

Team Yoohooo!

# EMERGING HOTSPOTS

Daniel, Hannie, John, Ming Yang, Oscar





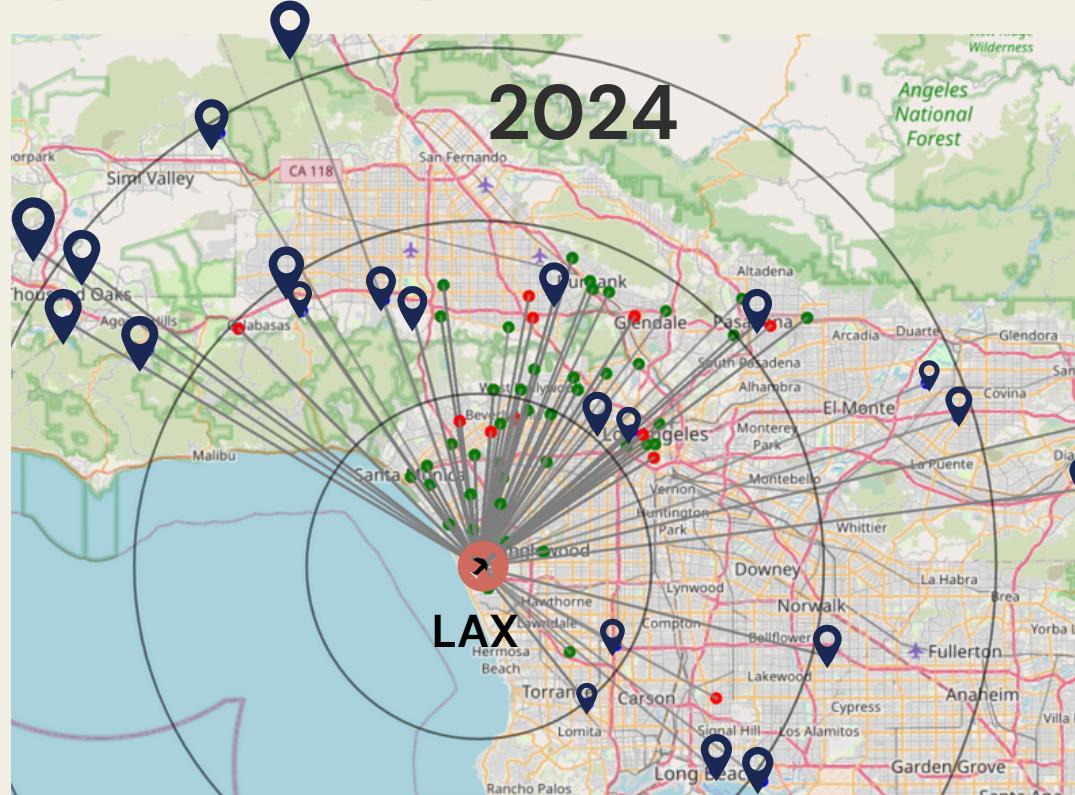
# FINANCE SECTOR

**Capital Wang**

Distance from **Los Angeles**

Offices to  
Airport

- Legal
- Tech
- Finance
- Airport

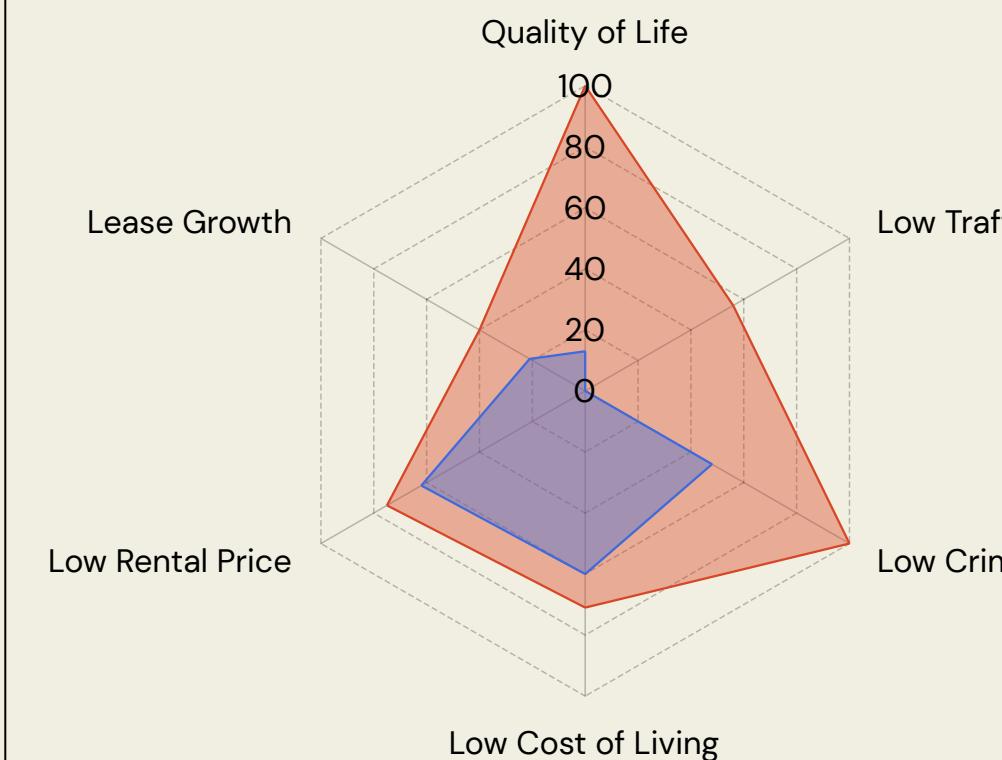


