



OFFICE MARKET OVERVIEW

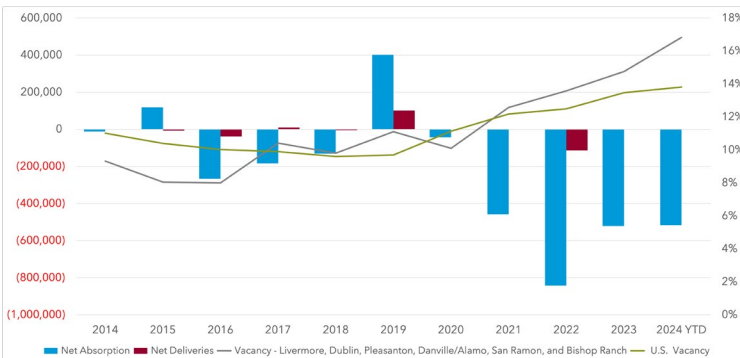
MARK RINKLE, *Principal*

While data still shows a sluggish economy in the 3rd quarter of 2024, there has been an uptick in activity since the end of Summer. We are seeing more businesses looking for office space in the Tri-Valley, albeit on shorter term leases, meaning companies are still hesitant about the future. Market rents are still at or below the previous quarter, but improved activity should help steady rents over the short term. Even with the uptick in activity, which most likely translates to better numbers in future quarters, the current 12-month net absorption further deteriorated, reaching an abysmal -562,046 square feet. This is the lowest net absorption we have seen in the calendar year.

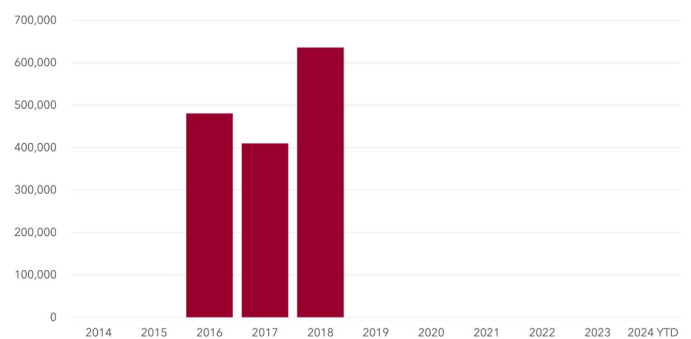
The Tri-Valley area includes the cities of Livermore, Dublin, and Pleasanton

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	(562,046)	(498,921)	(363,091)	(520,881)	(581,250)
▲ Vacancy Rate	16.8%	16.4%	15.1%	14.8%	14.4%
▼ Avg NNN Asking Rate PSF	\$34.37	\$34.40	\$34.49	\$34.48	\$34.67
▼ Sale Price PSF	\$256.00	\$259.00	\$261.00	\$265.00	\$271.00
▲ Cap Rate	7.7%	7.6%	7.6%	7.5%	7.3%
◀ ▶ Under Construction SF	-	-	-	-	-
◀ ▶ Inventory SF	27,461,250	27,461,250	27,461,250	27,461,250	27,461,250

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4777 Bennett Drive (1st Floor Condo) Livermore, CA	9,333 SF	\$2,900,000 \$310.73 PSF	ELB USA, Inc. VetEquip, Inc.	Class B
3252 Constitution Drive Livermore, CA	6,600 SF	\$2,905,000 \$440.15 PSF	Ascend Rehab Services UFCW	Class B
3156 Constitution Drive Livermore, CA	4,800 SF	\$2,200,000 \$458.33 PSF	SNW 104 Federal Credit Union Eric Hill	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7337 Las Positas Road Livermore, CA	286,100 SF	Prologis, Inc.	Imperial Dade	Food Service Pkg, Industrial Cleaning
5890 Owens Drive Pleasanton, CA	67,462 SF	State Compensation Insurance Fund	ACCO Engineered Systems	Professional, Scientific and Technical Services
4480 Willow Road Pleasanton, CA	64,222 SF	Realm	Sutter Health Palo Alto Medical	Health Care Services

