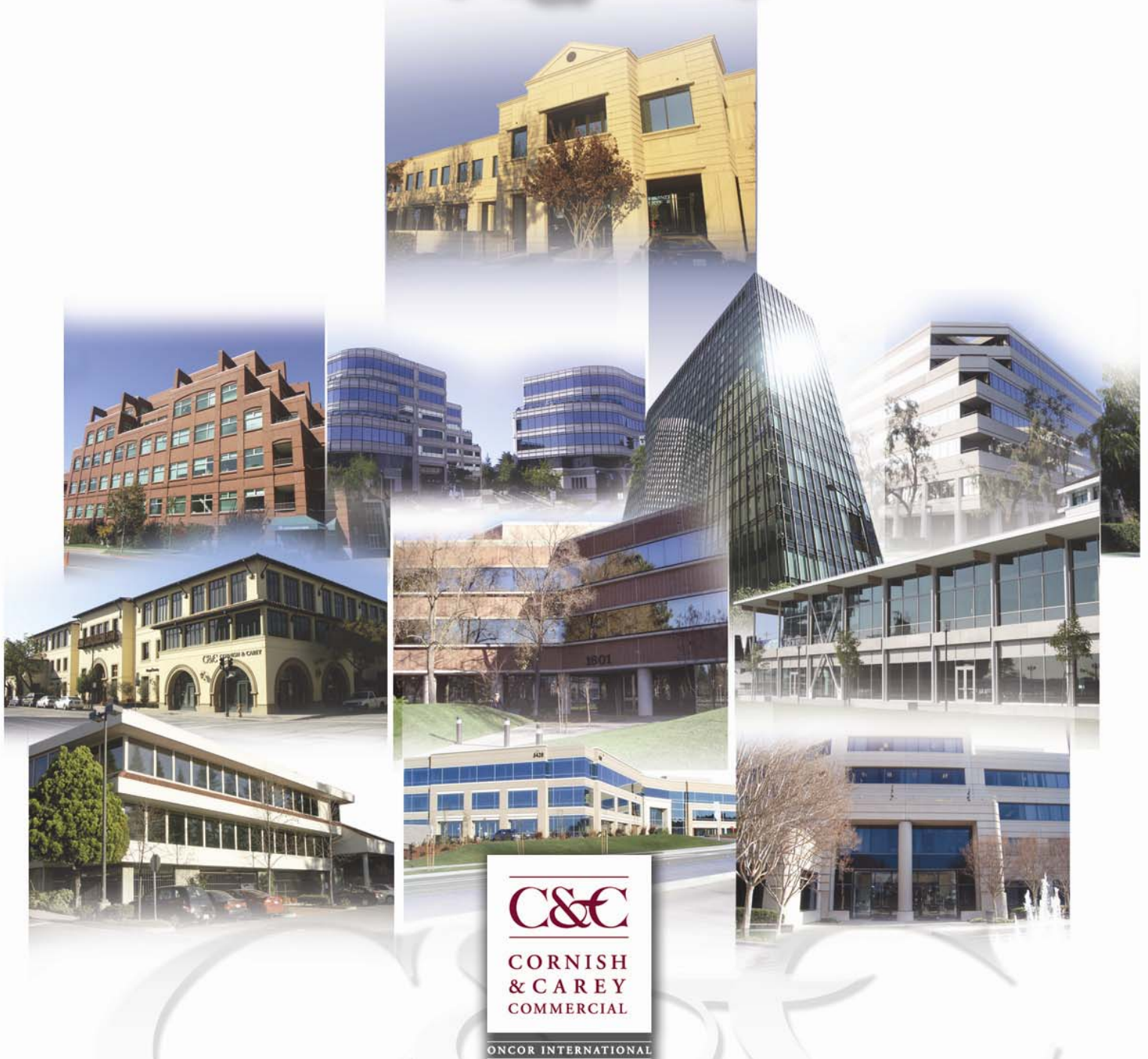




Integrity & Knowledge



NORTHERN CALIFORNIA REAL ESTATE

2009 MARKET SUMMARY

First Quarter • I-880 Corridor

HAYWARD OFFICE

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2009 MARKET SUMMARY

I-880 CORRIDOR • FIRST QUARTER

I-880 CORRIDOR GENERAL INDUSTRIAL MARKET

| City | Inventory Total SF | Vacancy Rate | | | Net Absorption Q4 to Q1 | Rental Rates Avg. Asking NNN |
|--------------|-----------------------|--------------|--------------|--------------|----------------------------|---------------------------------|
| | | Overall | Direct | Sublease | | |
| Fremont | 10,098,940 | 11.83% | 11.65% | 0.19% | (513,913) | \$0.67 |
| Hayward | 16,260,786 | 6.42% | 6.28% | 0.13% | (230,311) | \$0.54 |
| Newark | 3,364,627 | 15.02% | 15.02% | 0.00% | (47,566) | \$0.60 |
| Oakland | 14,385,731 | 7.24% | 6.42% | 0.82% | N/A | \$0.46 |
| San Leandro | 11,672,847 | 8.51% | 8.28% | 0.23% | (230,658) | \$0.42 |
| Union City | 3,269,711 | 9.63% | 9.63% | 0.00% | (40,277) | \$0.46 |
| TOTAL | 59,052,642 | 8.62% | 8.31% | 0.31% | (1,062,725) | \$0.55 |

I-880 CORRIDOR WAREHOUSE MARKET

| City | Inventory Total SF | Vacancy Rate | | | Net Absorption Q4 to Q1 | Rental Rates Avg. Asking NNN |
|--------------|-----------------------|---------------|---------------|--------------|----------------------------|---------------------------------|
| | | Overall | Direct | Sublease | | |
| Fremont | 6,799,359 | 12.88% | 12.47% | 0.42% | (505,728) | \$0.48 |
