

## Oakland Industrial, Q4 2022

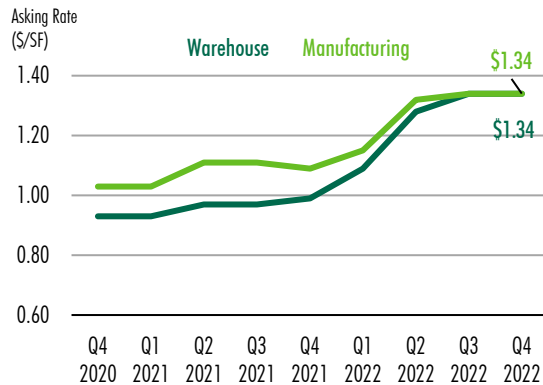
Figure 1: Statistics and Transactions

Submarkets	NRA	Total Vacancy %	Total Vacant SF	Total Availability %	Total Direct Available	Total Sublease Available	Average Asking Rate \$	Q4 Net Absorption	YTD Net Absorption
Richmond	12,328,139	4.5%	548,111	7.4%	888,130	24,709	\$1.29	(20,082)	132,939
Manufacturing	4,846,836	0.6%	28,225	0.7%	30,346	4,859	\$1.15	(23,366)	(801)
Warehouse	7,547,303	7.0%	519,886	11.7%	857,784	19,850	\$1.30	3,284	133,740
Berkeley	5,110,233	0.0%	0	0.0%	0	0	\$1.60	0	55,768
Manufacturing	3,262,063	0.0%	0	0.0%	0	0	\$1.50	0	43,333
Warehouse	1,848,170	0.0%	0	0.0%	0	0	\$1.75	0	12,435
Emeryville	2,293,113	0.9%	21,082	3.0%	68,465	0	\$1.68	0	(21,082)
Manufacturing	639,819	3.3%	21,082	11.0%	68,465	0	\$1.50	0	(21,082)
Warehouse	1,653,294	0.0%	0	0.0%	0	0	\$1.75	0	0
Oakland	35,032,206	3.3%	1,150,526	3.7%	970,629	320,053	\$1.35	328,790	402,703
Manufacturing	8,881,635	1.8%	163,362	1.8%	163,362	0	\$1.35	55,869	72,642
Warehouse	26,150,571	3.8%	987,164	4.3%	807,267	320,053	\$1.35	272,921	330,061
Alameda	4,012,884	2.4%	97,000	2.4%	97,000	0	\$1.50	0	0
Manufacturing	637,115	14.0%	89,000	14.0%	89,000	0	\$1.00	0	0
Warehouse	3,464,769	0.2%	8,000	0.2%	8,000	0	\$1.50	0	0
San Leandro	19,744,859	3.1%	603,515	4.6%	892,385	17,208	\$1.35	112,544	(80,363)
Manufacturing	4,802,508	7.1%	339,556	8.1%	338,458	0	\$1.35	116,115	(124,394)
Warehouse	14,942,351	1.8%	263,959	3.5%	503,927	17,208	\$1.35	(3,571)	44,031
San Lorenzo	1,104,363	4.8%	53,319	4.8%	53,319	0	\$1.10	0	222,694
Manufacturing	760,545	5.6%	42,711	5.6%	42,711	0	\$1.10	0	233,302
Warehouse	363,818	3.1%	10,608	3.1%	10,608	0	\$1.10	0	(10,608)
Hayward	34,225,217	2.1%	720,872	3.3%	1,083,103	52,213	\$1.35	(6,078)	25,633
Manufacturing	7,699,907	1.0%	76,506	1.3%	80,790	19,132	\$1.35	(39,417)	167,235
Warehouse	26,525,310	2.4%	644,366	3.9%	1,002,313	33,081	\$1.35	33,339	(10,608)
Union City	12,421,313	0.7%	82,146	1.2%	123,498	20,396	\$1.35	(14,696)	249,181
Manufacturing	2,566,855	0.6%	14,950	0.6%	6,850	8,100	\$1.35	0	93,737
Warehouse	9,854,458	0.7%	67,196	1.3%	116,648	12,296	\$1.35	(14,696)	155,444
Oakland Industrial Market	126,361,327	2.6%	3,276,571	3.7%	4,176,529	434,651	\$1.34	400,479	987,473
Manufacturing	34,097,283	2.3%	775,392	2.7%	869,982	32,091	\$1.34	109,201	463,972
Warehouse	92,264,044	2.7%	2,501,179	4.0%	3,306,547	402,560	\$1.34	291,277	523,501

Source: CBRE Research, Q4 2022.

