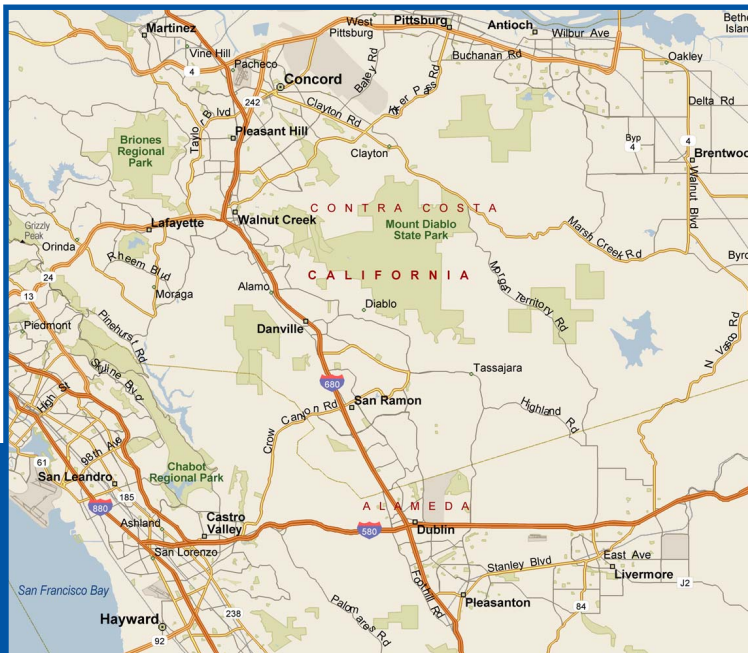


MARKET REPORT

I-680/TRI-VALLEY - CALIFORNIA

By Submarket	Total SF	Vacant SF	Vacant %	Available	NET ABSORPTION		Under Construction SF	ASKING RENT	
					Current	Year-to-Date		Class A	Class B
Concord	3,795,991	903,512	23.8%	25.1%	5,003	(50,472)	-	\$1.93	\$1.50
Martinez	366,172	124,031	33.9%	33.9%	27,902	7,902	-	-	\$1.50
Pleasant Hill	862,621	89,378	10.4%	10.7%	6,669	27,279	-	\$1.90	\$1.65
North I-680 Totals	5,024,784	1,116,921	22.2%	23.3%	39,574	(15,291)	-		
Contra Costa Centre	1,532,756	421,806	27.5%	28.4%	37,273	8,877	-	\$2.50	\$1.95
Downtown Walnut C	4,292,463	822,508	19.2%	19.5%	18,981	(42,109)	-	\$2.73	\$1.95
The Shadelands	1,700,024	468,645	27.6%	28.3%	9,682	(100,870)	-	\$1.80	\$1.65
Walnut Creek Totals	7,525,243	1,712,959	22.8%	23.3%	65,936	(134,102)	-		
Lafayette	504,124	45,933	9.1%	9.4%	(2,120)	(6,766)	-	\$2.75	\$2.25
Moraga	14,500	1,640	11.3%	11.3%	-	-	-	-	\$1.90
Orinda	285,411	29,564	10.4%	11.7%	1,016	(2,021)	-	\$3.35	\$3.10
Lamorinda Totals	804,035	77,137	9.6%	10.3%	(1,104)	(8,787)	-		
Alamo	86,431	7,053	8.2%	8.2%	640	1,390	-	\$2.70	\$1.65
Danville	493,211	77,481	15.7%	15.7%	6,732	(9,449)	-	\$2.25	-
Alamo/Danville Totals	579,642	84,534	14.6%	14.6%	7,372	(8,059)	-		
San Ramon	5,879,128	840,457	14.3%	15.4%	(183,972)	(121,379)	-	\$1.83	\$1.60
Dublin	2,165,484	433,260	20.0%	20.3%	58,998	72,125	-	\$1.75	\$1.60
Pleasanton	8,822,136	1,824,684	20.7%	22.5%	187,270	82,620	-	\$1.78	\$1.60
Livermore	777,288	166,186	21.4%	24.8%	(626)	11,991	-	-	\$1.50
Tri-Valley Totals	17,644,036	3,264,587	18.5%	20.0%	61,670	45,357	-		
TOTALS FOR I-680/TRI-VALLEY CORRIDOR	31,577,740	6,256,138	19.8%	20.9%	173,448	(120,882)	-	\$2.21	\$1.66

By Class	Total SF	Vacant SF	Vacant %	Available	AVAILABLE FOR SUBLEASE			
					Suburban			
Class A	17,460,441	3,816,910	21.9%	22.9%	(20,675)	(143,084)	-	186,326
Class B	13,923,219	2,349,776	16.9%	18.2%	189,981	17,886	-	150,467
Class C	194,080	89,452	46.1%	46.1%	4,142	4,316	-	0
TOTALS FOR ALL CLASSES	31,577,740	6,256,138	19.8%	20.9%	173,448	(120,882)	-	336,793



The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be independently verified.

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