

MARKET TRENDS

EAST BAY

RETAIL

↑	VACANCY	↑	UNEMPLOYMENT
↓	RENTAL RATES	↓	CONSTRUCTION DELIVERIES
Year-Over-Year Change			

SIGNIFICANT SALE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Pinole Vista Crossing	Richmond/San Pablo	218,694	\$60,000,000	\$274	Federal Realty OP, LP	Gateway Pinole Vista, LLC
Home Depot Shopping Center	Fremont	23,915	\$4,250,000	\$178	43962 Fremont Blvd, LLC	Recreational Equipment, Inc.
238 E 18th St	Oakland-North	7,236	\$3,500,000	\$484	AIDS Healthcare Foundation	Gene Stonebarger

SIGNIFICANT LEASE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Transaction Date	Tenant
4000 Telegraph Ave	Oakland-North	12,000	July 2024	PickleBall Gym
Rheem Valley Plaza	Lamorinda	11,000	July 2024	Grocery outlet
The Crossings	Antioch/Pittsburg	9,000	July 2024	Pet Supplies Plus

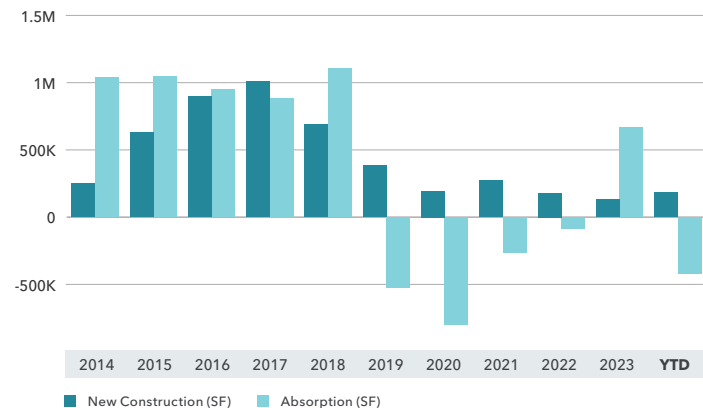
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Plaza Gale Ranch Phase IV	San Ramon	125,000	4Q 2024
Laurel Drive & O'Hara Ave.	Antioch/Pittsburg	77,000	3Q 2025
2311 W Leland Rd	Antioch/Pittsburg	18,000	1Q 2025

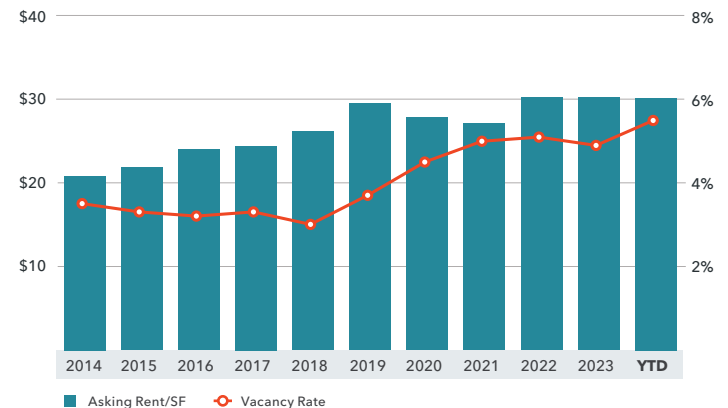
MARKET BREAKDOWN

	3Q24	2Q24	3Q23	YOY Change
Vacancy Rate	5.5%	5.7%	5.3%	20 bps
Average Asking Rents	\$2.51	\$2.52	\$2.54	-1.08%
Under Construction	251,254	169,454	319,527	-21.37%
Average Sales Price	\$307	\$316	\$409	-24.97%
Average Cap Rate	6.7%	5.2%	5.5%	120 bps
	2Q24	2024 YTD	2023 YTD	YOY Change
Construction Deliveries	0	184,989	130,577	41.67%
Net Absorption	169,950	(423,072)	131,688	N/A

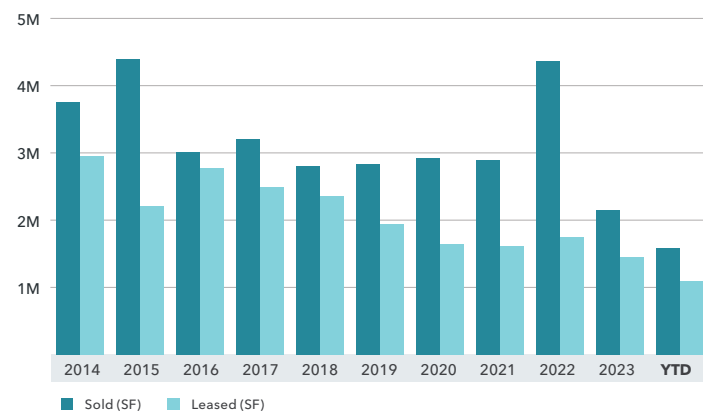
NEW CONSTRUCTION & ABSORPTION



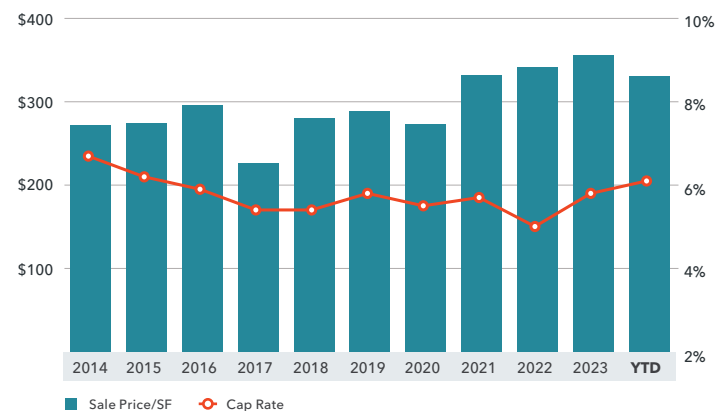
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



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

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

31.7M

ANNUAL SALES SF

42.4M

ANNUAL LEASING SF

ASSET SERVICES

55M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

260+

CLIENTS SERVED

VALUATION ADVISORY

2,600+

3-YEAR AVERAGE ASSIGNMENTS

43

TOTAL APPRAISERS

27

WITH MAI DESIGNATIONS

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