

MARKET TRENDS

EAST BAY RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Pinole Valley Shopping Center	Martinez/Pacheco/Hercules	65,902	\$42,700,000	\$647.93	Ap Pinole Valley, LP	Stockbridge Capital Group, LLC
Lucky Shopping Center	Hayward/Castro Valley	67,722	\$14,930,000	\$220.46	Intelli, LLC	Oak Street Real Estate Capital
1901 Webster St	Alameda	3,000	\$5,000,000	\$1,666.67	Undisclosed	Thomas Properties

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Creekside Shopping Center	Martinez/Pacheco/Hercules	31,631	July 2026	Goodwill
Lido Faire Shopping Center	Newark	13,592	August 2026	Elite Pro Fitness
The Wedge at Union Landing	Union City	10,000	August 2026	Jolly Roger Land

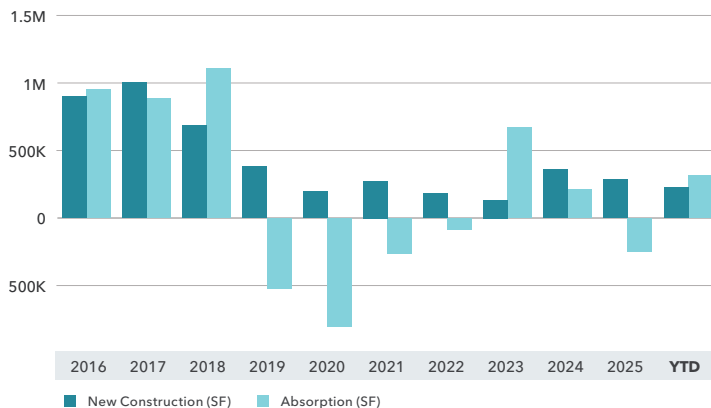
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Bay Area Animal Resource Center (BAARC)	Berkeley	35,835	1Q 2027
Brickyard	Livermore	16,335	4Q 2026
2535 Sand Creek Rd	Antioch/Pittsburg	5,641	4Q 2026

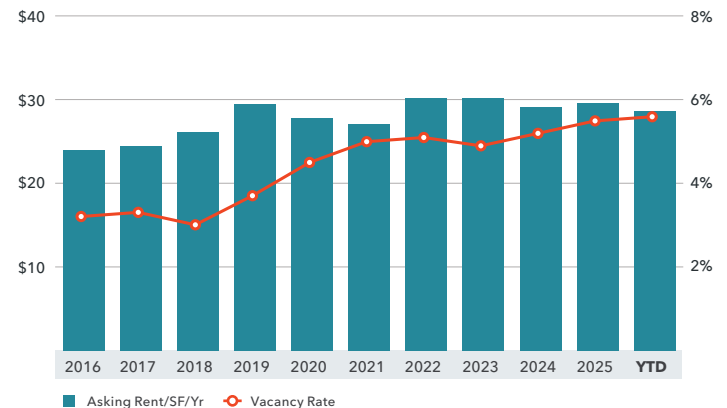
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	5.6%	5.7%	5.4%	20 bps
Average Asking Rents/SF/Yr	\$2.38	\$2.39	\$2.45	-2.79%
Under Construction (SF)	62,401	64,401	147,457	-57.68%
Average Sales Price/SF	\$320	\$316	\$243	31.56%
Average Cap Rate	6.4%	6.5%	6.8%	-40 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	2,000	22,377	205,672	-89.12%
Net Absorption (SF)	136,614	31,151	-157,150	N/A

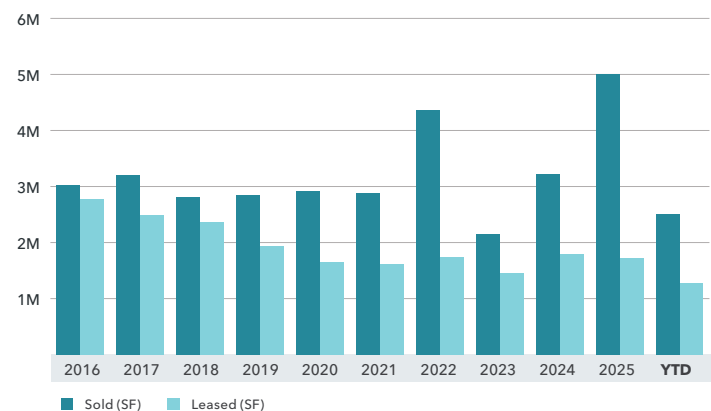
NEW CONSTRUCTION & ABSORPTION



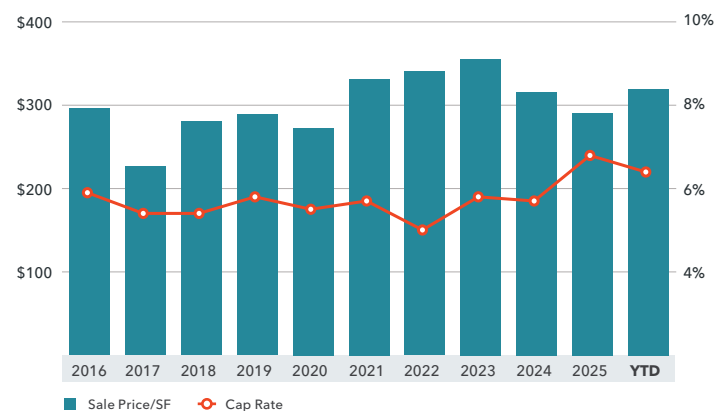
AVERAGE ASKING RENT/SF & VACANCY RATE



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.

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COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS