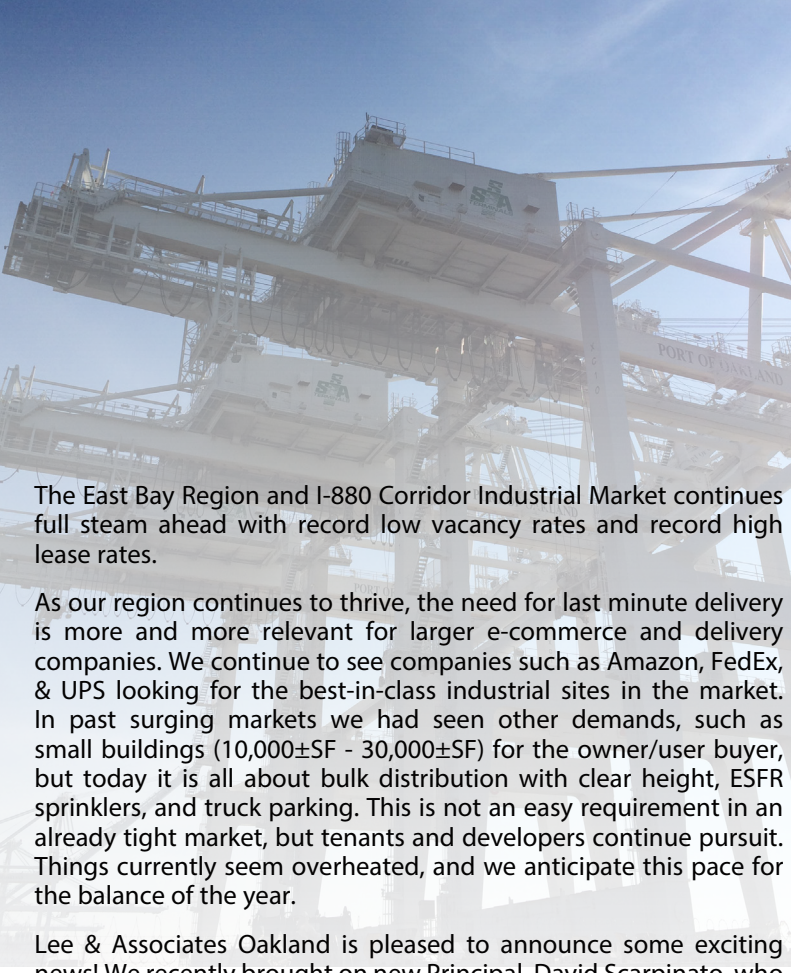


# I-880 Corridor INDUSTRIAL MARKET REPORT

1st Quarter 2017



The East Bay Region and I-880 Corridor Industrial Market continues full steam ahead with record low vacancy rates and record high lease rates.

As our region continues to thrive, the need for last minute delivery is more and more relevant for larger e-commerce and delivery companies. We continue to see companies such as Amazon, FedEx, & UPS looking for the best-in-class industrial sites in the market. In past surging markets we had seen other demands, such as small buildings (10,000±SF - 30,000±SF) for the owner/user buyer, but today it is all about bulk distribution with clear height, ESFR sprinklers, and truck parking. This is not an easy requirement in an already tight market, but tenants and developers continue pursuit. Things currently seem overheated, and we anticipate this pace for the balance of the year.

Lee & Associates Oakland is pleased to announce some exciting news! We recently brought on new Principal, David Scarpinato, who focuses on the lease and sale of industrial and office assets in the South I-880 Corridor. David is a seasoned veteran with many years of experience and we are very happy to welcome him to our team. Additionally, Garrett Drew has been promoted to Principal. Garrett focuses on the lease and sale of industrial and R&D properties along the South I-880 and North San Jose marketplace. We congratulate both David and Garrett.

At Lee & Associates we pride ourselves on our street smarts, superior market knowledge, and our ability to get deals done.

We appreciate your business and invite you to contact us with any questions or comments you may have regarding commercial properties in the East Bay. We look forward to working with you in 2017 and beyond!

- Craig Hagglund, SIOR, Managing Principal  
Lee & Associates - Oakland

## MARKET SNAPSHOT

North I-880 Industrial Inventory:	57,196,952
North I-880 Industrial Availability:	1,075,096
North I-880 Industrial Availability Rate:	1.88%
I-880 Industrial Inventory:	79,513,032
I-880 Industrial Availability:	1,718,293
I-880 Industrial Availability Rate:	2.16%
Fremont/Newark Industrial Inventory:	55,613,739
Fremont/Newark Industrial Availability:	2,719,642
Fremont/Newark Industrial Availability Rate:	4.89%

## KEY TERMS & DEFINITIONS

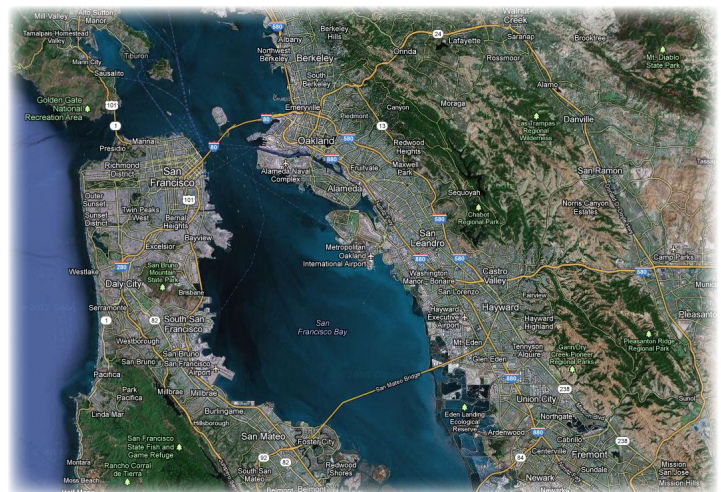
**Availability:** Square footage that is marketed for lease which is available within 90 days. This also includes sublease space.

**Industrial buildings** are defined as buildings with a ceiling clearance of less than 22 feet with drive in truck doors; some may have dock doors. These buildings can be used by a wide variety of users. Parking is usually limited. This is the most prevalent type of industrial building.

**Multi-tenant/incubator** is defined as an industrial building that divides into units of less than 5,000± SF with drive in truck doors and a ceiling clearance of less than 18 feet. These buildings are ideal for expanding small businesses.

**Warehouse and distribution buildings** have a ceiling clearance of 22 feet or greater, dock high doors, limited parking and an adequate apron for truck deliveries.

**Office/Flex/R&D buildings** are characterized by having a parking ratio of at least 3/1000 SF of building. They usually have a lower clearance height and can be one or two stories. The parking enables these buildings to be flexible in the type of user they can accommodate. Any user from pure office to research & development can take advantage of the flexibility of this type of building.



# QUARTER IN REVIEW

1st Quarter 2017

## NORTH I-880 MARKET STATISTICS - 1<sup>st</sup> Quarter 2017

MARKET	INVENTORY		AVAILABILITY			AVAILABILITY RATE	
	Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
<b>BERKELEY/EMERYVILLE</b>							
INDUSTRIAL/WAREHOUSE	419	9,222,688	252,272	5,327	257,599	2.74%	2.79%
FLEX/R&D	69	3,221,931	44,155	0	44,155	1.37%	1.37%
<b>TOTAL</b>	<b>488</b>	<b>12,444,619</b>	<b>296,427</b>	<b>5,327</b>	<b>301,754</b>	<b>2.38%</b>	<b>2.42%</b>
<b>OAKLAND</b>							
INDUSTRIAL	1,242	22,676,793	444,300	0	444,300	1.96%	1.96%
MULTI TENANT/INCUBATOR	42	291,246	18,287	0	18,287	6.28%	6.28%
FLEX/R&D	115	1,978,760	28,442	0	28,442	1.44%	1.44%
WAREHOUSE/DIST	84	6,323,872	22,440	0	22,440	0.35%	0.35%
<b>TOTAL</b>	<b>1,483</b>	<b>31,270,671</b>	<b>513,469</b>	<b>0</b>	<b>513,469</b>	<b>1.64%</b>	<b>1.64%</b>
<b>RICHMOND</b>							
INDUSTRIAL	286	6,881,448	107,841	7,500	115,341	1.57%	1.68%
MULTI TENANT/INCUBATOR	24	1,219,497	25,853	3,000	28,853	2.12%	2.37%
FLEX/R&D	21	779,258	9,386	0	9,386	1.20%	1.20%
WAREHOUSE/DIST	39	4,601,459	106,293	0	106,293	2.31%	2.31%
<b>TOTAL</b>	<b>370</b>	<b>13,481,662</b>	<b>249,373</b>	<b>10,500</b>	<b>259,873</b>	<b>1.85%</b>	<b>1.93%</b>
<b>MARKET TOTAL</b>	<b>2,341</b>	<b>57,196,952</b>	<b>1,059,269</b>	<b>15,827</b>	<b>1,075,096</b>	<b>1.85%</b>	<b>1.88%</b>

## I-880 MARKET STATISTICS - 1<sup>st</sup> Quarter 2017

MARKET	INVENTORY		AVAILABILITY			AVAILABILITY RATE	
	Buildings	Total SF	Direct SF	Sublease SF	Available SF	Direct	Total
<b>HAYWARD</b>							
INDUSTRIAL	859	16,208,381	84,495	5,000	89,495	0.52%	0.55%
MULTI TENANT/INCUBATOR	166	2,187,524	21,643	0	21,643	0.99%	0.99%
FLEX/R&D	73	3,326,188	225,876	0	225,876	6.79%	6.79%
WAREHOUSE/DIST	224	21,585,887	319,840	92,503	412,343	1.48%	1.91%
<b>TOTAL</b>	<b>1,322</b>	<b>43,307,980</b>	<b>651,854</b>	<b>97,503</b>	<b>749,357</b>	<b>1.51%</b>	<b>1.73%</b>
<b>SAN LEANDRO</b>							
INDUSTRIAL	409	12,428,768	184,877	5,000	189,877	1.49%	1.53%
MULTI TENANT/INCUBATOR	29	595,162	4,144	0	4,144	0.70%	0.70%
FLEX/R&D	33	1,379,594	6,198	0	6,198	0.45%	0.45%
WAREHOUSE/DIST	94	7,636,403	160,769	0	160,769	2.11%	2.11%
<b>TOTAL</b>	<b>565</b>	<b>22,039,927</b>	<b>355,988</b>	<b>5,000</b>	<b>360,988</b>	<b>1.62%</b>	<b>1.64%</b>
<b>UNION CITY</b>							
INDUSTRIAL	110	3,486,941	91,989	0	91,989	2.64%	2.64%
MULTI TENANT/INCUBATOR	21	377,632	7,003	0	7,003	1.85%	1.85%
FLEX/R&D	15	438,401	0	0	0	0.00%	0.00%
WAREHOUSE/DIST	104	9,862,151	445,256	63,700	508,956	4.51%	5.16%
<b>TOTAL</b>	<b>250</b>	<b>14,165,125</b>	<b>544,248</b>	<b>63,700</b>	<b>607,948</b>	<b>3.84%</b>	<b>4.29%</b>
<b>MARKET TOTAL</b>	<b>2,137</b>	<b>79,513,032</b>	<b>1,552,090</b>	<b>166,203</b>	<b>1,718,293</b>	<b>1.95%</b>	<b>2.16%</b>

## FREMONT/NEWARK MARKET STATISTICS - 1<sup>st</sup> Quarter 2017

MARKET	INVENTORY		AVAILABILITY			AVAILABILITY RATE	
	Total SF		Direct SF	Sublease SF	Available SF	Direct	Total
<b>FREMONT/NEWARK</b>							
INDUSTRIAL/WAREHOUSE	31,938,739		1,265,975	158,262	1,424,237	3.96%	4.46%
FLEX/R&D	23,675,000		1,222,705	72,700	1,295,405	5.16%	5.47%
<b>MARKET TOTAL</b>	<b>55,613,739</b>		<b>2,488,680</b>	<b>230,962</b>	<b>2,719,642</b>	<b>4.47%</b>	<b>4.89%</b>



# QUARTER IN REVIEW

## HAYWARD INDUSTRIAL AVAILABILITY

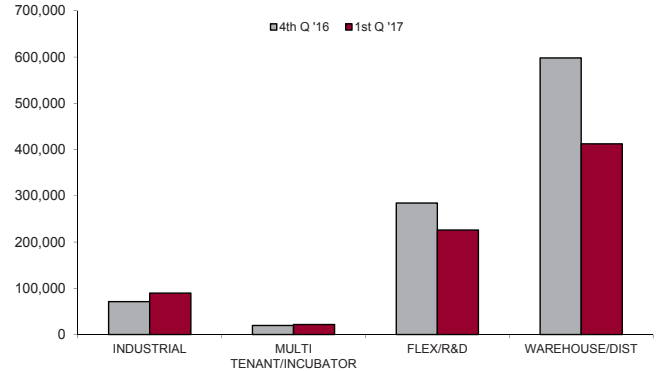
**AVAILABILITY** ↓ The Hayward market consists of roughly 43 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space.

**ABSORPTION** ↑ The Hayward marketplace remains one of the most highly sought after markets for investors of all types. From large institutional buyers to high net worth local owners, Hayward remains a rock and one of the most consistent markets along the West Coast. Some of the larger transactions in the 1<sup>st</sup> Quarter include the warehouse sale of 47,000±SF on San Antonio Street to Leadway International for \$165/SF, Ripcord, Inc., leased a 62,031±SF industrial space on Huntwood Avenue and, on Point Eden Way, Motor Coach leased 34,000±SF situated on 5± acres at the foot of the San Mateo Bridge.

**LEASE RATE** ↑

- Craig Hagglund, SIOR

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



## SAN LEANDRO INDUSTRIAL AVAILABILITY

**AVAILABILITY** ↓ The San Leandro market encompasses roughly 22 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space. With the overall vacancy at 1.64%, industrial and warehouse/distribution have a decreased vacancy and multi-tenant and flex/R&D are still under 1%. Thus making it extremely difficult for tenants in these product types to find space. Because of this the 1<sup>st</sup> Quarter saw a small number of deals.

**ABSORPTION** ↑

**LEASE RATE** ↑

**Notable Lease in 1<sup>st</sup> Quarter:**

- 30,993±SF to HB Kitchen Bath, Inc. | 1501 Doolittle Drive  
60 months/starting at \$0.73/SF NNN

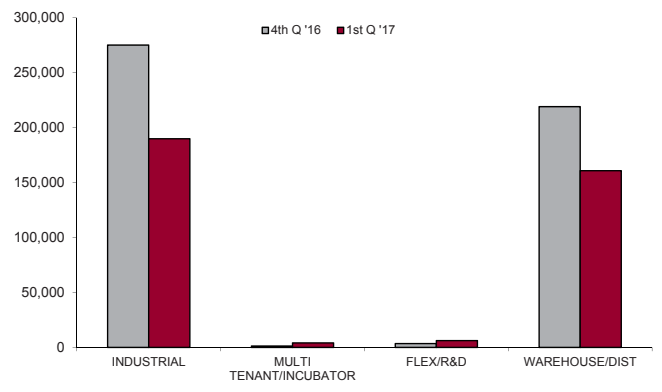
**Notable Sale in 1<sup>st</sup> Quarter:**

- 5,016±SF to Precision Tile & Granite | 869-871 Estabrook Street  
Multi-tenant building/closed at \$239/SF

With so little vacancy, we anticipate both lease rates and sale prices to continue at the current levels or rise over the next quarter.

- Doug Pearson

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



## UNION CITY INDUSTRIAL AVAILABILITY

**AVAILABILITY** ↓ The Union City market consists of roughly 14 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space. Vacancy rates dropped below 4% in the 1<sup>st</sup> Quarter.

**ABSORPTION** ↑

**LEASE RATE** ↑

**Notable Leases in 1<sup>st</sup> Quarter:**

- 235,447±SF to Penske Logistics | 33400 Dowe Avenue
- 125,081±SF to Uriman Co. | 33201-33207 Dowe Avenue (likely a Tesla related requirement)

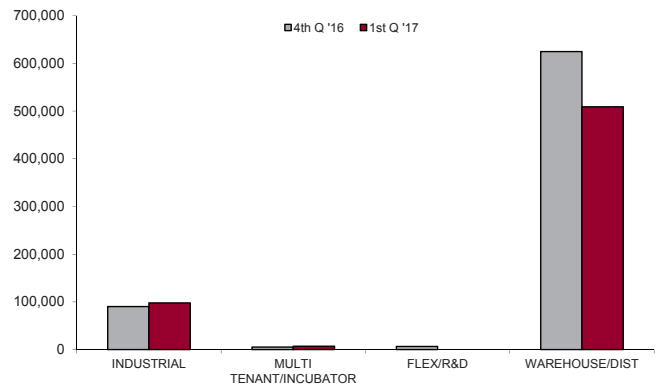
**Notable Sales in 1<sup>st</sup> Quarter:**

- 57,175±SF to 85C Bakery | 1205-1275 Atlantic Street
- 53,960±SF to Northwood Partners | 1528-1550 Atlantic Street
- 26,243±SF to Healthy Pets | 34485 7<sup>th</sup> Street

With the signing of Penske Logistics and Uriman Company along with other notable lease deals in the works for the 2<sup>nd</sup> Quarter, we expect vacancy rates to tighten further and lease rates continue to rise.

