

MARKET REPORT

INDUSTRIAL
San Jose Metro Area

IPA INSTITUTIONAL
PROPERTY
ADVISORS

2Q/21

Industrial 2021 Outlook

EMPLOYMENT:

+5.4%  **57,000 JOBS**
will be created

CONSTRUCTION:

0.8%  **1,300,000 SQ. FT.**
of stock will be completed

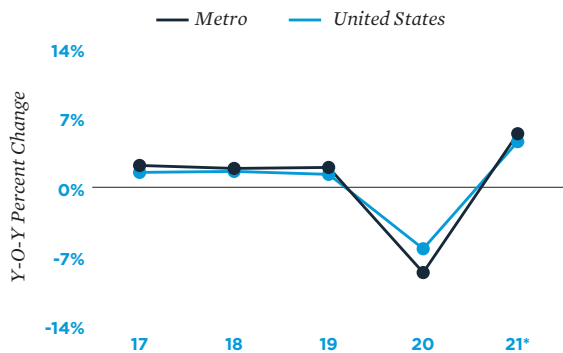
VACANCY:

8.6%  **100 BASIS POINT**
increase in vacancy

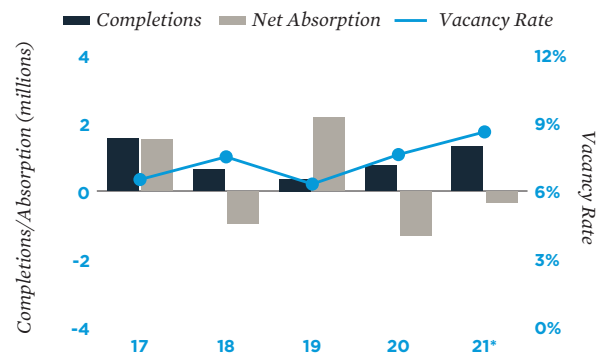
RENT:

\$25.50  **0.6% DECREASE**
per sq. ft. in asking rent

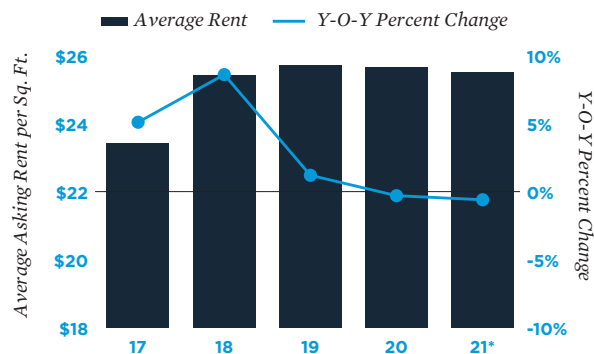
Employment Trends



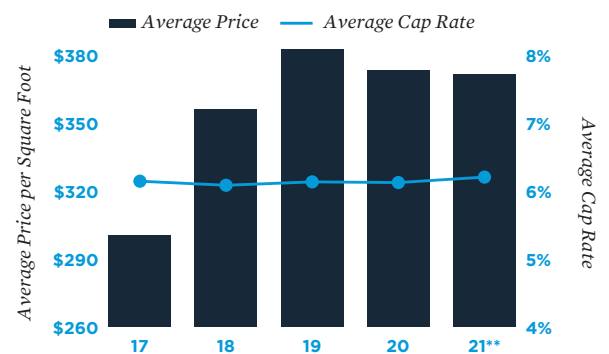
Supply and Demand



Rent Trends



Sales Trends



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* Forecast ** Through 1Q
Sources: BLS; CoStar Group, Inc.; Real Capital Analytics

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics