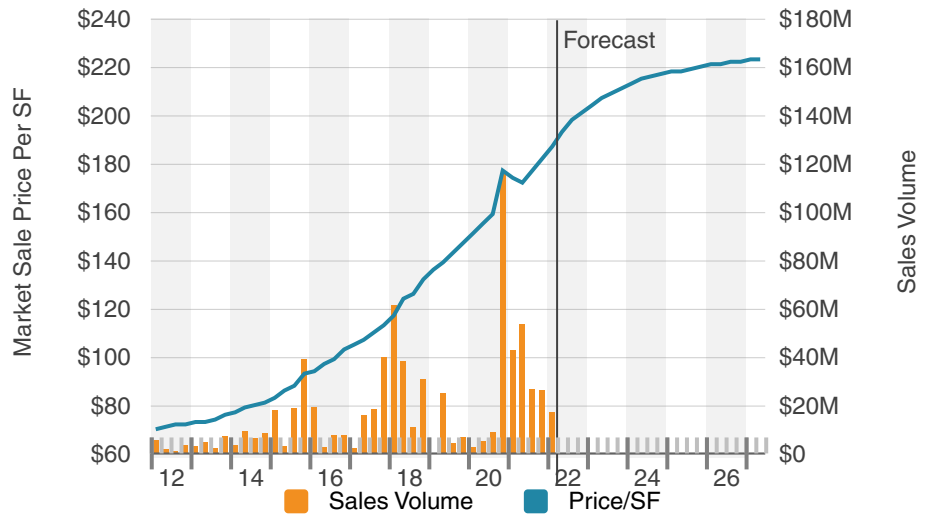
Deliveries



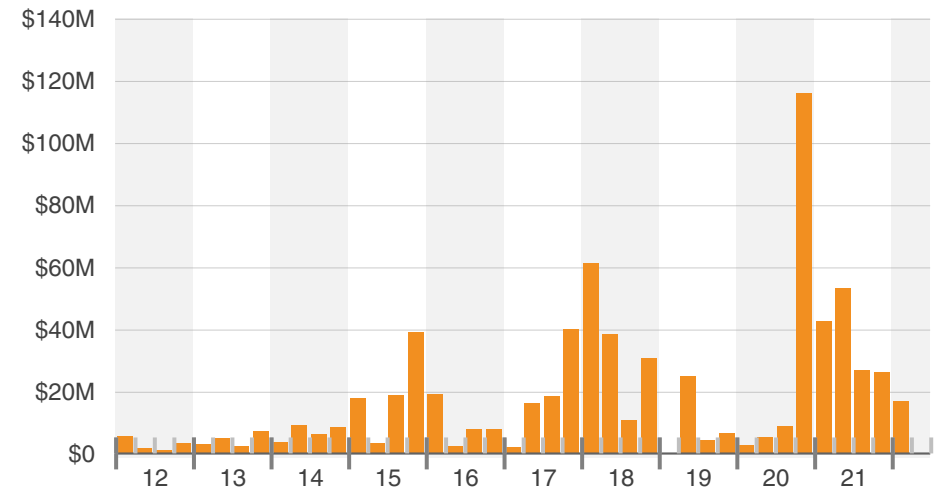
Demolitions



Sales Volume & Market Sale Price Per SF

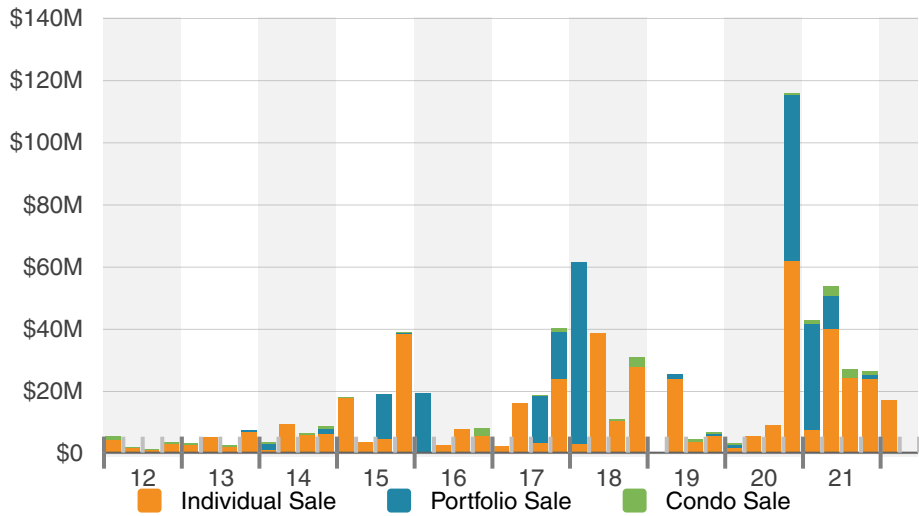


Sales Volume

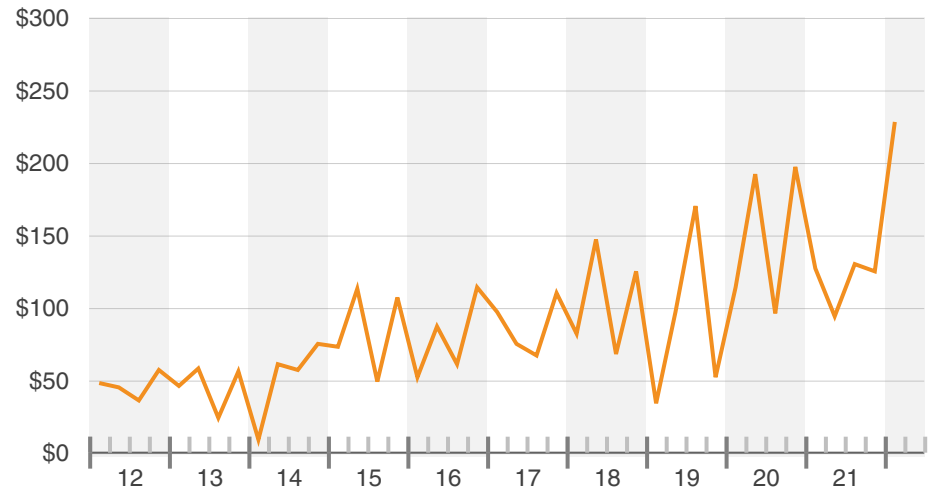


Search Analytics

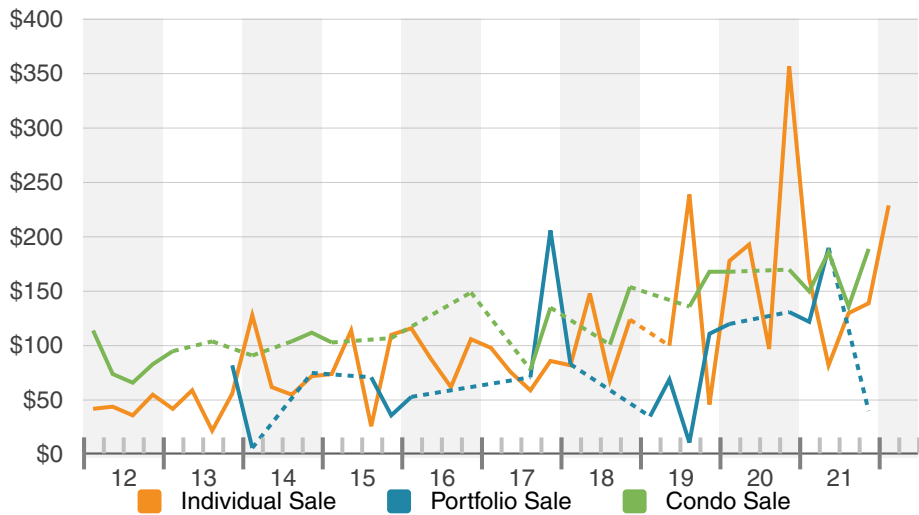
