

Team Yooheoo!

EMERGING HOTSPOTS

Daniel, Hannie, John, Ming Yang, Oscar





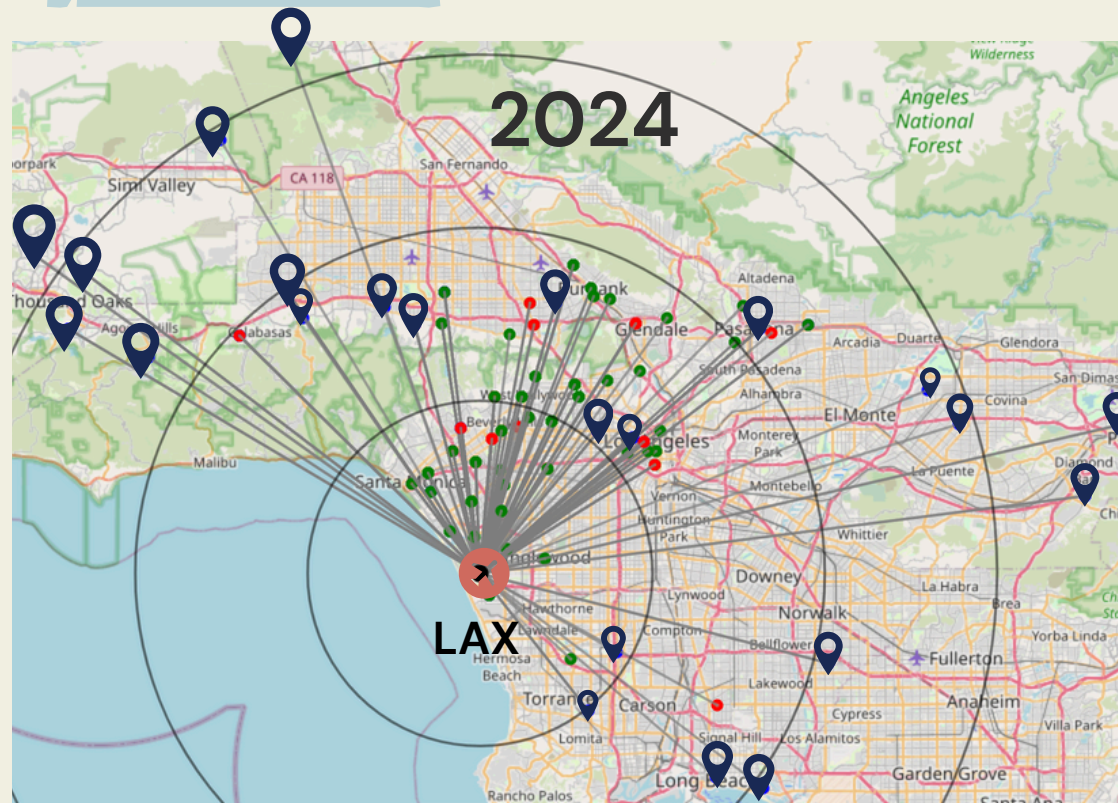
FINANCE SECTOR



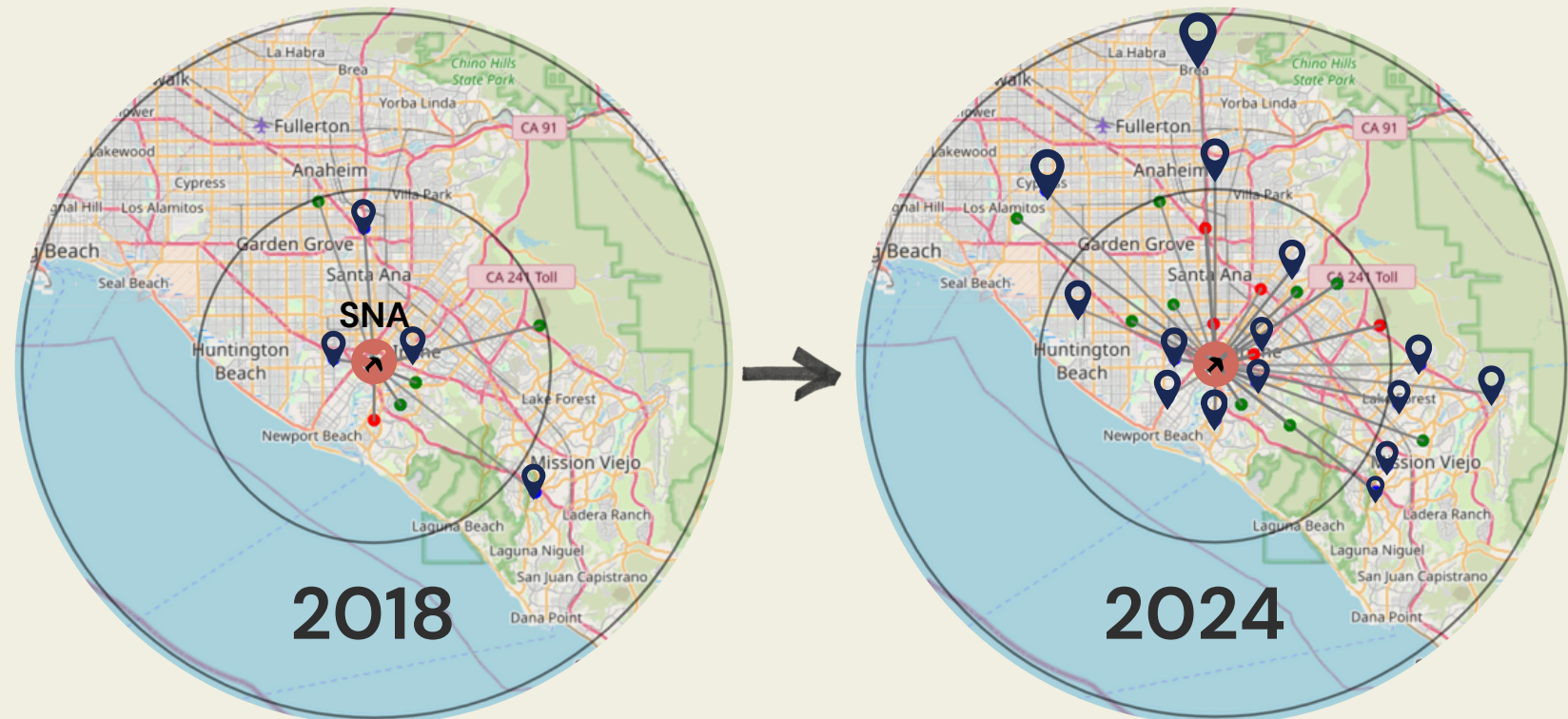
Distance from
Offices to
Airport

- Legal
- Tech
- 📍 Finance
- ✈️ Airport

