



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

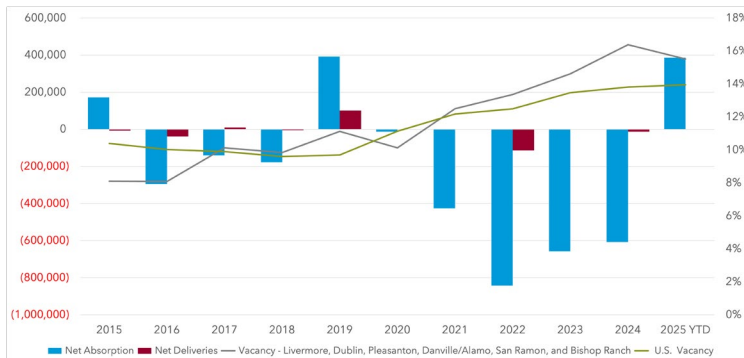
### OFFICE MARKET OVERVIEW

MARK RINKLE, *Principal*

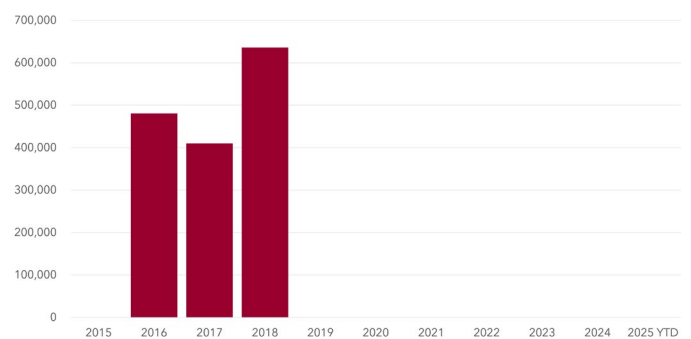
The Office market showed modest improvement in the first quarter of 2025, with the vacancy rate decreasing slightly to 15.5%, compared to 16.4% in the previous quarter. Market rent per square foot remained relatively stable at \$35.12. Despite these slight gains, the market continued to struggle with tenant absorption, as evidenced by a 12-month net absorption of -240,136 square feet. With no new construction underway, the region's office inventory held steady at 28.96 million square feet. While the market is showing some signs of stabilization, ongoing challenges with leasing activity and tenant downsizing suggest a cautious outlook for the near future.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	(240,136)	(607,621)	(584,204)	(476,371)	(389,256)
▼ Vacancy Rate	15.5%	16.4%	16.7%	16.0%	14.9%
▲ Avg NNN Asking Rent PSF	\$35.12	\$35.11	\$35.05	\$35.18	\$35.21
▼ Sale Price PSF	\$245	\$247	\$247	\$253	\$258
◀▶ Cap Rate	8.0%	8.0%	8.0%	7.8%	7.7%
◀▶ Under Construction	-	-	-	-	-
◀▶ Inventory	28,964,246	28,964,246	29,040,246	29,040,246	29,040,246

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2527 Camino Ramon San Ramon, CA	276,081 SF	\$57,800,000 \$209.36 PSF	KB Home Sunset Development Group	Class B
825 Hartz Way Danville, CA	6,856 SF	\$3,050,000 \$444.87 PSF	Gayler Design Build Carriage Services, Inc.	Class B
78-80 Mission Drive Pleasanton, CA	3,496 SF	\$1,765,000 \$504.86 PSF	Undisclosed Harding Properties LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12677 Alcosta Boulevard San Ramon, CA	37,520 SF	Sunset Development Company	John Muir Health	Healthcare
Lakeside-5001 Executive Parkway San Ramon, CA	18,991 SF	Sunset Development Company	Tri Point Homes	Construction
5912 Stoneridge Mall Road Pleasanton, CA	8,316 SF	Umesh & Geeta Vaidyamath	Charmhealth	Information

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