

MARKET TRENDS | **EAST BAY**

# INDUSTRIAL

**2ND QUARTER  
2021**

▼ VACANCY | ▼ ABSORPTION | ▲ RENTAL RATE | ▲ CONSTRUCTION DELIVERIES

**TOP SALE TRANSACTIONS FOR 2Q 2021**

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Mount Eden Business Park	Hayward	369,048	\$155,000,000	\$420.00	GI Partners	BentallGreenOak (U.S.) Ltd Partnership
North & South Loop Center	Alameda	335,124	\$101,314,000	\$302.32	Invesco Ltd.	SRM Ernst
6045 Giant Rd, Richmond	Richmond/El Cerrito	203,300	\$52,000,000	\$255.78	Hines	Calibogue Capital
2300 Polvorosa Ave, San Leandro	San Leandro/San Lorenzo	75,414	\$15,000,000	\$198.90	Westcore Prop. LLC	Intertile Distributors, Inc.

**TOP LEASE TRANSACTIONS FOR 2Q 2021**

Property	Submarket	Square Feet	Date	Landlord	Tenant
6045 Giant Rd, Richmond	Richmond/El Cerrito	203,300	May 2021	Hines	Amazon Prime
2222 Grant Ave, San Lorenzo	San Leandro/San Lorenzo	171,445	April 2021	Aitchison Family Properties, LLC	East Bay Logistics
2756 Alvarado St, San Leandro	San Leandro/San Lorenzo	154,619	April 2021	Prologis, Inc.	Wines.com

**TOP UNDER CONSTRUCTION**

Address	Submarket	Square Feet	Owner	Delivery Date
500 Pittsburg Ave, Richmond	Richmond/El Cerrito	481,487	Prologis, Inc.	Q4 2021
25800 Clawiter Rd, Hayward	Hayward	218,931	Hines	Q2 2022
6065 Giant Hwy, Richmond	Richmond/El Cerrito	121,300	OneCorp	Q1 2022

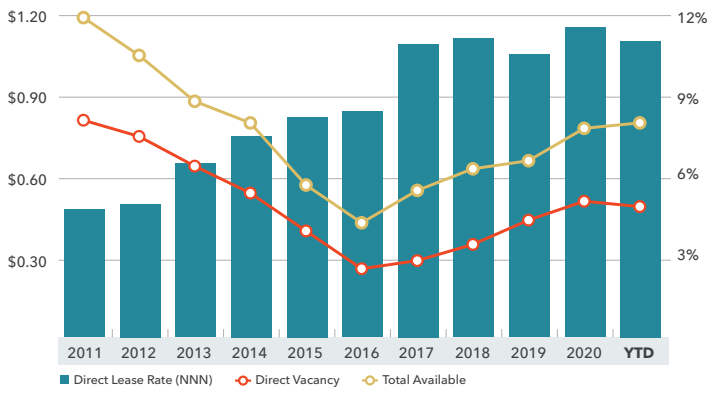
## Market Breakdown

	2Q 2021	1Q 2021	2Q 2020	Annual % Change
New Construction	478,319	189,038	472,121	1.31%
Under Construction	1,163,682	1,642,001	1,206,582	-3.56%
Direct Vacancy Rate	4.8%	4.4%	5.2%	-7.69%
Availability Rate	7.9%	7.5%	7.4%	6.76%
Direct Asking Rents	\$1.09	\$1.11	\$1.08	1.08%
Leased SF	1,867,868	1,757,078	1,676,323	11.43%
Sold SF	1,754,865	589,813	674,119	160.32%
Net Absorption	(234,894)	1,006,463	(78,666)	N/A