Sales Volume By Transaction Type



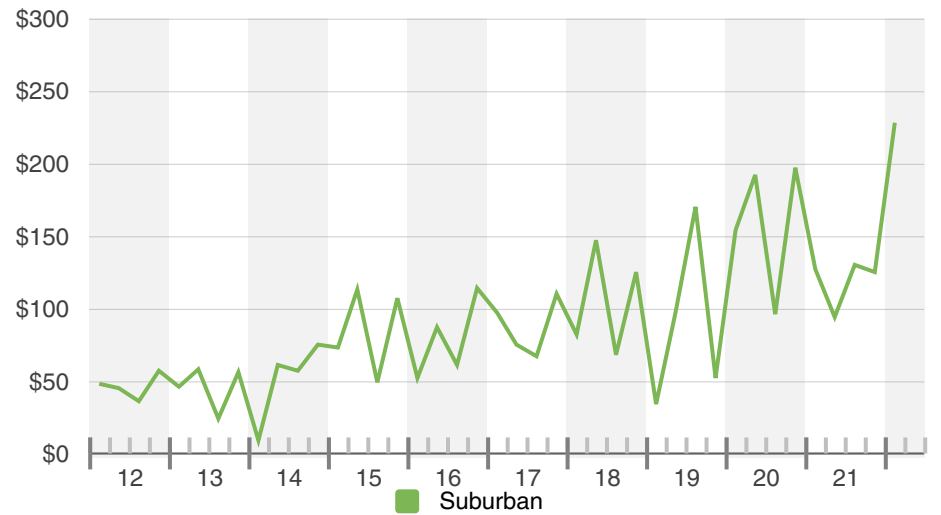
Sale Price Per SF



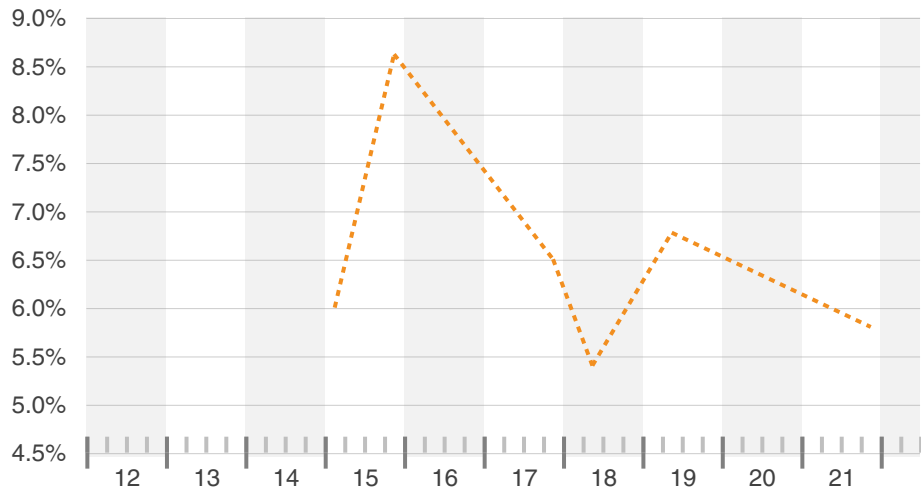
Sale Price Per SF By Transaction Type



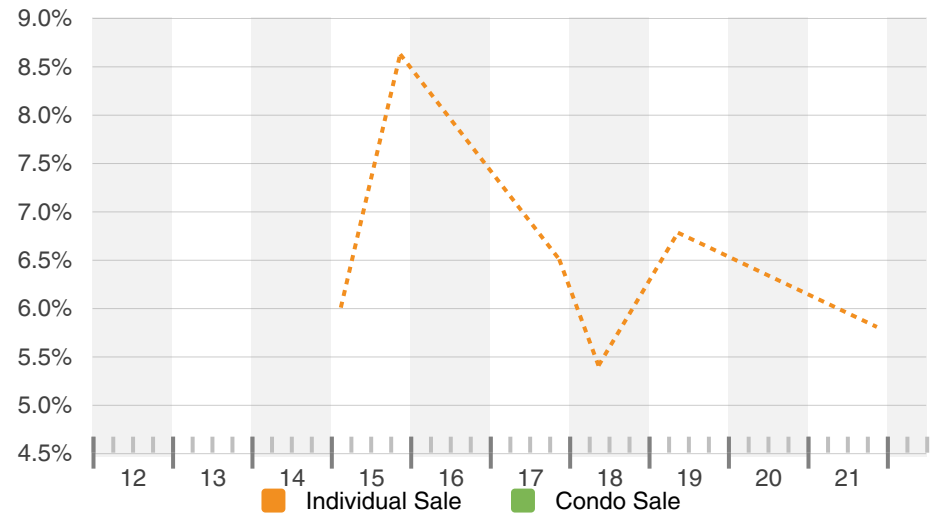
Sale Price Per SF By Location Type



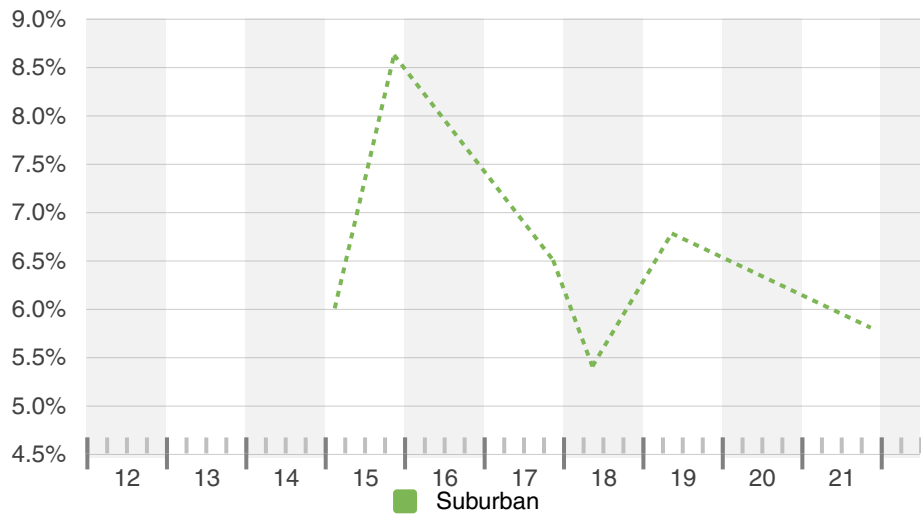
Cap Rate