Los Angeles

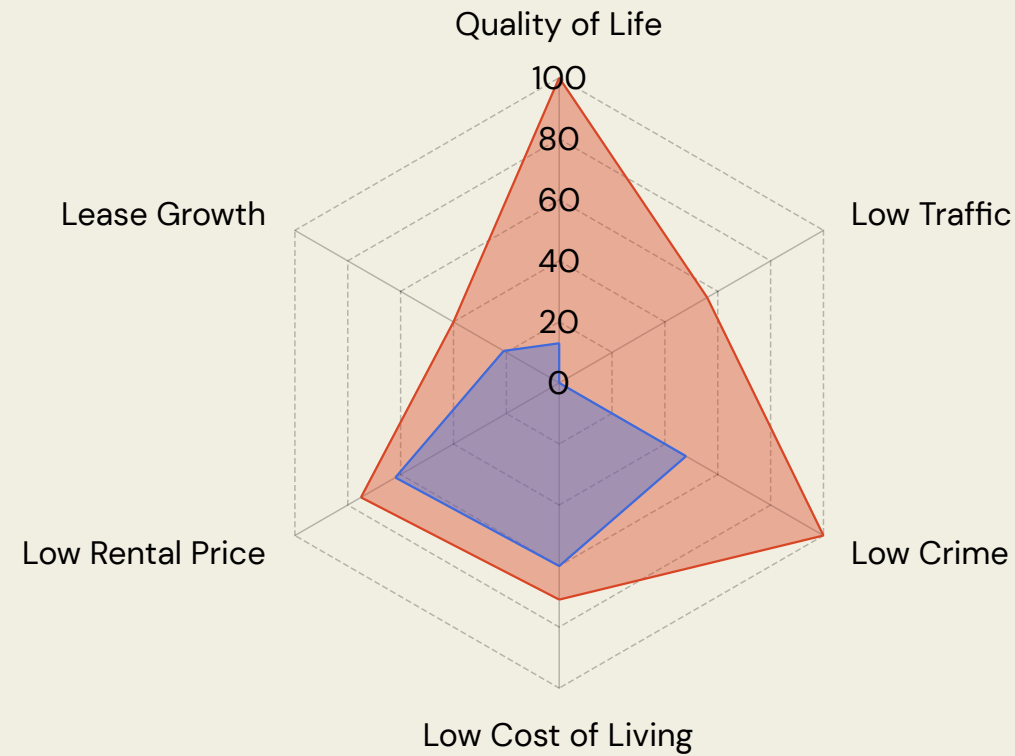


Orange County



*Each ring has a radius of 5 miles in distance

● Orange County ● Los Angeles



Quality of Life

Orange County

Los Angeles

RANK

RANK

1

27

across 30 U.S. markets

Commute to airport:



