East Bay - Oakland

Industrial market snapshot

Q2 2024

Despite the success that the East Bay industrial market experienced through the COVID-19 pandemic, ongoing geopolitical conflicts and environmental challenges have brought it all to a halt. Tenant activity for the East Bay have fallen to multi-year lows and available space is approaching multi-year highs. Globally, manufacturing capacity and logistics improvements have decreased lead times for raw materials and components across all sectors, but ocean freight rates remain well above the historical average.

-784K sf

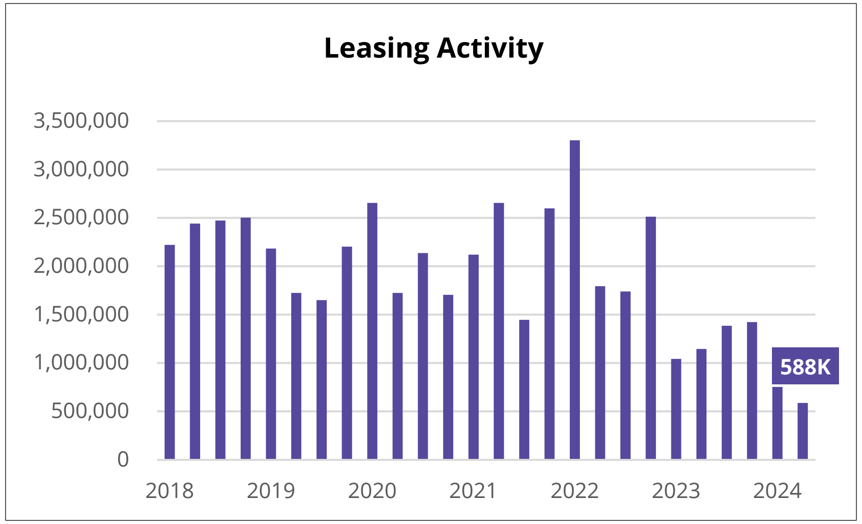
Q2 2024 significant **negative net absorption** as significant construction deliveries coincide with falling tenant demand.

9.1%

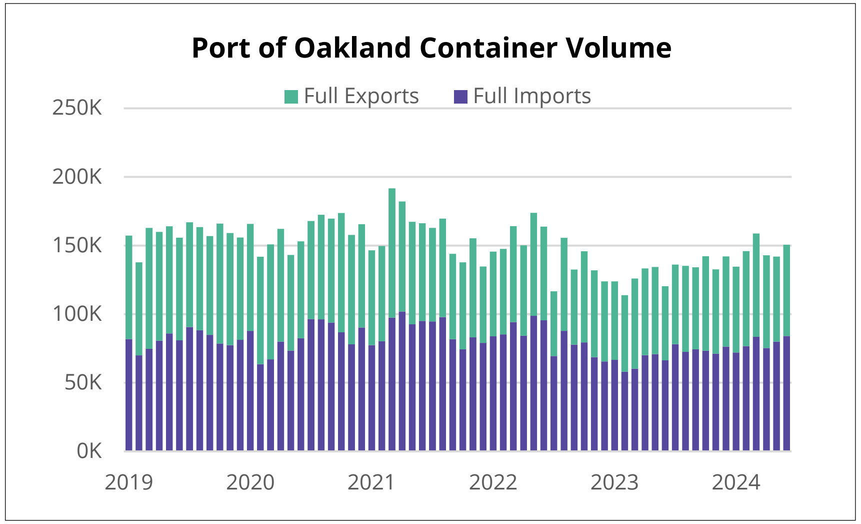
Industrial availability is nearing multi-year highs despite the solid performance through the pandemic.

-9.25%

Q2 2024 average monthly full **container volume** is 9.25% **lower** than that of Q2 2019.



Leasing activity has fallen to a multi-year low as tenant demand has experienced a significant fall-off from the highs of 2021 to 2022.



Shipping activity at the Port of Oakland remains below pre-pandemic levels due to ongoing geopolitical and environmental impacts, but it has recovered from the lows experienced in early 2023.