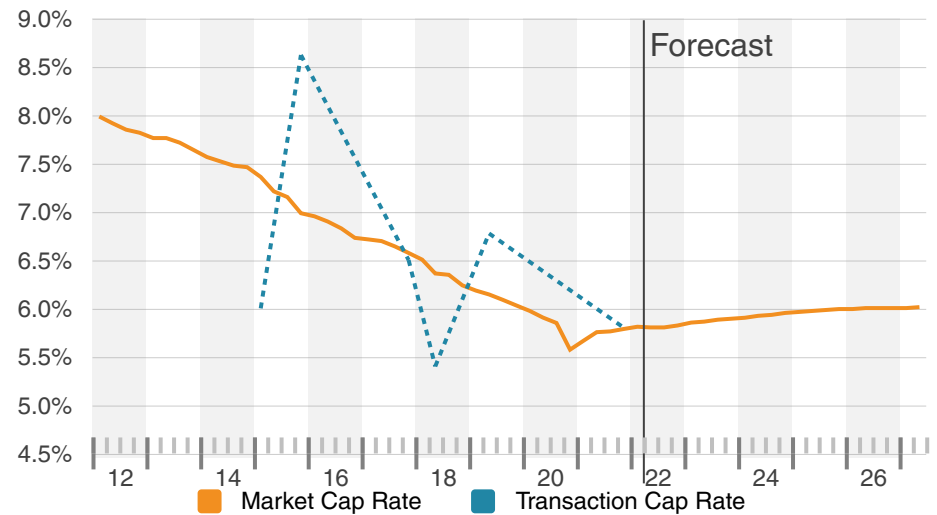
Cap Rate By Transaction Type



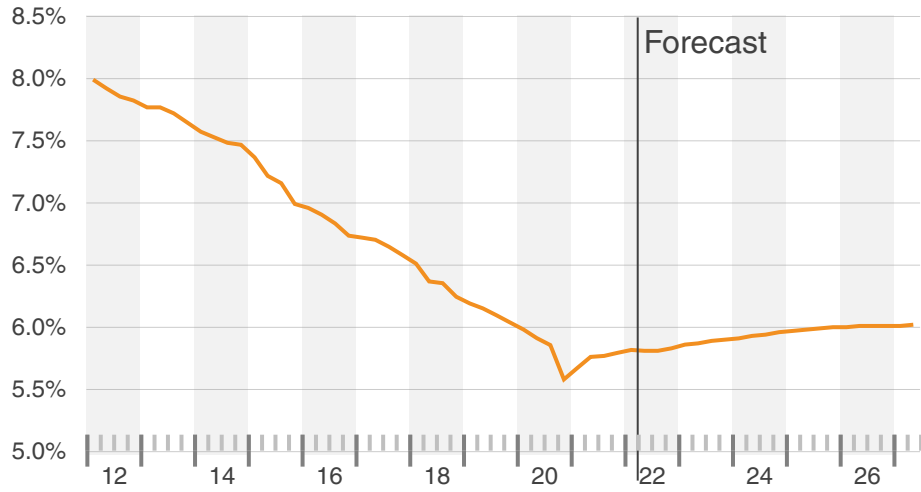
Cap Rate By Location Type



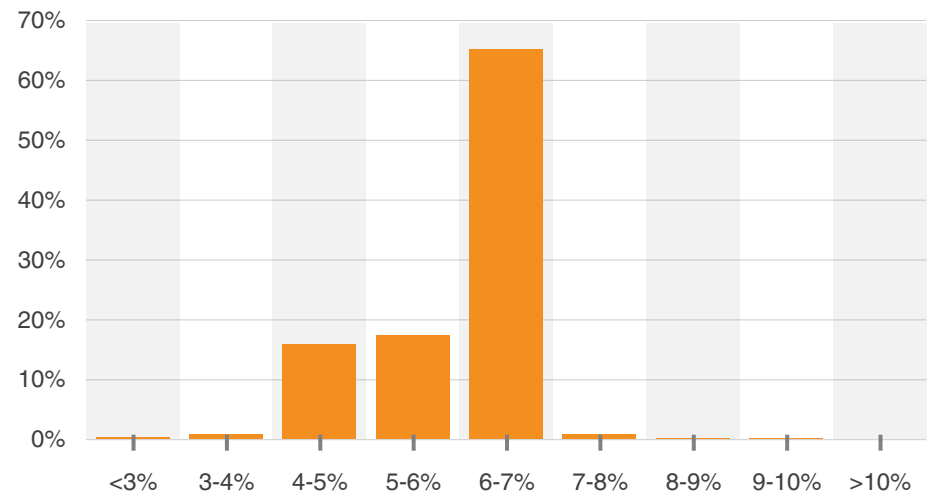
Market Cap Rate & Transaction Cap Rate



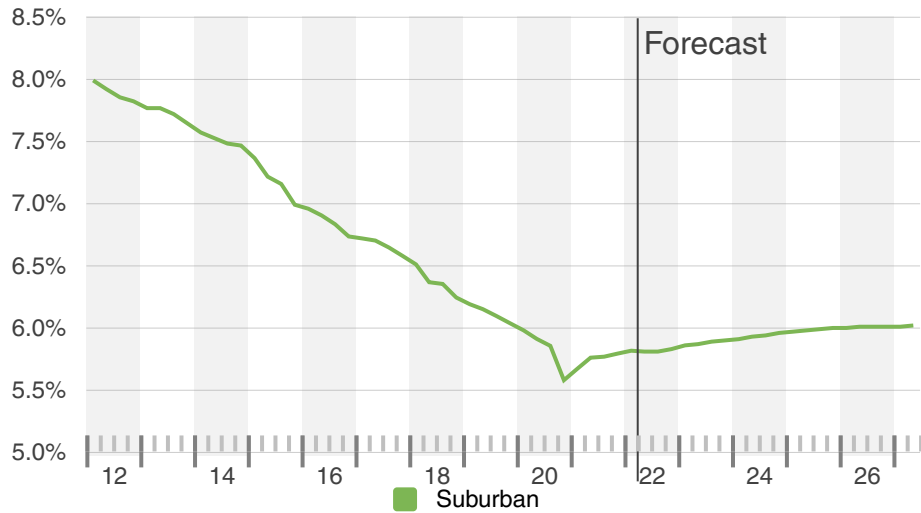
Market Cap Rate



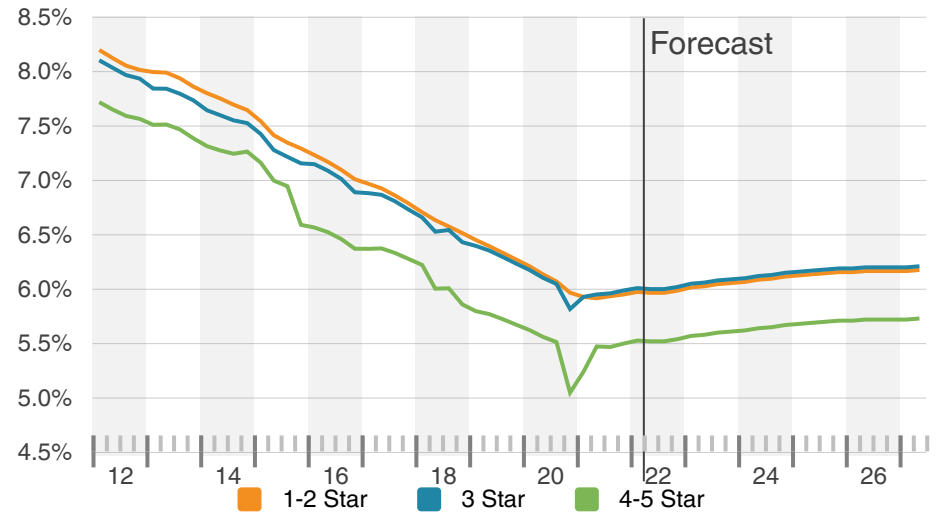