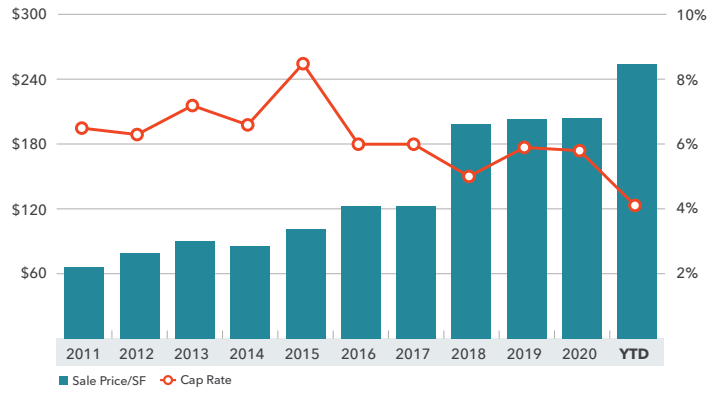
## EAST BAY SUBMARKET STATISTICS

Submarket	Total Inventory	SF Under Construction	Direct Vacancy Rate	Sublet Vacancy Rate	Total Vacancy Rate	Total Availability Rate	2Q 2021 Direct Net Absorption	YTD Direct Net Absorption	2Q 2021 Leasing Activity	YTD Leasing Activity	Direct Rental Rate
Richmond/El Cerrito	17,318,455	811,587	4.0%	1.1%	5.0%	10.0%	8,748	181,333	404,066	480,807	\$0.88
Berkeley/Albany	7,679,847	0	3.1%	1.0%	4.0%	5.8%	23,101	12,420	103,980	128,531	\$1.95
Emeryville	4,316,921	0	5.9%	0.1%	6.0%	5.2%	(4,992)	(36,488)	82,419	109,444	\$1.74
Oakland	35,269,462	0	6.4%	0.6%	7.0%	7.6%	(117,647)	61,305	251,133	619,678	\$1.31
Alameda	6,998,810	0	8.0%	0.3%	8.3%	8.6%	(1,798)	61,418	0	75,415	\$1.01
San Leandro/San Lorenzo	24,584,777	0	4.1%	0.7%	4.8%	8.4%	68,262	321,845	424,691	807,797	\$0.91
Hayward	42,557,771	352,095	4.4%	0.8%	5.1%	8.5%	(90,802)	(63,480)	514,343	834,761	\$0.92
Union City	14,194,582	0	3.8%	0.5%	4.4%	5.2%	(119,766)	233,216	87,236	538,092	\$1.13
<b>East Bay Totals</b>	<b>152,920,625</b>	<b>1,163,682</b>	<b>4.8%</b>	<b>0.7%</b>	<b>5.5%</b>	<b>7.9%</b>	<b>(234,894)</b>	<b>771,569</b>	<b>1,867,868</b>	<b>3,594,525</b>	<b>\$1.09</b>
General Industrial	32,469,903	341,964	3.7%	0.6%	4.3%	7.7%	3,135	212,150	278,894	654,544	\$1.12
Warehouse/Distribution	105,170,260	821,718	4.7%	0.8%	5.5%	7.1%	(272,843)	378,841	1,334,672	2,429,468	\$1.09
Flex	20,265,567	-	7.4%	0.8%	8.2%	10.7%	34,814	180,578	254,302	510,513	\$1.33
5,000-24,999 SF	31,955,717	-	3.0%	0.3%	3.4%	4.3%	160,905	125,669	204,907	514,945	\$1.38
25,000-49,999 SF	27,844,930	-	4.3%	0.4%	4.7%	5.5%	(487)	104,026	229,736	421,905	\$1.14
50,000-99,999 SF	32,789,085	341,964	4.0%	0.8%	4.7%	7.4%	23,671	315,760	348,904	871,776	\$1.18
100,000-199,999 SF	30,380,614	121,300	5.3%	0.5%	5.7%	6.9%	(143,000)	515,884	354,943	967,256	\$1.11
200,000+ SF	29,950,279	700,418	7.8%	1.6%	9.4%	15.6%	(275,983)	(289,770)	729,378	818,643	\$0.99

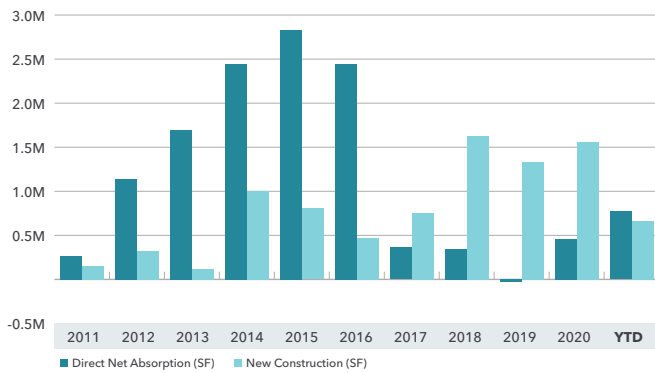
## LEASE RATE, VACANCY & AVAILABILITY



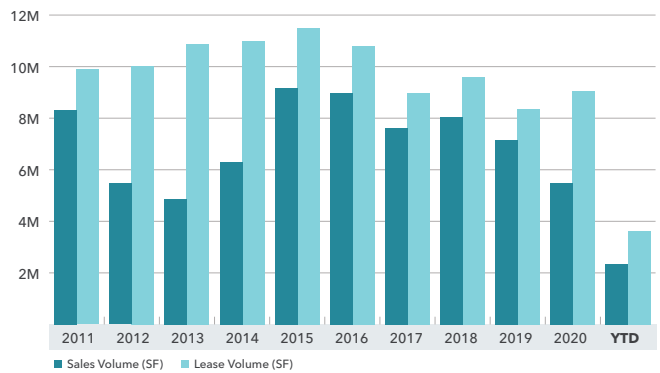
## AVERAGE SALES PRICE/SF & CAP RATES



## NEW INDUSTRIAL CONSTRUCTION & ABSORPTION



## SALE VOLUME & LEASE VOLUME



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

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

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### COMMERCIAL BROKERAGE

**23M** ANNUAL SALES SF      **460+** NO. OF BROKERS  
**\$8B** ANNUAL TRANSACTION VOLUME      **42M** ANNUAL LEASING SF

### VALUATION ADVISORY

**1,800+** APPRAISALS ANNUALLY      **40/19** TOTAL NO. APPRAISERS/MAI'S

### ASSET SERVICES

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

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