Orange County



\*Each ring has a radius of 5 miles in distance

● Orange County   ● Los Angeles



## Quality of Life

Orange County

RANK

**1**

across 30 U.S. markets

Los Angeles

RANK

**27**

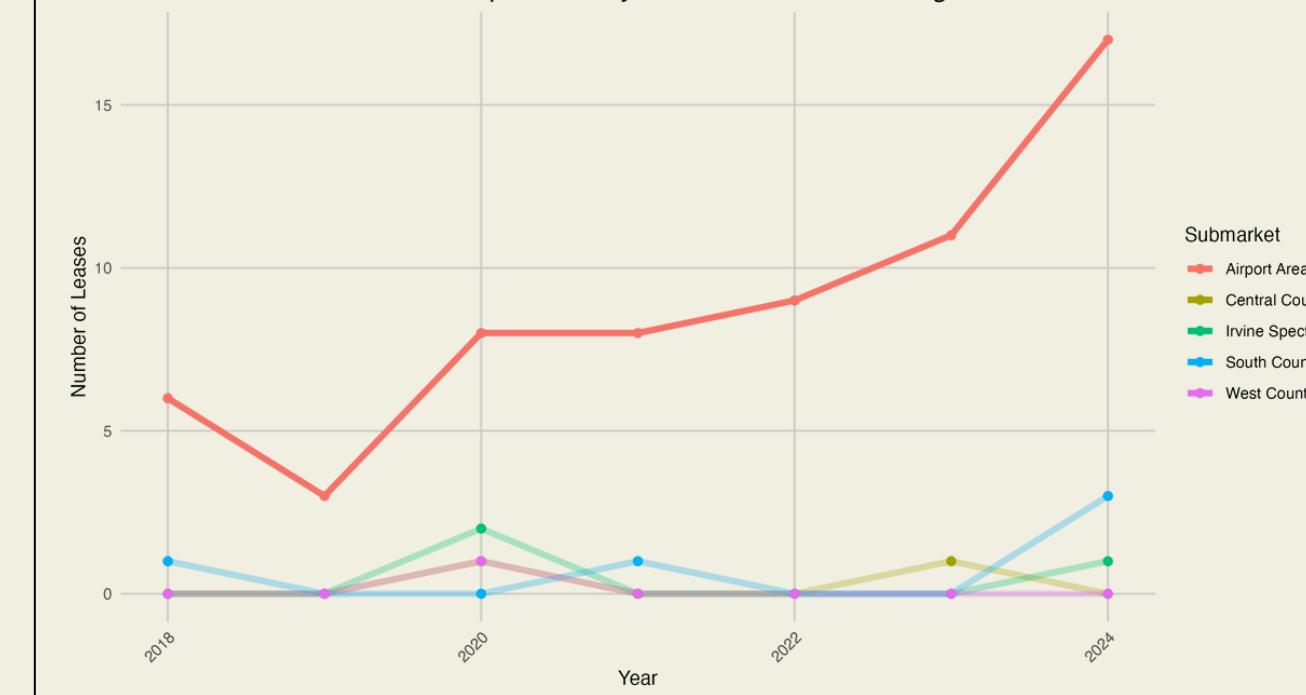
Commute to airport:

