

FIGURES | NORTH/EAST CONTRA COSTA COUNTY | Q2 2023

North/East Contra Costa County Industrial Figures

▲ 4.3%

Vacancy Rate

▼ (53K)

SF Net Absorption

► 127K

SF Under Construction

► \$1.11 psf/mo

NNN / Lease Rate
Existing Properties

► 0

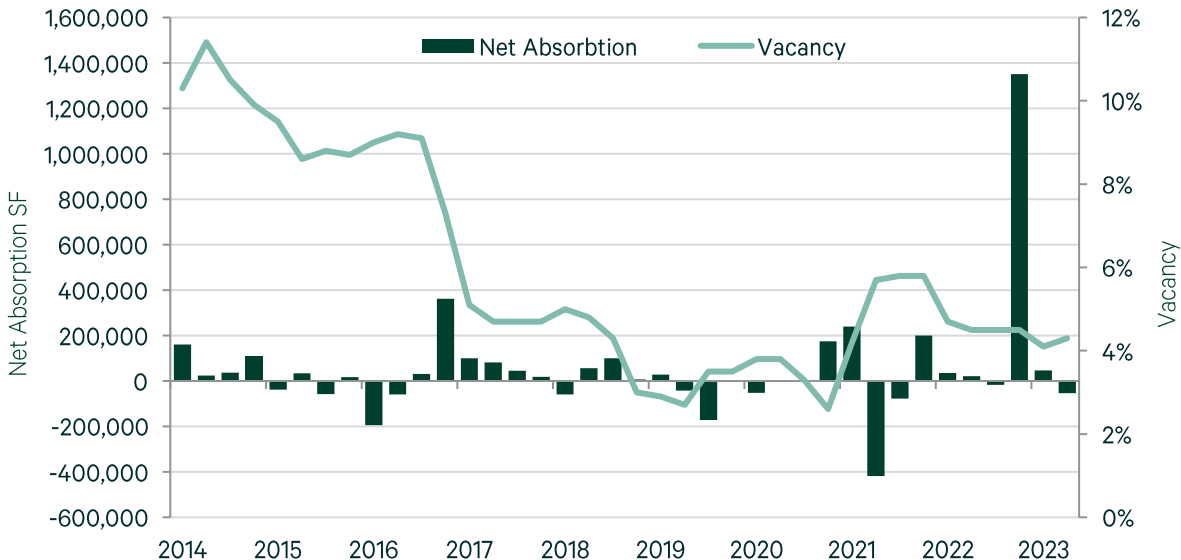
SF Delivered

Note: Arrows indicate change from previous quarter.

INDUSTRIAL MARKET HIGHLIGHTS

- The total population of Alameda and Contra Costa County increased to 2.8m during Q2. Total labor force saw a decrease of 1,300 to 1.4m while the number of total office employment increased by 700 to 274.0K at the end of Q2. The unemployment rate increased by 20 basis points (bps) quarter-over-quarter (QoQ) from 2.9% to 3.1% and down 50 bps year-over-year (YoY).
- Overall net absorption for the North/East Contra Costa County market was -53,129 sq. ft. This follows the positive absorption during Q1 resulting in -9,039 sq. ft. for the first half of 2023. The Concord and Martinez submarkets contributed most to the negative absorption in Q2.
- Average direct triple net asking rates remained steady QoQ remaining at \$1.11 NNN per sq. ft.
- The vacancy rate increased 20 basis points (bps) quarter-over quarter(QoQ) from 4.1% in Q1 to 4.3% in Q2. The vacancy increase was largely due to the 29,960 sq. ft. recently marketed vacancy at 1830-1860 Loveridge Rd in Pittsburg.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Lease Rate (\$)			Q2 Net Absorption	YTD Net Absorption
				Mfg.	Whs.	Flex		
Concord	8,020,151	1.3%	1.6%	1.25	1.25	1.40	(28,191)	14,203
Martinez/Pacheco	2,458,309	3.0%	4.6%	1.15	1.15	1.25	(32,070)	(31,435)
Pleasant Hill	391,324	0.5%	0.5%	1.15	1.15	1.25	0	12,170
Walnut Creek	991,703	0.	0	1.50	1.50	1.50	2,300	2,300
Antioch/Oakley	3,557,371	4.7%	4.7%	0.70	0.70	0.90	11,525	(399)
Pittsburg	4,398,012	14.4%	16.0%	0.65	0.65	0.85	0	0
Brentwood	3,064,711	0.4%	0.8%	1.15	1.15	1.15	(6,693)	(5,878)
Total Market	22,287,490	4.3%	5.0%	1.08	1.08	1.18	(53,129)	(9,039)
Warehouse	14,934,376	3.3%	3.7%		1.08		(10,165)	31,499
Manufacturing	3,053,497	11.7%	13.3%	1.08			2,385	5,301
R&D Flex	4,299,617	2.4%	3.5%			1.18	(45,349)	(45,839)

FIGURE 3: Notable Lease Transactions Q2 2023

Tenant	City	SF Leased	Type
Penske	Concord	6,686	New Lease
Florence Good LLC	Concord	5,708	Renewal
Honest Rodent Proofing	Antioch	5,300	New Lease