Market Cap Rate Distribution



Market Cap Rate By Location Type

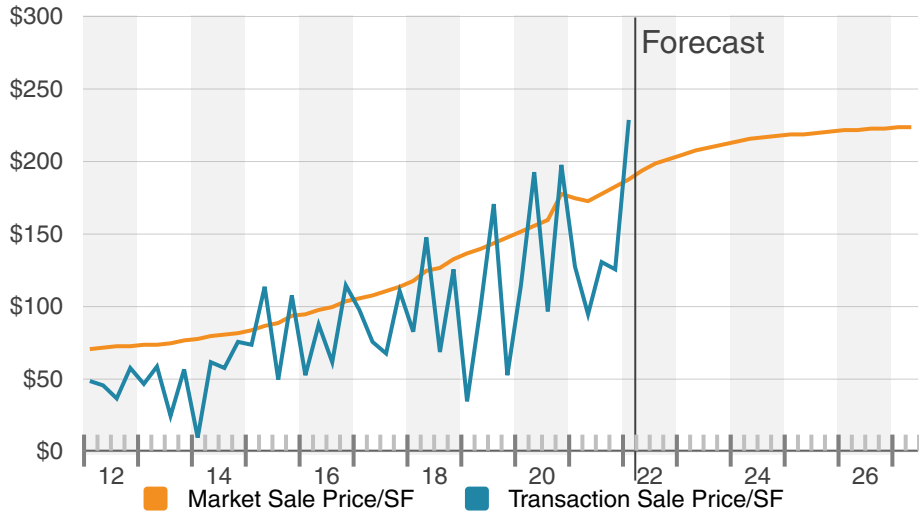


Market Cap Rate By Star Rating

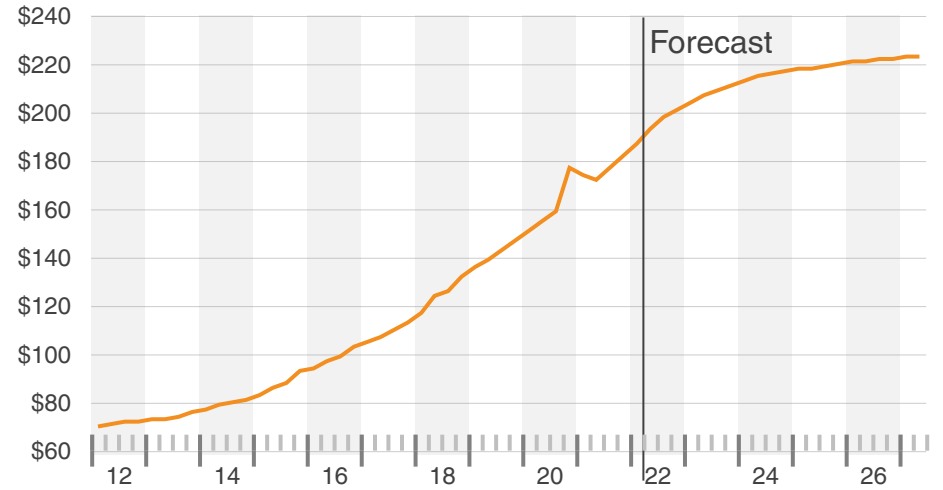


Search Analytics

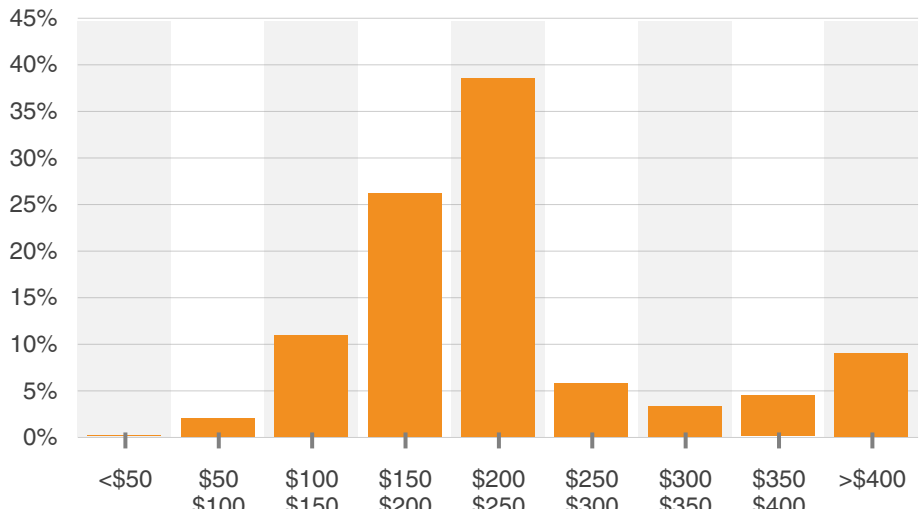
Market Sale Price & Transaction Sale Price Per SF



