

FIGURES | NORTH/EAST CONTRA COSTA COUNTY | Q4 2022

North/East Contra Costa County Industrial Figures

▶ 4.5%
Vacancy Rate

▲ 1.4M
SF Net Absorption

▼ 127K
SF Under Construction

▶ \$1.11
NNN / Lease Rate
Existing Properties

▲ 1.4M
SF Delivered

Note: Arrows indicate change from previous quarter.

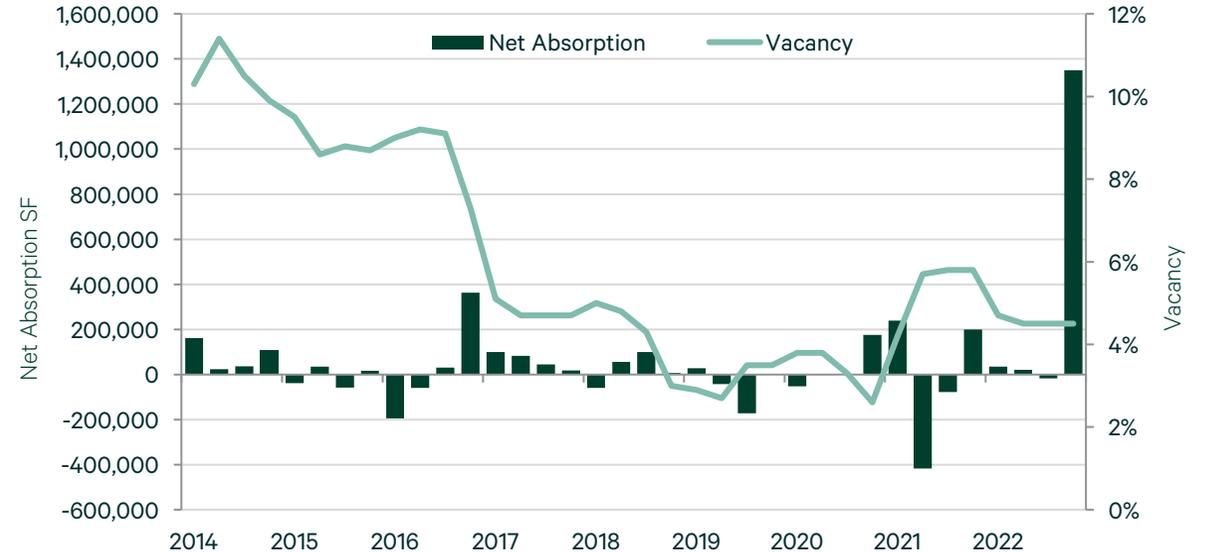
EAST BAY EMPLOYMENT

The East Bay, comprising of both Alameda and Contra Costa counties, is home to 2.8 million residents and hosts a labor force of 1.4 million. Ending December 2022, the total resident employment was 1.4 million, representing an increase of nearly 32,100 jobs from this time last year when the region was emerging out of shelter-in-place policies due to a combination of high vaccination rates and lower contraction numbers. This increase in employment caused the unemployment rate to decline 120 basis points (bps) over the past year, ending Q4 2022 at 3.5%.

INDUSTRIAL HIGHLIGHTS

The North/East Contra Costa County Industrial Market saw 1,351,862 square feet of positive net absorption in Q4 2022. The Antioch/Oakley submarket contributed the most to the positive net absorption by three pre-leased buildings being delivered in the quarter. Lease rates stayed consistent quarter-over-quarter, with the average asking lease rate remaining at \$1.11 NNN.

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 (\$)			Q4 Net Absorption	YTD Net Absorption
				Mfg.	Whs.	Flex		
Concord	8,020,151	1.9%	1.9%	1.25	1.25	1.40	(16,606)	11,035
Martinez/Pacheco	2,458,309	1.5%	2.3%	1.15	1.15	1.25	0	(3,065)
Pleasant Hill	391,324	3.1%	3.1%	1.15	1.15	1.25	0	24,810
Walnut Creek	991,703	0.2%	0.2%	1.50	1.50	1.50	0	0
Antioch/Oakley	3,557,371	3.9%	4.0%	0.70	0.70	0.90	1,400,754	1,420,239
Pittsburg	4,392,938	14.6%	17.4%	0.65	0.65	0.85	(32,286)	2,013
Brentwood	2,470,620	0.4%	0.4%	1.15	1.15	1.15	0	(5,819)
Total Market	22,282,416	4.5%	5.1%	1.08	1.08	1.18	1,351,862	1,449,213
Warehouse	14,951,626	3.9%	4.5%		1.08		1,351,862	1,305,825
Manufacturing	3,048,423	11.8%	12.8%	1.08			0	117,512
R&D Flex	4,282,367	1.3%	1.8%			1.18	0	25,876

