

FIGURES | NORTH/EAST CONTRA COSTA COUNTY INDUSTRIAL | Q2 2025

Overall market stabilizes despite losses in Antioch

▲ 4.8%

Vacancy Rate

▼ (117K)

SF Net Absorption

► 61K

SF Under Construction

▲ \$1.53

NNN / Lease Rate
Existing Properties

► 0

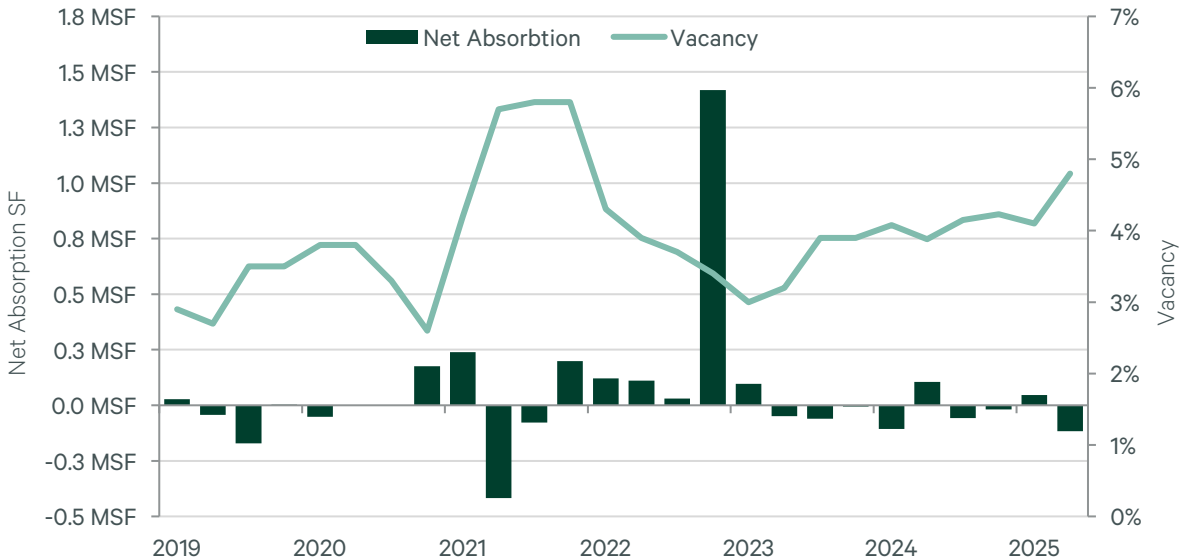
SF Delivered

Note: Arrows indicate change from previous quarter.

INDUSTRIAL MARKET HIGHLIGHTS

- The total population of Contra Costa County stood at 1.17 million. The total labor force remained flat at 558,100. Total resident employment decreased from 530,400 in Q1 to 530,200 at the end of Q2. The unemployment rate increased 2 basis points (bps) QoQ from 4.97% in Q1 to 4.99% in Q2.
- The vacancy rate increased 70 bps QoQ from 4.1% in Q1 to 4.8% in Q2 2025. This increase was primarily due to new direct vacancies hitting the market.
- Overall net absorption for the market was negative 116,826 sq. ft. This follows positive 45,858 sq. ft. during Q1. Antioch was the leading contributor to negative absorption with 136,575 sq. ft. while Pittsburg added to that with negative 16,360 sq. ft.
- Russell Sigler signed the largest lease of the quarter for 64,565 sq. ft. at 1920 Mark Ct. in Concord. The largest sale of the quarter was by Alpha Harvest. They purchased 135,000 sq. ft. of warehouse on 9.97 acres of land at 1200 W 4th St, in Antioch.
- Construction is ongoing at 2520 Bates Ave in Concord for a 61,630 sq. ft. warehouse.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q2 2025

