

SECOND QUARTER  
2015

# NORTH 680/TRI-VALLEY OFFICE MARKET REPORT

## SECOND QUARTER AT A GLANCE



OVERALL VACANCY RATE  
DOWN TO 11.85%



AVERAGE ASKING  
RATE UP TO \$29.28



NET ABSORPTION  
121,000 SQ. FT.



4300 HACIENDA DRIVE, PLEASANTON  
40,165-SF

# RIGHT PLACE. RIGHT TEAM.

## NORTH 680/TRI-VALLEY LEASING ACTIVITY

| Submarket                     | Inventory<br>Total SF | Vacancy<br>Rate | Absorption | Average Asking Rate<br>(FSG) |
|-------------------------------|-----------------------|-----------------|------------|------------------------------|
| Concord                       | 5,533,612             | 17.3%           | 116,118    | \$2.11                       |
| Dublin                        | 2,559,732             | 9.2%            | 45,700     | \$2.34                       |
| Lafayette/Moraga/<br>Orinda   | 1,105,658             | 10.5%           | 3,567      | \$2.83                       |
| Livermore                     | 3,259,466             | 5.9%            | 24,837     | \$1.94                       |
| Pleasant Hill                 | 1,099,044             | 9.5%            | (18,702)   | \$2.01                       |
| Pleasant Hill BART            | 1,944,431             | 10.2%           | 20,539     | \$3.23                       |
| Pleasanton                    | 11,067,734            | 10.7%           | (57,175)   | \$2.49                       |
| San Ramon                     | 8,386,781             | 11.3%           | (20,692)   | \$2.51                       |
| Walnut Creek<br>Shadelands    | 2,675,502             | 23.3%           | 3,137      | \$1.72                       |
| Walnut Creek<br>Downtown/BART | 4,694,792             | 10.6%           | 167        | \$3.17                       |

## SECOND QUARTER'S MAJOR LEASE TRANSACTIONS

| Building                           | Submarket  | Tenant                | Square Feet |
|------------------------------------|------------|-----------------------|-------------|
| 4300 Hacienda Drive                | Pleasanton | Roche                 | 40,165      |
| 2527 Camino Ramon                  | San Ramon  | Bank of the West      | 40,000      |
| 2474 San Ramon<br>Valley Boulevard | San Ramon  | Enterprise Rent-A-Car | 30,220      |

## SECOND QUARTER'S MAJOR SALE TRANSACTIONS

| Building                                                                                    | Submarket  | Tenant                         | Square Feet |
|---------------------------------------------------------------------------------------------|------------|--------------------------------|-------------|
| 3 Building Complex:<br>5870 Stoneridge Drive;<br>4511 Willow Road;<br>5735 West Las Positas | Pleasanton | Ridge Capital<br>Investors LLC | 191,115     |
| Theatre Square                                                                              | Orinda     | Dunhill Partners               | 83,000      |
| 3255 Constitution Drive                                                                     | Livermore  | Tri-Valley Learning Corp.      | 80,400      |

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.

220 MONTGOMERY STREET  
SUITE 650  
SAN FRANCISCO, CA 94104  
P: 415.543.9400  
F: 415.543.9410

3575 MT. DIABLO BLVD.  
SUITE 212  
LAFAYETTE, CA 94105  
P: 925.283.6576  
F: 925.963.1250

CM COMMERCIAL  
REAL ESTATE