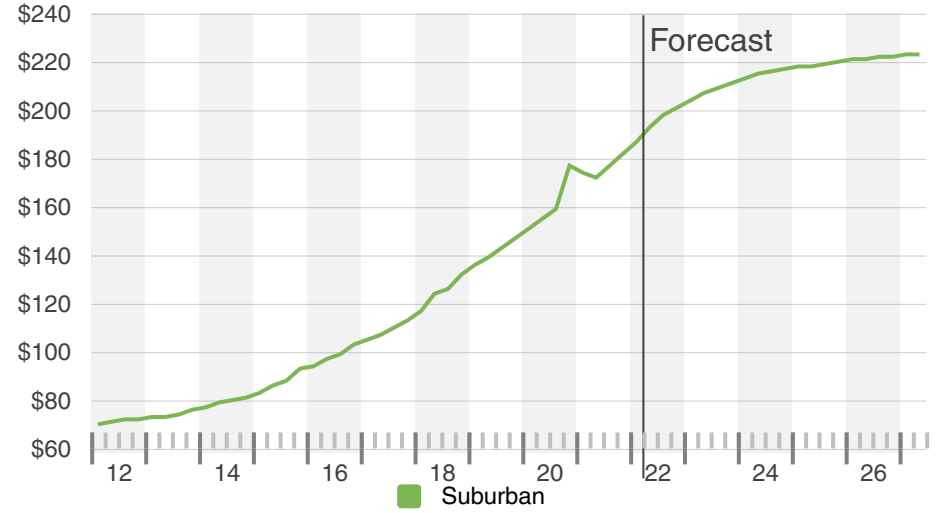
Market Sale Price Per SF



Market Sale Price Per SF Distribution

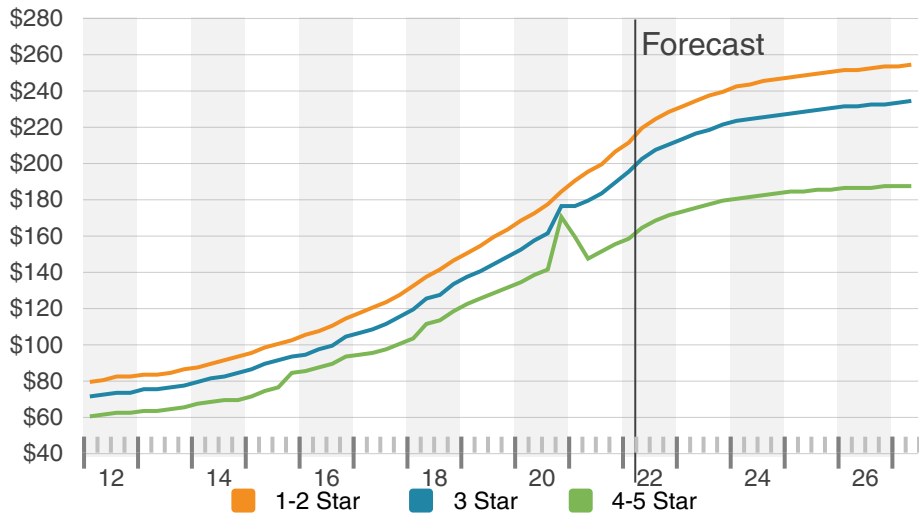


Market Sale Price Per SF By Location Type

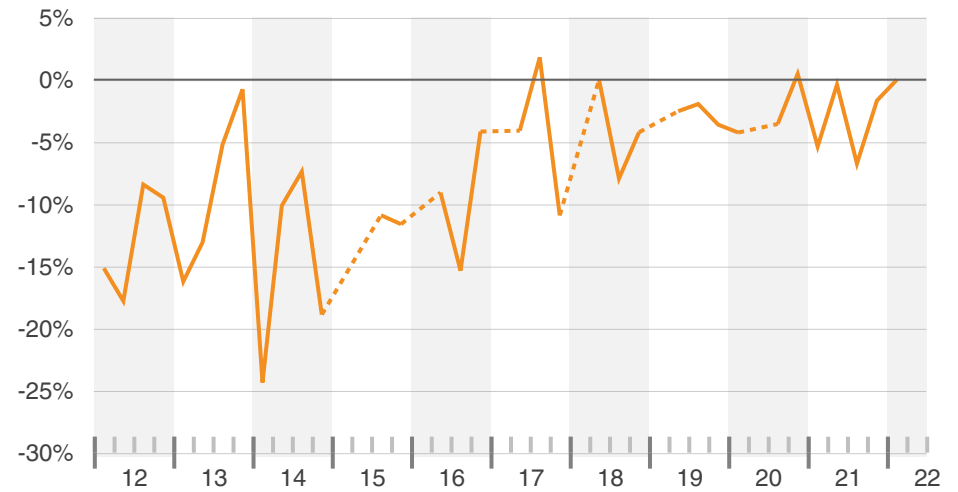


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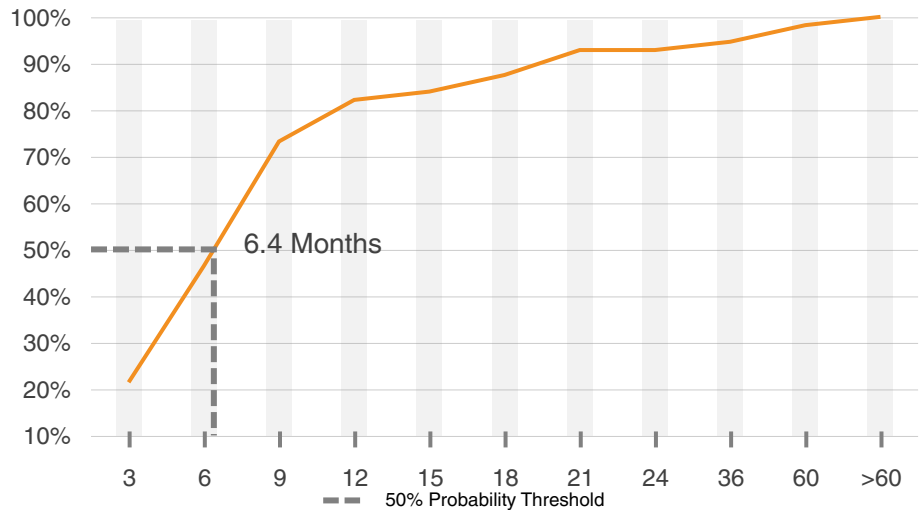
Market Sale Price Per SF By Star Rating



