

## MARKET TRENDS

# EAST BAY RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Empire Shopping Center	Antioch/Pittsburg	123,124	\$34,825,000	\$283	DPI Retail	Dunhill Partners
Vineyard Shopping Center	Concord/Pleasant Hill	61,447	\$18,325,000	\$298	Lucky	Blue Owl
2300-2310 Telegraph Ave	Berkeley	12,419	\$12,700,000	\$1,023	Raising Cane's	Downey Nancy B Trust

### SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Downtown Pleasant Hill	Pleasant Hill	44,000	January 2025	Osaka Marketplace
Creekside Center	Hayward	29,000	January 2025	Dollar Tree
Fremont Hub Shopping Center	Fremont	8,000	January 2025	Din Ding Dumpling House

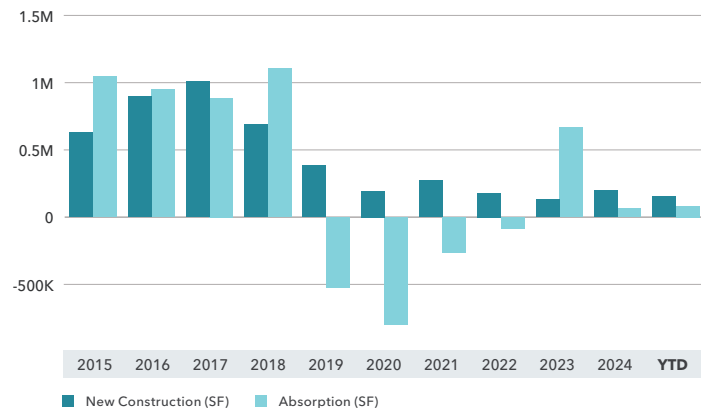
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Plaza Gale Ranch Phase IV	San Ramon	125,000	2Q 2025
Sprouts Farmers Market	Antioch/Pittsburg	23,204	3Q 2025
Brickyard	Livermore	16,335	3Q 2025

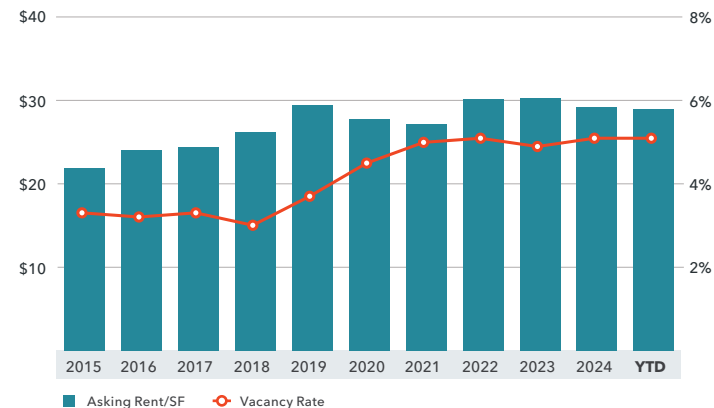
### MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	5.1%	5.1%	5.4%	<b>-30 bps</b>
Average Asking Rents	\$2.42	\$2.43	\$2.58	<b>-6.15%</b>
Under Construction	206,558	361,140	345,242	<b>-40.17%</b>
Average Sales Price	\$325	\$273	\$375	<b>-13.45%</b>
Average Cap Rate	6.8%	5.7%	6.0%	<b>80 bps</b>
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	154,582	2,300	14,323	<b>979.26%</b>
Net Absorption	82,264	443,003	-372,047	<b>N/A</b>

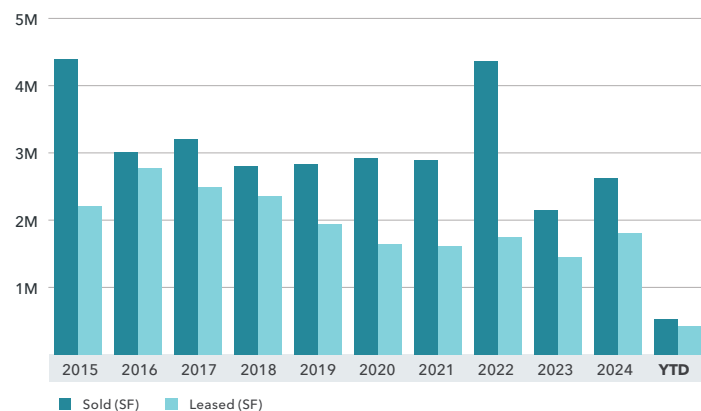
## NEW CONSTRUCTION & ABSORPTION



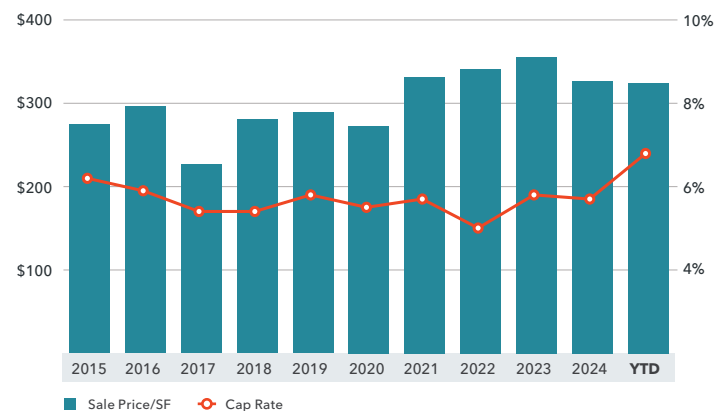
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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.

**GARY BARAGONA**  
Vice President of Research  
415.229.8925  
gary.baragona@kidder.com

**DAVID NELSON**  
Regional President, Brokerage  
Northern California & Nevada  
415.229.8888  
david.nelson@kidder.com  
LIC N° 01716942

### 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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