| Hayward | 20,376,136 | 15.04% | 10.35% | 4.69% | (423,191) | \$0.42 |
| Newark | 3,338,921 | 6.66% | 5.19% | 1.47% | (212,026) | \$0.35 |
| Oakland | 16,499,946 | 8.90% | 6.37% | 2.54% | N/A | \$0.44 |
| San Leandro | 11,262,374 | 14.88% | 14.36% | 0.52% | (2,168) | \$0.41 |
| Union City | 9,989,749 | 12.49% | 11.13% | 1.36% | (510,124) | \$0.39 |
| TOTAL | 68,266,485 | 12.53% | 10.12% | 2.41% | (1,653,237) | \$0.42 |

I-880 CORRIDOR R&D MARKET

| City | Inventory Total SF | Vacancy Rate | | | Net Absorption Q4 to Q1 | Rental Rates Avg. Asking NNN |
|--------------|-----------------------|---------------|---------------|--------------|----------------------------|---------------------------------|
| | | Overall | Direct | Sublease | | |
| Fremont | 19,914,543 | 22.65% | 21.11% | 1.54% | (588,370) | \$1.04 |
| Hayward | 3,486,931 | 29.71% | 26.23% | 3.48% | (143,488) | \$1.01 |
| Newark | 3,224,502 | 49.18% | 47.64% | 1.54% | 83,493 | \$1.35 |
| Oakland | 676,840 | 8.86% | 8.00% | 0.86% | N/A | \$1.13 |
| San Leandro | 341,144 | 12.17% | 8.23% | 3.94% | (16,193) | \$0.79 |
| Union City | 677,081 | 18.99% | 7.74% | 11.26% | 0 | \$1.00 |
| TOTAL | 28,321,041 | 26.00% | 23.97% | 2.02% | (664,558) | \$1.10 |

PARAMETERS: Available space in industrial, R&D, and warehouse 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.

SOURCE: CORNISH & CAREY COMMERCIAL · ONCOR INTERNATIONAL – 22351 CITY CENTER DRIVE, SUITE 100, HAYWARD, CA 94541 • 510.300.0200 • FAX 510.300.0201



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