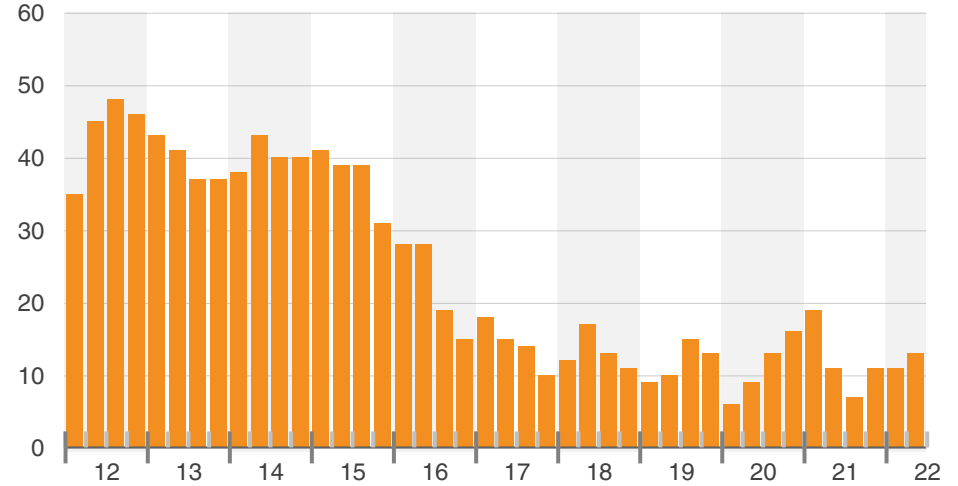
Sale To Asking Price Differential



Probability Of Selling In Months

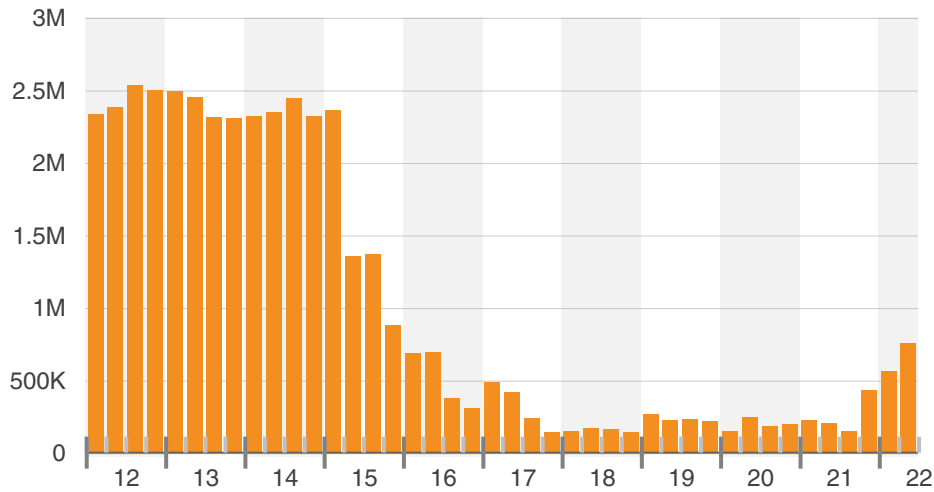


For Sale Total Listings



Search Analytics

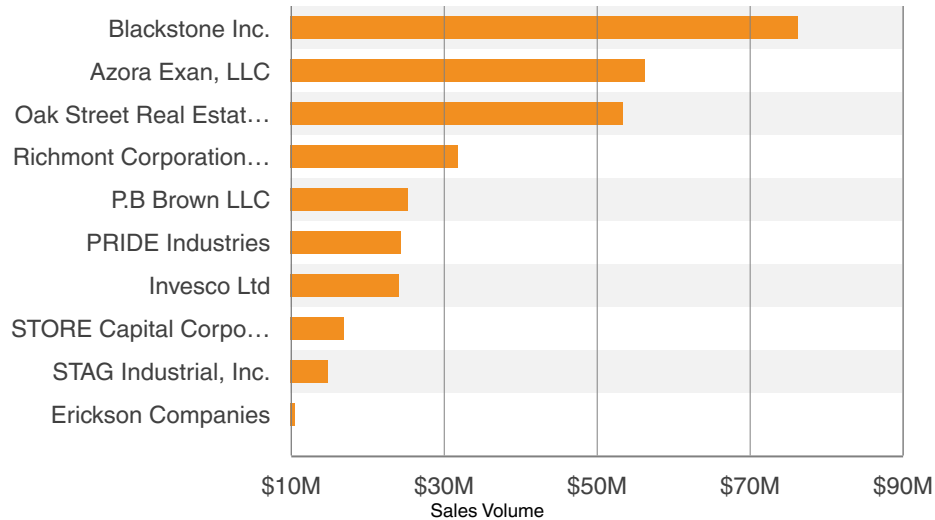
For Sale Total SF



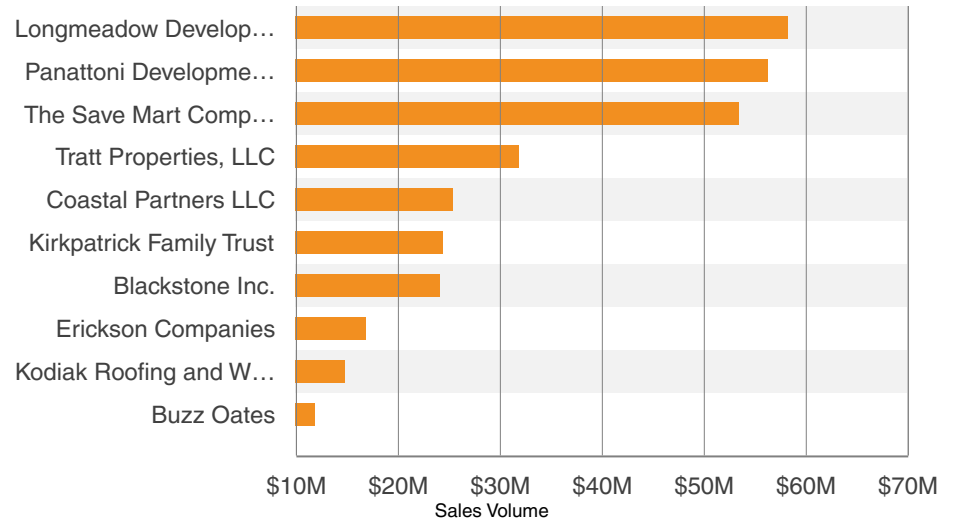
For Sale Asking Price Per SF



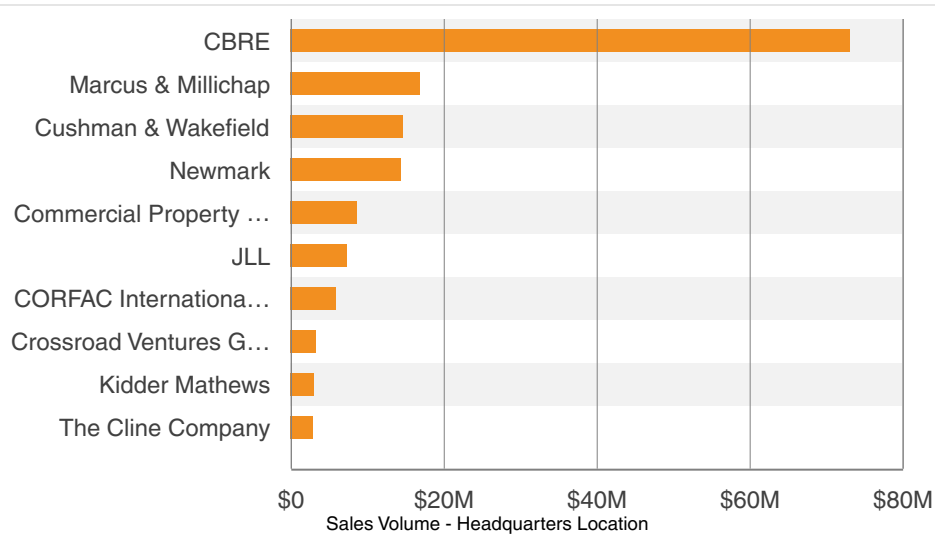
Top Buyers



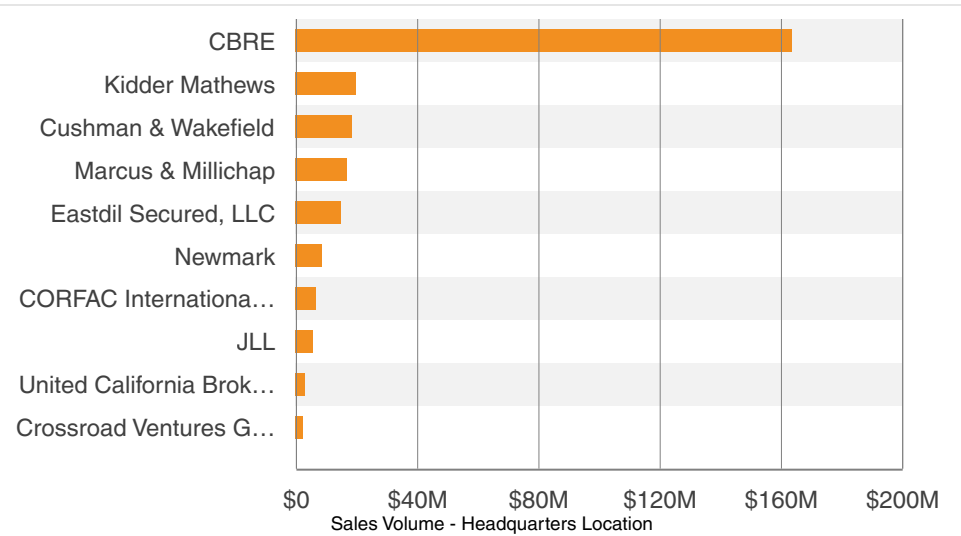
