

MARKET TRENDS

EAST BAY RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Gateway Centre	San Ramon	112,553	\$47,825,001	\$424.91	Bay West Development	Perform Properties
Trader Joe's	Walnut Creek-BART/DT	27,090	\$22,074,000	\$814.84	AmCap	Loja Group
3500 Camino Tassajara	Danville/Alamo	2,991	\$8,760,000	\$2,928.79	Nazish Hussain	Misson Hakam

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Sand Creek Crossing	Antioch/Pittsburg	12,000	May 2026	Party Teller
Tribune Tower	Oakland-Downtown	5,000	April 2026	Nola's Daiquiri Bar & Kitchen
329 14th St	Oakland-Downtown	4,850	May 2026	Five and Dime

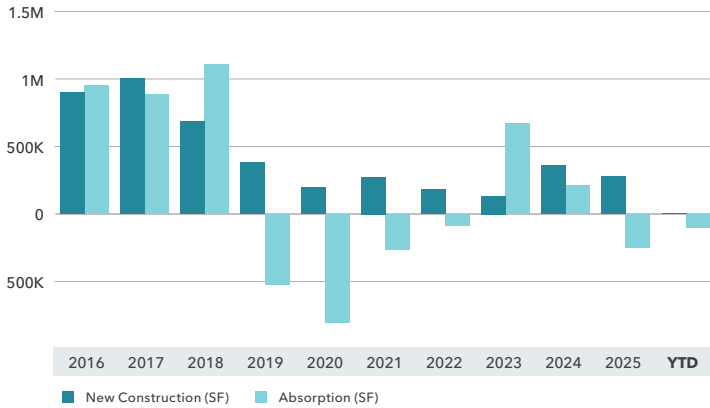
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Bay Area Animal Resource Center (BAARC)	Berkeley	35,835	1Q 2027
Brickyard	Livermore	16,335	3Q 2026
Delta Gateway - Bldg C	Antioch/Pittsburg	11,000	1Q 2027

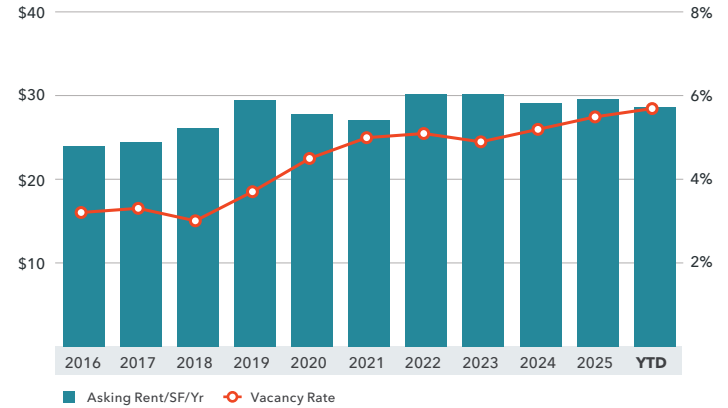
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	5.7%	5.5%	5.3%	40 bps
Average Asking Rents/SF/Yr	\$2.38	\$2.44	\$2.44	-2.32%
Under Construction (SF)	73,401	73,401	146,386	-49.86%
Average Sales Price/SF	\$383	\$322	\$451	-15.14%
Average Cap Rate	7.0%	6.1%	6.7%	30 bps
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	0	7,350	155,422	N/A
Net Absorption (SF)	-158,126	-99,290	-103,866	N/A

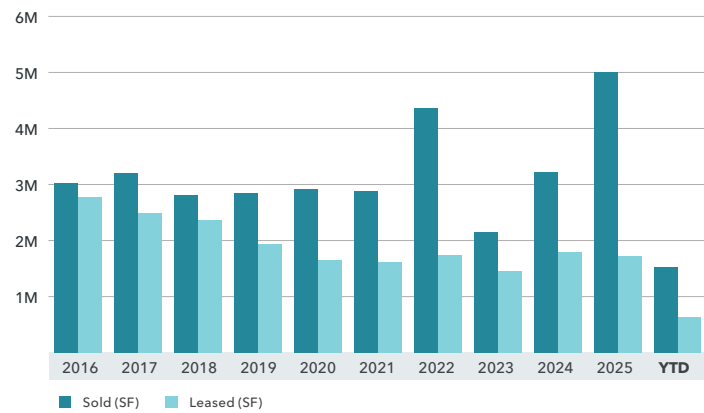
NEW CONSTRUCTION & ABSORPTION



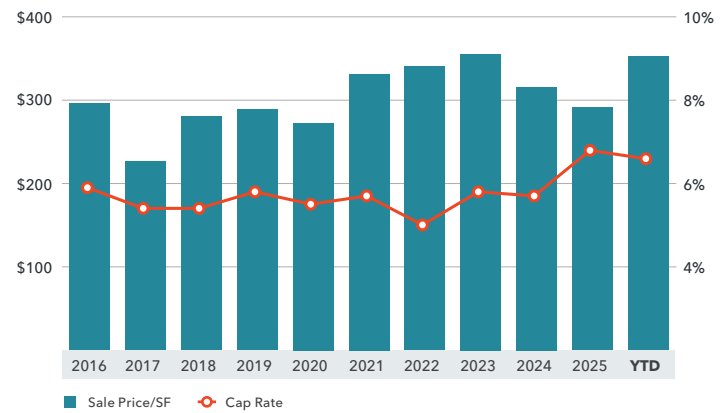
AVERAGE ASKING RENT/SF & VACANCY RATE



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>54M 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