-Jesse Lucas

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



# QUARTER IN REVIEW

## FREMONT/NEWARK INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



LEASE RATE



The Fremont/Newark market encompasses roughly 55 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space. The Fremont/Newark market has now posted its 15<sup>th</sup> straight quarter of positive net absorption. As predicted in our 4<sup>th</sup> Quarter Market Report, we are seeing tenants faced with ±50% lease renewal increases and exploring relocation out of the market for rent relief. Fremont continues to benefit from the “Advanced Manufacturing” boom with the Bayside sub-market exceeding peak pricing and renovating current vacancies to now provide campus amenities. We forecast steady growth for the remainder of 2017 with continued strong demand and minimal supply.

Notable Leases from the 1<sup>st</sup> Quarter:

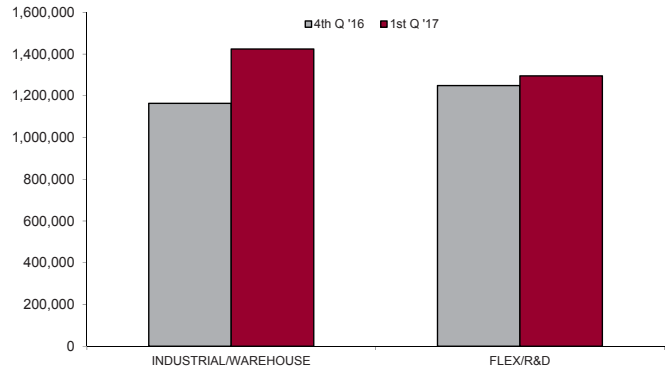
- 30,000±SF to ABC Bus Companies, Inc. | 7980 Enterprise Avenue, Newark
- 51,801±SF to ElringKlinger AG | 40969 Encyclopedia Circle, Fremont
- 129,883±SF to Hewlett Packard | 4209-4227 Technology, Fremont

Notable Sales from the 1<sup>st</sup> Quarter:

- 142,188±SF to Private Investor | 39888 Eureka Drive, Newark
- 86,118±SF to 46703 Lakeview, LP | 46703 Lakeview Boulevard, Fremont
- 88,908±SF to KZ Kitchen Cabinet & Marble Supply | 1421 California Circle, Milptas

-Andrew Stoddard & Garrett Drew

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



## OAKLAND INDUSTRIAL AVAILABILITY

AVAILABILITY



ABSORPTION



LEASE RATE



The Oakland market encompasses roughly 31 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space. The 1<sup>st</sup> Quarter in 2017 was one that echoed what all of the numbers are saying – there is very little product available. As the previous quarters saw some larger transactions, this one only had a few small to mid-sized deals to speak of, most of which are cannabis cultivation related uses. With warehouse availability at under 0.5%, the activity is sparse and justifiability, asking rates are increasing dramatically.

Notable Leases in 1<sup>st</sup> Quarter:

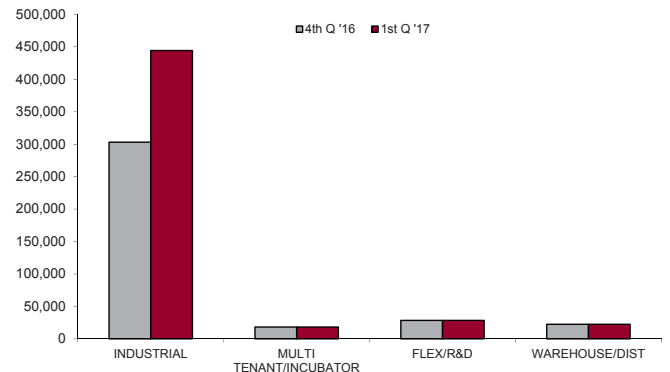
- 16,320±SF leased for \$1.25/SF | 721 37<sup>th</sup> Avenue
- 25,000±SF leased for \$0.72/SF | 200 Victory Court

Notable Sale in 1<sup>st</sup> Quarter:

- 10,434±SF sold for \$169/SF | 10811 Russett Street

- Drew Fischer

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



# QUARTER IN REVIEW

## BERKELEY/EMERYVILLE INDUSTRIAL AVAILABILITY

**AVAILABILITY** ↓ The Berkeley & Emeryville sub-markets consist of 12 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space.

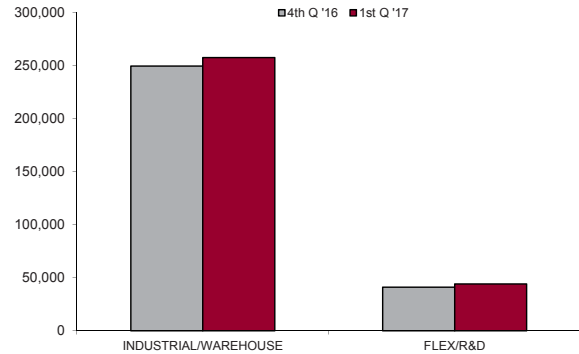
**ABSORPTION** ↑ Starting off 2017, Berkeley and Emeryville continues to attract high-end quasi-industrial style tenants to its limited stock of available space. Startup food and beverage companies seem to be the prevailing trend, with small to medium sized craft/artisan producers taking advantage of the increased customer traffic in developing clusters of similar users.

