



# Key Facts & Figures

## POINTS OF INTEREST

### Buchanan Field Airport

General aviation airport serviced by JetSuite X, with flights to Burbank and Las Vegas.

### BART Stations

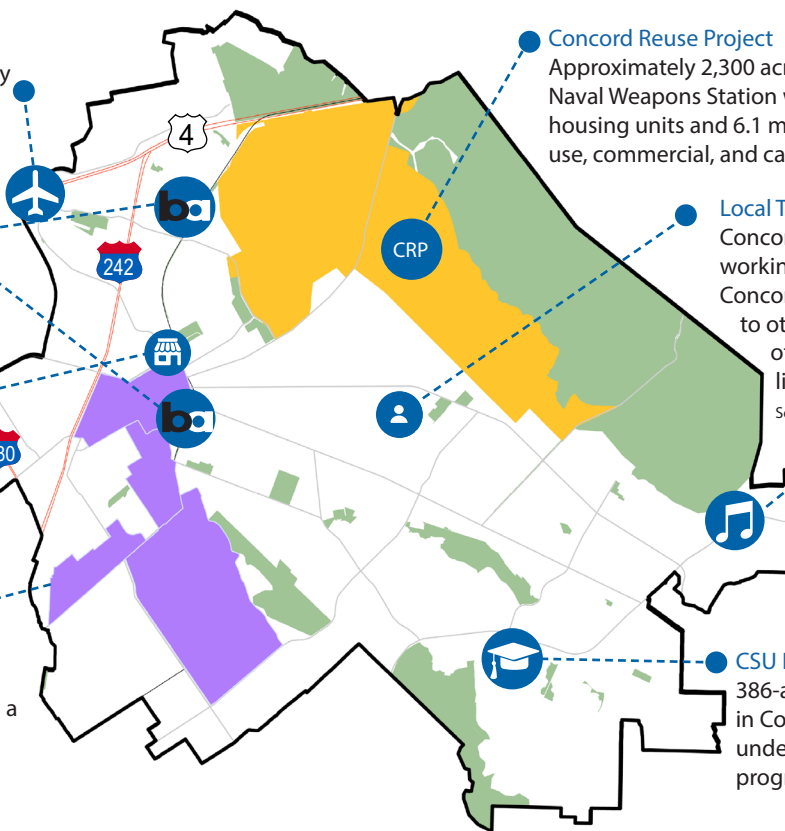
Downtown Concord & North Concord BART Stops along the SFO-Millbrae line. About 30 minutes to Oakland and 45 minutes to SF.

### Todos Santos Plaza

Historic downtown with retail. Walkable to BART and 1.5 million square feet of Class A office space.

### Opportunity Zones

Concord has four qualified Opportunity Zones. Investors can defer tax on prior gains invested in a Qualified Opportunity Fund.



### Concord Reuse Project

Approximately 2,300 acres of the former Concord Naval Weapons Station will be developed into 12,272 housing units and 6.1 million square feet of mixed-use, commercial, and campus uses.

### Local Talent Pool

Concord has an abundant skilled working population. With 85% of Concord residents commuting to other Bay Area cities, many of your employees already live here!

Source: US Census LODES, 2019

### Concord Pavilion

Amphitheater and live music venue for national touring acts with the capacity to hold 12,500 people.

### CSU East Bay

386-acre CSU East Bay campus in Concord that offers both undergraduate and graduate programs.

## #1 EMPLOYMENT CITY



With a population of about 125,000 people, Concord is the largest city in Contra Costa County and is home to **1 in every 11 jobs** in the entire county.

Source: CA Employment Development Department, November 2021

## OFFICE LEASE RATES



Concord has more than 3.4 million square feet of Class A office space - at more than **half of the cost you'd pay in San Francisco**. In Concord, the market rate for Class A office space is \$2.76 per square foot.

Source: CoStar, December 2021

## DRIVING DISTANCE



Concord is within driving distance of major Bay Area cities and Sacramento.

OAKLAND	22 mi
PLEASANTON	28 mi
SAN FRANCISCO	31 mi
SAN JOSE	56 mi
SACRAMENTO	68 mi

## TYPICAL HOME VALUE



Housing for employees is far more affordable in Concord than many other parts of the Bay Area.

CONCORD	\$619,194
OAKLAND	\$947,458
SAN JOSE	\$1,332,518
SAN FRANCISCO	\$1,531,716
PLEASANTON	\$1,551,379

Source: Zillow Home Value Index, November 2021