



Tri-Valley Industrial Market Statistics

1st Quarter 2010

Market	Bldgs	EXISTING PROPERTIES									ABSORPTION			CONSTRUCTION		RENT
		Total Inventory SF	Direct Vacant SF	Direct Vacancy Rate	Sublease Vacant SF	Sublease Vacancy Rate	Total Vacant SF	Total Vacancy Rate	Vacancy Rate Prior Qtr	Occupied Space SF	Net Absorption Current Qtr SF	Net Absorption YTD SF	Gross Absorption YTD SF	Under Construction (SF)	Construction Completed (SF)	Avg Asking Rate (NNN)
SUB MARKETS																
DUBLIN																
LIGHT INDUSTRIAL	41	1,319,966	117,216	8.9%	-	0.0%	117,216	8.9%	8.9%	1,202,750	788	788	2,588	-	-	\$ 0.68
WAREHOUSE	3	265,917	-	0.0%	-	0.0%	-	0.0%	0.0%	265,917	-	-	-	-	-	\$ 0.55
TOTAL	44	1,585,883	117,216	7.4%	-	0.0%	117,216	7.4%	7.4%	1,468,667	788	788	2,588	-	-	\$ 0.66
LIVERMORE																
LIGHT INDUSTRIAL	320	6,809,506	736,706	10.8%	28,200	0.4%	764,906	11.2%	11.9%	6,044,600	55,888	55,888	107,837	-	-	\$ 0.50
WAREHOUSE	47	6,253,502	1,138,105	18.2%	20,000	0.3%	1,158,105	18.5%	18.0%	5,095,397	(39,760)	(39,760)	6,380	156,069	-	\$ 0.38
TOTAL	367	13,063,008	1,874,811	14.4%	48,200	0.4%	1,923,011	14.7%	14.8%	11,139,997	16,128	16,128	114,217	156,069	-	\$ 0.44
PLEASANTON																
LIGHT INDUSTRIAL	128	2,430,330	177,616	7.3%	10,420	0.4%	188,036	7.7%	8.6%	2,242,294	29,066	29,066	31,747	-	-	\$ 0.80
WAREHOUSE	1	389,660	-	0.0%	-	0.0%	-	0.0%	0.0%	389,660	-	-	-	-	-	\$ -
TOTAL	129	2,819,990	177,616	6.3%	10,420	0.4%	188,036	6.7%	7.5%	2,631,954	29,066	29,066	31,747	-	-	\$ 0.69
MARKET TOTAL																
LIGHT INDUSTRIAL	489	10,559,802	1,031,538	9.8%	38,620	0.4%	1,070,158	10.1%	10.8%	9,489,644	85,742	85,742	142,172	-	-	\$ 0.59
WAREHOUSE	51	6,909,079	1,138,105	16.5%	20,000	0.3%	1,158,105	16.8%	16.3%	5,750,974	(39,760)	(39,760)	6,380	156,069	-	\$ 0.37
TOTAL	540	17,468,881	2,169,643	12.4%	58,620	0.3%	2,228,263	12.8%	12.9%	15,240,618	45,982	45,982	148,552	156,069	-	\$ 0.50
QUARTERLY COMPARISON AND TOTALS																
Q1-10	540	17,468,881	2,169,643	12.4%	58,620	0.3%	2,228,263	12.8%	12.9%	15,240,618	45,982	45,982	148,552	156,069	-	\$ 0.50
Q4-09	554	17,585,047	2,208,258	12.6%	65,987	0.4%	2,274,245	12.9%	14.4%	15,310,802	254,847	(505,455)	1,529,964	-	-	\$ 0.50
Q3-09	561	17,585,047	2,451,725	13.9%	77,367	0.4%	2,529,092	14.4%	14.9%	15,055,955	96,839	(760,302)	1,165,250	-	-	\$ 0.51
Q2-09	565	17,585,047	2,507,406	14.3%	118,525	0.7%	2,625,931	14.9%	11.1%	14,959,116	(673,620)	(857,141)	268,332	-	-	\$ 0.52
Q1-09	570	17,585,047	1,835,414	10.4%	116,897	0.7%	1,952,311	11.1%	9.9%	15,632,736	(183,521)	(183,521)	101,279	-	-	\$ 0.55
Q4-08	620	18,651,014	1,767,793	9.5%	78,835	0.4%	1,846,628	9.9%	8.6%	16,804,386	(175,804)	(33,975)	935,614	-	77,151	\$ 0.57
Q3-08	634	18,503,797	1,438,069	7.8%	155,604	0.8%	1,593,673	8.6%	7.4%	16,914,529	(166,205)	141,829	763,417	77,151	59,598	\$ 0.60
Q2-08	632	18,442,034	1,213,347	6.6%	154,523	0.8%	1,367,870	7.4%	7.4%	17,053,200	9,971	308,034	704,365	71,579	-	\$ 0.60
Q1-08	632	18,422,034	1,282,316	7.0%	120,633	0.7%	1,402,949	7.6%	9.0%	17,039,085	320,863	320,863	301,151	59,287	28,639	\$ 0.60

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