

East Bay, CA

The East Bay is a sub-region of the San Francisco Bay Area, including Alameda and Contra Costa Counties and cities of Oakland, Walnut Creek and Fremont. Like the rest of the Bay Area, market conditions in the East Bay have declined substantially over the past year and a half. Vacancies are on the rise for all property types. The office and industrial markets have been hit the hardest as new construction has come online amidst the greatest pullback in demand since the dotcom bust. The East Bay residential market, has had the steepest fall in home prices in the region.

Population

East Bay: 2.5 Million

▲ 1.45%

Source: U.S. Census

Unemployment Rate

East Bay: 11.4% ▲

California: 12.1% ▲

United States: 9.8% ▲

Source: U.S. Department of Labor

Avg. Household Income

East Bay: \$96,878

California: \$82,786

United States: \$69,376

Source: Claritas

For more information contact:

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Metro Area Vital Signs

Inventory	49 M SF	↔
Vacancy Rate	17.9%	↑
Rental Rate Per SF	\$23.11	↓
Annual Absorption	-1.3 M SF	↓
Average Op. Expense/SF	\$12.00	↔
Cap Rate – Class A	8.0%	↓
Cap Rate – Class B	9.0%	↓

Inventory	146.7 K	↔
Vacancy Rate	5.6%	↑
Average Monthly Rent	\$1,275	↓
Annual Absorption	-1,700 Units	↓
Operating Expense	40%	↔
Cap Rate – Class A	6.75%	↓
Cap Rate – Class B	7.25%	↓

Inventory	129 M SF	↔
Vacancy Rate	5.4%	↑
Avg. Rental Rate Per SF	\$24.86 Net	↓
Annual Absorption	-3 M SF	↓
Average Op. Expense/SF	\$9.00	↔
Cap Rate – Class A	8.25%	↔
Cap Rate – Class B	9.25%	↔

Inventory	231 M SF	↑
Vacancy Rate	11.1%	↑
Rental Rate Per SF	\$7.11	↓
Annual Absorption Rate	-11 M SF	↓
Cap Rate – Class A	8.0%	↔
Cap Rate – Class B	9.0%	↔

Office

Multi-Family

Retail

Industrial

Demographics