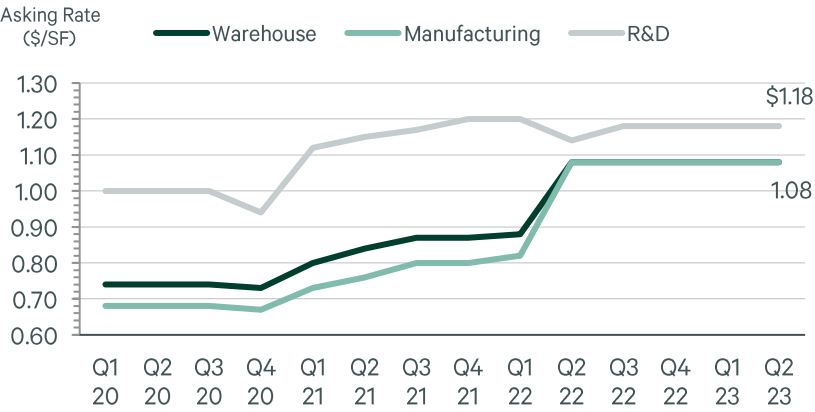
Source: CBRE Research

FIGURE 4: Notable Sale Transactions Q2 2023

Buyer	City	SF Purchased	Sale Price
Hundred Rivers Properties LLC	Pittsburg	12,000	\$1.6M

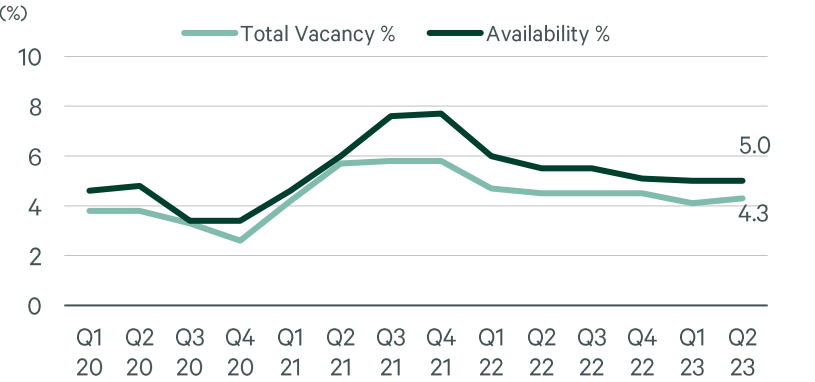
Source: CBRE Research

FIGURE 5: Lease Rates



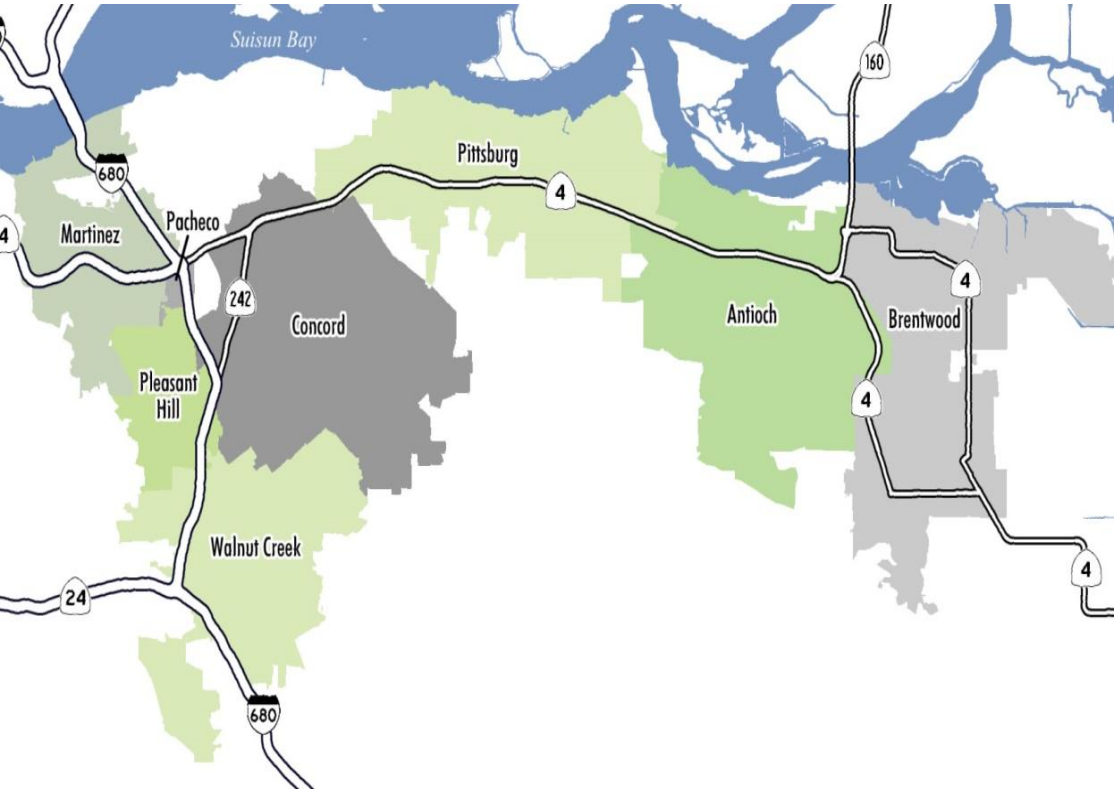
Source: CBRE Research

FIGURE 6: Vacancy & Availability



Source: CBRE Research

Submarket Map



Definitions

Average Asking Rate Direct Monthly Lease Rates, Triple Net (NNN). Availability All existing space being marketed for lease. Total Vacancy Rate Direct Vacancy + Sublease Vacancy.

CBRE’s market report analyzes existing single- and multi-tenant industrial buildings that total 5,000+ sq. ft. within defined submarkets, including owner-occupied buildings. CBRE assembles all information through telephone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

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Source: CBRE Research, Location Intelligence

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