FIGURE 3: Notable Lease Transactions Q4 2022

Tenant	City	SF Leased	Type
--------	------	-----------	------

*There were no notable leases above 10,000 SF

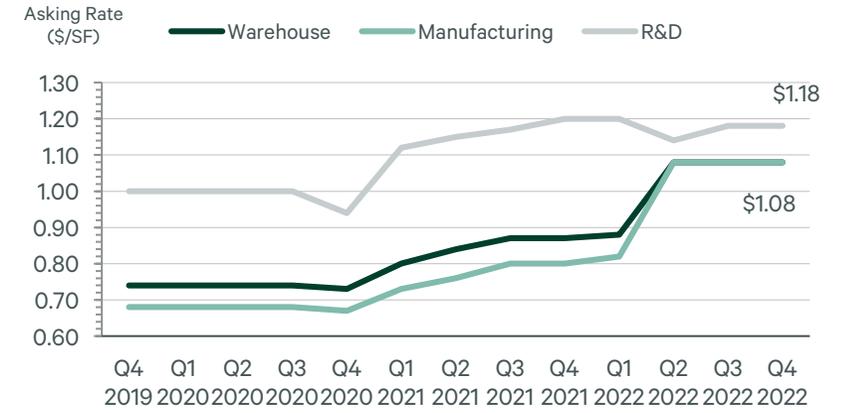
FIGURE 4: Notable Sale Transactions Q4 2022

Buyer	City	SF Purchased	Sale Price
Brad Revelli	Pacheco	17,280	\$3.2M

Source: CBRE Research

Source: CBRE Research

FIGURE 5: Lease Rates



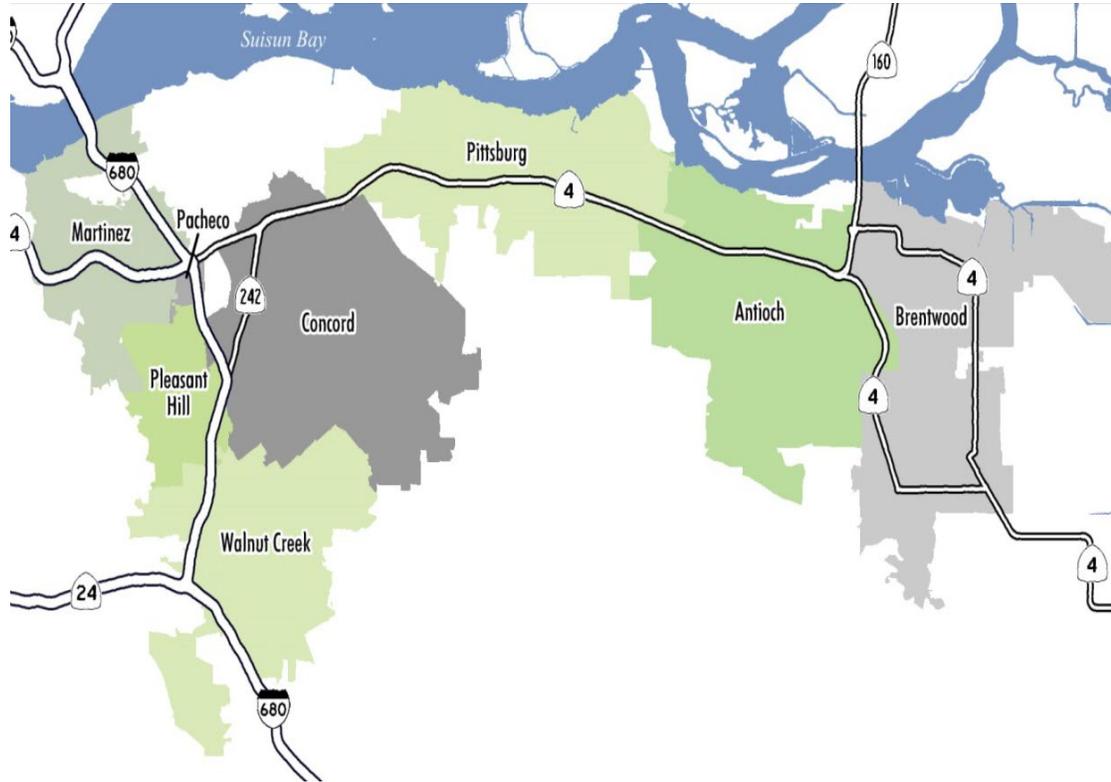
Source: CBRE Research

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.

Contacts

Jack Mortensen

Research Analyst
+1 925 296 7707
jack.mortensen@cbre.com

Paul Magoria

Research Manager
+1 510 874 1912
Paul.Magoria@cbre.com

Konrad Knutsen

Associate Director, Northern CA
+1 916 446 8292
konrad.knutsen@cbre.com

Walnut Creek Office

2175 California Blvd. Suite 300
Walnut Creek, CA 94596

Source: CBRE Research, Location Intelligence

© Copyright 2023. All rights reserved. This report has been prepared in good faith, based on CBRE’s current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE’s control. In addition, many of CBRE’s views are opinion and/or projections based on CBRE’s subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE’s current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE’s securities or of the performance of any other company’s securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

