

Contra Costa County

Welcome to the Bay Area's Historic Industrial Hub



**TEAM CALIFORNIA MEET THE CONSULTANTS
SITE SELECTION & ECONOMIC DEVELOPMENT FORUM
CONCORD HILTON NOVEMBER 5-7**



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ANTIOCH
CALIFORNIA



TeamCalifornia



OAKLEY
CALIFORNIA



TeamCalifornia MTC25

Welcome to Contra Costa County

Thank you for attending the 11th annual TeamCalifornia Meet the Consultants Site Selection & Economic Forum. Our communities are happy to welcome you to the Bay Area. We encourage you to explore the county and the plentiful development opportunities here.

Contra Costa County delivers a competitive business environment: a deep talent pipeline, cost advantages relative to the other Bay Area markets, and multimodal transportation connecting to local regional deep-water ports and airports. Key industrial nodes, redevelopment opportunities, proactive municipal collaboration accelerate time to market. Local economic development teams actively partner with firms to resolve site, workforce, and permitting challenges. Thus, enabling faster, lower risk expansion across logistics, advanced manufacturing, energy, and life sciences.

The County offers a balanced Bay Area lifestyle with scenic and engaging outdoor amenities from Mount Diablo to the Carquinez waterfront, vibrant downtowns to explore, award winning trail networks, and diverse dining options. The proximity to San Francisco and Silicon Valley combined with family-oriented communities and strong schools make the county not only a weekend destination but a place to call home for generations to come.

Alyson Greenlee

Economic Development Manager
County of Contra Costa
Conservation & Development



Contra Costa County

Industrial Land



- The northern waterfront extends 55-miles (28,000 acres) along the shoreline of the Carquinez Straits and Suisun Bay to the confluence of the Sacramento-San Joaquin Rivers, parallel to State Route 4

Transportation



- International Airports: SFO, SMF & OAK
- Regional Airports: Byron & Buchanan
- 2 Deep-water ports: Antioch & Richmond
- Access to class 1 railways

Programs



- Green Empowerment Zone
- Priority Production Areas
- Recycling Market Development Zone
- Brownfield Redevelopment Program

Who We Are?

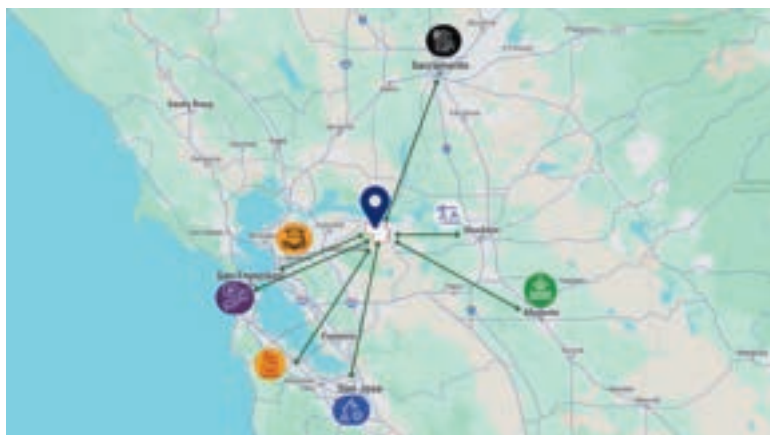
- 19 Cities
- 38 Unincorporated Communities
- Population: 1,165,227
- Unincorporated County Population: 175,917
- Education: Bachelor's Degree or higher: 46.2%
- Median Age: 40.3
- 1 hour drive to San Francisco and Sacramento



Antioch:

Where Opportunity Meets the Waterfront

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE



Why Antioch



Waterfront Industrial Lands

Antioch's Eastern Waterfront is a 20 - 90 acre area zoned for heavy industrial. It is ideal for advanced manufacturing, clean technologies or sustainable energy.

- Among the last heavy industrial zoning in the Bay Area
- Access to Delta waterway
- Near Highways 4 and 160



Educated Workforce

Our affordable housing prices mean that talented employees from around Northern California live here; and they want shorter commutes.

The Numbers

Antioch is Diverse

- **Growing population:** 117k, 1.2% growth
- **Racial diversity:** 33% Hispanic, 28% White, 18% Black, 15% Asian, 22% foreign-born
- **Affordable housing:** median sale price of \$568k, 60% ownership rate

Antioch is Talent

- **Labor force:** 61k people
- **Higher education completion:** 60%
- **Employment:** 94%
- **Median household income:** \$96k

Antioch is Industry

- **Top industries:** healthcare, technology, retail, education
- **Top occupations:** business, healthcare, education, construction
- 70% white collar, 30% blue collar

Antioch is Connection

- Priority Production Areas
- Opportunity Zones
- Green Empowerment Zone
- Recycling Market Development Zone

