

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 and BTS activity was strong with 21 M sf transacted, including 30% renewals. The size of sf per transaction was down along with Spec activity. "Looking ahead, net absorption is anticipated to stay positive. Leasing and sales activity are projected to rise in mid to late 2025, while the availability of sublease space is expected to stabilize," CBRE's outlook said. 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.

Population

4,383,065

Labor Force

2,066,0339

Unemployment

8.1%

Private Sector Jobs

1,080,460

Manufacturing Jobs

128,516

Current Dollar GDP

\$246,801,877,000

Taxable Sales

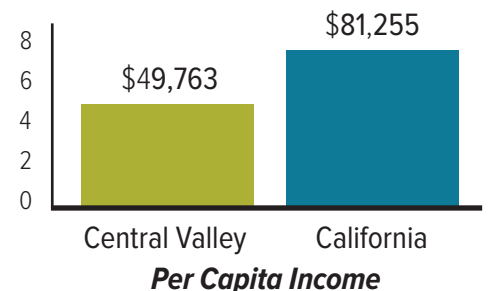
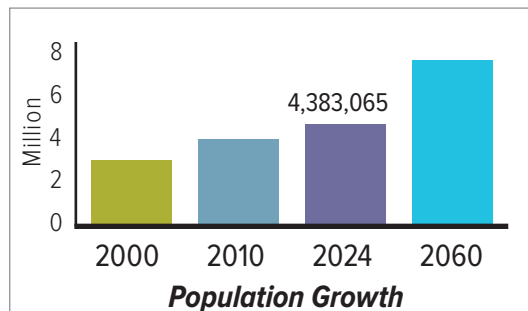
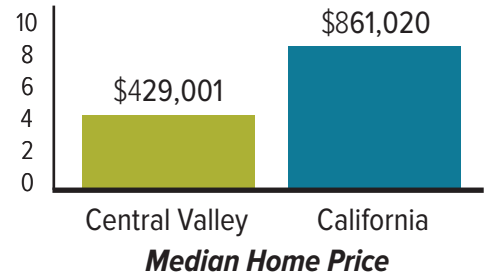
\$91,754,845,134

Median Home Price

\$429,001

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	4,752,081	7.3	0.74	1,865,000
Kings	8,025,477	160,510	2.0	0.60	0
Madera	10,204,495	81,652	0.8	0.70	50,000
Merced	12,200,000	1,464,000	12.0	0.58	0
San Joaquin	138,374,664	10,931,598	7.9	0.73	2,400,000
Stanislaus	41,746,093	793,176	2.0	0.71	1,060,000
Tulare	50,868,000	3,052,080	6.0	0.75	500,000

With an Industrial Base at 411 M sf and over 40 M sf of Spec Buildings in the past 5 years, Central California is one of the fastest areas 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.

***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:

Jennifer Faughn
California Central Valley EDC
888-998-2345
jfaughn@centralcalifornia.org