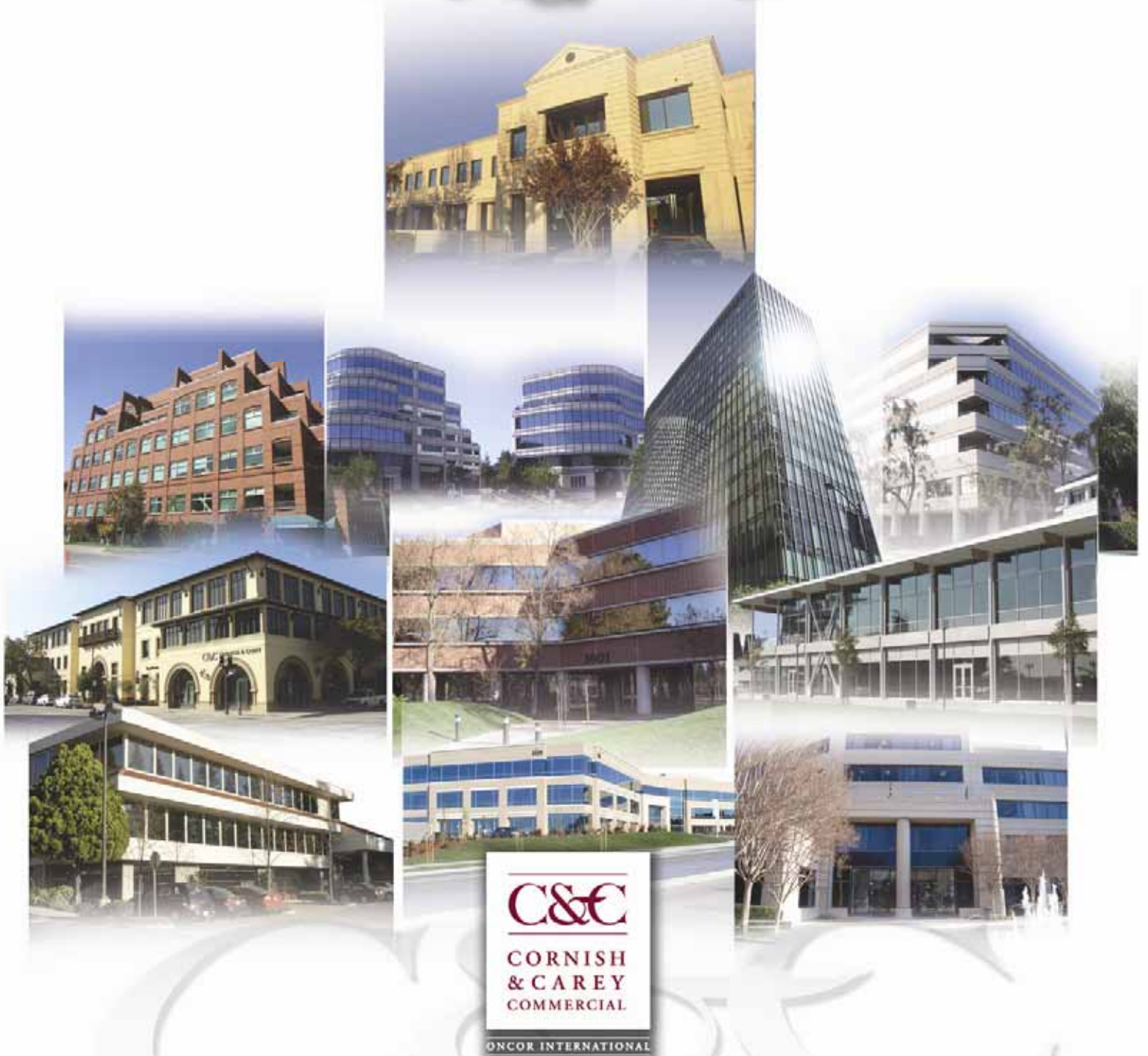




Integrity & Knowledge



NORTHERN CALIFORNIA REAL ESTATE
2009 MARKET SUMMARY

First Quarter • North I-680 / Tri-Valley

PLEASANTON & WALNUT CREEK OFFICES

4305 Hacienda Boulevard, Suite 300 • Pleasanton, CA 94588 • Tel: 925.467.0900 • Fax: 925.467.0911

1333 North California Boulevard, Suite 343 • Walnut Creek, CA 94596 • Tel: 925.974.0100 • Fax: 925.974.0123

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2009 MARKET SUMMARY

NORTH I-680 / TRI-VALLEY • FIRST QUARTER

NORTH I-680 OFFICE

City	Inventory Total SF	Available Space (SF)		Rental Rates Avg. Effective	Net Absorption	
		Total SF	Vacancy		Q1 to Q2	Trend
Concord	6,436,310	972,572	15.11%	\$1.55-2.10	(112,577)	↓
Pleasant Hill	1,193,691	132,445	11.10%	\$1.30-2.30	(8,621)	↓
Pleasant Hill - BART	1,667,263	427,530	25.64%	\$2.10-2.95	2,689	↑
Walnut Creek - BART	1,909,100	371,585	19.46%	\$2.25-2.95	(26,835)	↓
Walnut Creek - Downtown	2,907,172	363,376	12.50%	\$2.10-3.50	(42,213)	↓
Walnut Creek - Shadelands	2,668,813	345,131	12.93%	\$1.65-2.00	(13,384)	↓
Lafayette/Moraga/Orinda	1,137,508	71,254	6.26%	\$1.80-3.50	(426)	↓
TOTAL	17,919,857	2,683,893	14.98%	\$1.00-3.50	(201,367)	↓

TRI-VALLEY OFFICE

City	Inventory Total SF	Available Space (SF)		Rental Rates Avg. Effective	Net Absorption	
		Total SF	Vacancy		Q1 to Q2	Trend
Danville/Alamo	1,075,454	152,188	14.15%	\$1.60-3.00	98	↑
Bishop Ranch	8,004,591	911,237	11.38%	\$1.50-2.33	(33,792)	↓
San Ramon	2,063,735	472,325	22.89%	\$1.40-2.00	(7,821)	↓
Dublin	3,209,794	613,263	19.11%	\$0.75-2.05	(411)	↓
Pleasanton	13,216,881	2,614,516	19.78%	\$0.75-2.05	(47,280)	↓
Livermore	4,619,504	1,073,513	23.24%	\$0.75-1.85	3,932	↑
TOTAL	32,189,959	5,837,042	18.13%	\$0.75-3.00	(85,274)	↓

For a detailed report, contact:

PLEASANTON OFFICE

Paul Sheehan
925.467.0902
psheehan@ccarey.com

WALNUT CREEK OFFICE

Tom Fehr
925.974.0242
tfehr@ccarey.com

PARAMETERS: Available space in office buildings 5,000 gross rentable square feet or larger. The above data incorporates not only space presently available on the market, but also space which we have been led to believe will come onto the market in the foreseeable future. Initial rental rates are quoted on a Full Service basis.

SOURCE: CORNISH & CAREY COMMERCIAL – 1333 N. CALIFORNIA BOULEVARD, SUITE 343, WALNUT CREEK, CA 94597 • (925) 974-0100 FAX (925) 974-0123
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