**LEASE RATE** ↑ Keeping in this trend, Berkeley will be welcoming Ripple Foods, its largest new tenant at the Pyramid Brewery redevelopment project on Gilman Street. The expanding startup alternative food company has committed to relocating its headquarters into 29,950±SF of office/production space at the front of the project. Ripple will be joining Blue Bottle Coffee who recently leased space in the same project.

With limited inventory available for tenants to consider in these markets, we anticipate rents to continue rising along with sale value for assets that are coming to market. We anticipate strong demand and premium pricing to continue in this sub-market.

- Ryan Davidson

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES



## RICHMOND INDUSTRIAL AVAILABILITY

**AVAILABILITY** ↓ The Richmond market consists of roughly 13 million square feet of warehouse/distribution, industrial, multi-tenant/incubator and flex/R&D space.

**ABSORPTION** ↑ In the 1<sup>st</sup> Quarter of 2017 leasing remained steady and sales continued at its torrent pace. There were multiple leases signed in the 1<sup>st</sup> Quarter, many of which were smaller spaces. The most notable lease signed this quarter was for a 20,000±SF new warehouse facility at 2200 Central Avenue by Paul Davis Restoration.

**LEASE RATE** ↑ Vacancy remains low and the number of tenants looking to lease space in Richmond is outpacing the supply.

The sales market has also remained strong from 2016 right into 2017.

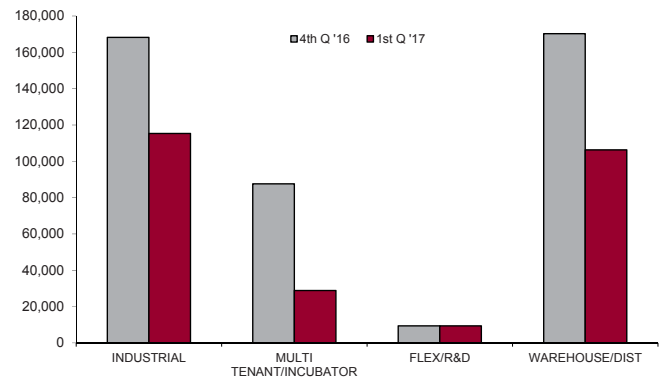
Closing in the 1st Quarter was the sale of 867 South 19<sup>th</sup> Street, an 11,000±SF industrial building to Workshop Property LLC., as well as the sale of 1030 Ohio Avenue, a 7,500±SF building to 1030 Ohio Avenue LLC.

In other Richmond news, development interest in Class "A" warehouse space remains strong, with several projects in the planning stages and/or starting construction. Most notably LDK Capital is underway on 700,000±SF of Class "A" warehouse known as the "Bay Area Logistics Center", this will be one of the largest freestanding warehouse buildings in the East Bay Market.

The Richmond market remains very active and the outlook for 2017 continues to be very positive.