Source: AVANT by Avison Young, CoStar

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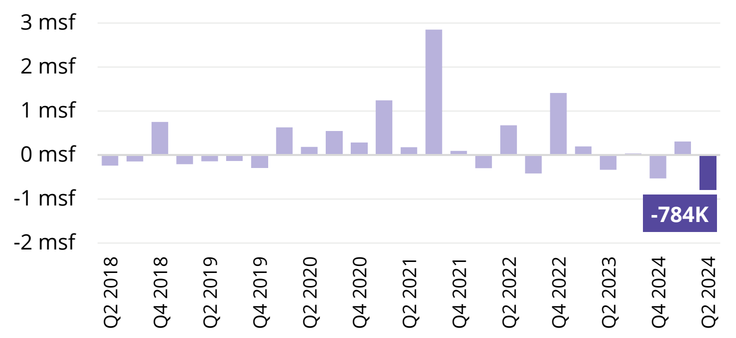
East Bay - Oakland

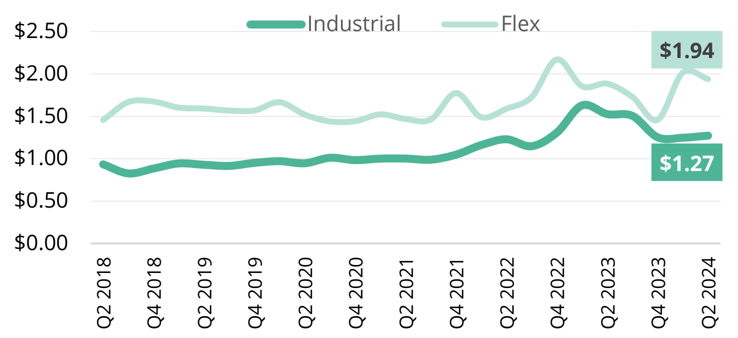
Industrial & Flex market snapshot

Q2 2024

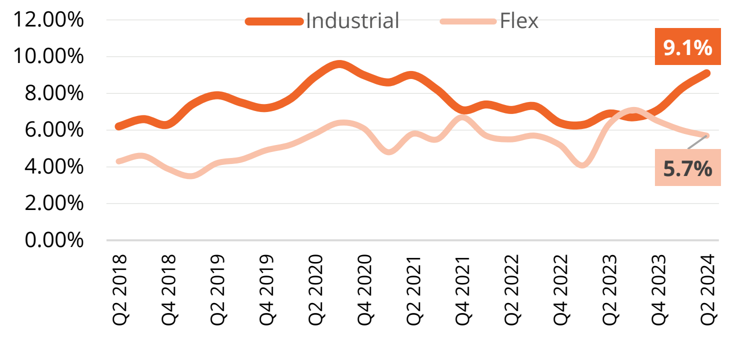
Net absorption (sf)



Average asking rents (psf/NNN)



Availability



Recent leasing activity

Tenant	Address	Property Type	Size (sf)	Transaction type	Lease type	Sign Date
Undisclosed	4225 Hacienda Dr, Pleasanton	Pleasanton	263,713	New Lease	Direct	Mar-24
SMS Infocomm	4211 Starboard Dr, Fremont	Light Mfg.	129,808	New Lease	Direct	Jan-24
Quanta Computer	41707-42001 Christy St, Fremont	Mfg.	120,960	Renewal	Direct	Mar-24
PODS	21001-21005 Cabot Blvd, Hayward	Warehouse	118,820	Renewal	Direct	Mar-24

Recent sales activity

Buyer	Address	Property Type	Sale Price	$/psf	Sale Date	Seller
PGIM, Inc.	25500 Clawiter Rd, Hayward (2 properties)	Warehouse	$103M	$291.25	Jan-24	Dermody Properties
Royal Coffee Inc.	5901 San Leandro St, Oakland	Warehouse	$31.7M	$242.89	Feb-24	Centerpoint Properties
Arc Capital Partners	40737 Encyclopedia Cir, Fremont	Warehouse	$25.25 M	$309.87	Feb-24	Nuveen
Fortinet	1528-1550 Atlantic St, Union City	Mfg.	$14.75M	$273.46	Jan-24	Northwood Design Ptr.