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Lease Rate (\$)			Q2 Leasing Activity	YTD Leasing Activity	Q2 Net Absorption	YTD Net Absorption
				Mfg.	Whs.	Flex				
Concord	8,163,381	3.1%	5.6%	1.75	1.95	1.45	121,277	184,557	14,332	(42,241)
Martinez/Pacheco	2,459,977	0.7%	2.7%	1.15	1.75	1.65	23,191	64,136	3,878	7,915
Pleasant Hill	391,324	1.6%	3.8%	1.65	1.75	1.25	6,460	8,710	3,710	2,585
Walnut Creek	946,184	0.0%	0.0%	1.50	1.50	1.50	0	0	0	0
Antioch/Oakley	2,963,480	6.1%	6.9%	0.65	1.31	0.90	8,000	8,000	(136,575)	(137,915)
Pittsburg	4,398,012	13.5%	13.6%	0.65	1.15	0.85	0	108,865	(16,360)	(13,059)
Brentwood	3,064,711	0.5%	0.6%	1.15	1.15	2.08	14,189	123,040	14,189	111,747
Total Market	22,387,069	4.8%	6.1%	1.18	1.23	1.92	173,117	497,308	(116,826)	(70,968)
Warehouse	15,024,094	2.9%	3.5%		1.23		107,163	394,938	(7,067)	58,939
Manufacturing	3,230,422	16.1%	16.7%	1.18			64,565	69,060	(96,773)	(107,303)
R&D Flex	4,132,553	2.6%	7.2%			1.92	1,389	33,310	(12,986)	(22,604)

Source: CBRE Research, Q2 2025

FIGURE 3: Notable Lease Transactions

Tenant	Address	SF Leased	Property Type
Russell Sigler	1920 Mark Ct, Concord	64,565*	Warehouse**
Bimbo Bakeries	4020 Nelson Ave, Concord	40,509*	Warehouse**
D-Bat	1241 Main St, Oakley	12,800	Warehouse

Source: CBRE Research, Q2 2025

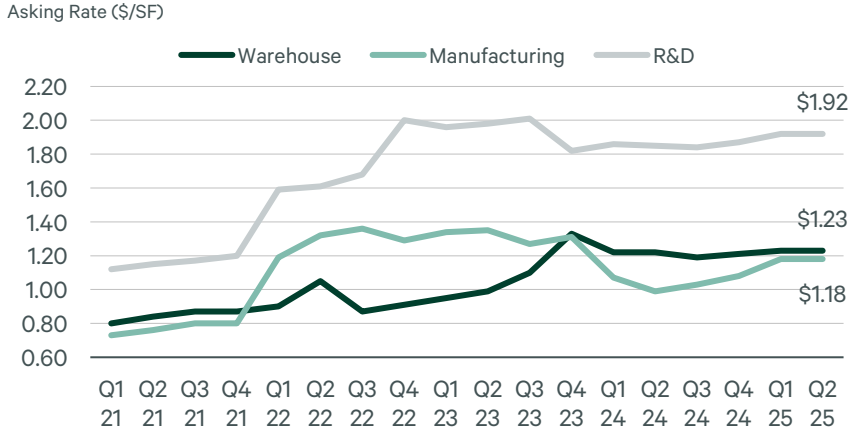
*Renewal **CBRE Involved

FIGURE 4: Notable Sale Transactions

Buyer	Address	SF Sold	Sale Price \$/SF
Alpha Harvest	1200 W 4 th St, Antioch	135,000 9.97AC	\$1.0M \$3
Forza Properties	1038 Shary Cir, Concord	25,840	\$4.5M \$172