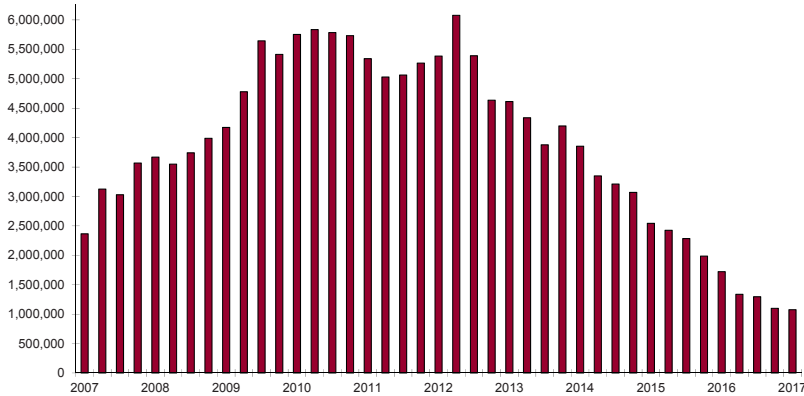
-Brian Barden

4<sup>th</sup> QUARTER '16 VS. 1<sup>st</sup> QUARTER '17 AVAILABILITIES

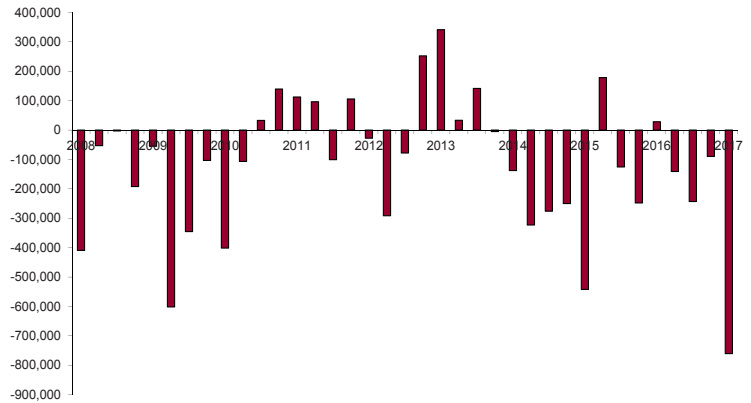


# QUARTER IN REVIEW

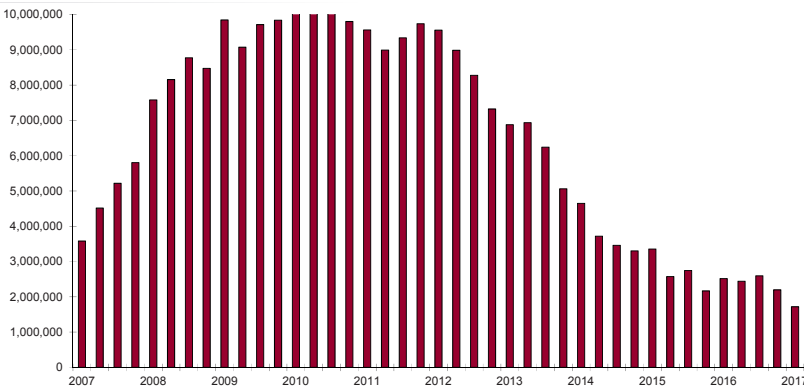
## NORTH I-880 AVAILABILITY HISTORY



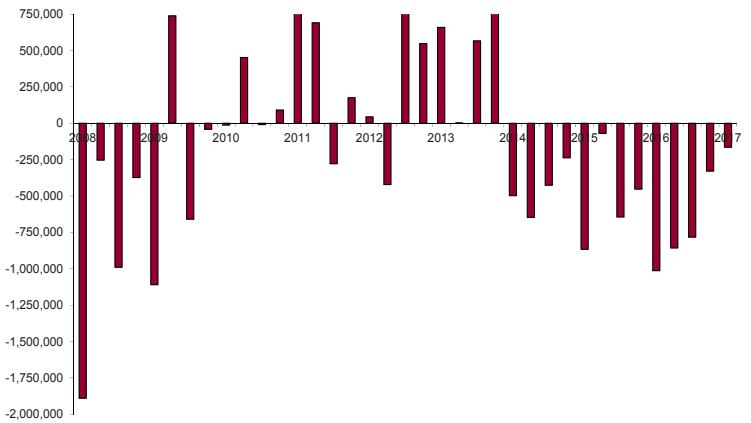
## NORTH I-880 ABSORPTION HISTORY



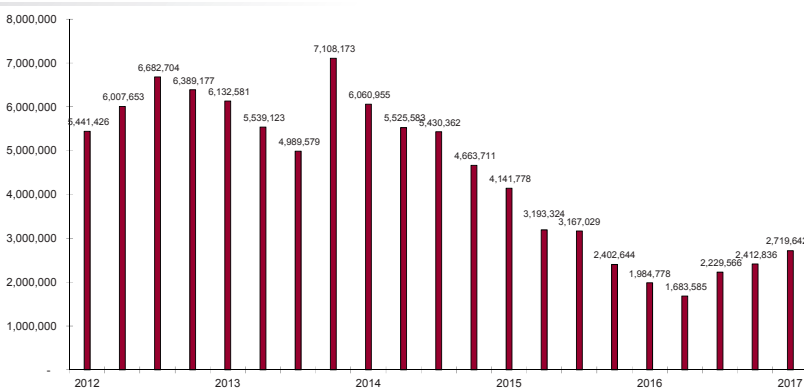
## I-880 AVAILABILITY HISTORY



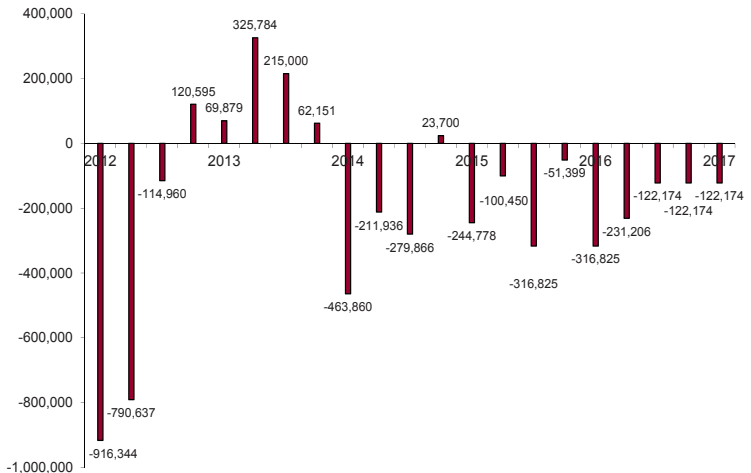
## I-880 ABSORPTION HISTORY



## FREMONT/NEWARK AVAILABILITY HISTORY



## FREMONT/NEWARK ABSORPTION HISTORY





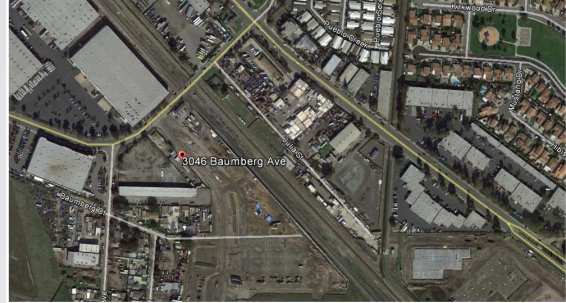
# NEW CONSTRUCTION

275,000±SF, HAYWARD  
DEVELOPER: SHEA



Under construction; completion 10/2017  
4 Building Industrial Complex

275,000±SF, HAYWARD  
DEVELOPER: CONOR COMMERCIAL



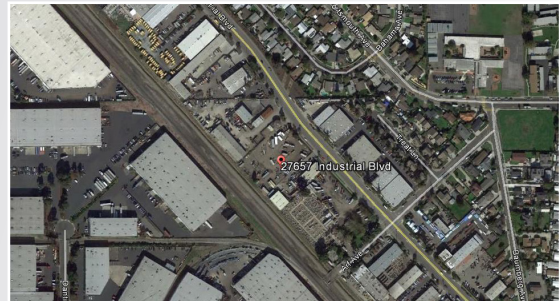
Pre-leased to FedEx  
Single Tenant Warehouse

