

## MARKET TRENDS

# EAST BAY INDUSTRIAL



VACANCY



ABSORPTION



RENTAL  
RATES



CONSTRUCTION  
DELIVERIES

Year-Over-Year Change

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Kennedy Logistics Center	Oakland	233,696	\$16,500,000	\$70.60	727 Kennedy St Prop.Owner, LLC	727 Kennedy, LLC
1405 Industrial Pky W	Hayward/Castro Valley	41,879	\$8,116,499	\$193.81	1441 Industrial, LLC	Cref3 Industrial Pkwy Owner, LLC
14000 Washington Ave	San Leandro	25,000	\$5,550,000	\$222.00	Tn Washington, LLC	Kathleen T Nicolai Rev. Trust

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Landlord	Tenant
Fremont Technology Center	Fremont	158,000	June 2025	Ares Industrial Real Estate	MTAC
8380 Pardee Dr	Oakland	155,000	April 2025	Westcore	Service West
The Crossings@880	Fremont	102,000	May 2025	BlackRock	Pivot Interiors

### SIGNIFICANT DEVELOPMENT PROJECTS

Property	Project Name	SF	Owner	Delivery Date
800 Dwight Way	Bayer Campus Expansion	918,000	Bayer Healthcare	Q4 2025
PowerPlant Park	Richmond/San Pablo	78,354	Doommas Enterprises, LLC	Q3 2025

### MARKET BREAKDOWN

	2Q25	1Q25	2Q25	YOY Change
Direct Vacancy Rate	8.0%	7.5%	5.7%	<b>230 bps</b>
Availability Rate	11.1%	10.3%	9.0%	<b>210 bps</b>
Asking Lease Rate	\$1.65	\$1.69	\$1.66	<b>-0.6%</b>
Under Construction (SF)	996,354	1,216,849	2,988,328	<b>-66.7%</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	220,495	1,390,818	1,842,742	<b>-24.5%</b>
Leased Activity (SF)	1,257,303	3,400,298	3,227,815	<b>5.3%</b>
Sales Volume (SF)	518,458	2,362,965	2,989,609	<b>-21.0%</b>
Direct Net Absorption	-1,553,550	-1,778,288	-521,708	<b>N/A</b>

## SUBMARKET STATISTICS

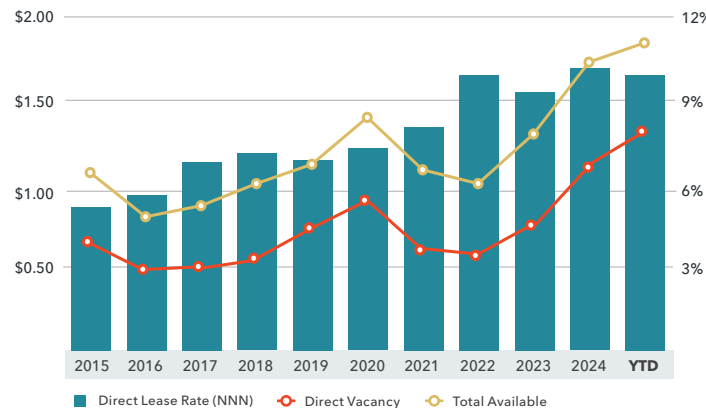
Submarket	Total Inventory	SF Under Construction	Direct Vacancy Rate	Sublet Vacancy Rate	Total Vacancy Rate	Total Availability Rate	2Q25 Direct Net Absorption	YTD Direct Net Absorption	2Q25 Leasing Activity	YTD Leasing Activity	Direct Rental Rate
Richmond	18,027,575	78,354	9.5%	1.7%	11.2%	11.9%	38,012	-194,195	0	64,959	\$1.55
Berkeley/Albany	8,373,928	918,000	13.2%	1.3%	14.5%	15.1%	113,143	106,847	63,125	83,225	\$1.90
Emeryville	5,404,644	0	11.4%	2.2%	13.6%	16.5%	674,573	703,537	12,064	35,002	\$4.71
Oakland	35,103,847	0	8.7%	0.9%	9.6%	10.2%	420,268	106,865	558,359	798,963	\$1.45
Alameda	7,006,451	0	11.5%	1.0%	12.5%	12.8%	-228,709	-202,631	31,560	31,560	\$1.23
San Leandro/San Lorenzo	24,642,358	0	8.1%	0.5%	8.7%	10.1%	-36,864	-129,065	116,363	435,560	\$1.75
Hayward	43,612,098	0	8.4%	2.2%	10.7%	12.9%	-1,288,255	-1,451,595	9,214	511,779	\$1.48
Union City	14,198,889	0	4.9%	2.5%	7.4%	9.3%	-207,153	-53,593	196,041	311,264	\$1.27
Fremont/Newark	59,752,068	0	6.6%	2.6%	9.2%	10.9%	-1,038,565	-664,458	270,577	1,127,986	\$1.79
<b>East Bay Totals</b>	<b>216,121,858</b>	<b>996,354</b>	<b>8.2%</b>	<b>1.8%</b>	<b>10.0%</b>	<b>11.4%</b>	<b>-1,553,550</b>	<b>-1,778,288</b>	<b>1,257,303</b>	<b>3,400,298</b>	<b>\$1.65</b>
General Industrial	46,916,896	0	6.3%	1.2%	7.4%	8.0%	-339,867	-445,069	365,130	843,642	\$1.47
Warehouse/Distribution	125,478,119	78,354	7.0%	1.8%	8.8%	10.3%	-938,975	-1,395,366	590,006	2,001,875	\$1.37
Flex	43,726,843	918,000	12.7%	2.2%	14.9%	16.6%	-274,708	62,147	302,167	554,781	\$2.43
5,000-24,999 SF	38,338,531	0	5.4%	0.6%	6.0%	7.3%	-177,568	-410,019	104,401	284,817	\$1.57
25,000-49,999 SF	37,498,894	0	6.7%	1.3%	8.0%	8.9%	-192,031	-227,887	434,498	651,430	\$1.74
50,000-99,999 SF	45,715,296	78,354	8.1%	1.9%	10.0%	11.8%	54,404	-276,921	179,077	685,730	\$1.60
100,000-199,999 SF	43,752,843	0	9.0%	1.8%	10.8%	12.2%	-476,643	-571,095	319,327	1,152,313	\$1.70
200,000+ SF	50,816,294	918,000	10.1%	2.7%	12.8%	14.0%	-761,712	-292,366	220,000	626,008	\$1.57