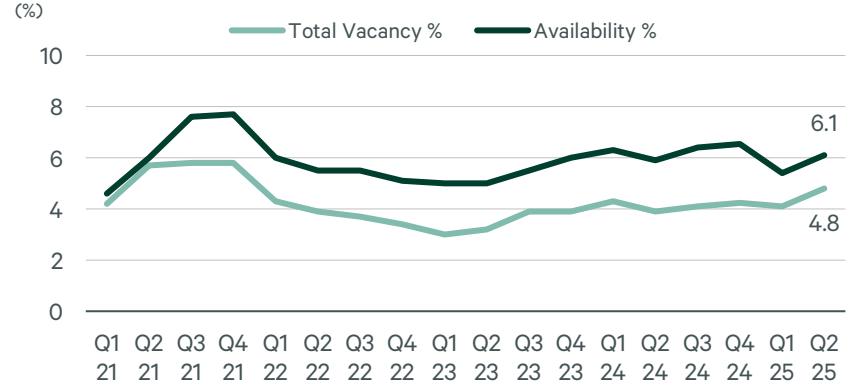
Source: CBRE Research, Q2 2025

FIGURE 5: Lease Rates



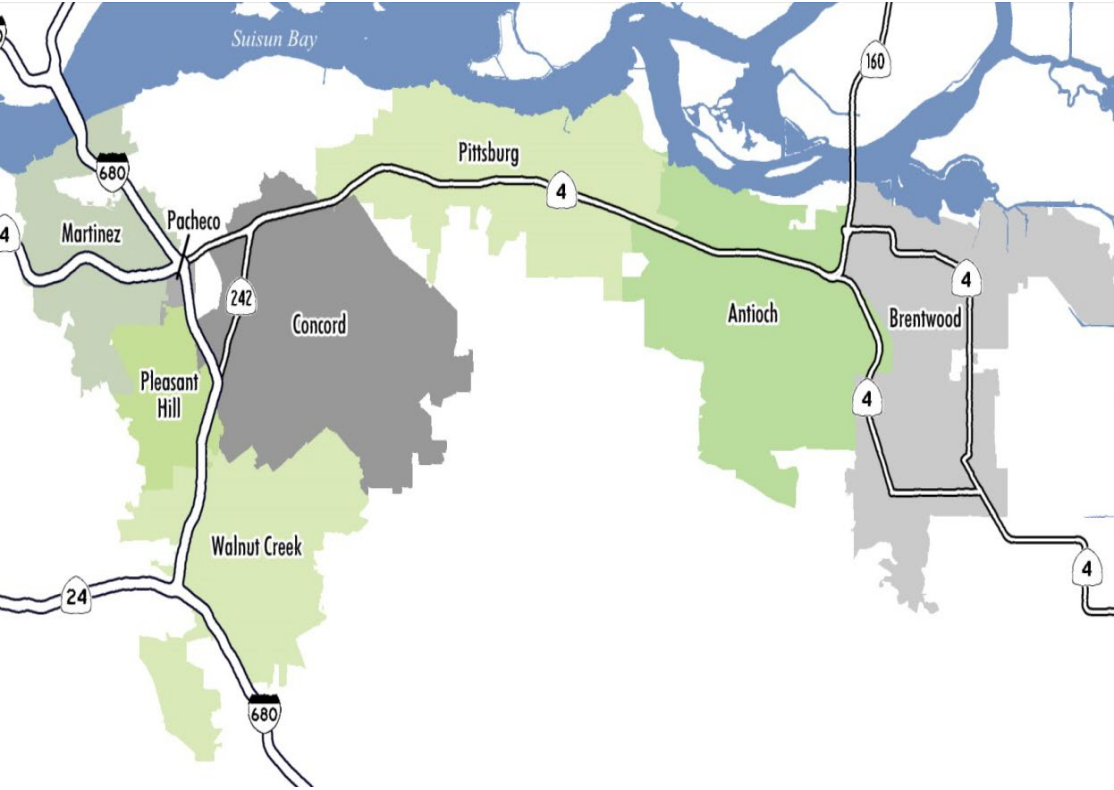
Source: CBRE Research, Q2 2025

FIGURE 6: Vacancy & Availability



Source: CBRE Research, Q2 2025

Submarket Map



Source: CBRE Research, Location Intelligence

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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