

## MARKET TRENDS

# EAST BAY

## RETAIL



VACANCY



UNEMPLOYMENT



RENTAL  
RATES



CONSTRUCTION  
DELIVERIES

Year-Over-Year Change

### SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Subaru	Hayward/Castro Valley	57,500	\$38,190,000	\$664.17	Mercedes-Benz Of Pleasanton	Bmodd Re2, LLC
40580 Albrae St	Fremont	127,380	\$32,600,000	\$255.93	Sterling Organization	Walmart Inc.
Dublin Place	Dublin	121,040	\$18,575,000	\$153.46	American Realty Advisors	Burlington Coat Factory Of Texas, Inc

### SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Oakley Town Center	Antioch/Pittsburg	13,200	July 2025	Hello Smiles Dentistry
Oakley Town Center	Antioch/Pittsburg	13,200	July 2025	Los Charros
943 B St	Hayward/Castro Valley	6,600	August 2025	EvenAfter Restaurants

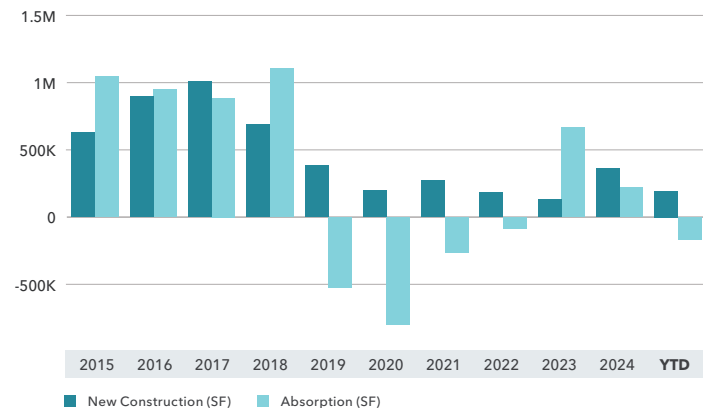
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Plaza Gale Ranch Phase IV	San Ramon	264,761	4Q 2025
Brickyard	Livermore	16,335	4Q 2025
Safeway	Antioch/Pittsburg	10,000	1Q 2026

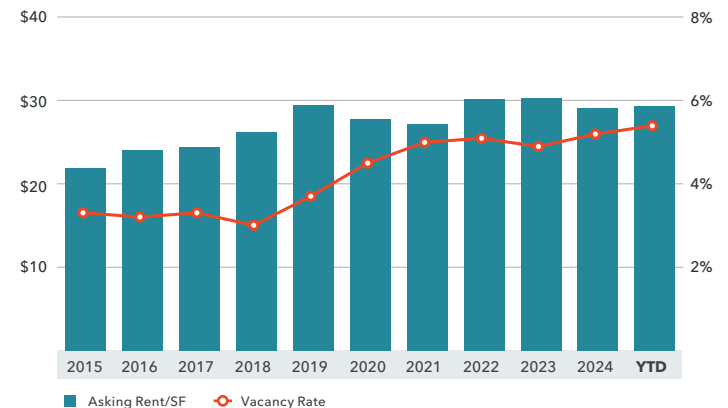
### MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	5.4%	5.3%	5.6%	<b>-20 bps</b>
Average Asking Rents	\$2.44	\$2.43	\$2.50	<b>-2.47%</b>
Under Construction (SF)	311,696	350,522	360,690	<b>-13.58%</b>
Average Sales Price/SF	\$246	\$448	\$373	<b>-33.95%</b>
Average Cap Rate	5.8%	6.8%	6.1%	<b>-30 bps</b>
	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	38,826	193,408	360,063	<b>-46.28%</b>
Net Absorption (SF)	-47,065	-170,728	-186,848	<b>N/A</b>

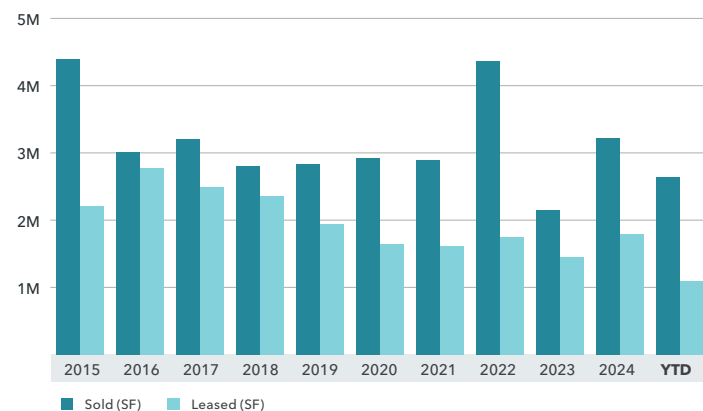
## NEW CONSTRUCTION & ABSORPTION



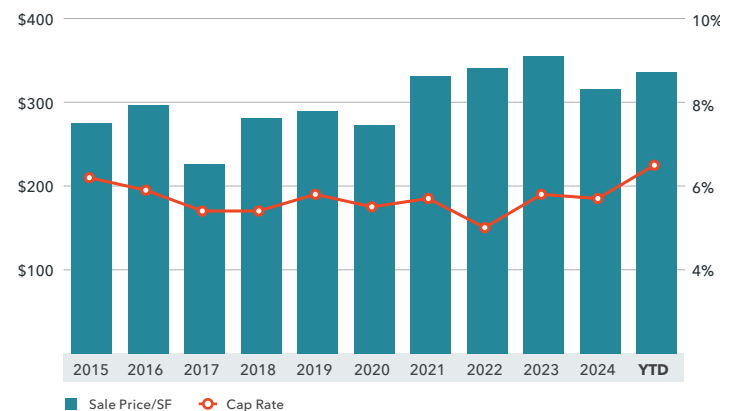
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME



## AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

**53M SF**

MANAGEMENT PORTFOLIO SIZE

**800+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS