

FIGURES | TRI-VALLEY | Q4 2022

Tri-Valley R&D/Flex Figures

▼ 7.6%
Vacancy Rate

▼ 6.7K
SF Net Absorption

► 0
SF Under Construction

► \$1.80
NNN / Lease Rate
Existing Properties

Note: Arrows indicate change from previous quarter.

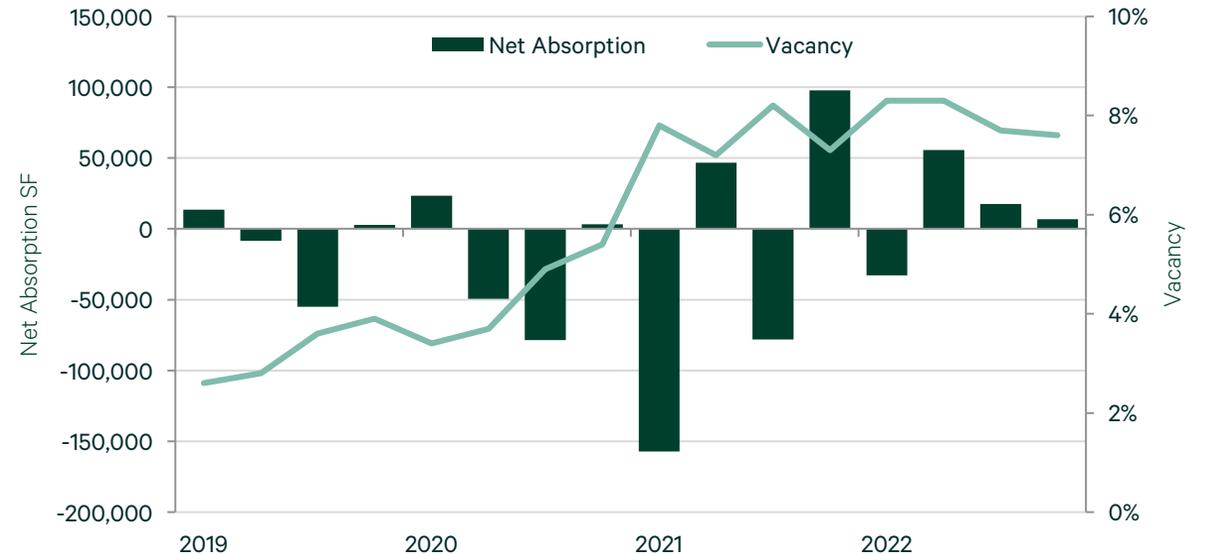
EAST BAY EMPLOYMENT

The East Bay, comprising of both Alameda and Contra Costa counties, is home to 2.8 million residents and hosts a labor force of 1.4 million. Ending December 2022, the total resident employment was 1.4 million, representing an increase of nearly 32,100 jobs from this time last year when the region was emerging out of shelter-in-place policies due to a combination of high vaccination rates and lower contraction numbers. This increase in employment caused the unemployment rate to decline 120 basis points (bps) over the past year, ending Q4 2022 at 3.5%.

TRI-VALLEY R&D HIGHLIGHTS

The Tri-Valley R&D/Flex market finished the fourth quarter with positive 6,785 sq. ft. of net absorption, bringing the yearly total to positive 47,108 sq. ft.. The Dublin submarket saw the largest lease of the quarter, totaling 28,233 sq. ft. signed by MCI Metro Access Transmission Services. Vacancy decreased minimally quarter over quarter, sitting at 7.6%. On the investment sale front, 39,436 sq. ft. was purchased at 5775 W Las Positas Blvd. by a private investor.

