



AGENDA

COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

Wednesday, February 26, 2025
6:30 PM

City Hall
First Floor Conference Room, 4B
65 Civic Avenue
Pittsburg, CA 94565

Subcommittee Members

Jelani Killings, Mayor
Dionne Adams, Vice Mayor

Planning Commission Representatives on Land Use

Ivelina Popova, Commissioner
Elissa Robinson, Commissioner

Public Comment for Non-Agenda Items

Goals: *(Mayor Killings, Vice Mayor Adams)*

- 1. Update to Fiscal Year 2024/2025 Community and Economic Development Department Goals.** Staff will provide an update on achievement of the Fiscal Year 2024/2025 Community and Economic Development Department Goals. *Subcommittee feedback requested.*
- 2. Update to Fiscal Year 2024/2025 Environmental Services Goals.** Staff will provide an update on achievement of the Fiscal Year 2024/2025 Environmental Services Goals. *Subcommittee feedback requested.*
- 3. Fiscal Year 2025/2026 Economic Development Priority Area Goals.** Staff will provide an update on achievement of the Fiscal Year 2024/2025 Economic Development Priority Area Goals. *Subcommittee feedback requested.*

Economic Development

- 4. Economic Development Updates.** Staff will provide an update on Quarter 4 economic development activities. *Informational item.*

Subcommittee and staff reports or remarks

Adjournment



MEMORANDUM

To: Community and Economic Development Subcommittee

From: Robert Hicks-Carrera, Economic Development Manager

Re: **Agenda Item No. 4: Quarter 4, Calendar Year 2024 Economic Development Updates**

These following updates provide information on notable economic development activities that have occurred since the last update to subcommittee.

Façade Improvement Grant Program

This fiscal year, as of this writing, the City has awarded \$16,500 to two businesses that have applied for the City's Façade Improvement Grant Program. Staff continues to receive interest in the program and is working with potential applicants to help them complete their applications. The recently approved is as follows:

Property Address: 1269 California Avenue

Business Name: Todo Loco Mexican Antojitos

Proposed Scope of Work: Applicant proposes to design and install custom channel signage above the front entrance of their space, helping them identify their business to passersby.

Estimated Total Project Cost: \$6,500

Grant Amount Received: \$6,500

Pittsburg Real Estate Market Snapshot

The following figures assess the overall health of Pittsburg's commercial markets as they compare to the greater surrounding region. For the purposes of this report, 'East County' refers to the sub-market of the East Bay that includes the Cities of Pittsburg, Antioch, Oakley, and Brentwood, and unincorporated areas of the county ranging from Bay Point to the west to Discovery Bay in the East. 'East Bay' refers to the East Bay Market which encompasses the East County sub-market and other major markets such as Oakland, Fremont, Pleasanton, Livermore, Dublin, San Ramon, Walnut Creek, Concord, and more. The acronym SF represents square foot in this report.

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$1.94 (- \$.04)	\$2.01 (- \$.04)	\$2.68 (- \$.05)
Vacancy Rate	6.6% (+0.1%)	5.5% (-0.6%)	5.4% (-0.3%)
12 Month Net Absorption SF	-97,027	67,198	76,717
Available SF	164,723 (+ 2,274)	779,962 (-106,220)	7,137,421 (- 40,298)

Inventory SF	2.5 million	12.9 million	125 million
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Table 1: Quarter 4, Calendar Year 2024 Retail Market (% or # Change from Previous Quarter) [Source: CoStar]

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$0.92 (\$0)	\$1.05 (\$0)	\$1.47 (\$0)
Vacancy Rate	7.0% (0%)	4.7% (- 0.8%)	7.7% (+ 0.4%)
12 Month Net Absorption SF	-59,813	-65,364	-1,301,146
Available SF	427,468 (- 339,500)	753,950 (- 343,246)	27,529,046 (+ 1,267,335)
Inventory SF	7.3 million	14.7 million	281 million

Table 2: Quarter 4, Calendar Year 2024 Industrial Market (% or # Change from Previous Quarter) [Source: CoStar]

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$2.20 (+ \$0.1)	\$2.42 (\$0)	\$3.11 (+ \$0.1)
Vacancy Rate	1.6% (0%)	6.0% (0%)	15.4% (+ 0.4%)
12 Month Net Absorption SF	0	16,787	-1,869,490
Available SF	9,776 (- 150)	111,450 (- 11,423)	20,481,636 (+ 494,304)
Inventory SF	618,000	2.8 million	116 million

Table 3: Quarter 4, Calendar Year 2024 Office Market (% or # Change from Previous Quarter) [Source: CoStar]

Quarter 4, Calendar Year 2024 New Businesses

During the timeframe of this memo, a grand total of 59 new business license applications were opened and processed by the City. Of those 59, 17 were storefront businesses and 42 were home-based businesses.

Some notable new businesses that opened during this period include the Alibaba Kebab House, a family-owned Afghan cuisine restaurant that opened on 3788 Railroad Avenue. Old Town Market at 315 Railroad Avenue, formerly King's Market, has rebranded under new ownership. There have also been significant business expansions that have occurred during this time period from some industrial employers. NBC Packaging USA, which specialized in the supply and distribution of commercial glass containers for food products, expanded their existing presence at the Empire Business Park by 98,000 square feet. Another recent expansion was Delta Precision LLC, an CNC Machine Shop that supports manufacturers, expanding into a 18,000 square foot facility at 559 Garcia Avenue.

Old Town/Marina Sign Program

During this quarter, the City successfully provided signs to two new Old Town businesses; Old Town Market and Solano Pharmacy. Both businesses received the usual bracketed signs that are distributed as part of this program. In addition, staff worked with Solano Pharmacy to provide a custom, metal-fabricated wall sign that is back-lit and faces south towards north-bound Railroad Avenue traffic. Staff worked with the tenant to design, install the sign and receive all necessary permitting and approvals. The sign provides Solano Pharmacy with much-needed exposure to help the passersby notice their business in a space that is ancillary and lacks exposure.

The Old Town/Marina Sign Program remains active until this fiscal year, as staff plans to consolidate this program next fiscal year with the existing Façade Improvement Grant Program, offering this sign program on a City-wide basis.