

CENTRAL CALIFORNIA

Center Yourself.

West Coast Transportation Hub



300 Miles of Opportunity

- California's Food & Logistics Corridor
- Ready Workforce, CTE in Mfg and Industrial
- 21 Million SF of Spec Buildings

REAL ESTATE MARKET GROWTH

2024 leasing activity and speculative building remains strong while the size of sf per transaction is down. 2023 ended with continued positive absorption and full construction pipelines with 22 million sf transacted, down from 28 million in 2022 and 31 million in 2021. Spec Buildings are going up as fast as they are absorbed with 21 million sf underway in 2023. A record 40 million sf of Spec building has occurred in the Valley over the past 5 years.

QUALITY AVAILABLE WORKFORCE

Central California, centered in California's 40 million people is a prime location for talent in the Westcoast market. With over 4.3 million people and an 8% unemployment rate, the Central Valley has the people to work and CTE training programs for a skilled industrial workforce. Central Valley's growth (32%) continues to outpace the State (17%), nearly double the State's percentage since 2000. However, wages in Central Valley are 38% less than the State's average.

In the middle of the world's 4th largest economy, the eight-county Central California region encompasses 62 cities with 25,000 square miles, and continues to be one of the fastest growing regions in California.

Population
4,379,846

Labor Force
2,015,766

Unemployment
8%

Private Sector Jobs
1,128,400

Manufacturing Jobs
116,800

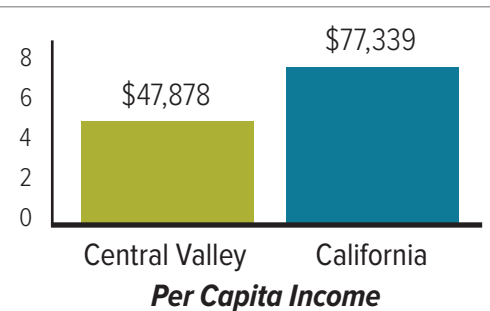
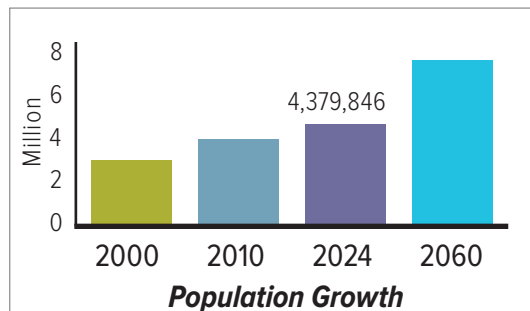
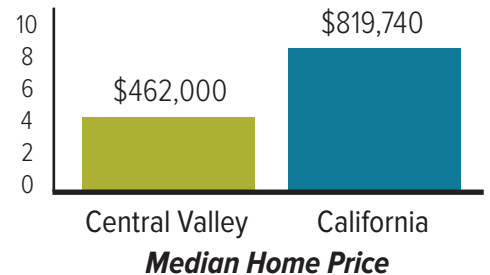
Gross Domestic Product
\$174,566,490,000

Taxable Sales
\$75,951,649,000

Median Home Price
\$462,000

KEY INDUSTRIES

- Ag Business/Food Processing
- Advanced Manufacturing
- Logistics and E-Commerce
- Health and Medical
- Energy & Natural Resources
- Business & Professional Services



Fresno • Kern • Kings • Madera • Merced • San Joaquin • Stanislaus • Tulare

Eight Counties, One Contact 888-998-2345



STRATEGIC LOCATION

With its proximity to the state’s two major urban centers and key transportation corridors, Central California’s location provides direct access to the 40 million people in the California market. Major rail, freight, and international air facilities offer one-day turnarounds throughout the state and to parts of Nevada and Arizona.

CENTRAL CALIFORNIA REAL ESTATE

County	Total Base (Sq. Ft.)	Total Vacancy (Sq. Ft.)	Vacancy Rate	\$ PSF 200K+	UC/ Spec
Fresno	84,900,000	2,462,100	2.9	0.71	200,000
Kern	62,100,000	3,353,400	5.4	0.74	2,500,000
Kings	7,877,905	86,657	1.0	0.60	0
Madera	10,100,000	80,800	0.8	0.68	50,000
Merced	12,200,000	841,800	6.9	0.58	0
San Joaquin	135,741,056	10,587,802	7.8	0.72	5,800,000
Stanislaus	37,433,464	711,236	2.0	0.69	726,000
Tulare	49,811,000	1,429,576	3.0	0.74	1,429,576

With an Industrial Base at 400 million sf and over 21 million sf of Spec Buildings, Central California is the second fastest area for Industrial Growth! Land is still available for development of large build-to-suit or rail-served facilities. The region’s lease rates are competitive with West Coast markets and less than California’s metro markets by as much as 20 to 50 percent.

***Workforce, Incentives and Sites...
the trifecta of site selection.
We’ve got it all in the Central Valley.***

GREAT COLLEGES AND UNIVERSITIES

Higher education abounds in Central California. There are 14 community colleges that offer students opportunities from vocational training to associate’s degrees and the opportunity to transfer to a four-year university. There are three CSU campuses, one UC campus, and numerous private colleges in Central Valley where you can earn anything from a certificate to a doctoral degree.

BUSINESS FRIENDLY ENVIRONMENT

Central California’s pro-business commitment is demonstrated by shorter permitting processes and substantially lower development fees. Local and regional government agencies have developed fast track systems expediting the permit process; new facilities can be up and operating in less than 8 to 12 months. Permit fees cost a fraction of those in space-strapped urban areas.



WORKFORCE

Available, affordable, and CTE



INCENTIVES

State, local, and PG&E



REAL ESTATE

Abundant sites, BTS, and rail-served



For more information and free site selection assistance, contact:

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