

MARKET TRENDS | **EAST BAY**

RETAIL

**2ND QUARTER
2022**

▼ **VACANCY** | ▼ **UNEMPLOYMENT** | ▲ **RENTAL RATE** | ▼ **CONSTRUCTION DELIVERIES**

Year-over-year change

TOP SALE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
2531 Blanding Ave	Alameda	67,019	\$57,000,000	\$851	DJM Capital Partners	AEW Capital Management
1135-1155 Arnold Dr	Martinez/Pacheco/Hercules	90,275	\$24,000,000	\$266	Retail Opportunity Investments Corp	Menlo Management Comp.
101-119 Town and Country Dr	Danville/Alamo	66,722	\$20,400,000	\$306	Blake Griggs Properties	St Thomas Construction

TOP LEASE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Date	Tenant
522 2nd St	Jack London Square	10,000	May 2022	Club Centenario
4910 Dublin Blvd	Dublin	7,000	May 2022	Express Eat/Reliance Grocery
7222 Regional St	Dublin	5,000	June 2022	Mayo Izakaya & Sushi

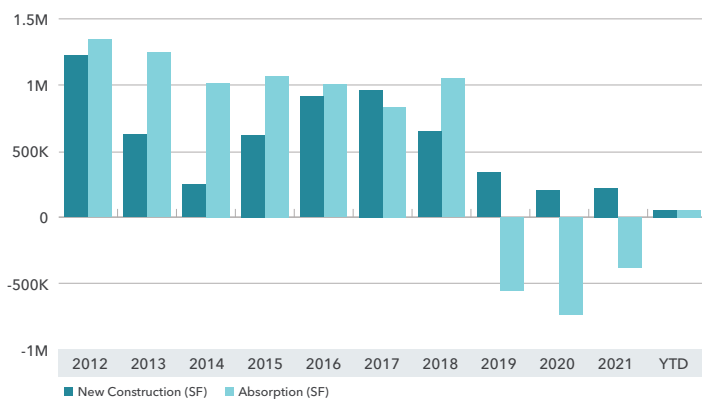
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
Broadway Plaza	Walnut Creek-BART/DT	75,000	3Q 2022
25000 Mission Blvd	Hayward/Castro Valley	57,500	2Q 2023
Tivoli Plaza	Dublin	31,606	3Q 2022

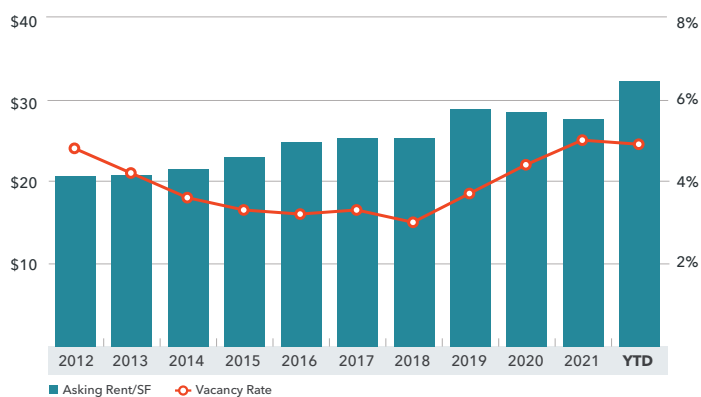
Market Breakdown

	2Q22	1Q21	2Q21	Annual % Change
New Construction	14,890	38,300	157,120	-90.52%
Under Construction	183,754	198,644	254,685	-27.85%
Vacancy Rate	4.9%	5.0%	5.2%	-5.77%
Average Asking Rents	\$32.10	\$31.63	\$26.79	19.82%
Average Sales Price/SF	\$372.44	\$366.16	\$299.88	24.20%
Cap Rates	4.5%	5.2%	5.3%	-15.09%
Net Absorption	57,390	(2,589)	54,580	5.15%

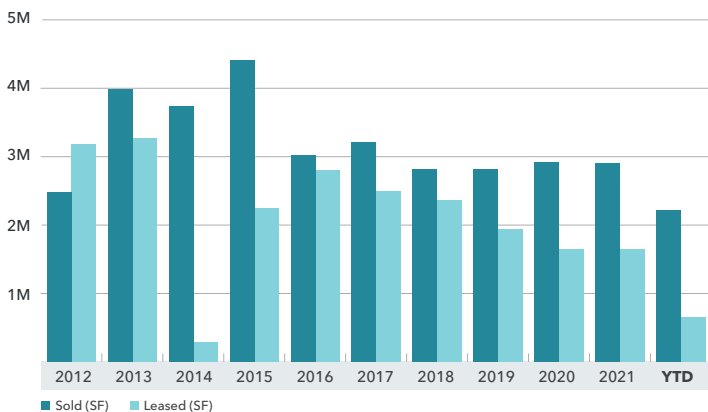
NEW CONSTRUCTION & ABSORPTION



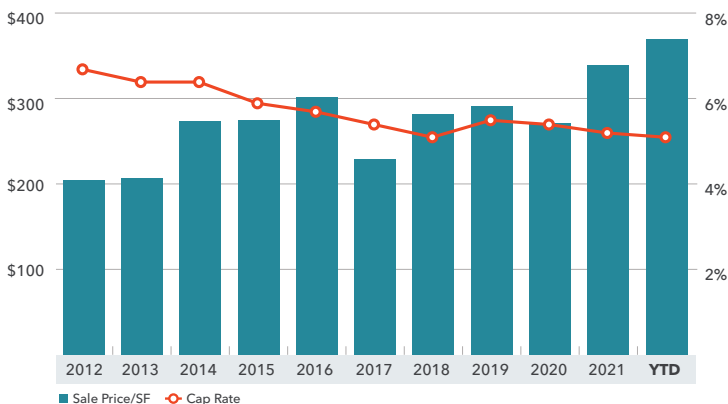
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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, asset services, 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.

GARY BARAGONA

Director of Research
415.229.8925
gary.baragona@kidder.com

MARK READ

President, Brokerage
California, Nevada & Arizona
858.369.3010
mark.read@kidder.com

Designated Broker

Eric Paulsen | LIC N° 01001040

KIDDER.COM

COMMERCIAL BROKERAGE

49.7M ANNUAL SALES SF

460+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

50/25 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.