

FOURTH QUARTER 2016

NORTH 680V TRI VALLEY

OFFICE MARKET REPORT

Submarket	Inventory Total SF	Vacancy Rate	Absorption YTD	Average Asking Rate (FSG)
Concord	5,540,220	7.5%	418,320	\$2.35
Dublin	2,559,730	5.1%	(655)	\$2.65
Lafayette/Moraga/Orinda	1,105,655	5.5%	22,100	\$2.90
Livermore	3,180,715	4.5%	33,320	\$1.90
Pleasant Hill	1,099,045	6.8%	19,845	\$2.45
Pleasant Hill BART	1,944,430	4.3%	95,980	\$3.60
Pleasanton	11,067,735	7.3%	134,270	\$2.85
San Ramon	8,386,780	9.3%	87,685	\$2.70
Walnut Creek Shadelands	2,675,500	17%	155,880	\$1.95
Walnut Creek Downtown/BART	4,694,785	6.5%	104,135	\$3.50

▽ 7.38%
VACANCY RATE

▽ \$27
AVG. ASKING RATE
(per sq. ft)

FOURTH QUARTER'S MAJOR LEASE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
2880 Shadelands Drive & 2835 Mitchell Drive	Walnut Creek	Kaiser Permanente	48,000
5601 Arnold	Dublin	Easter Seals	42,000
1355 Willow Way	Concord	Land Home Financial Services, Inc.	35,000
6800 Koll Center Parkway	Pleasanton	Megapath Cloud Co LLC	15,600

△ 1,070,880
YTD ABSORPTION
(in sq. ft)

FOURTH QUARTER'S MAJOR SALE TRANSACTIONS

Building	Submarket	Tenant	Square Feet
2121 North California Blvd	Walnut Creek	CBRE Global Investors	407,000
2999 Oak Road	Walnut Creek	Basic American Foods	201,000
5870 Stoneridge Drive & 4511 Willow	Pleasanton	Black Mountain Properties, LLC	114,250

The information contained in this document has been obtained from sources deemed reliable. While CM Commercial Real Estate, Inc. does not doubt its accuracy, We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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