50,000±SF, HAYWARD  
DEVELOPER: EVERWEST



Under construction; completion 10/2017  
Freestanding Class A Warehouse

30,000±SF, HAYWARD  
DEVELOPER: PANATTONI



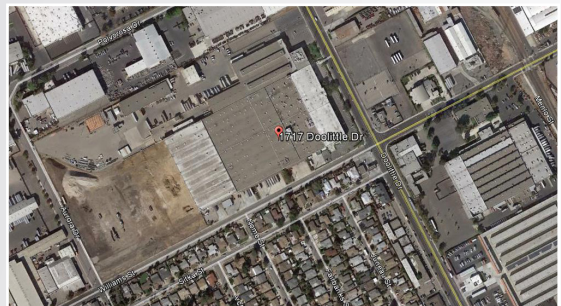
BTS Loomis Armored Car; completion 10/2017  
30,000±SF With Yard Area

555,000±SF, SAN LEANDRO  
DEVELOPER: TRAMMEL CROW



Multi-building warehouse; former Kraft site

161,000±SF, SAN LEANDRO  
DEVELOPER: COMSTOCK



Adding to existing building at 1717 Doolittle Drive



# TRANSACTIONS

Industrial - 125,081± SF Leased  
33201-33207 Dowe Avenue, Union City  
URIMAN COMPANY



Industrial - 101,700± SF Leased  
30551 Huntwood Avenue, Hayward  
COAST ALUMINUM



Industrial - 83,000±SF Leased  
3335 Arden Road, Hayward  
PLASTIKON INDUSTRIES, INC.



Industrial - 77,244± SF Leased  
4000 Whipple Road, Union City  
CHETAK SAN FRANCISCO, LLC



Industrial - 63,592± SF Leased  
2842 W. Winton Avenue, Hayward  
CAL CARGO



Industrial - 34,000± SF Leased  
4120 Point Eden Way, Hayward  
MCI SALES & SERVICECS, INC.



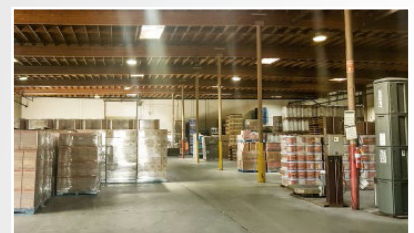
Industrial - 142,188± SF Sold  
39888 Eureka Drive, Newark  
THE MOULTON COMPANY



Industrial - 88,908± SF Sold  
1421 California Circle, Milpitas  
KZ KITCHEN CABINET & MARBLE SUPPLY



Industrial - 57,175± SF Sold  
1205-1275 Atlantic Street, Union City  
85C BAKERY



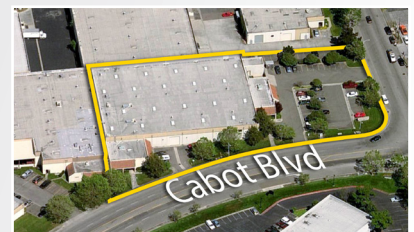
Industrial - 53,960± SF Sold  
1528-1550 Atlantic Street, Union City  
NORTHWOOD PARTNERS



Industrial - 46,626± SF Sold  
31010 San Antonio Street, Hayward  
LEADWAY INTERNATIONAL