66% shorter  
distance in OC  
than LA

40% of time  
saved in OC  
than LA

Top Submarkets for Finance Leases in Orange County

Number of Leases per Year by Submarket and Building Class



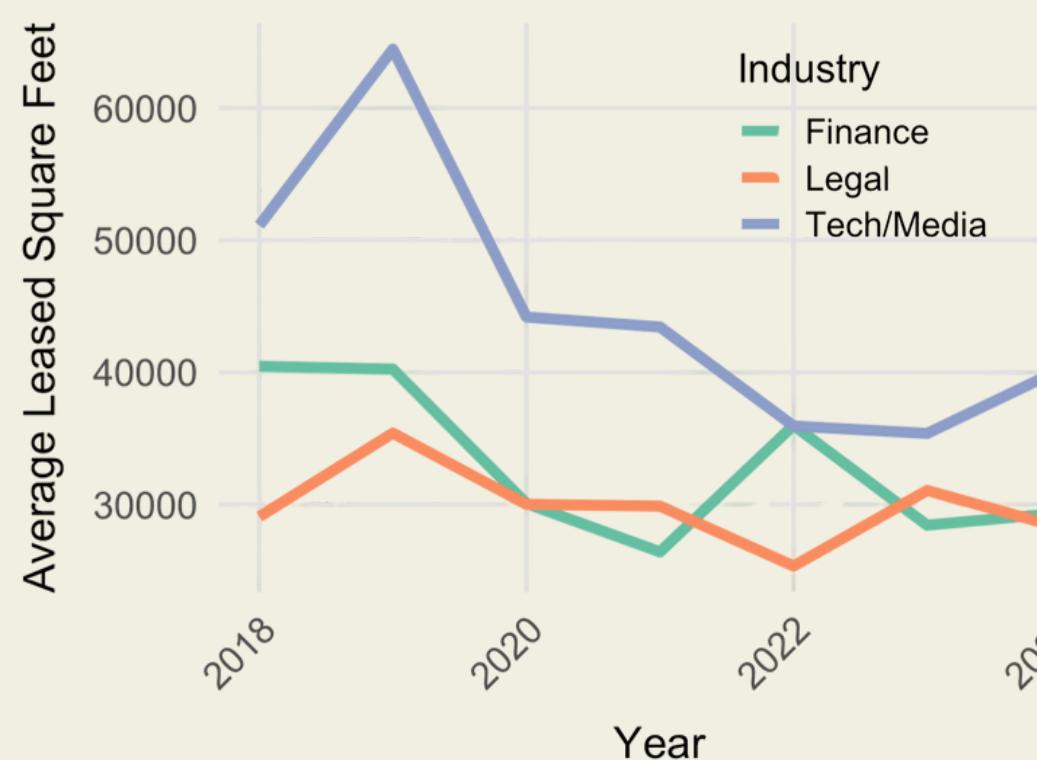


# TECHNOLOGY SECTOR

yoohooo!

