

I-680 Corridor Office, Q2 2021

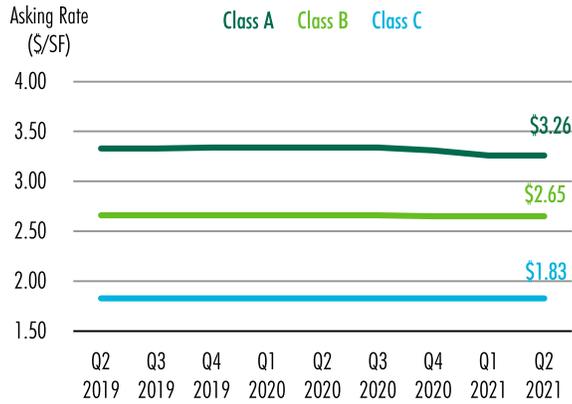
Figure 1: Statistics and Transactions

Submarket	NRA	Total Vacancy % ¹	Total Vacant SF	Total Availability % ²	Total Direct Available	Total Sublease Available	Average Asking Rate \$ ³	Q2 Net Absorption	YTD Net Absorption
Walnut Creek Downtown	4,584,792	17.9%	818,720	21.6%	872,249	118,905	3.96	(64,294)	(151,306)
Class A	2,758,956	21.5%	593,977	27.0%	638,509	107,161	4.25	(37,871)	(94,199)
Class B	1,790,018	12.6%	224,743	13.7%	233,740	11,744	3.55	(26,423)	(57,107)
Class C	35,818	0.0%	0	0.0%	0	0	2.75	0	0
Walnut Creek Ygnacio	2,017,048	18.3%	370,072	19.8%	392,660	7,229	1.94	(9,261)	(11,329)
Class A	606,982	24.1%	146,005	26.2%	153,030	6,232	2.20	0	0
Class B	1,375,266	16.0%	220,268	17.2%	235,831	997	1.90	(7,670)	(7,670)
Class C	34,800	10.9%	3,799	10.9%	3,799	0	1.75	(1,591)	(3,659)
Pleasant Hill BART	1,944,431	20.9%	405,929	29.9%	384,532	196,709	3.22	(132,236)	(143,223)
Class A	1,731,645	20.8%	359,530	30.7%	335,308	196,709	3.95	(115,306)	(128,125)
Class B	212,786	21.8%	46,399	23.1%	49,224	0	3.00	(16,930)	(15,098)
Pleasant Hill	1,094,044	5.0%	54,802	7.9%	67,860	18,547	2.57	750	1,510
Class A	129,131	5.9%	7,628	13.2%	4,781	12,291	3.25	0	(1,847)
Class B	759,999	4.3%	32,550	7.2%	48,190	6,256	2.65	(156)	2,451
Class C	204,914	7.1%	14,624	7.3%	14,889	0	1.85	906	906
Concord	4,967,616	16.2%	806,509	18.3%	771,117	140,238	2.39	(91,915)	(142,199)
Class A	3,371,331	20.0%	674,493	22.3%	627,135	13,084	2.60	(80,233)	(122,671)
Class B	1,206,728	5.7%	68,832	8.0%	79,054	17,154	2.25	(11,682)	(16,163)
Class C	389,557	16.2%	63,184	16.5%	64,334	0	1.85	0	(3,365)
Martinez, Pittsburg, Antioch	605,243	5.6%	33,897	9.2%	55,682	0	1.70	15,092	24,677
Class B	605,243	5.6%	33,897	9.2%	55,682	0	1.95	15,092	24,677
Lamorinda	1,098,150	7.1%	78,162	10.8%	101,086	17,810	3.22	(20,956)	(24,553)
Class A	222,475	18.5%	41,152	29.0%	48,378	16,037	3.95	(16,037)	(18,327)
Class B	601,377	5.3%	31,651	7.2%	41,778	1,773	3.40	(5,724)	(7,031)
Class C	274,298	2.0%	5,359	4.0%	10,930	0	2.25	805	805
Alamo/Danville	641,319	6.0%	38,740	8.3%	52,979	0	3.50	17,416	15,886
Class A	220,602	12.6%	27,778	17.1%	37,674	0	4.15	3,416	0
Class B	420,717	2.6%	10,962	3.6%	15,305	0	3.25	14,000	12,470
San Ramon	7,536,263	17.0%	1,282,268	23.1%	1,103,552	640,242	3.04	(68,872)	(346,107)
Class A	5,895,119	20.3%	1,194,368	27.8%	1,018,276	622,915	3.20	(59,864)	(328,465)
Class B	1,555,068	5.3%	81,680	6.1%	77,614	17,327	2.60	(9,008)	(17,642)
Class C	86,076	7.2%	6,220	8.9%	7,662	0	2.00	0	0
Livermore	613,518	20.0%	122,916	32.5%	104,973	94,457	1.94	(36,484)	(55,406)
Class B	613,518	20.0%	122,916	32.5%	104,973	94,457	2.15	(36,484)	(55,406)
Dublin	2,146,239	16.3%	351,447	18.9%	185,160	222,186	2.73	(45,526)	(56,350)
Class A	1,436,146	15.3%	220,360	18.7%	46,482	222,186	3.25	(37,549)	(38,780)
Class B	710,093	18.2%	130,756	19.4%	138,678	0	2.10	(7,977)	(17,570)
Pleasanton	8,353,240	16.5%	1,374,369	23.0%	1,357,128	561,429	3.01	(203,249)	(314,192)
Class A	6,014,573	17.6%	1,060,529	25.6%	1,002,057	539,203	3.15	(217,607)	(328,833)
Class B	2,338,667	13.4%	313,840	16.1%	355,071	22,226	2.70	14,358	14,641
I-680 Office Market	35,608,478	16.5%	5,861,221	21.0%	5,448,978	2,017,752	2.88	(762,925)	(1,325,982)
Class A	22,386,960	19.9%	4,449,210	25.7%	3,912,224	1,845,818	3.26	(684,441)	(1,184,637)
Class B	12,189,480	10.8%	1,318,494	13.2%	1,435,140	171,934	2.65	(78,604)	(139,448)
Class C	1,025,463	9.1%	93,186	9.9%	101,614	0	1.83	120	(5,313)

