

FIGURES | NORTH/EAST CONTRA COSTA COUNTY INDUSTRIAL | Q4 2025

Construction activity grows as occupancy further declines

▲ 5.7%
Vacancy Rate

▼ (215K)
SF Net Absorption

▼ 442K
SF Under Construction

▼ \$1.11
NNN / Lease Rate
Existing Properties

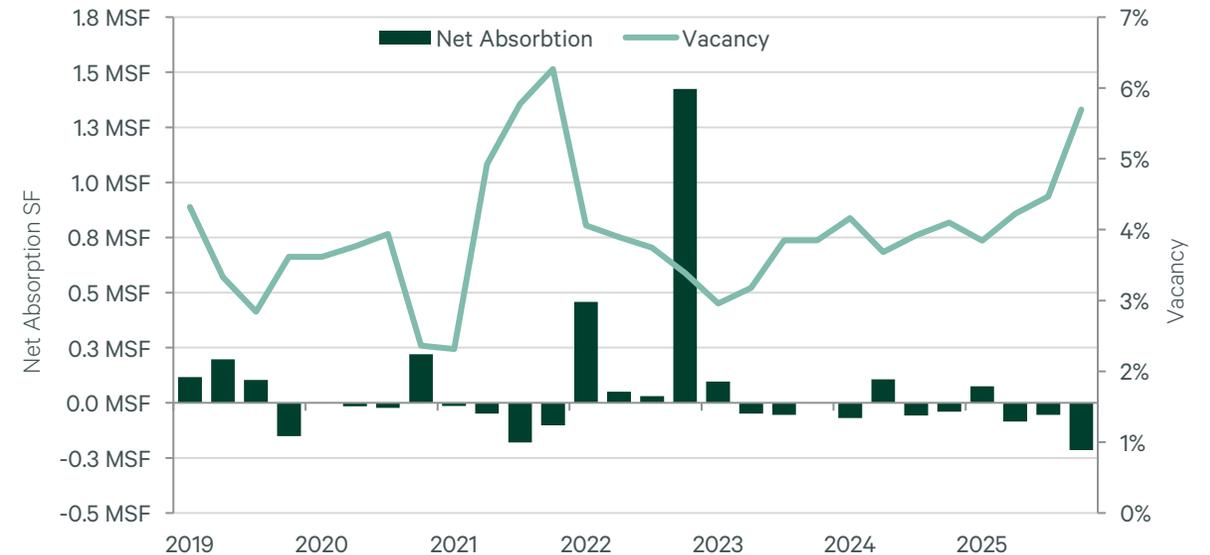
▲ 62K
SF Delivered

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 increased to 558,300. Total resident employment increased from 530,400 in Q3 to 530,700 at the end of Q4. The unemployment rate decreased 2 basis points (bps) QoQ from 4.96% in Q3 to 4.94% in Q4.
- The vacancy rate increased 150 bps QoQ from 4.2% in Q3 to 5.7% in Q4 2025. This increase was primarily due to new direct vacancies hitting the market in Antioch and Pleasant Hill.
- Overall net absorption for the market was negative 215,691 sq. ft. This follows negative 129,281 sq. ft. during Q3. Antioch/Oakley was the leading contributor to negative absorption with 166,590 sq. ft. while Pleasant Hill added an additional 24,034 sq. ft. of negative absorption.
- Golden State Orthopedic & Spine signed the largest lease of the quarter, a 45,000 sq. ft. renewal at 2625 Shadelands Dr in Walnut Creek. The largest sale of the quarter was by Four Roses. They purchased a 43,560 sq. ft. warehouse at 1960 Olivera Rd in Concord.
- A 61,630-sq.-ft. warehouse at 2520-2536 Bates Ave in Concord was delivered vacant in Q4, while construction continued on a 442,111-sq.-ft. warehouse facility on E 18th St in Antioch.

FIGURE 1: Vacancy & Net Absorption Trend



Source: CBRE Research, Q4 2025

FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Lease Rate (\$)			Q4 Leasing Activity	YTD Leasing Activity	Q4 Net Absorption	YTD Net Absorption
				Mfg.	Whs.	Flex				
Concord	8,225,011	3.8%	6.2%	1.58	1.50	1.47	80,492	284,705	(11,061)	(88,652)
Martinez/Pacheco	2,471,571	2.7%	4.4%	1.15	1.93	1.58	6,502	83,979	(19,195)	(39,433)
Pleasant Hill	391,324	7.0%	8.7%	1.65	1.69	1.25	1,833	15,468	(24,034)	(18,699)
Walnut Creek	946,184	0.0%	0.0%	1.50	1.50	1.50	45,000	45,000	0	0
Antioch/Oakley	2,963,480	10.9%	14.4%	0.65	0.67	0.90	0	16,340	(166,590)	(296,165)
Pittsburg	4,298,012	12.3%	12.4%	0.65	0.89	0.85	4,513	188,536	(2,912)	50,247
Brentwood	3,064,711	0.4%	0.7%	1.15	1.15	1.40	10,635	136,560	8,714	112,861
Total Market	22,360,293	5.7%	7.3%	0.79	1.02	1.47	148,975	770,588	(215,078)	(279,841)
Warehouse	14,997,318	4.4%	5.5%		1.02		54,628	563,700	(219,812)	(124,404)
Manufacturing	3,230,422	16.3%	16.6%	0.79			38,712	113,030	(3,980)	(145,207)
R&D Flex	4,132,553	2.1%	6.7%			1.47	55,635	93,858	8,714	(10,230)

Source: CBRE Research, Q4 2025

FIGURE 3: Notable Lease Transactions

Tenant	Address	SF Leased	Property Type
Golden State Orthopedic	2625 Shadelands Dr, Walnut Creek	45,000*	R&D/Flex
ZIPP Beauty Tech	1910 Mark Ct, Concord	20,239	Warehouse**
Daikin Comfort Tech	4020 Nelson Ave, Concord	17,341*	Warehouse**

Source: CBRE Research, Q4 2025

*Renewal **CBRE Involved

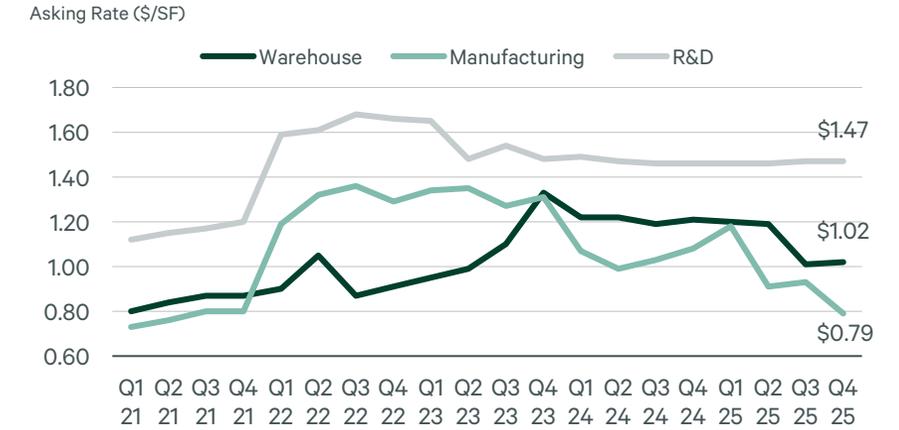
FIGURE 4: Notable Sale Transactions

Buyer	Address	SF Sold	Sale Price \$/SF
Four Roses	1960 Olivera Rd, Concord	43,560	\$4.4M \$174
BKM Capital Partners	2445-2455 Estand Way, Pleasant Hill	40,000	\$10.3M \$257
GMRE Investments	650 Garcia Ave, Pittsburg	32,670	\$1.9M \$169

Source: CBRE Research, Q4 2025

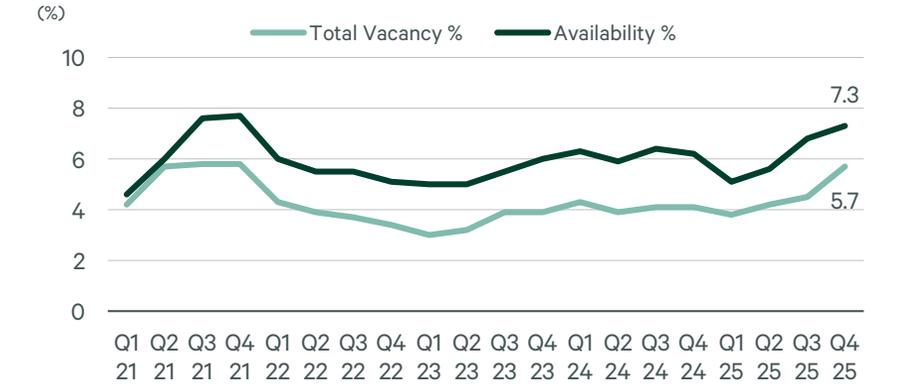
*CBRE Involved

FIGURE 5: Lease Rates



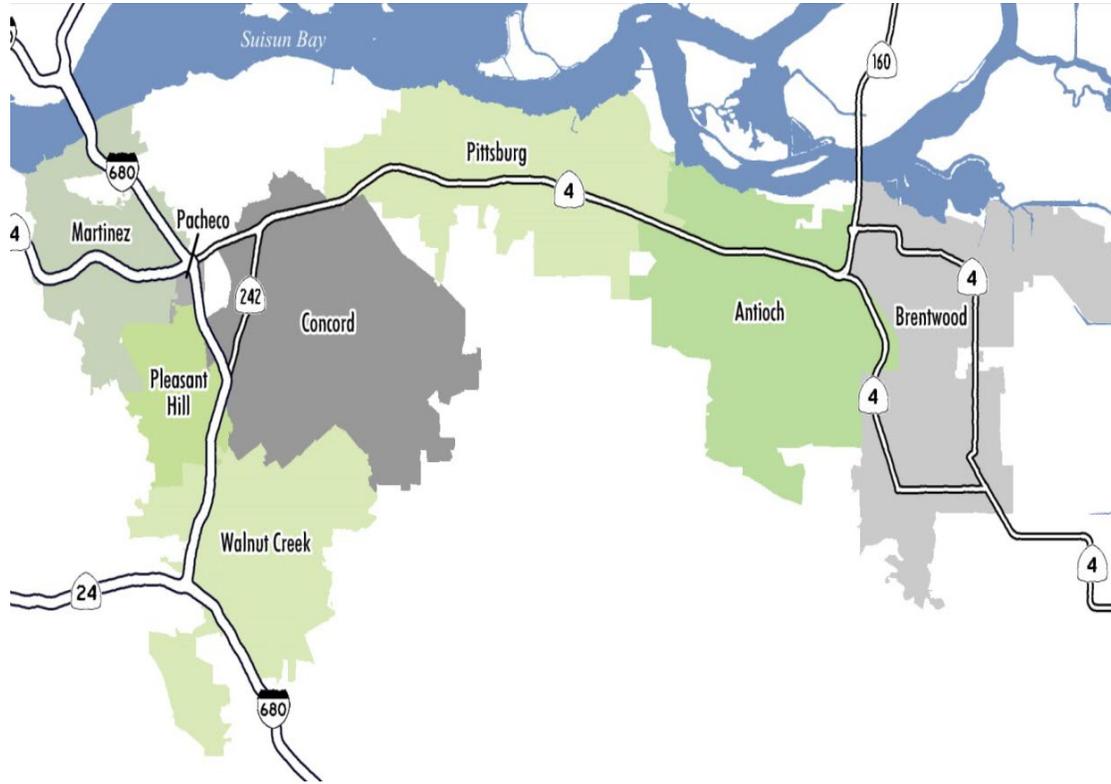
Source: CBRE Research, Q4 2025

FIGURE 6: Vacancy & Availability



Source: CBRE Research, Q4 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.

Contacts

Mitchel LeGate

Research Analyst
+1 925 296 7732
Mitchel.LeGate@cbre.com

Paul Magoria

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

Konrad Knutsen

Director, Northern CA & Greater LA
+1 916 446 8292
Konrad.Knutsen@cbre.com

Walnut Creek Office

1676 N California Blvd. Suite 500
Walnut Creek, CA 94596