



U.S. ECONOMIC UPDATE

The arrival of the COVID-19 pandemic has created an economic shock that has likely pushed the global economy and the U.S. into recession. Policies initiated to “flatten the curve” of potential infection include the voluntary and mandated shutdown of large sectors and regions of the economy. Retail establishments, restaurants, passenger transportation, schools and leisure activities have almost all grinded to a halt while customers self-quarantine and practice social distancing.

RECORD-SETTING LAYOFFS, DECLINING EMPLOYMENT

Over the last two weeks (ending on March 28th), a cumulative 10 million people have applied for unemployment benefits—by far the largest number of applications in history since record-keeping began in 1967. Initial unemployment claims are a highly reliable leading indicator of trends in labor markets and therefore the economy at large. Given the size of the increase, along with other high-frequency data trends that are similarly bleak, it is widely believed that the U.S. economy has entered a recession. This was reinforced in early April when the Labor Department reported that payroll employment in the U.S. fell by 701,000 jobs in March, one of the largest declines in history. It's all but certain that even more jobs will be lost in the months ahead.

Given the way these events have unfolded and the huge number of layoffs, the current thinking among economic forecasters is that the second quarter of 2020 will see one of the largest real GDP declines in U.S. history. What is less clear is what the economic trajectory will be following Q2. As of this writing (4-7-2020), hopeful signs are emerging that policy steps to “flatten the curve” are beginning to work in certain areas, but many unknowns remain. It is too soon to say if these signs are sustainable and how they will impact the trajectory of the economy.

We continue to monitor developments extremely closely and are working around the clock to publish data and insight as quickly as possible.

To view our latest perspective on the coronavirus and its potential impact on CRE and the economy, access Cushman & Wakefield's [COVID-19 resource page](#).

TRENDS AND INSIGHTS

Cushman & Wakefield Covid-19 Webinar Replay

Learn more on the evolving COVID-19 situation and its implication for **real estate occupiers and investors**. [Click to Replay](#)

COVID-19: A Wholly Unprecedented Policy Response

On March 27, 2020, an enormous \$2.2 trillion emergency coronavirus stimulus package was signed into law by President Trump. The legislative package—the Coronavirus Aid, Relief and Economic Security (CARES) Act—is the largest rescue package in U.S. history. [Click for Summary](#)

Lessons From Landlords In China's Post Covid-19 Recovery Phase

With local infections down, China is getting back to work. As the lights are turned back on in offices across the country, landlords and tenants alike are inevitably finding themselves in a new paradigm. [Click for Article](#)

2020 Asia Pacific Office Outlook

In this report, you will find detailed but succinct analysis of the trends in each of the region's key Grade A office markets over the next two years that we hope will help refine your organization's CRE strategy. [Click for Article](#)

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WEEKLY COVID-19 UPDATES

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CENTRAL VALLEY

Industrial Q1 2020



CUSHMAN & WAKEFIELD

MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CONSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT (MF)	OVERALL WEIGHTED AVG NET RENT (W/D)	OVERALL WEIGHTED AVG NET RENT
Lodi	9,112,136	0	0.0%	0	0	0	0	\$0.00	\$0.00	\$0.00
Stockton	46,679,745	3,298,772	7.1%	-338,693	-338,693	1,456,179	93,357	\$0.50	\$0.40	\$0.41
Lathrop	14,975,337	588,082	3.9%	108,474	108,474	0	0	\$0.60	\$0.51	\$0.58
Tracy	26,602,484	1,780,284	6.7%	462,257	462,257	2,102,438	0	\$0.00	\$0.00	\$0.00
Manteca	4,717,304	835,165	17.7%	0	0	1,261,065	0	\$0.39	\$0.68	\$0.64
San Joaquin County	102,087,006	6,502,303	6.4%	232,038	232,038	4,819,679	93,357	\$0.53	\$0.46	\$0.47
Oakdale	1,890,543	100,000	5.3%	0	0	0	0	\$0.00	\$0.00	\$0.00
Modesto	26,195,241	942,185	3.6%	123,343	123,343	348,500	0	\$0.15	\$0.36	\$0.23
Ceres	363,585	34,200	9.4%	5,469	5,469	0	0	\$0.00	\$0.50	\$0.50
Turlock	3,950,867	134,279	3.4%	14,517	14,517	0	0	\$0.00	\$0.00	\$0.00
Patterson	6,289,002	712,130	11.3%	0	0	0	0	\$0.00	\$0.00	\$0.00
Stanislaus County	38,689,238	1,922,794	5.0%	137,860	137,860	348,500	0	\$0.15	\$0.37	\$0.24
TOTAL	140,776,244	8,425,097	6.0%	369,898	369,898	5,168,179	93,357	\$0.37	\$0.44	\$0.42

*Rental rates reflect weighted net asking \$psf/month

MF = Manufacturing W/D = Warehouse/Distribution

KEY LEASE TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	TENANT	RSF	TYPE
14900 Schulte Rd W	Tracy	Melissa & Doug LLC	137,200	New Lease

KEY SALES TRANSACTIONS Q1 2020

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE/\$ PSF
811 Zephyr Drive*	Stockton	Black Creek Group / Public REIT	512,000	\$47.4M/\$93
931 Runway Drive*	Stockton	Panattoni / Equity Funds	434,980	\$36.5M/\$84
2020 Macarthur Drive N*	Tracy	Black Creek Group / Public REIT	346,522	\$18.4/\$53
3632 Petersen Road*	Stockton	Black Creek Group / Public REIT	180,000	\$16.7M/\$93
2015 Macarthur Dr N	Tracy	Black Creek Group / Public REIT	158,572	\$8.4M/\$53

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