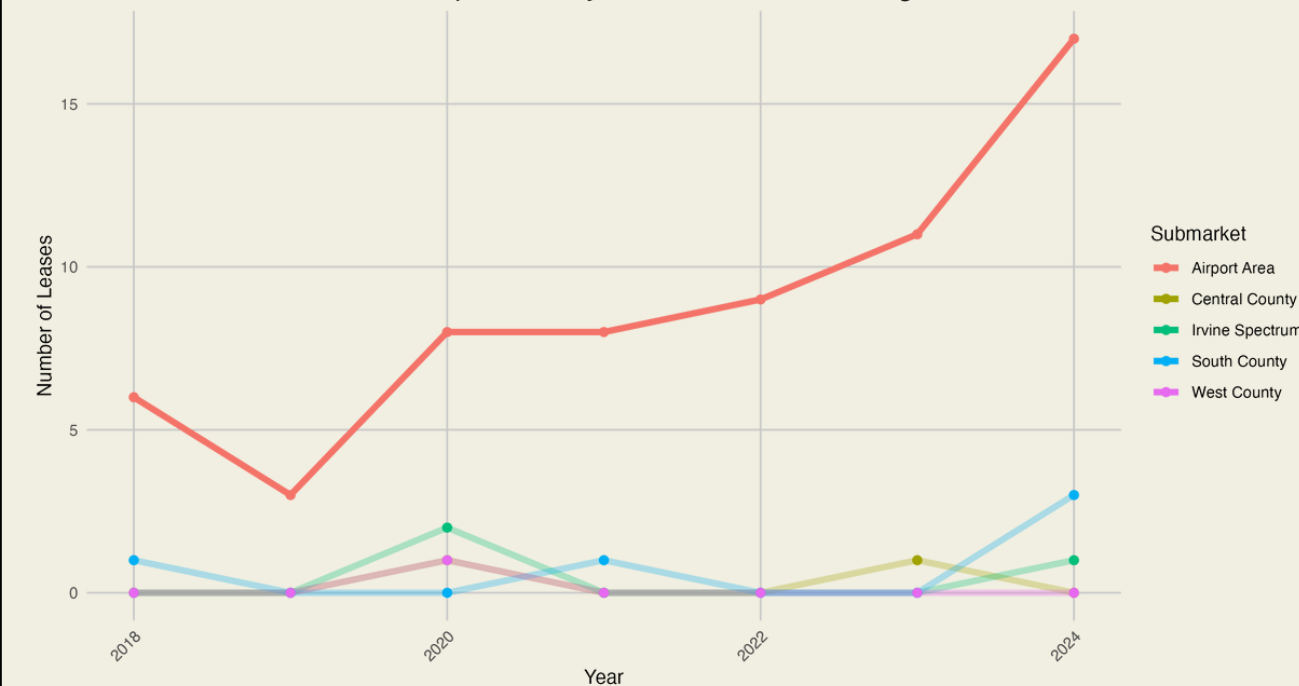
66% shorter
distance in OC
than LA