Top Sellers



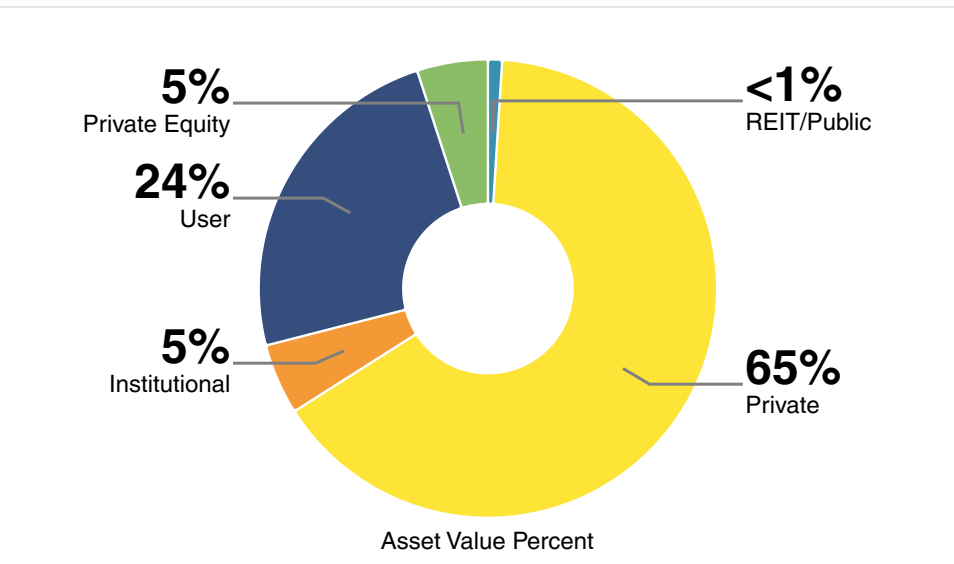
Top Buyer Brokers



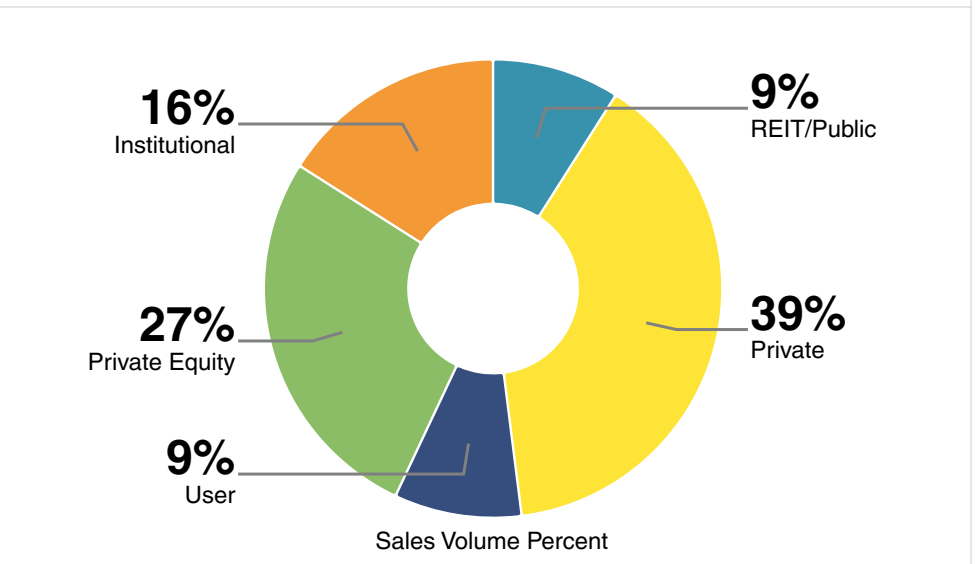
Top Seller Brokers



Asset Value By Owner Type

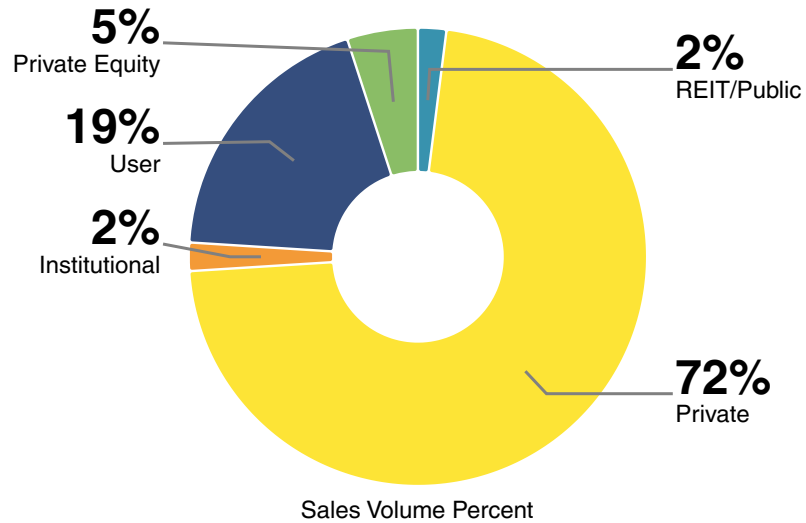


Sales By Buyer Type

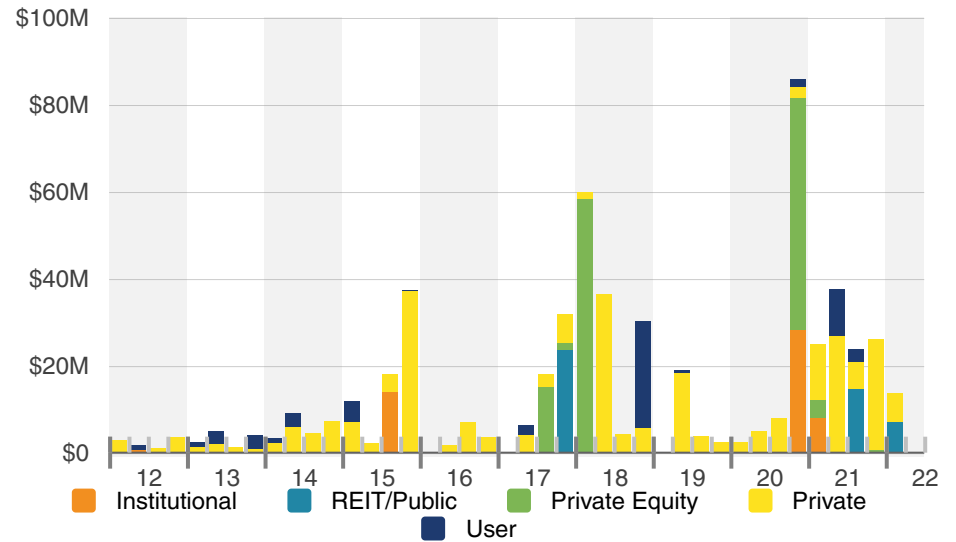


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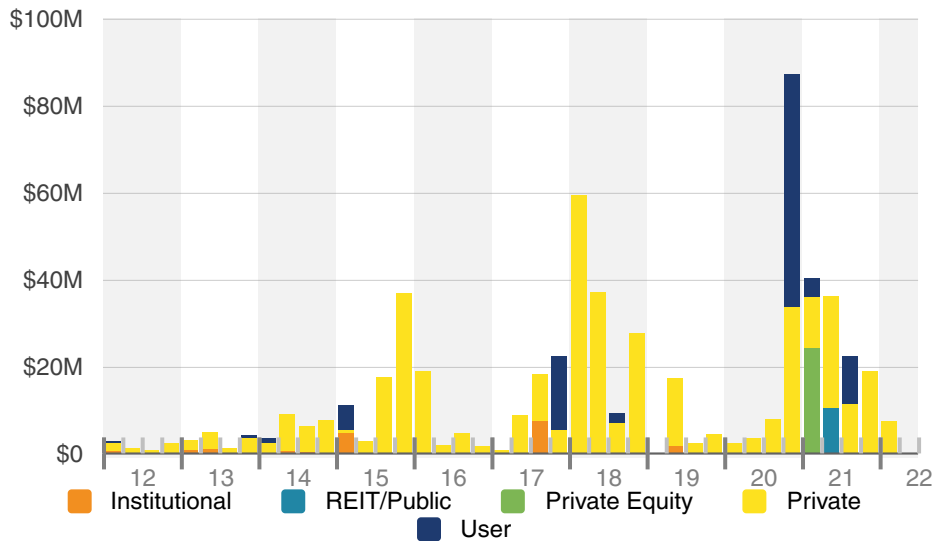
Sales By Seller Type