Contact Us



(925) 779-6168



antiochisopportunity.com



Total Population



Population Growth Rate



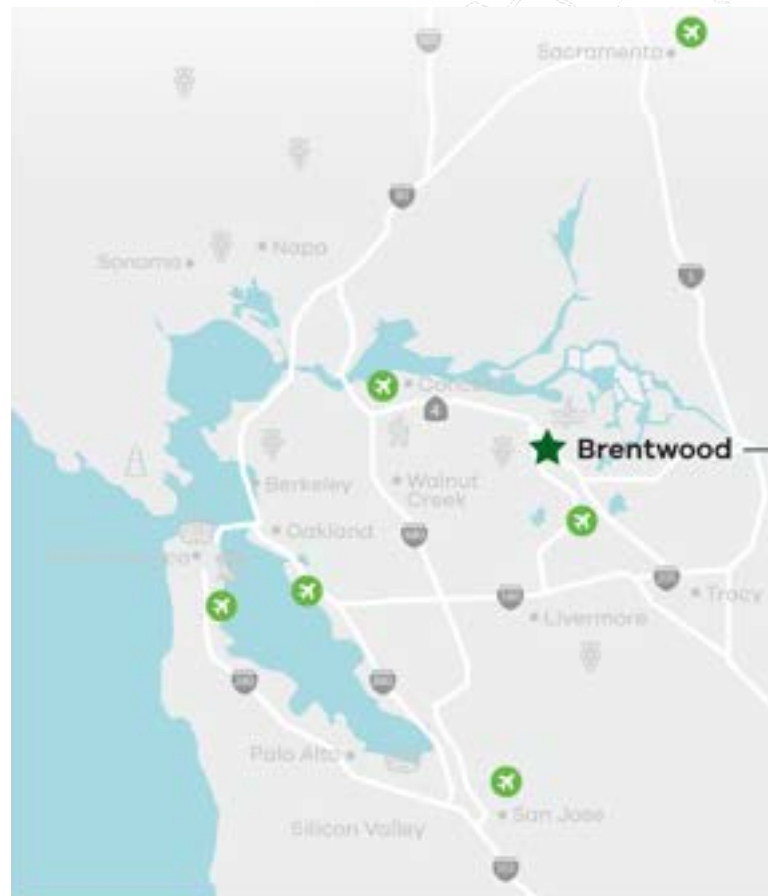
Population by Race



Workforce



Educational Attainment



Medians

40.5

Median Age

3.10

Median Household Size

\$142,246

Median Household Income



Top Sectors: • Healthcare • Agriculture • Management Services

CHOOSE BRENTWOOD



Scan for more information



925-516-5118



rnoguera@brentwoodca.gov



Located just 29 miles east of San Francisco, **Concord, California** is a business-friendly city with excellent value in commercial real estate. Easily accessible with three freeways and two BART stations, Concord provides you access to highly-skilled employees in a Bay Area city that believes growth should never be a problem.

Concord**FIRST**

Concord, the largest city in Contra Costa County, offers a thriving mix of industries and welcomes new businesses. With affordable office space, competitive lease rates, and mass-transit access, Concord is building momentum and your company is invited to grow with us for years to come.



Population:
124,000
Labor Force:
64,000
Source EDD

TOP EMPLOYMENT INDUSTRIES

Health Care and Social Assistance



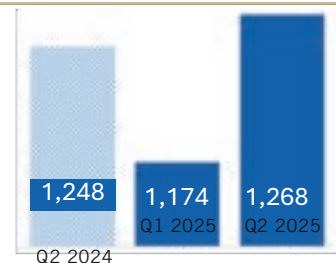
Construction



Retail Trade



BUILDING PERMITS ISSUED



Valuation of Q2 2025 Permits Issued | \$32.7M

Source: City of Concord Community Development Department

SALES TAX REVENUE (Inc. Measure V)



\$17.2M
Q1 2025

Source: HdL Companies

MEDIAN HOMES SALES PRICE (Single-Family Detached)



\$808K
Q2 2025

Source: HdL Companies



925-671-3018 | ConcordFirst.com

Discover OAKLEY

CALIFORNIA

Where Dreams Meet the Delta!



Delta Adventures Await

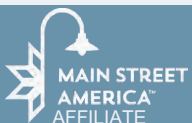
Incorporated in July 1999, is one of California's youngest and fastest-growing cities, creating an exceptional environment for families, businesses, and investors alike.

Charming Downtown

Experience the quaint allure of our downtown with parks and shop at local boutiques, and savor gourmet delights where the past meets the future.

Sail into Success

Strategically located along major transportation corridors, a strong course toward economic growth, home to a fast-growing cluster of retail, light industrial, and service-oriented businesses that anchor the region's next wave of opportunity.



