

MARKET TRENDS

EAST BAY *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Southland Mall	Hayward/Castro Valley	1,150,358	\$68,484,476	\$60	Namdar Realty Group	Southland Mall, LP
Acura	Fremont	32,576	\$13,814,000	\$424	Bakhtiari Auto Group	Kavich Holdings, LLC
200 Packet Landing Rd	Alameda	27,140	\$9,700,000	\$357	200 Packet Landing, LLC	Harbor Bay Club Associates, LP

SIGNIFICANT LEASE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Union Square	Union City	31,000	December 2025	Ross Dress for Less
Highlands Square	Antioch/Pittsburg	25,057	October 2025	Cielo
Alvarado Business Center	Hayward/Castro Valley	22,750	November 2025	Home Eat

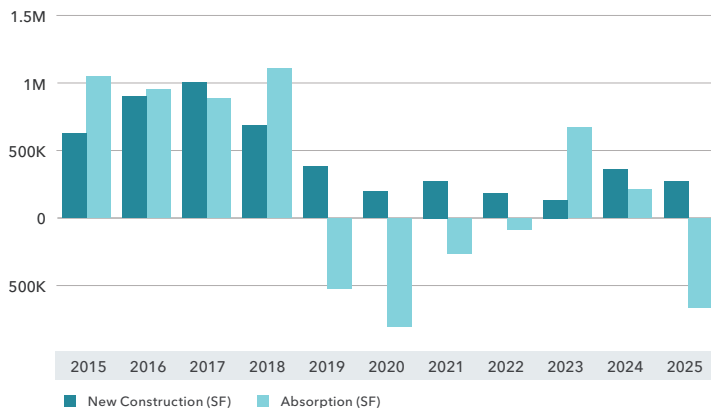
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Plaza Gale Ranch Phase IV	San Ramon	264,761	1Q 2026
Bay Area Animal Resource Center	Berkeley	35,835	1Q 2027
Brickyard	Livermore	16,335	1Q 2026

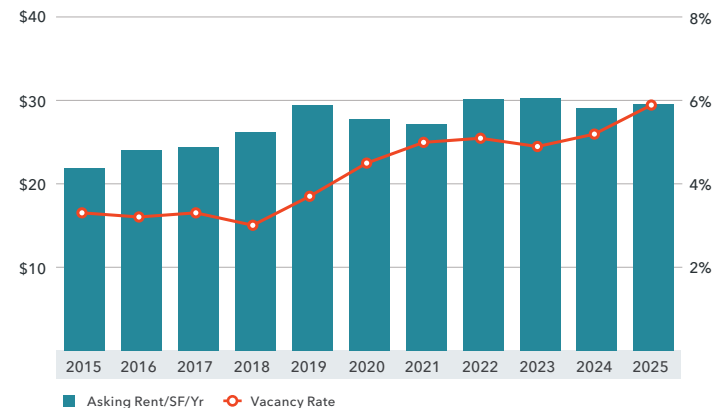
MARKET BREAKDOWN

	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	5.9%	5.4%	5.2%	70 bps
Average Asking Rents/SF/Yr	\$2.46	\$2.44	\$2.43	1.27%
Under Construction (SF)	330,481	403,807	498,151	-33.66%
Average Sales Price/SF	\$111	\$240	\$230	-51.58%
Average Cap Rate	6.1%	6.6%	5.7%	40 bps
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	73,326	272,097	362,363	-24.91%
Net Absorption (SF)	-480,095	-660,412	208,193	N/A

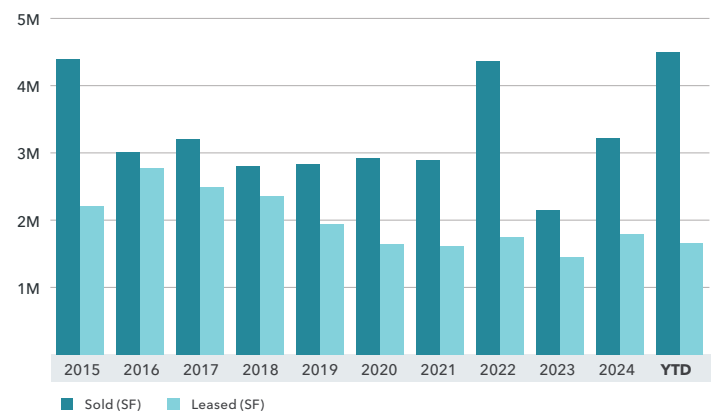
NEW CONSTRUCTION & ABSORPTION



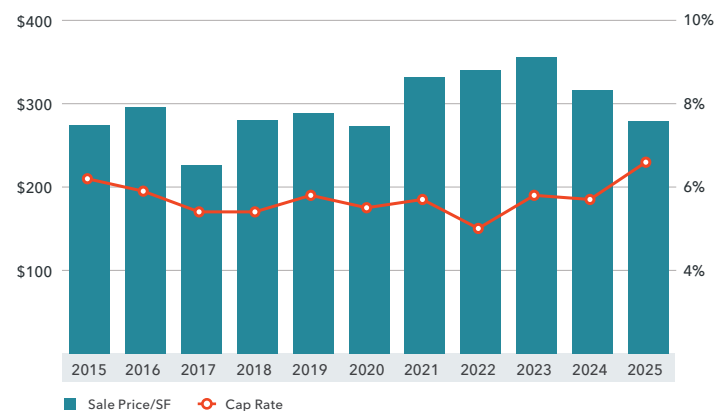
AVERAGE ASKING RENT/SF & VACANCY RATE



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

41

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS