

Tri-Valley Industrial, Q2 2021

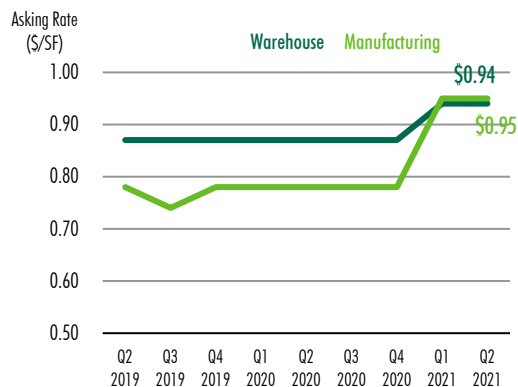
Figure 1: Statistics and Transactions

Submarket	NRA	Total Vacancy % ¹	Total Vacant SF	Total Availability % ²	Total Direct Available	Total Sublease Available	Average Asking Rate \$ ³	Q2 Net Absorption	YTD Net Absorption
Dublin	1,316,832	2.3%	30,746	2.9%	30,851	7,392	\$0.90	0	(15,871)
Warehouse	1,266,192	2.4%	30,746	3.0%	30,851	7,392	\$0.90	0	(15,871)
Manufacturing	50,640	0.0%	0	0.0%	0	0	\$0.95	0	0
Livermore	15,168,365	6.2%	946,099	9.1%	1,196,206	184,521	\$0.91	(33,723)	(10,502)
Warehouse	12,554,839	7.0%	880,639	9.9%	1,093,117	149,965	\$0.90	(62,052)	(74,473)
Manufacturing	2,613,526	2.5%	65,460	5.3%	103,089	34,556	\$0.95	28,329	63,971
Pleasanton	2,114,693	17.0%	359,947	18.5%	294,285	97,746	\$0.90	0	(75,597)
Warehouse	1,921,578	18.7%	359,947	20.4%	294,285	97,746	\$0.90	0	(75,597)
Manufacturing	193,115	0.0%	0	0.0%	0	0	\$0.95	0	0
San Ramon	914,449	4.1%	37,738	4.6%	42,435	0	\$1.50	(31,748)	(35,948)
Warehouse	914,449	4.1%	37,738	4.6%	42,435	0	\$1.50	(31,748)	(35,948)
Manufacturing	0	0.0%	0	0.0%	0	0	\$0.00	0	0
Tri-Valley Industrial Market	19,514,339	7.0%	1,374,530	9.5%	1,563,777	289,659	\$0.94	(65,471)	(137,918)
Warehouse	16,657,058	7.9%	1,309,070	10.3%	1,460,688	255,103	\$0.94	(93,800)	(201,889)
Manufacturing & Special	2,857,281	2.3%	65,460	4.8%	103,089	34,556	\$0.95	28,329	63,971

Source: CBRE Research, Q2 2021.

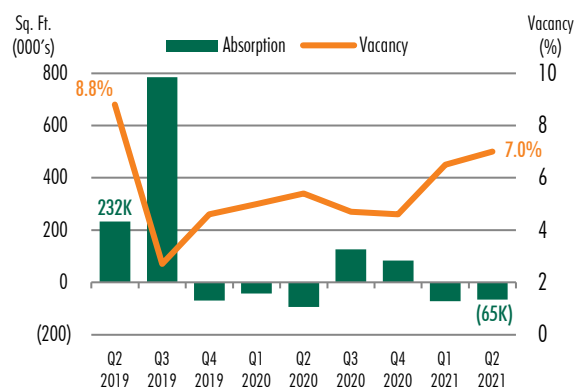
¹ Total Vacancy Rate = Direct Vacancy + Sublease Vacancy
² Total Availability Rate = All existing space being marketed for lease
³ Direct Monthly Lease Rates, Triple Net (NNN)

Figure 2: Average Asking Rates



Source: CBRE Research, Q2 2021.

Figure 3: Net Absorption and Vacancy



Source: CBRE Research, Q2 2021.

Figure 4: Significant Lease Transactions of the Quarter

Lessee	Address	Total SF	Dev. Type	Lease Type
Wente Vineyards	7701-7775 Las Positas Rd, Livermore	61,957	Warehouse	New Lease
Zeltiq	7041 Las Positas Rd, Livermore	42,688	Warehouse	Renewal
Transpak	4754 Bennett Dr, Livermore	42,208	Warehouse	New Lease
Computacenter	6909 Las Positas Rd, Livermore	42,000	Warehouse	Renewal
USGA	5828 Naylor Ave, Livermore	32,000	Warehouse	New Lease

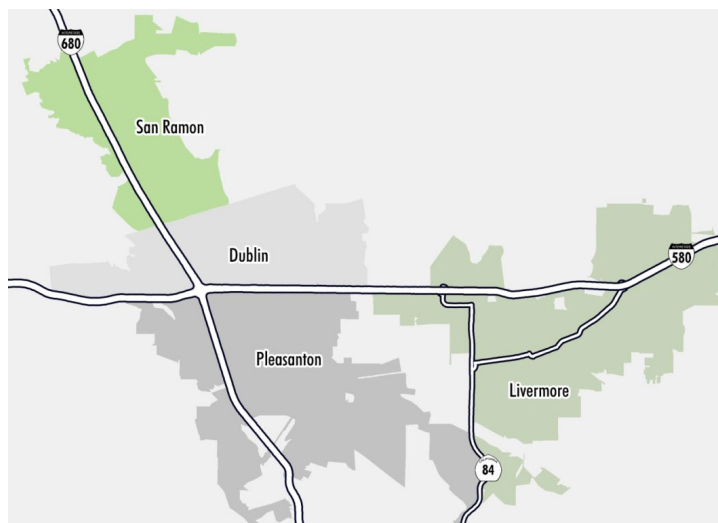
Source: CBRE Research, Q2 2021.

Figure 5: Significant Sale Transactions of the Quarter

Buyer	Address	Total SF	Dev. Type	Type
Elion Acquisition, LLC	4225 Hacienda Dr, Pleasanton	389,673	Warehouse	Investment
AvalonBay	6700 Golden Gate Dr, Dublin	218,703	Warehouse	Redevelopment
Elwood Lathrop LLC	2268-2276 Research Dr, Livermore	22,952	Warehouse	Investment
Ralph Williams	6450 Trinity Ct, Dublin	12,800	Warehouse	User
California Ironworkers Livermore LLC	2055 Research Dr, Livermore	11,904	Warehouse	User

Source: CBRE Research, Q2 2021.

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SUBMARKET MAP

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