FIGURE 1: Vacancy & Net Absorption Trend

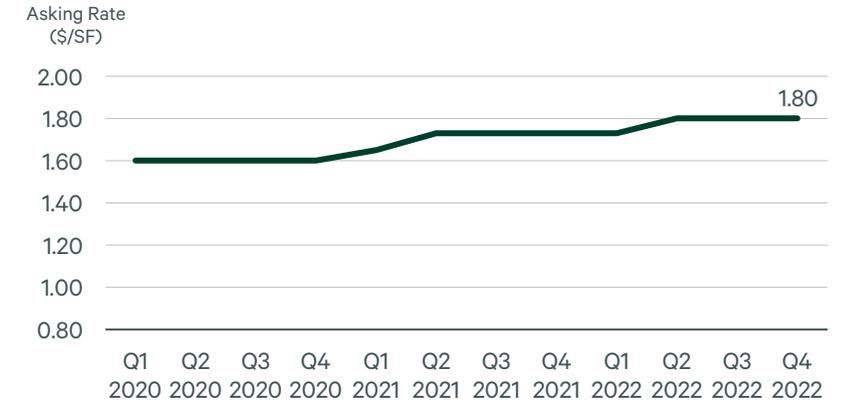


Source: CBRE Research

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Lease Rate (NNN)	Q4 Net Absorption	YTD Net Absorption
Dublin	752,725	10.2%	10.2%	1.75	0	(17,931)
Livermore	2,352,731	9.6%	9.6%	1.55	(7,580)	791
Pleasanton	3,196,993	4.5%	5.0%	2.25	14,365	63,408
San Ramon	211,000	23.2%	23.2%	1.65	0	840
Tri-Valley	6,513,449	7.6%	7.8%	1.80	6,785	47,108

FIGURE 4: Lease Rates (NNN)



Source: CBRE Research

FIGURE 3: Notable Lease Transactions Q4 2022

Tenant	City	SF Leased	Type
MCI Metro Access Transmission Services	Dublin	28,233	Renewal
Thoratec LLC	San Ramon	25,911	Renewal
Pulte Homes Inc.	Pleasanton	25,560	Renewal
Convergint Technologies LP	Pleasanton	25,061	Renewal/Expansion

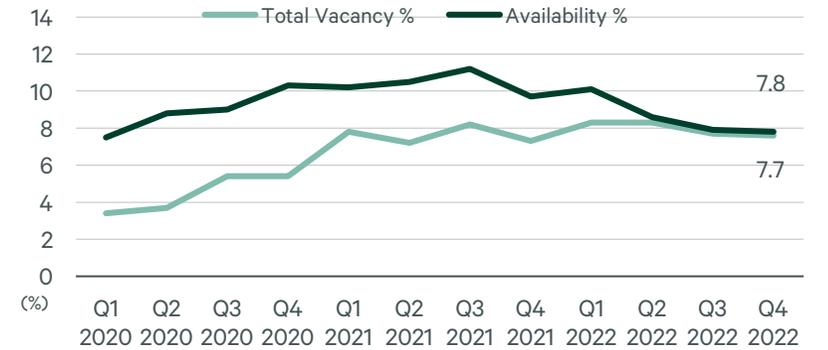
Source: CBRE Research

FIGURE 4: Notable Sale Transactions Q4 2022

Buyer	City	SF Sold	Sale Price
The Paul & Eleanor Sade 1985 Trust	Pleasanton	39,436	\$21.0M

Source: CBRE Research

FIGURE 5: Vacancy & Availability



Source: CBRE Research

Submarket Map



Source: CBRE Research, Location Intelligence

Definitions

Average Asking Rate Direct Monthly Lease Rates., Triple Net (NNN). Availability All existing space being marketed for lease. Total Vacancy Rate Direct Vacancy + Sublease Vacancy.

CBRE's market report analyzes existing single- and multi-tenant R&D buildings that total 7,500+ sq. ft. within defined submarkets, including 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.

Contacts

Jack Mortensen

Field Research Analyst
 +1 925 296 7707
 jack.mortensen@cbre.com

Paul Magoria

Research Manager
 +1 510 874 1912
 Paul.Magoria@cbre.com

Konrad Knutsen

Associate Director, Northern CA
 +1 916 446 8292
 konrad.knutsen@cbre.com

Walnut Creek Office

2175 N California Blvd, Ste 300
 Walnut Creek, CA 94546

© Copyright 2023. All rights reserved. This report has been prepared in good faith, based on CBRE's current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE's securities or of the performance of any other company's securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

