

MARKET TRENDS

EAST BAY RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
3658 & 3768 Capitol Ave	Fremont	21,073	\$12,575,000	\$597	Atkar Family Trust	Sares-Regis Group TMG Partners
Slatten Ranch Shopping Center	Antioch/Pittsburg	15,444	\$9,100,000	\$589	Castle Rock Capital	Shops At Slatten Ranch, LP
Twin Canyon	San Ramon	18,252	\$9,000,000	\$493	TownCentre Capital	86th Street & Ditch Road, LP

SIGNIFICANT LEASE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Transaction Date	Tenant
Fremont Hub Shopping Center	Fremont	25,000	October 2024	Autozone
6513 Regional St	Dublin	12,000	October 2024	Sana Market & Bakery
1901 Camino Ramon	Danville	10,000	October 2024	Turmeric Indian Grocery

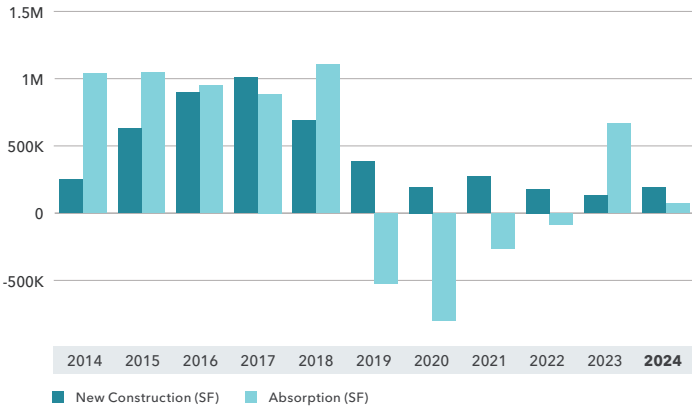
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
5641 Lone Tree Way	Antioch/Pittsburg	154,582	1Q 2025
Plaza Gale Ranch Phase IV	San Ramon	125,000	1Q 2025
Laurel Drive & O'Hara Ave.	Antioch/Pittsburg	77,000	3Q 2025

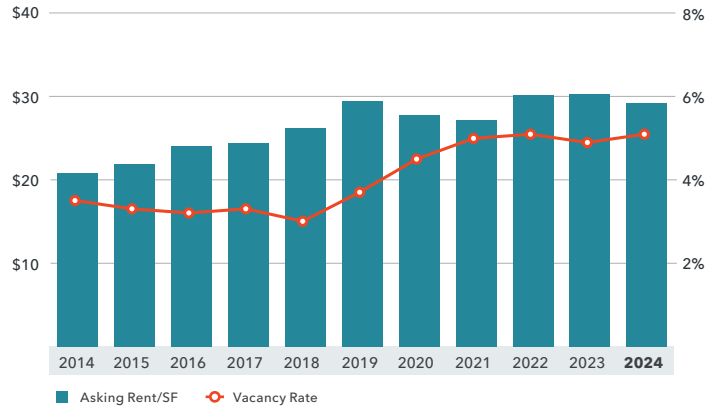
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	5.1%	5.5%	4.9%	20 bps
Average Asking Rents	\$2.43	\$2.50	\$2.52	-3.34%
Under Construction	411,186	411,186	324,467	26.73%
Average Sales Price	\$275	\$372	\$406	-32.15%
Average Cap Rate	5.5%	6.3%	6.2%	-70 bps
	4Q24	2024	2023	YOY Change
Construction Deliveries	0	189,583	133,637	41.86%
Net Absorption	467,043	73,049	668,345	-89.07%

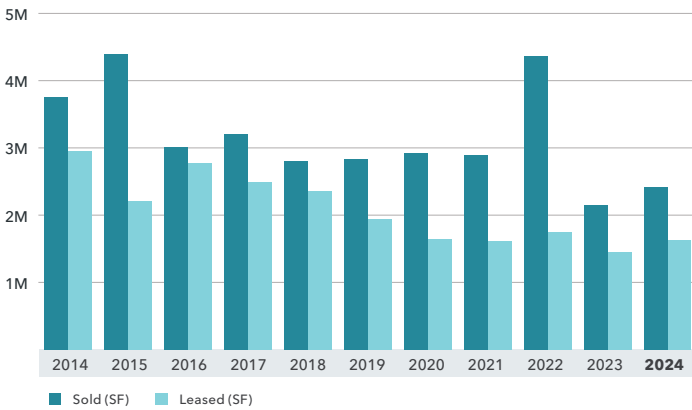
NEW CONSTRUCTION & ABSORPTION



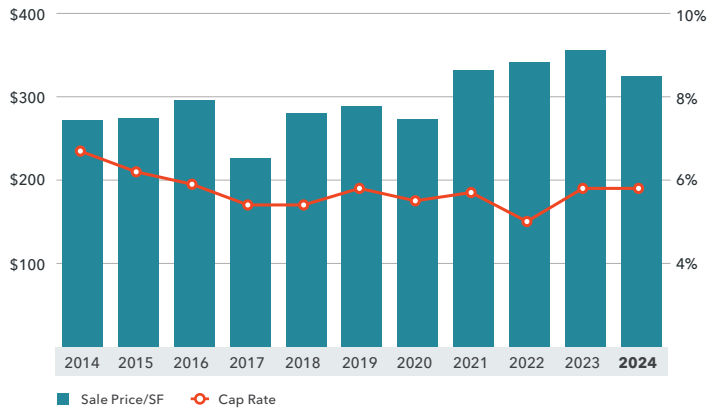
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>57M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>27</i> WITH MAI DESIGNATIONS

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