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



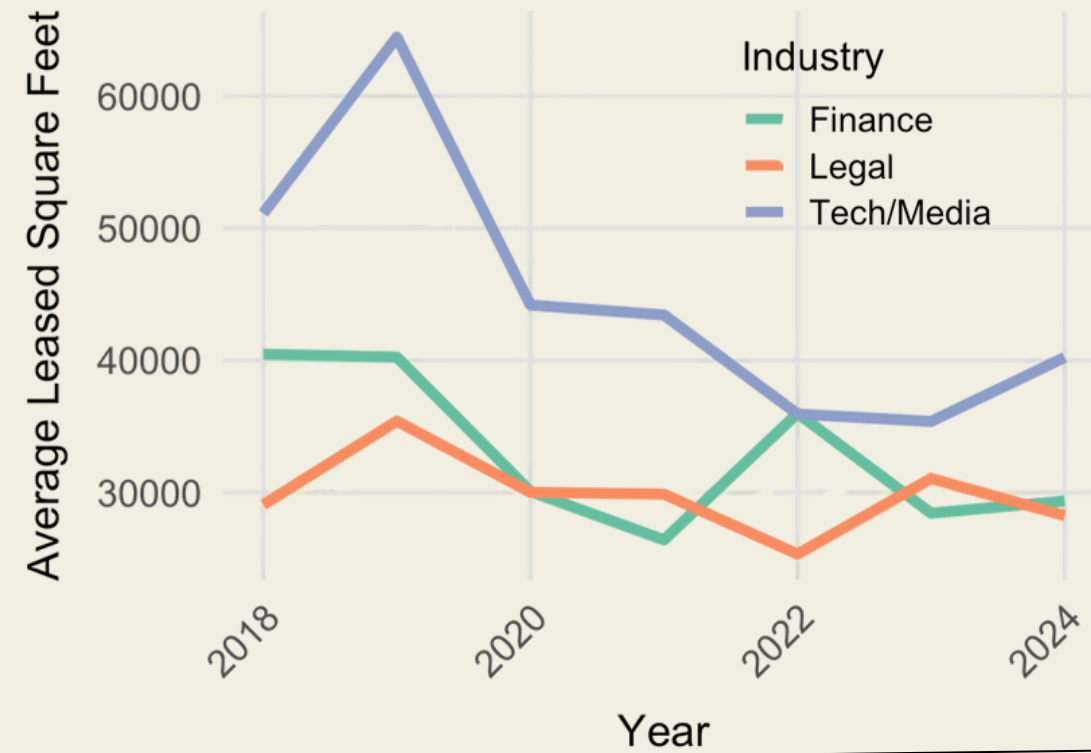


TECHNOLOGY SECTOR

yoo hooo!