Source: AVANT by Avison Young

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East Bay - Oakland

Industrial market snapshot

Q2 2024

	Inventory			Vacancy			Absorption		Asking Rent (NNN)
	Existing inventory	YTD Deliveries	Under development	Direct %	Sublet %	Total %	Net absorption sf (QTD)	Net absorption sf (YTD)	Industrial
Richmond	11,704,830	271,291	72,000	5.6%	1.4%	7.0%	-18,305	106,727	$1.17
Emeryville	1,214,911	0	0	8.1%	0.0%	8.1%	47,699	44,271	$1.84
Berkeley	3,343,098	0	0	4.0%	0.8%	4.8%	-20,645	-17,938	$1.62
Oakland	21,596,677	0	0	6.8%	2.3%	9.1%	-149,903	-304,943	$1.31
Alameda	3,660,885	0	0	8.8%	0.0%	8.8%	32,500	-12,532	$1.14
San Leandro	19,266,661	0	0	8.6%	0.7%	9.3%	72,368	-227,352	$1.43
Hayward/Castro Valley	31,793,710	353,653	223,583	5.5%	1.4%	6.8%	-550,413	-404,361	$1.42
Union City	12,178,231	0	0	4.1%	2.7%	6.8%	-216,833	-489,832	$1.38
Fremont	8,032,587	0	0	1.4%	3.2%	4.6%	120,960	-38.100	$1.55
Newark	2,306,723	0	0	10.5%	0.0%	10.5%	-105,424	10,225	$1.15
Overall	**115,098,313**	**624,944**	**295,583**	**5.8%**	**1.5%**	**7.4%**	**-787,996**	**-1,295,773**	**$1.27**

Note: Overall market statistics in this report consists of industrial properties 20,000 sf and greater in these listed submarkets.
Source: AVANT by Avison Young, CoStar

East Bay - Oakland

Flex market snapshot

Q2 2024

Get in touch

Howard Huang
Market Intelligence Analyst
Northern California
howard.huang@avisonyoung.com

Dina Gouveia
Regional Lead, Market Intelligence
US West
dina.gouveia@avisonyoung.com

	Inventory			Vacancy			Absorption		Asking Rent (NNN)
	Existing inventory	YTD Deliveries	Under development	Direct %	Sublet %	Total%	Net absorption sf (QTD)	Net absorption sf (YTD)	Flex
Richmond	2,594,835	0	0	5.8%	0.4%	6.2%	-14,243	74,699	$1.79
Emeryville	931,691	0	0	0.5%	0.4%	0.9%	12,264	12,264	-
Berkeley	852,080	0	0	11.3%	0.0%	11.3%	16,010	-24,798	$1.99
Oakland	1,695,229	0	0	6.6%	1.3%	7.8%	51,352	108,031	$1.62
Alameda	1,661,565	0	0	1.3%	2.0%	3.2%	-29,378	-36,988	$2.95
San Leandro	828,253	0	0	1.5%	0.2%	1.7%	7,671	29,233	$1.55
Hayward/Castro Valley	3,610,937	0	0	5.0%	0.8%	5.8%	-2,180	-8,098	$2.43
Union City	847,079	0	0	1.0%	0.0%	1.0%	4,330	2,026	$1.66
Fremont	4,4392,145	703,270	0	4.9%	2.3%	7.2%	-39,391	698,374	$1.93
Newark	786,393	0	0	29.9%	6.6%	36.5%	-2,460	-2,460	$1.72
Overall	**18,200,207**	**703,270**	**0**	**5.7%**	**1.4%**	**7.1%**	**3,975**	**807,283**	**$1.94**

Note: Overall market statistics in this report consists of flex properties 20,000 sf and greater in these listed submarkets.
Source: AVANT by Avison Young, CoStar

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