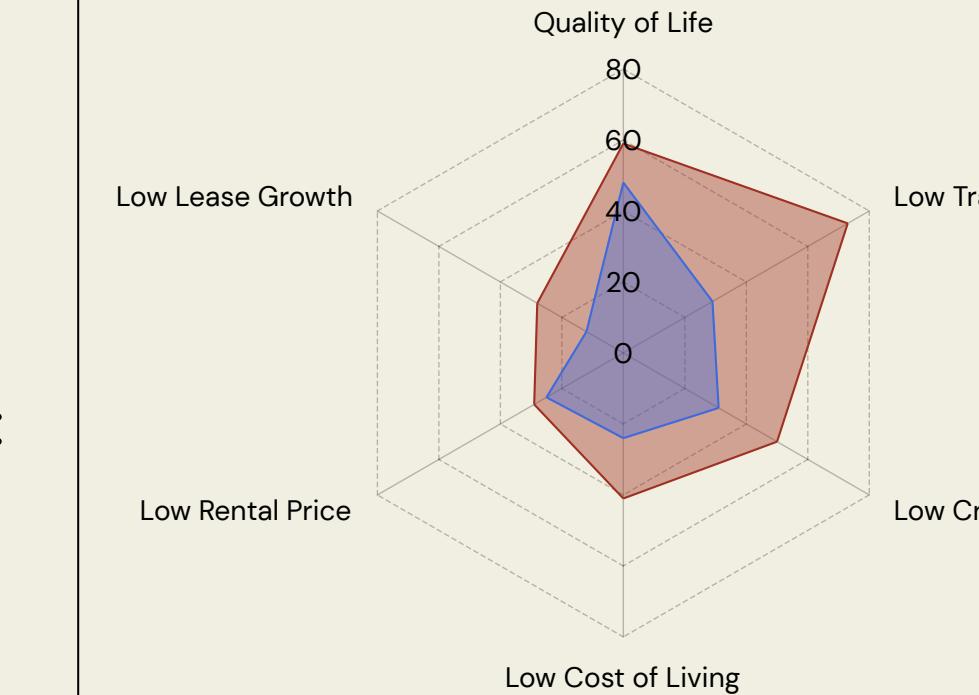
## Average Leased Square Feet per Deal

By Industry Over Time



✓ Changing landscapes in tech:  
37.6% decrease in average area leased

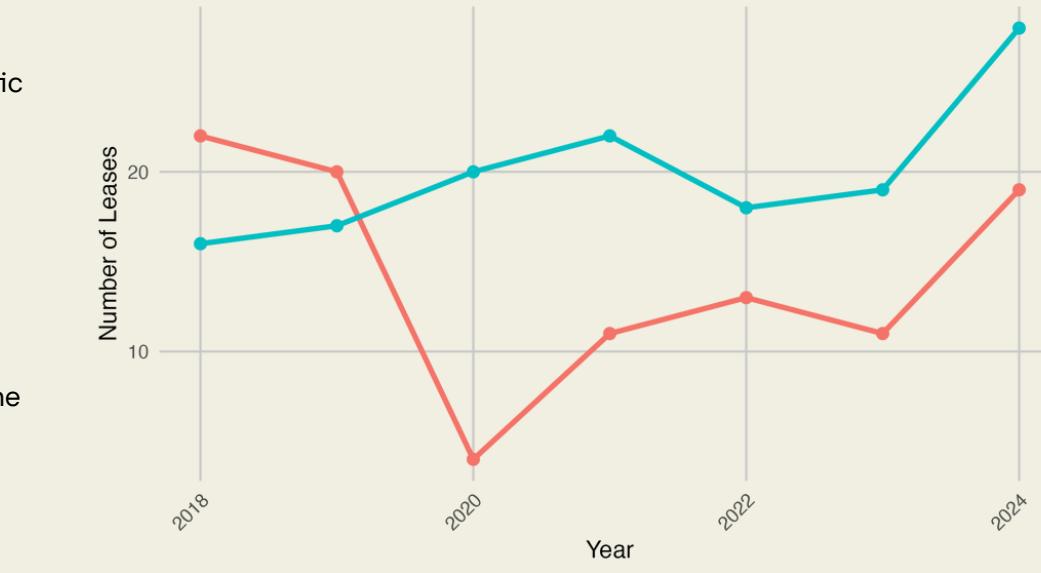
● San Jose ● San Francisco



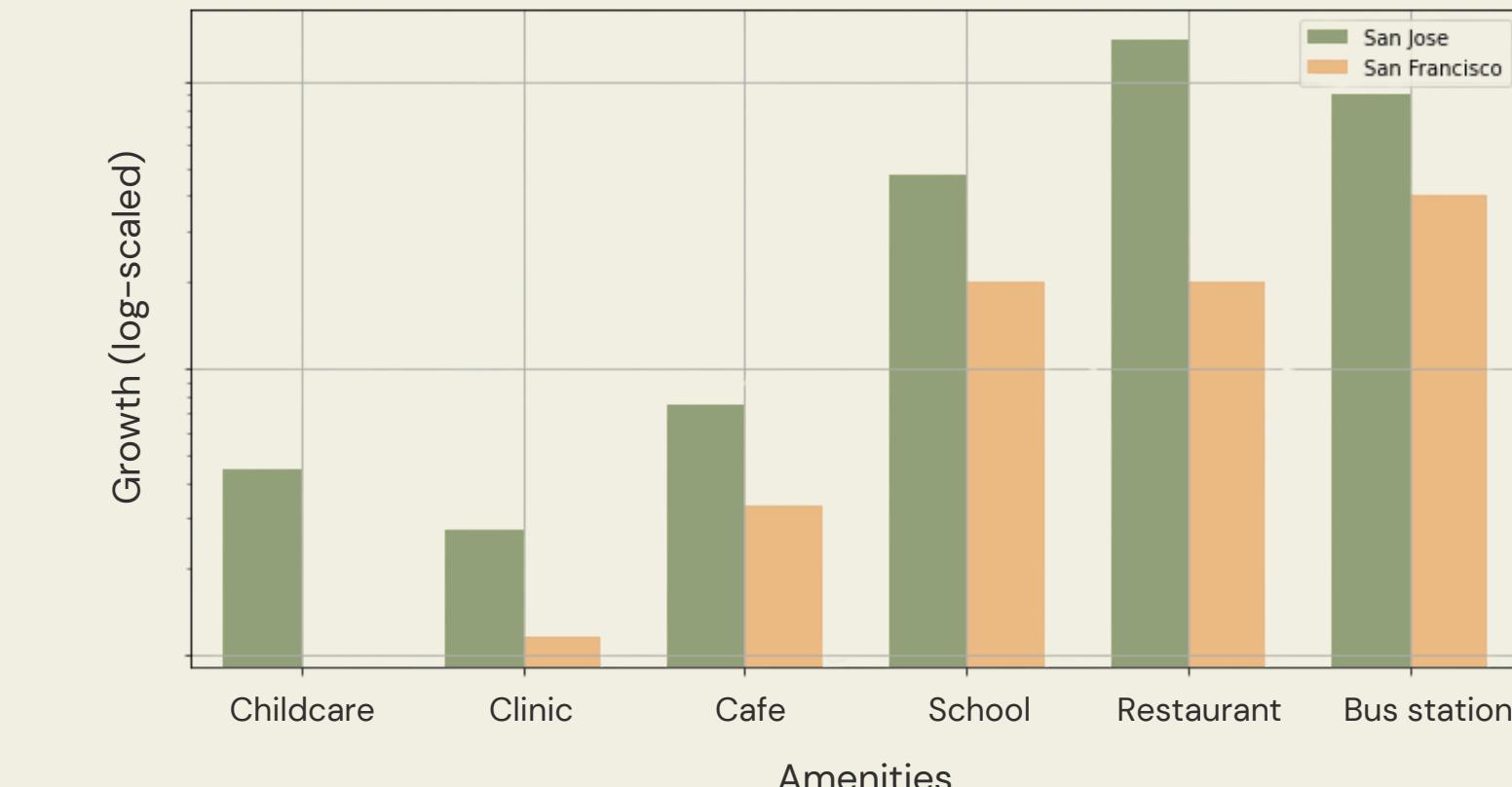