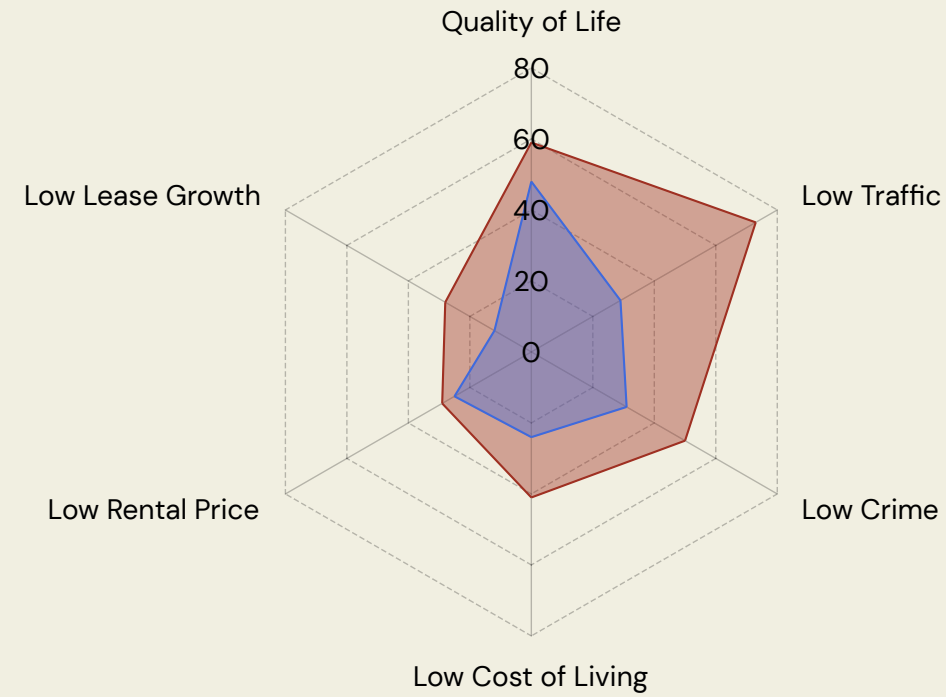
Average Leased Square Feet per Deal

By Industry Over Time



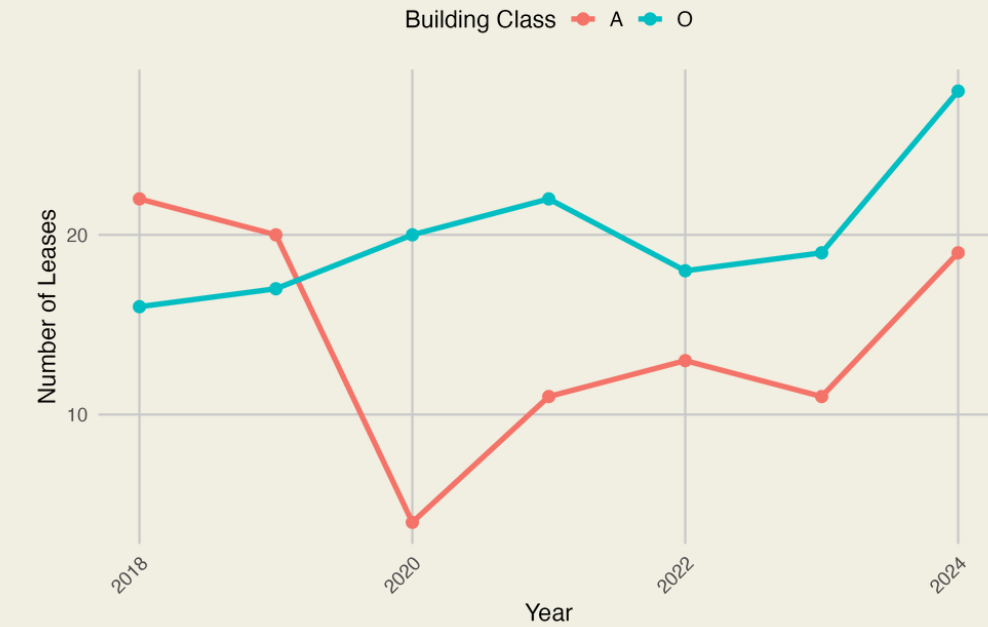
✓ Changing landscapes in tech: **37.6% decrease** in average area leased

