



The Tri-Valley area includes the cities of Livermore, Dublin, Danville/Alamo, Pleasanton, San Ramon, Bishop Ranch

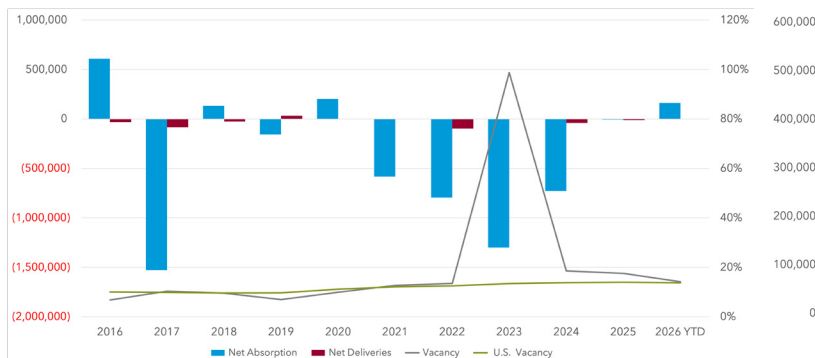
OFFICE MARKET OVERVIEW

MARK RINKLE, CFO, *Principal*

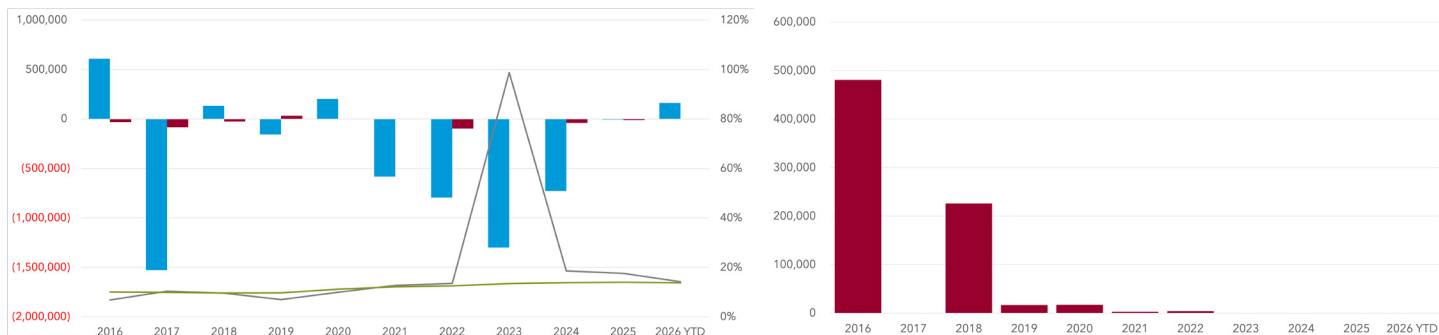
The Tri-Valley office market demonstrated notable improvement in the third quarter of 2026, with vacancy declining sharply to 13.0%, down from 15.1% in Q2 and 16.2% a year earlier. Market rents edged higher to \$2.99 per square foot, while total inventory contracted slightly to 27.11 million square feet with no new construction delivered. Although 12-month net absorption remained positive at 196,735 square feet, it came down from the previous quarter's 304,034 square feet. The significant reduction in vacancy suggests strengthening market conditions, although continued tenant caution and evolving workplace strategies may temper the pace of recovery heading into 2027.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	196,735	304,034	(72,707)	221,780	(4,346)
▼ Vacancy Rate	13.04%	15.05%	15.65%	15.53%	16.21%
▲ Avg NNN Asking Rent PSF	\$35.83	\$35.71	\$35.66	\$35.61	\$35.62
▼ Sale Price PSF	\$264	\$253.94	\$260.71	\$261.86	\$261.94
▼ Cap Rate	7.60%	7.81%	7.74%	7.74%	7.77%
◀ ▶ Under Construction	-	-	-	-	-
▼ Inventory	27,107,552	27,132,575	27,183,232	27,183,232	27,183,232

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3000-5000 Executive Parkway San Ramon, CA	677,720 SF	\$156,000,000 \$690.54 PSF	Lennar/Hearthstone Inc Sunset Dev. Company	Class A/B
2340 Santa Rita Rd Pleasanton, CA	11,150 SF	\$4,000,000 \$358.74 PSF	Anchor Education John Hallquist	Class B
1024 Serpentine Ln Pleasanton, CA	3,000 SF	\$1,203,720 \$401.24 PSF	NA NA	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6220 Stoneridge Mall Rd Pleasanton, CA	59,560 SF	Nome Capital Partners	NA	NA
4309 Hacienda Drive Pleasanton, CA	14,569 SF	Shea Homes	NA	NA
4309 Hacienda Drive Pleasanton, CA	9,316 SF	Rimini Street, Inc	NA	NA

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