## Leasing Trends for Technology Industry in San Jose

Class A vs Other Buildings

Building Class ● A ● O



Amenity Growth between 2018 and 2024 compared between San Jose and San Francisco



2018

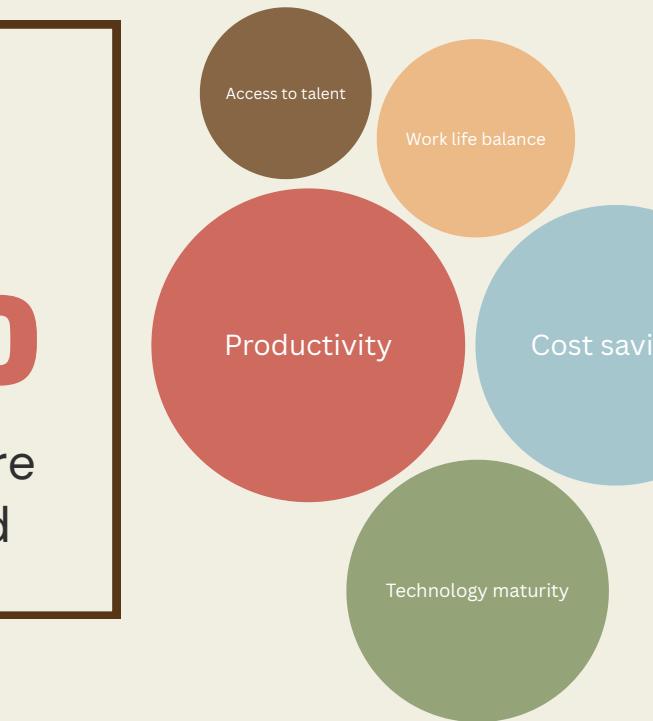
**10%**

of companies are remote/ hybrid

2025

**47%**

of companies are remote/ hybrid



✓ Tech companies are going remote/hybrid