San Jose San Francisco

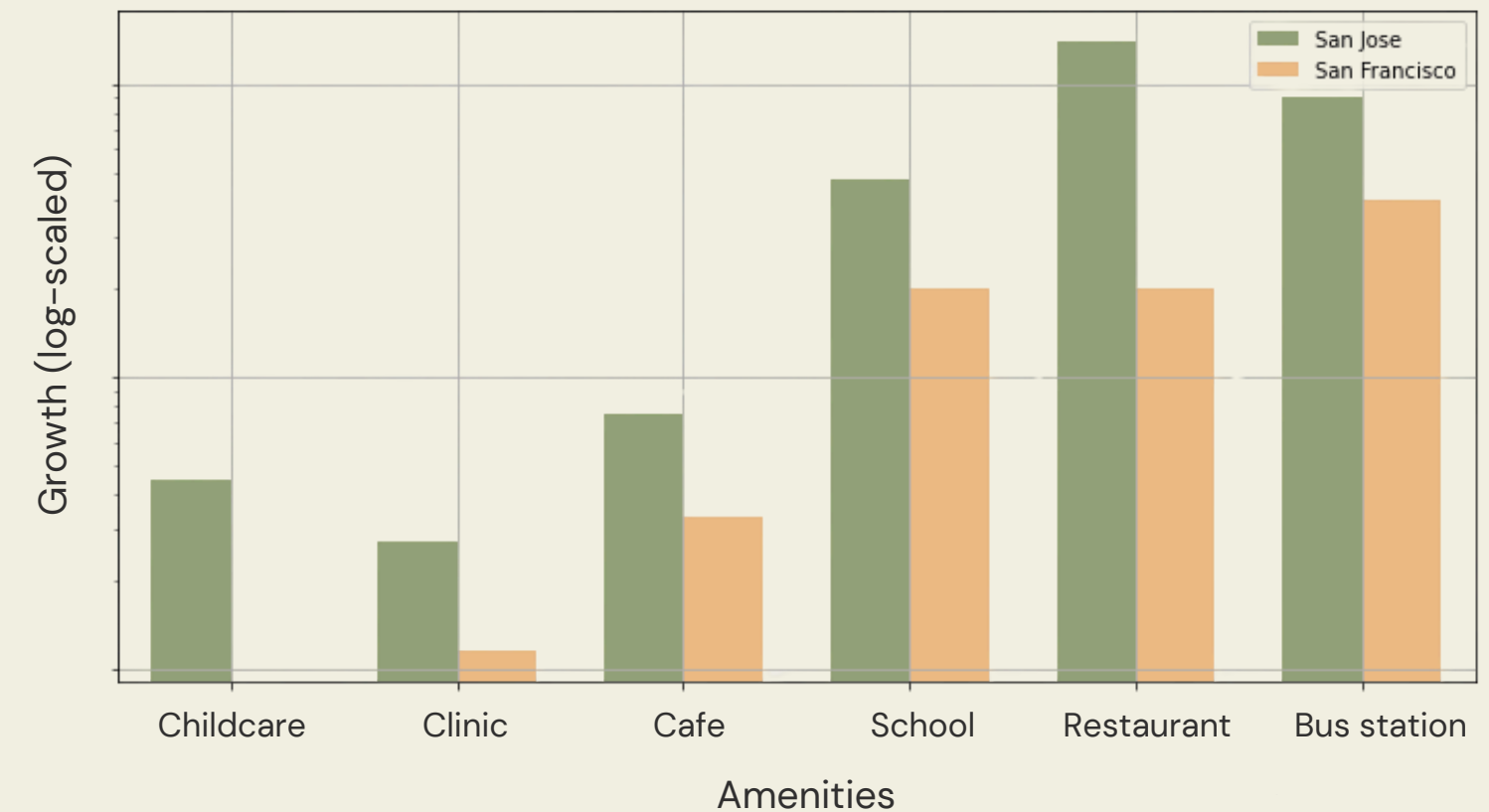


Leasing Trends for Technology Industry in San Jose

Class A vs Other Buildings



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



2018

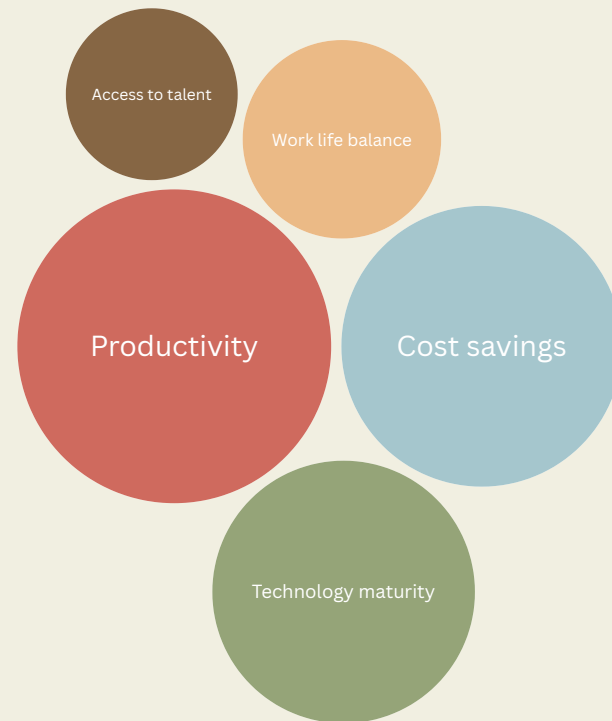
10%

of companies are remote/ hybrid

2025

47%

of companies are remote/ hybrid



✓ Tech companies are going remote/hybrid