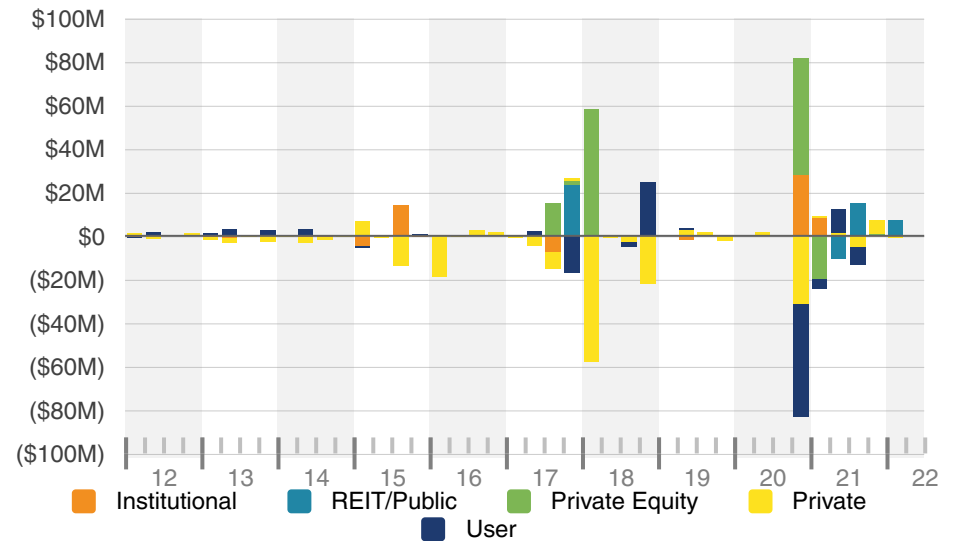
Sales Volume By Buyer Type



Sales Volume By Seller Type

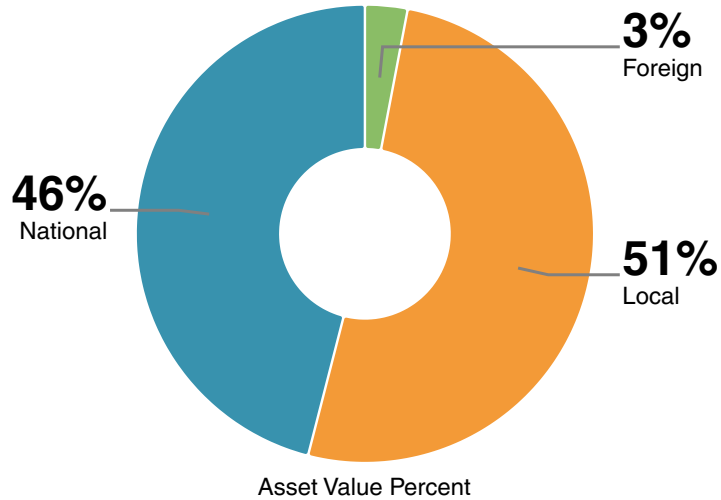


Net Buying & Selling By Owner Type

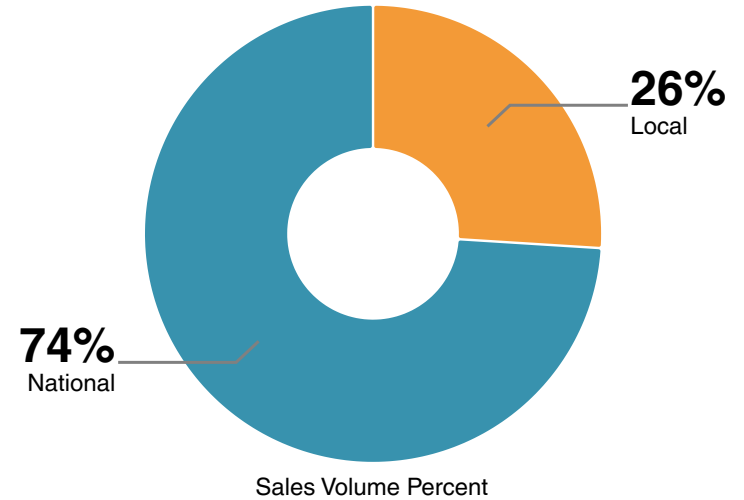


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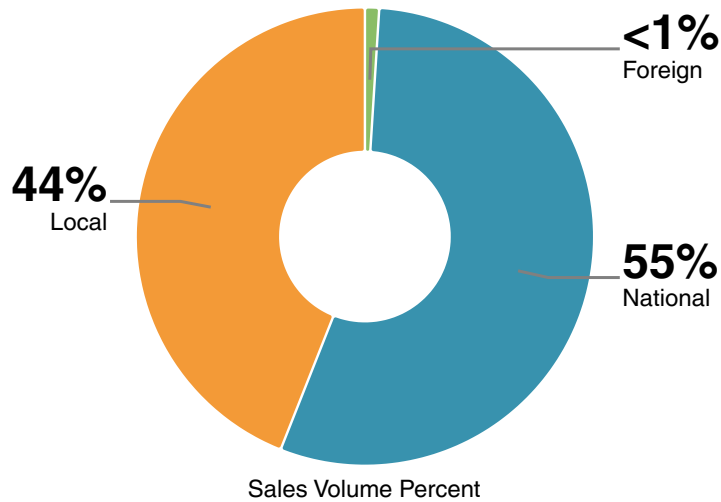
Asset Value By Owner Origin



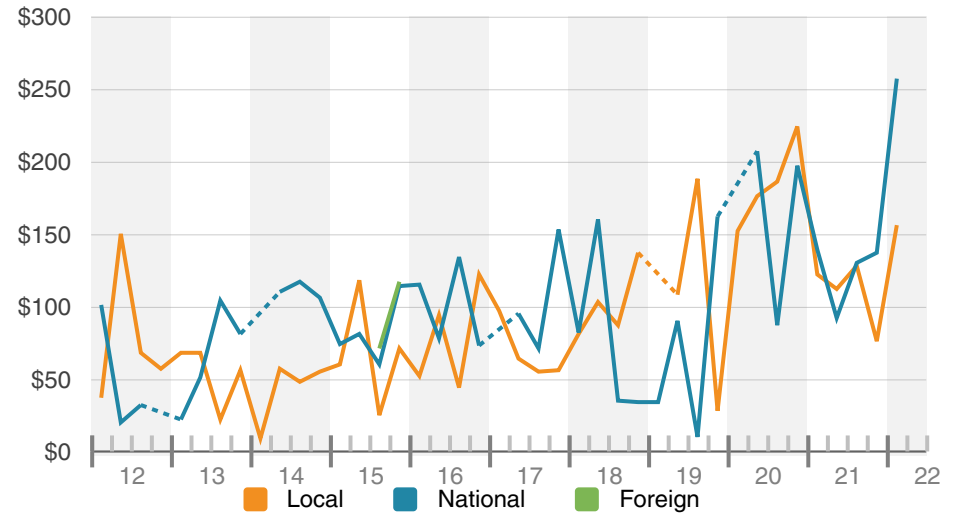
Sales Volume By Buyer Origin



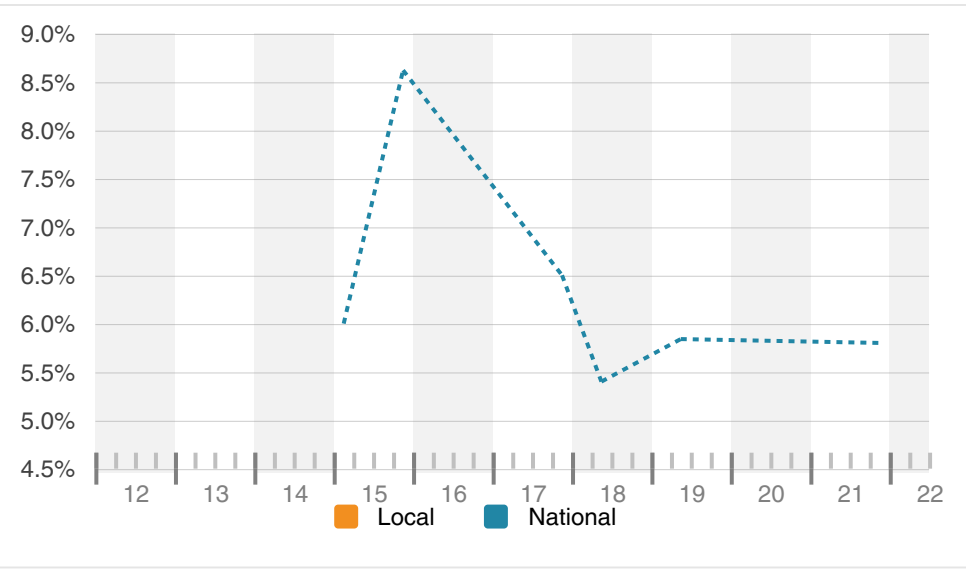
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 771 Properties / 46 Spaces
- County: Placer County, CA
- Property Type: Industrial