

# COMMERCIAL REAL ESTATE & AUTONOMOUS CARS SPECIAL REPORT

Autonomous Vehicles (AV) are going to change the world... and the commercial real estate industry along with it

The Coppola Cheney Group specializes in representing tenants looking for office space. We also represent cutting edge technology companies. Call us to see how your company will be affected.

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## IMPACT ON COMMERCIAL REAL ESTATE?

**SUBURBANIZATION**  
INCREASING EFFICIENCY OF TRANSPORTATION  
WILL CAUSE US TO SEE AN **EXODUS**  
URBAN → SUBURB

**EVOLUTION OF PARKING**  
31% OF SPACE IN URBAN AREAS IS DEVOTED TO PARKING  
61 BILLION SQ. FT. DEVELOPMENT

**ROAD DENSIFICATION**  
60% REDUCTION IN ROADWAY SPACE  
LEAVING MORE CURBSIDE SQUARE FOOTAGE

**INDUSTRIAL CHANGE**  
300,000 TRUCKS INVOLVED IN ACCIDENTS IN THE UNITED STATES  
40% BY HUMAN ERROR CAUSED

## IMPACT ON SOCIETY

8x PACKING DENSITY

20-30% BETTER FUEL EFFICIENCY

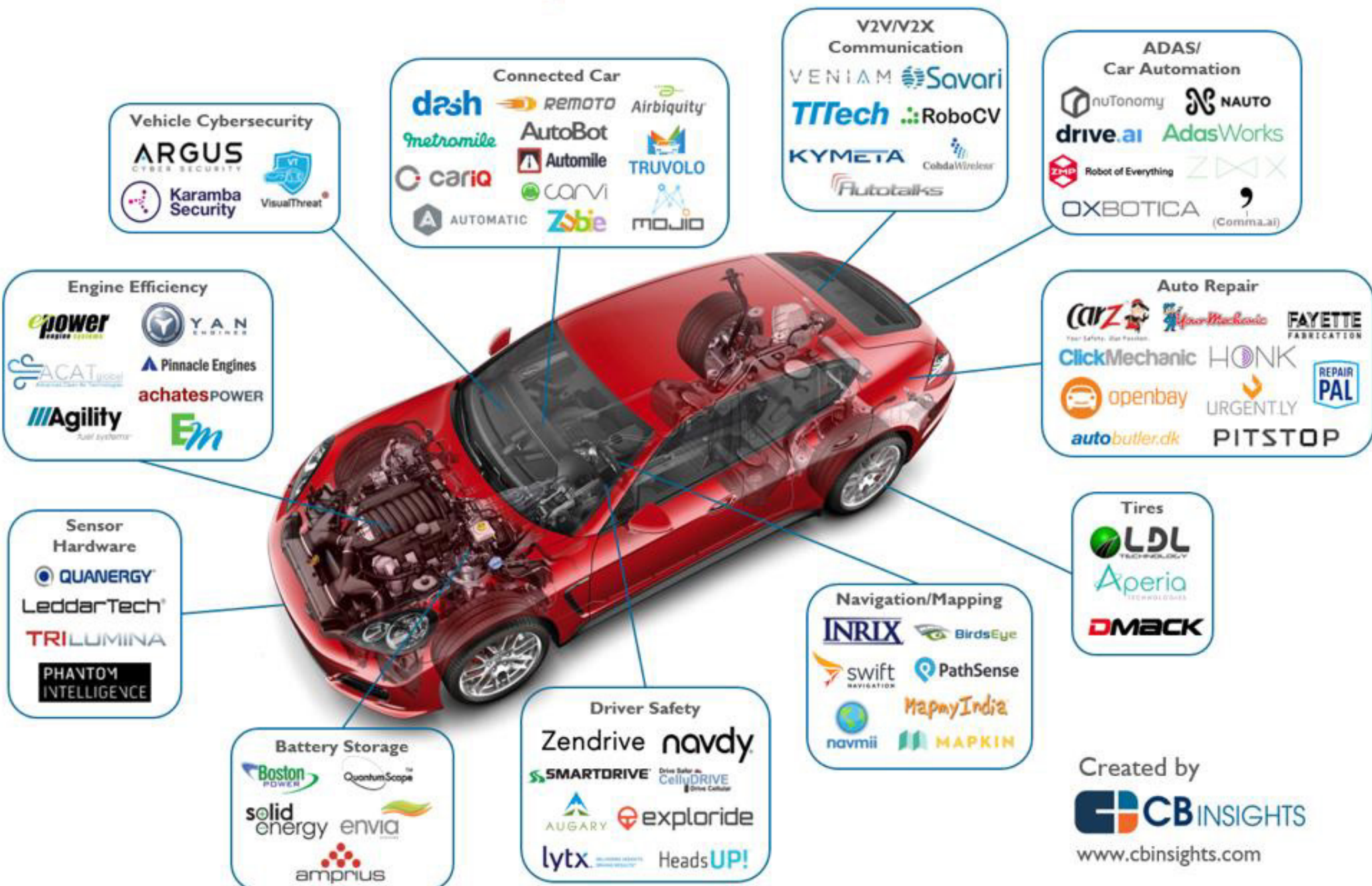
42.6% REDUCTION IN CARS (90% AV PENETRATION)

What will happen when roads are ruled by autonomous vehicles?

## THE MAJOR PLAYERS



## UNBUNDLING THE AUTOMOBILE



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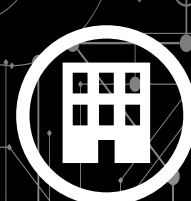
## CHALLENGES



**CYBER SECURITY**



**LABOR IMPACT**



**LACK OF INFRASTRUCTURE**