



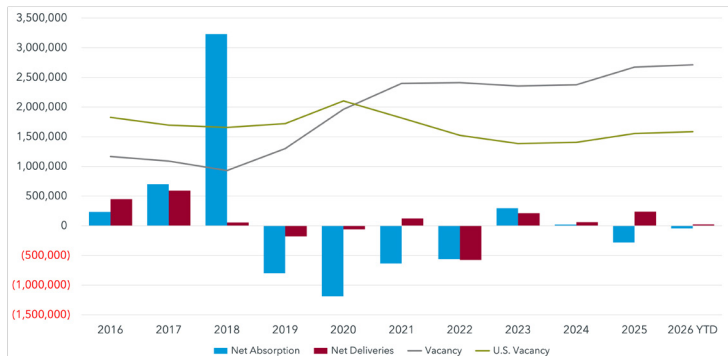
RETAIL MARKET OVERVIEW

JESSICA MAUSER, *President*

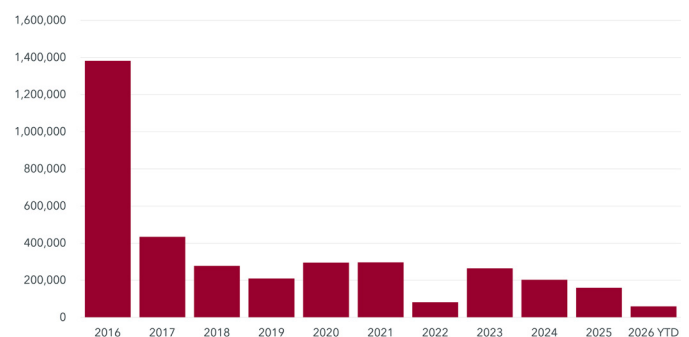
The East Bay retail market remained steady through Q3 2026, supported by limited construction and consistent demand. Vacancy held near 5.9%, and asking rents reached approximately \$34.24 per square foot triple-net. Well-located properties attract interest for visibility, access, parking, and strong demographics. Limited new inventory keeps competition strong. Service businesses, fitness and wellness concepts, food and beverage operators, and medical providers support leasing. Landlords are rethinking larger spaces as shopping centers adapt to changing consumer habits. Investors prioritize location, tenant quality, lease structure, and income stability. Limited supply, established population centers, and demand for in-person services should continue supporting the market. Understanding trade areas and choosing the right location remains essential for landlords and tenants.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	(47,512)	(232,264)	(306,454)	(279,833)	213,487
▼ Vacancy Rate	5.90%	5.90%	5.80%	5.80%	5.70%
▲ Avg NNN Asking Rate PSF	\$34.24	\$33.71	\$33.95	\$33.65	\$33.47
◀ ▶ Sale Price PSF	\$333.00	\$330.00	\$333.00	\$333.00	\$333.00
▼ Cap Rate	6.10%	6.20%	6.10%	6.10%	6.00%
▼ Under Construction SF	60,251	62,251	88,059	106,409	180,088
▲ Inventory SF	122,231,884	122,229,884	122,204,076	122,210,575	122,142,096

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
22555 Mission Blvd Hayward, CA	67,722 SF	\$14,930,000 \$220.46 PSF	Intelli LLC Oak Street Real Estate Capital	Multi-Tenant
690 Bernal Avenue Pleasanton, CA	59,285 SF	Undisclosed	Sterling Organization Invesco Ltd.	Multi-Tenant
2717-2721 N Main Street Walnut Creek, CA	36,613 SF	Undisclosed	Sonic Automotive Fletcher Jones Automotvie Group	Undisclosed

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 Newpark Mall Newark, CA	70,000 SF	Excel Property Manage- ment	Former Macy's	Retail
1551 Sycamore Hercules, CA	31,631 SF	Bradenburg Properties	Goodwill	Reail
3190-4251 Klose Way Richmond, CA	25,246 SF	Primestor Development, Inc	Undisclosed	Undisclosed

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