

FIGURES | TRI-VALLEY | Q4 2022

Tri-Valley Industrial Figures

▼ 1.9%

Vacancy Rate

▲ 189K

SF Net Absorption

▶ 0M

SF Under Construction

▶ \$1.20

NNN / Lease Rate
Existing Properties

Note: Arrows indicate change from previous quarter.

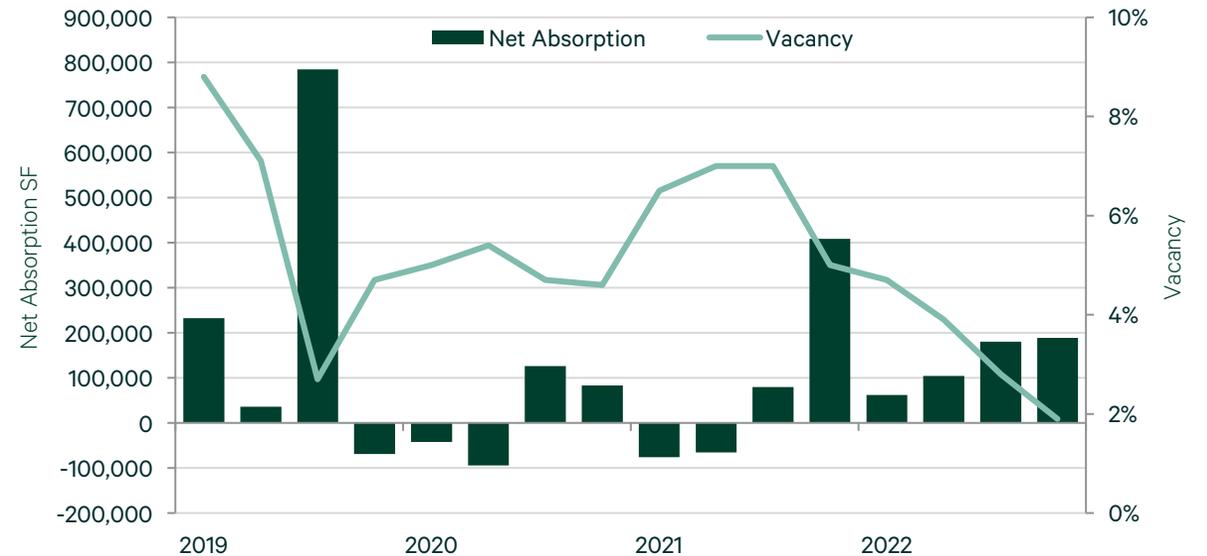
EAST BAY EMPLOYMENT

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 HIGHLIGHTS

The Tri-Valley industrial market ended Q4 2022 with net absorption of 189,557 sq. ft., marking the sixth consecutive quarter of positive net absorption. Vacancy dropped 90 base points quarter over quarter, dropping from 2.8% in Q3 to 1.9% in Q4. Throughout 2022, large new leases have driven the Tri-Valley industrial market, with Livermore being the most active submarket. Investment sales remained quiet throughout the last quarter of 2022.

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 (\$)	Q4 Net Absorption	YTD Net Absorption
Dublin	1,413,622	0.4%	0.4%	1.58	1,700	19,896
Warehouse	1,362,982	0.4%	0.4%	1.50	1,700	19,896
Manufacturing	50,640	0.0%	0.0%	1.65	0	0
Livermore	15,581,356	1.8%	3.6%	1.05	180,472	578,275
Warehouse	13,063,150	1.6%	3.2%	1.05	173,665	622,533
Manufacturing	2,518,206	2.8%	5.7%	1.05	6,807	(44,258)
Pleasanton	2,096,803	2.3%	2.3%	1.38	3,920	(34,713)
Warehouse	1,903,688	2.4%	2.4%	1.50	7,097	(31,536)
Manufacturing	193,115	1.6%	1.6%	1.25	(3,177)	(3,177)
San Ramon	983,969	3.4%	3.4%	1.50	3,465	21,099
Warehouse	983,969	3.4%	3.4%	1.50	3,465	21,099
Manufacturing	0	0%	0%	0	0	0
Tri-Valley Ind. Market	20,075,750	1.9%	3.2%	1.20	189,557	584,557
Warehouse	17,313,789	1.7%	2.9%	1.39	185,927	631,992
Manufacturing	2,761,961	2.7%	5.3%	1.05	3,630	(47,435)

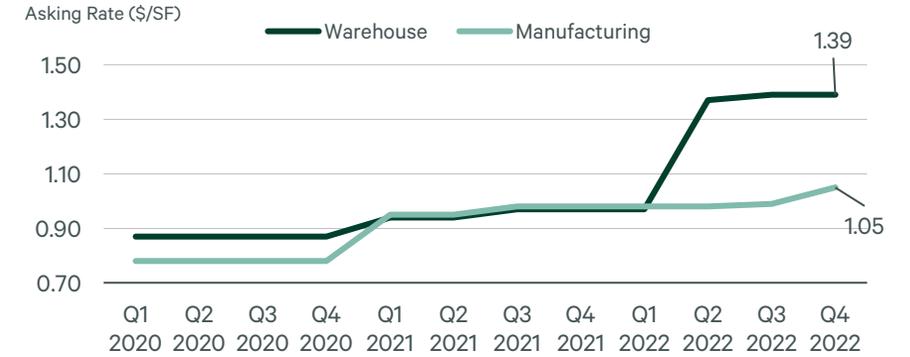
FIGURE 3: Notable Lease Transactions Q4 2022

Tenant	City	SF Leased	Type
Performance Food Group	Livermore	266,825	Renewal
The Cary Company	Livermore	148,440	New Lease
Record Xpress of California, LLC.	Livermore	48,284	Renewal

Source: CBRE Research

*There were no notable Industrial sales of 10,000 SF or greater

FIGURE 4: Lease Rates



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 industrial buildings that total 5,000+ 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.

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