Industrial - 36,819± SF Sold  
23874 Cabot Boulevard, Hayward  
CR WINDOWS





# LEE AVAILABLES

**FOR LEASE**

**AVAILABLE: 50,230±SF**  
3781 Depot Rd., HAYWARD



**FOR LEASE**

**AVAILABLE: 47,703±SF**  
41049 Boyce Rd., FREMONT



**FOR SALE**

**AVAILABLE: 29,450± SF**  
24615-25619 O'Neil Ave., HAYWARD



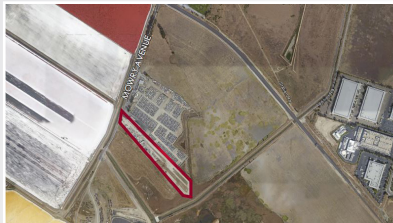
**FOR LEASE**

**AVAILABLE: 18,900± SF**  
30315 Union City Blvd., UNION CITY



**FOR SALE**

**AVAILABLE: 5.0± ACRES**  
7580 Mowry Ave., NEWARK



**FOR LEASE**

**AVAILABLE: 15,626± SF**  
40950 Encyclopedia Cir., FREMONT



**FOR LEASE**

**AVAILABLE: 15,000± SF**  
5035 Brandin Ct., FREMONT



**FOR LEASE**

**AVAILABLE: 14,883± SF**  
33175 Transit Ave., UNION CITY



**FOR LEASE**

**AVAILABLE: 7.26± ACRES**  
Collins Ave., & John Ave., RICHMOND



**FOR LEASE**

**AVAILABLE: 143,888± SF**  
4730 Fite Ct., STOCKTON



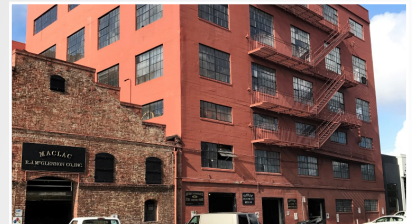
**FOR SALE**

**AVAILABLE: 17,850± SF**  
802 E. 12<sup>th</sup> St. & 1222-1224 8<sup>th</sup> Ave., OAKLAND



**FOR LEASE**

**AVAILABLE: 16,000± SF**  
192 Utah St., SAN FRANCISCO



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## ABOUT LEE & ASSOCIATES

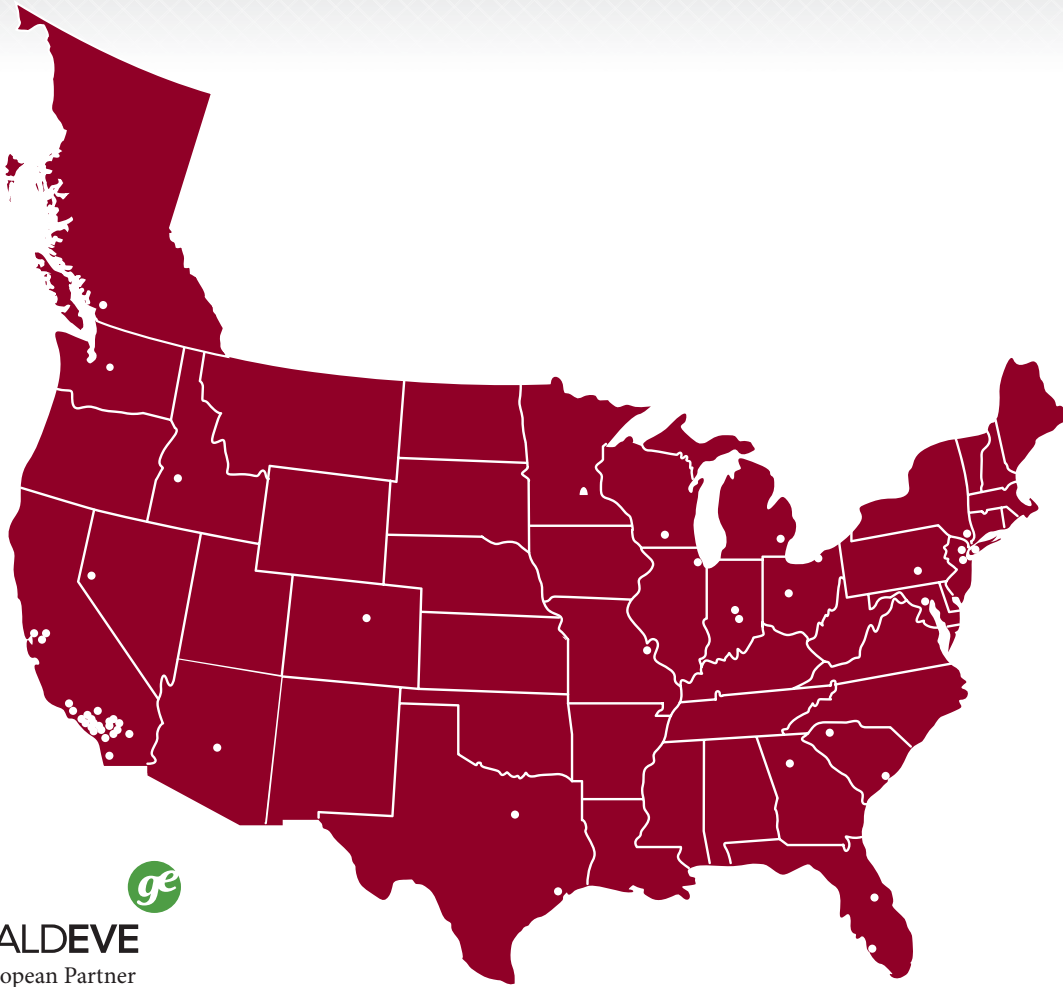
Lee & Associates, founded in 1979, is one of the largest regional commercial real estate providers in the United States.

Since 1979, our seasoned, motivated shareholders and professionals have been offering comprehensive quality service nationally and locally in a pro-active manner. We develop customized solutions for all of your real estates needs through our market-to-market knowledge in all property types. Our unique business model and extensive experience has helped us become one of the largest commercial real estate providers in the United States.

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## INTERNATIONAL ORGANIZATION, LOCAL OWNERSHIP

*Established in 1979, Lee & Associates has expanded across the nation and North America with offices that are individually owned by the shareholders of that office, thus encouraging an entrepreneurial spirit and allowing more freedom and creativity to make real estate transactions work.*

## EXPLOSIVE GROWTH

*Since its inception there has been an explosive growth of Lee & Associates offices throughout the country and now in Vancouver, British Columbia, making it one of the largest and fastest growing commercial real estate organizations in North America.*



2016 - Seattle, WA	2013 - Long Island-Queens, NY	2010 - Indianapolis, IN	2006 - Madison, WI	2002 - Chicago, IL	1990 - Industry, CA
2016 - Walnut Creek	2013 - Chesapeake Region, MD	2010 - Indianapolis, IN	2006 - Oakland, CA	2001 - Victorville, CA	1989 - LA - Long Beach, CA
2016 - Vancouver, BC Canada	2012 - Edison, NJ	2009 - Long Beach, CA	2006 - Reno, NV	1999 - Temecula Valley, CA	1989 - Riverside, CA
2016 - Twin Cities, MN	2012 - Orlando, FL	2009 - Elmwood Park, NJ	2006 - San Diego - UTC, CA	1996 - Central LA, CA	1987 - Ontario, CA
2016 - Pasadena, CA	2012 - Charleston, SC	2008 - Boise, ID	2006 - Ventura, CA	1994 - Sherman Oaks, CA	1984 - Newport Beach, CA
2015 - Eastern Pennsylvania	2011 - Fort Myers, FL	2008 - ISG, LA, CA	2006 - San Luis Obispo, CA	1994 - West LA, CA	1983 - Orange, CA
2015 - Columbus, OH	2011 - Manhattan, NY	2008 - Palm Desert, CA	2005 - Southfield, MI	1993 - Pleasanton, CA	1979 - Irvine, CA
2015 - Houston, TX	2011 - Greenville, SC	2008 - Santa Barbara, CA	2005 - Los Olivos, CA	1993 - Stockton, CA	
2014 - Denver, CO	2010 - Atlanta, GA	2006 - Antelope Valley, CA	2004 - Calabasas, CA	1991 - Phoenix, AZ	
2014 - Cleveland, OH	2010 - Greenwood, IN	2006 - Dallas, TX	2004 - St. Louis, MO	1990 - Carlsbad, CA	