## BIGGEST SALE OF THE QUARTER

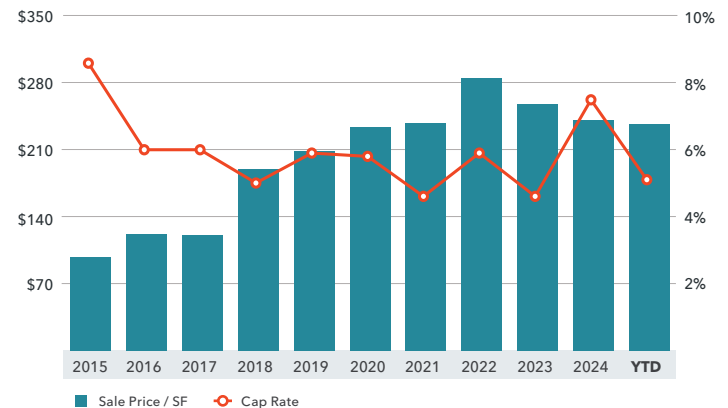
*Kennedy Logistics Center Oakland, CA*



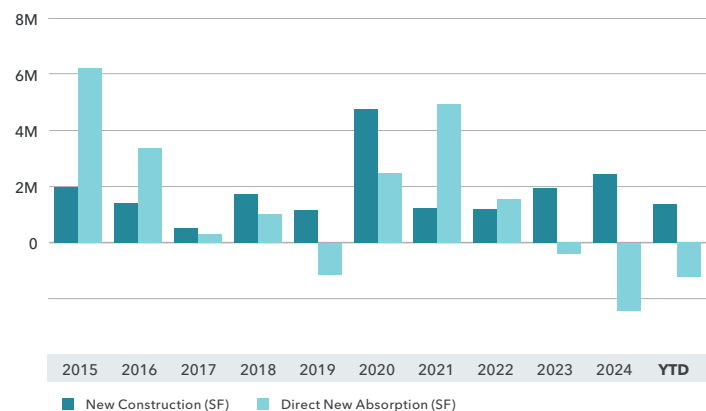
## LEASE RATE, VACANCY & AVAILABILITY



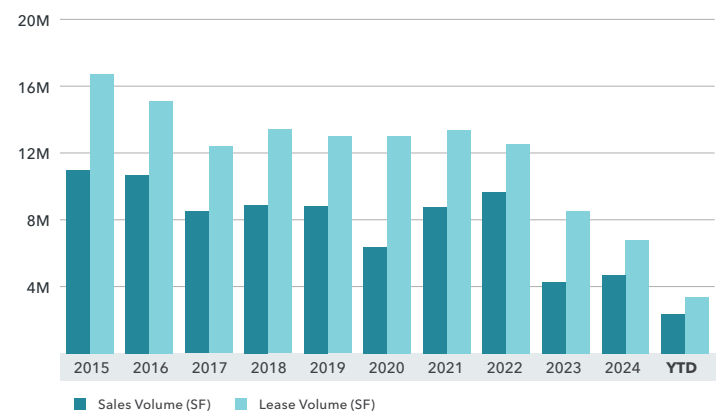
## AVERAGE SALES PRICE/SF & CAP RATES



## NEW CONSTRUCTION & ABSORPTION



## SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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