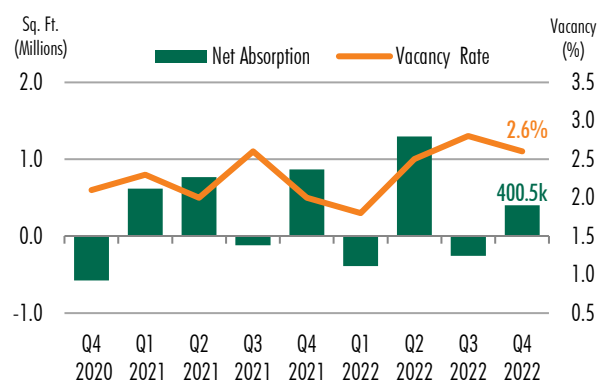
<sup>1</sup> Total Vacancy Rate = Direct Vacancy + Sublease Vacancy  
<sup>2</sup> Total Availability Rate = All existing space being marketed for lease  
<sup>3</sup> Monthly Direct Lease Rates, Triple Net (NNN)

Figure 2: Average Asking Rates



Source: CBRE Research, Q4 2022.

Figure 3: Net Absorption and Vacancy Rates



Source: CBRE Research, Q4 2022.

Figure 4: Significant Lease Transactions of the Quarter

Lessee	Address	Total SF	Property Type	Type
RK Logistics Group, Inc.	2701 W Winton Ave, Hayward	237,400	Warehouse	Sublease
RoadOne IntermodaLogistics	8350 Pardee Dr, Oakland	232,881	Warehouse	New Lease
Moxion Power	1411 Harbour Way S, Richmond	200,000	Warehouse	New Lease
Lansum International Corp	8380 Pardee Dr, Oakland	155,000	Warehouse	Sublease
Iron Mountain	23475 23497 Eichler St, Hayward	147,853	Warehouse	Renewal
Finelite	30500 30580 Whipple Rd, Union City	140,100	Warehouse	Renewal
Dependable Highway Express	100 Halcyon Dr, San Leandro	136,764	Warehouse	Sublease/Expansion
CEVA Freight	2388 Williams St, San Leandro	82,300	Warehouse	Renewal

Source: CBRE Research, Q4 2022.

Figure 5: Significant Sale Transactions of the Quarter

Buyer	Address	Total Area	Property Type	Type
Prologis	I-880 Corridor Duke Realty Corporation (9 out of 673)*	2,007,380	Warehouse	Investor Sale
Self-Help Credit Union	1300 7 <sup>th</sup> St & 1333 8 <sup>th</sup> St, Oakland*	29,040	Warehouse	Investor Sale
ALC Investment Inc	320 Pittsburg Ave, Richmond	3.5 Acres	Land	User Sale

Source: CBRE Research, Q4 2022.

\* Indicates a portfolio sale

Figure 6: Significant Construction

Project	Address	Total SF	Property Type	Pre-Committed
Bridge Point Oakland	5441 International Blvd, Oakland	534,208	Warehouse	0%
Hayward Exchange @ 92	25810-25830 Clawiter Rd, Hayward	352,095	Warehouse	0%
LogistiCenter At Highway 92	25500 Clawiter Rd, Hayward	350,147	Warehouse	100%
Scannell Industrial Center	Richmond Parkway @ Parr Blvd	327,633	Warehouse	63%

Source: CBRE Research, Q4 2022.

**SUBMARKET MAP**

**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.

**SURVEY CRITERIA**

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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