www.ci.oakley.ca.us

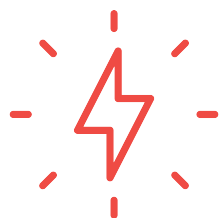
OpportunityOakley.com



33 miles from the international Port of Oakland



Proximity to 3 international airports



A municipal power company to supply affordable electricity



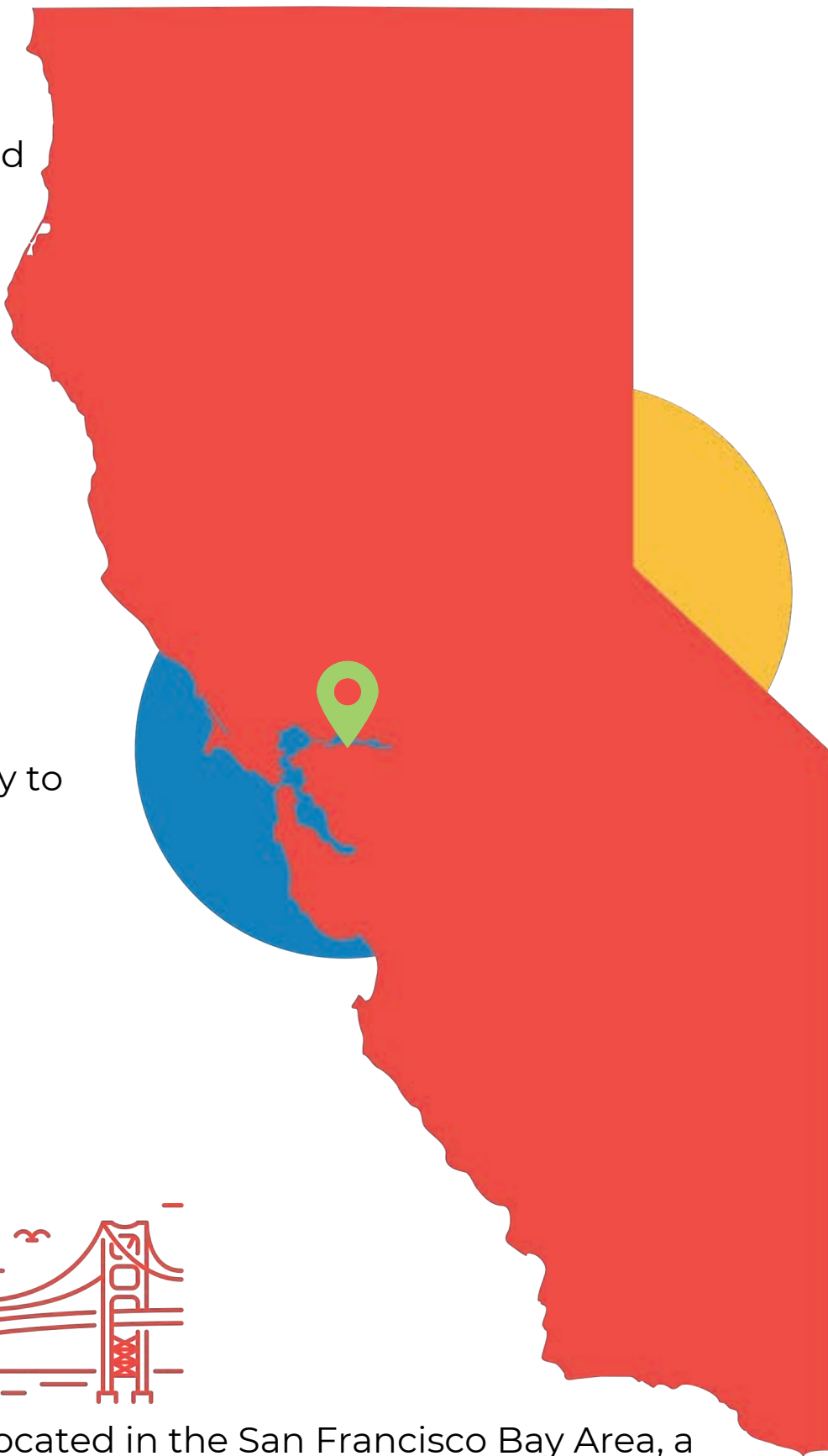
Two class I railroads



Over 77K in population and rapidly growing



Located in the San Francisco Bay Area, a region with 7.7 million people and \$1.1 trillion in GDP



economicdevelopment@pittsburgca.gov



925-252-4279



Pittsburg
CALIFORNIA

pittsburgca.gov



City of Pittsburg



The Green Empowerment Zone Puts Clean Energy Companies in the Lead



The Green Empowerment Zone (GEZ) focuses its efforts on attracting high-impact projects that will boost the local economy and help California continue to be a leader in clean energy-related industries.

The Green Empowerment Zone Delivers

- ✓ Contra Costa County's labor force exceeds 585,000 and the existing industrial base includes more than 18,000 workers in refinery operations and related supply chain roles
- ✓ Local technical colleges, workforce development programs, and apprenticeship initiatives offer structured pathways to reskill displaced refinery workers and upskill new employees for roles in the clean energy sector
- ✓ Seventeen designated Opportunity Zones in Contra Costa County provide qualified investors with federal capital gains tax relief. Many zones overlap with disadvantaged tracts identified under California CalEnviroScreen 4.0, expanding eligibility for cap-and-trade funding



What Businesses Get in the GEZ

- ✓ Available Land: Industrial sites ready for immediate development
- ✓ Grid Connectivity: High-capacity infrastructure supporting advanced manufacturing
- ✓ Skilled Workforce: Pipelines aligned with manufacturing, energy, and technology sectors
- ✓ Regulatory Alignment: Local and state policies incentivizing clean energy growth
- ✓ Proximity to R&D: Collaborations with nearby research centers and National Laboratories