Source: CBRE Research, Q2 2021.

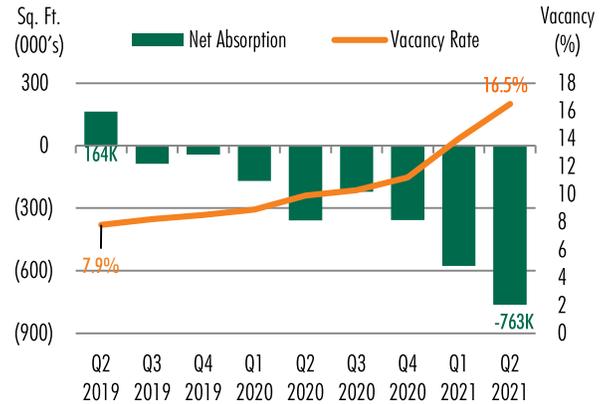
¹ Total Vacancy Rate = Direct Vacancy + Sublease Vacancy
² Total Availability Rate = All existing space being marketed for lease
³ Direct Monthly Lease Rates, Full Service Gross

Figure 2: Average Asking Rates



Source: CBRE Research, Q2 2021.

Figure 3: Net Absorption and Vacancy



Source: CBRE Research, Q2 2021.

Figure 4: Significant Lease Transactions of the Quarter

Lessee	Address	Total SF	Class	Lease Type
Dia Carta	4385 Hopyard Rd, Pleasanton	37,000	Office/Flex	New Lease
Insight Global	12667 Alcosta Blvd, San Ramon	20,869	A	Renewal
KDDA	1855 Gateway Blvd, Concord	17,477	A	Renewal
Kinders	2121 N California Blvd, Walnut Creek	17,000	A	New Lease
Brookfield Homes	12657 Alcosta Blvd, San Ramon	16,434	A	New Lease
Old Republic Title	1000 Burnett Ave, Concord	13,123	A	Renewal
Tekion	5934 Gibraltar Dr, Pleasanton	12,630	B	New Lease
BKF Engineers	1646 N California Blvd, Walnut Creek	12,464	A	Renewal

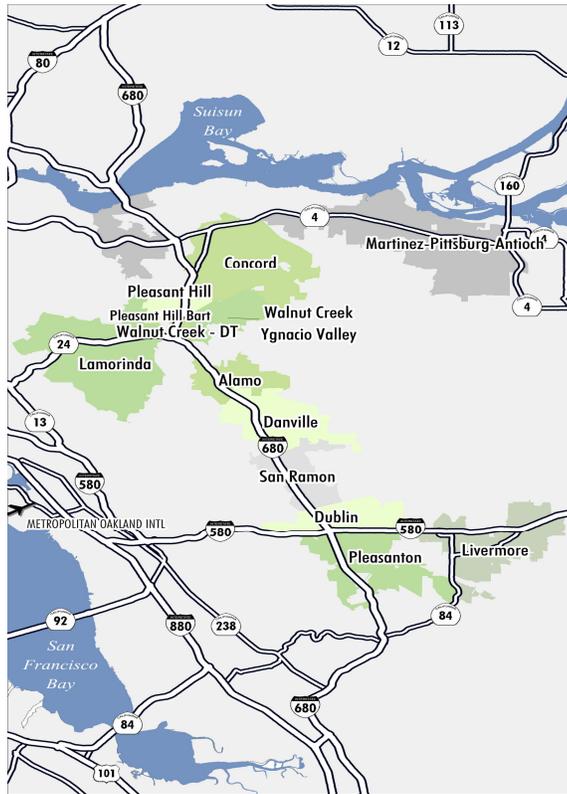
Source: CBRE Research, Q2 2021.

Figure 5: Significant Sale Transactions of the Quarter

Buyer	Address	Total SF	Class	Type
Spieker Keech Hacienda	4301-4309 Hacienda Dr, Pleasanton	300,249	A	Investment
Chavez Management Group, Inc	7401-7475 Southfront Rd, Livermore	110,000	B	Investment
Vivek Bansai	4185 Blackhawk Plaza, Danville	27,648	B	User

Source: CBRE Research, Q2 2021.

SUBMARKET MAP



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DEFINITIONS

Average Asking Rate Direct Monthly Lease Rates, Full Service Gross. **Availability** All existing space being marketed for lease. **Total Vacancy Rate** Direct Vacancy + Sublease Vacancy.

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SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant office buildings that total 10,000+ sq. ft. along the I-680 Corridor, excluding owner-occupied buildings. CBRE assembles all information through telephone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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