

MARKET TRENDS

EAST BAY RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Slatten Ranch	Antioch/Pittsburg	100,824	\$25,962,786	\$257.51	Sterling Organization	Lockehouse Retail Group
Pleasant Hill Marketplace	Walnut Creek-BART/DT	69,715	\$20,944,500	\$300.43	Syufy Enterprises, LP	Perform Properties
Winter Honda	Antioch/Pittsburg	26,350	\$13,947,500	\$529.32	Dublin Honda	Winter Rose Clarke

SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
El Cerrito Plaza	Richmond/San Pablo	25,016	February 2026	Crunch Fitness
Agora at South Main	Downtown Walnut Creek	5,900	March 2026	Shabuya
6137 La Salle Ave	Oakland-North	4,500	February 2026	Coldwell Banker Residential Brokerage

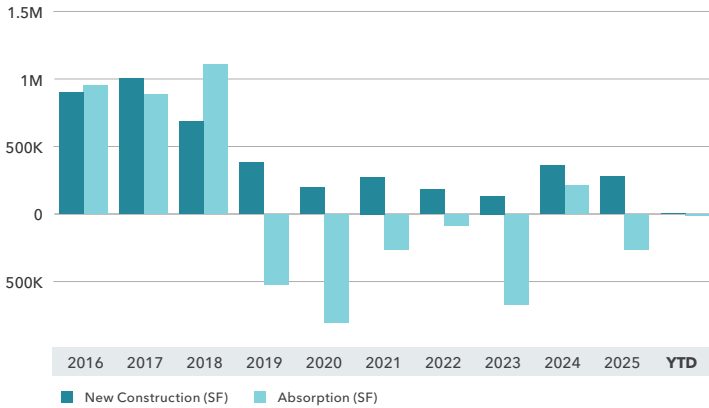
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Bay Area Animal Resource Center (BAARC)	Berkeley	35,835	1Q 2027
Brickyard	Livermore	16,335	3Q 2026

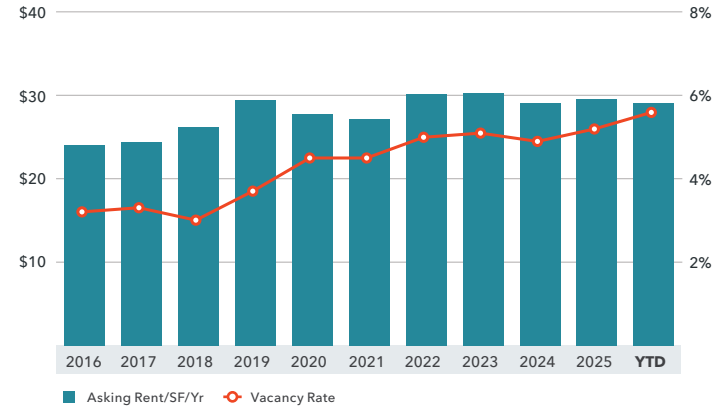
MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	5.6%	5.5%	5.1%	50 bps
Average Asking Rents/SF/Yr	\$2.42	\$2.46	\$2.42	0.24%
Under Construction (SF)	56,390	63,740	142,490	-60.43%
Average Sales Price/SF	\$311	\$152	\$320	-2.93%
Average Cap Rate	7.2%	6.4%	7.0%	20 bps
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	7,350	7,350	155,422	-95.27%
Net Absorption (SF)	-10,851	-10,851	0	N/A

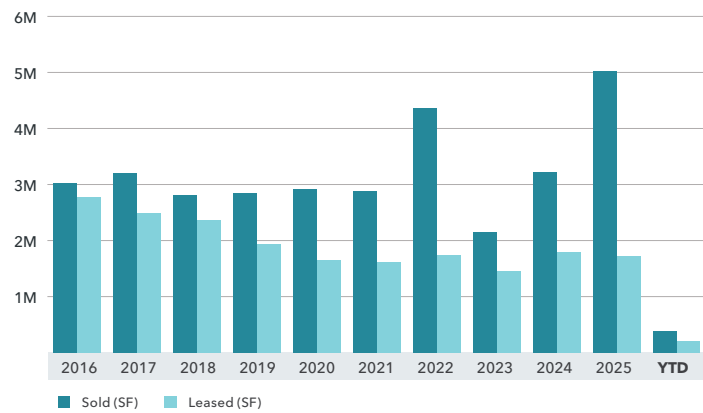
NEW CONSTRUCTION & ABSORPTION



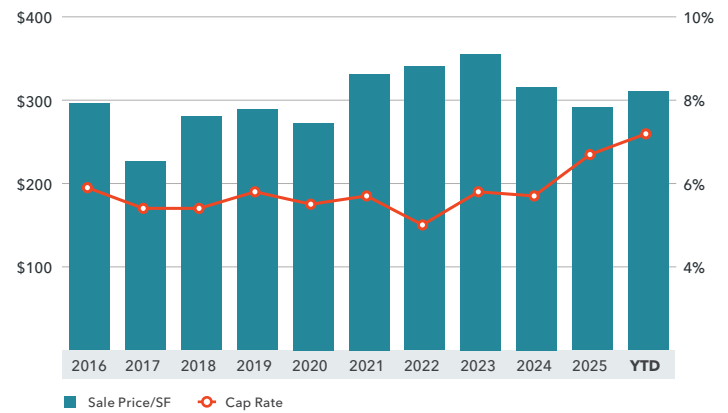
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS