

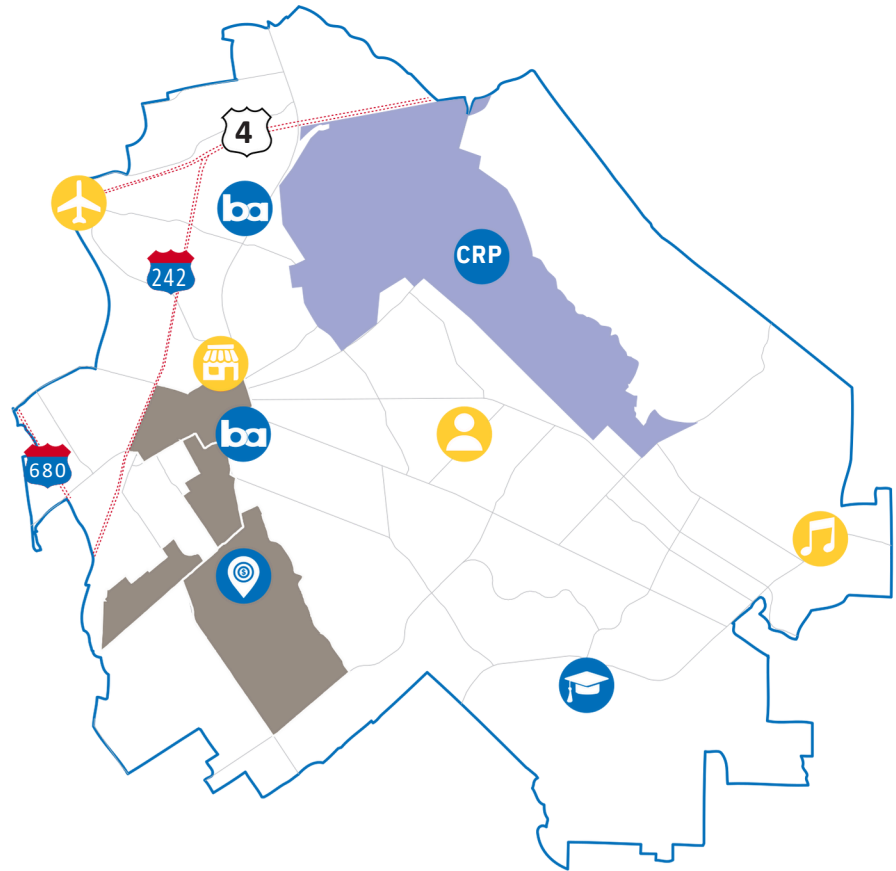


City of Concord

Key Facts & Figures

POINTS OF INTEREST

- Buchanan Field Airport**
 General aviation airport serviced by JSX, with flights to Burbank, Las Vegas, and Orange County.
- BART Stations**
 Downtown Concord and 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 (grey on map). Investors can defer tax on prior gains invested in a Qualified Opportunity Fund.
- Local Talent Pool**
 Concord has an abundant skilled working population. With 37% of Concord residents commuting to other Bay Area locations, many of your employees already live here!
Source: 2021 US Census LODS
- Concord Reuse Project**
 Approximately 2,300 acres (purple on map) 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.
- Toyota Pavilion at Concord**
 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 center in Concord that offers both undergraduate and graduate programs.



#1 EMPLOYMENT CITY

Source: East Bay Economic Development Alliance/Lightcast

Home to approximately 66,000 jobs, Concord is the largest employer in Contra Costa County with **1 in every 9 jobs** in the entire county.



DRIVING DISTANCE

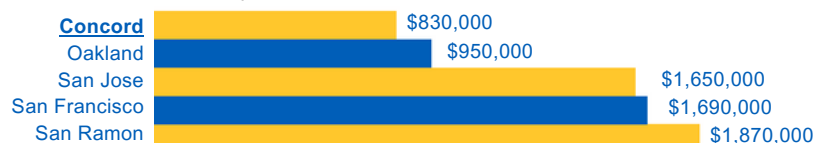
Concord is within driving distance of major Bay Area cities and Sacramento.



MEDIAN SALES PRICE

Source: CA Association of Realtors

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



OFFICE LEASE RATES

Source: CoStar

Concord has more than 3 million square feet of Class A office space—at almost **half of the cost you'd pay in San Francisco**. In Concord, the market rate for Class A office space is \$2.57 per square foot.