

FOR SALE

CONCORD INDUSTRIAL BUILDING



5135 PORT CHICAGO HWY, CONCORD, CALIFORNIA


retailwest
dre 02059932

KENT DESPAIN
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Please consult listing agent for more details.



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PROPERTY SUMMARY

Address:	5135 Port Chicago HWY, Concord, CA 94520
Current Owner:	PCH Partners, LLC
Parcel Number:	159-040-024
Zoning:	IBP: Industrial Business Park + Cannabis Overlay
Year Built:	1979, with significant improvements in 2019
Floor Area Ratio (FAR):	0.59 (Two-Story)
Frontage:	Approximately 165' on Port Chicago HWY
Docks:	None, 4 Roll-ups (14' W x 16' H)

2026 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	2,456	176,514	454,022
Est. Households	900	64,505	174,005
Avg. HH Income	\$158,929	\$151,175	\$175,491
Est. Businesses	413	6,817	20,372
Est. Employees	5,343	73,987	194,927
Med. Home Value	\$727,253	\$758,154	\$946,860

OFFERING SUMMARY

ASKING PRICE:

\$6,400,000

TENANCY:

TWO TENANTS
18,904 SF OCCUPIED

VACANCY:

5,876 SF VACANT

TOTAL BUILDING AREA:

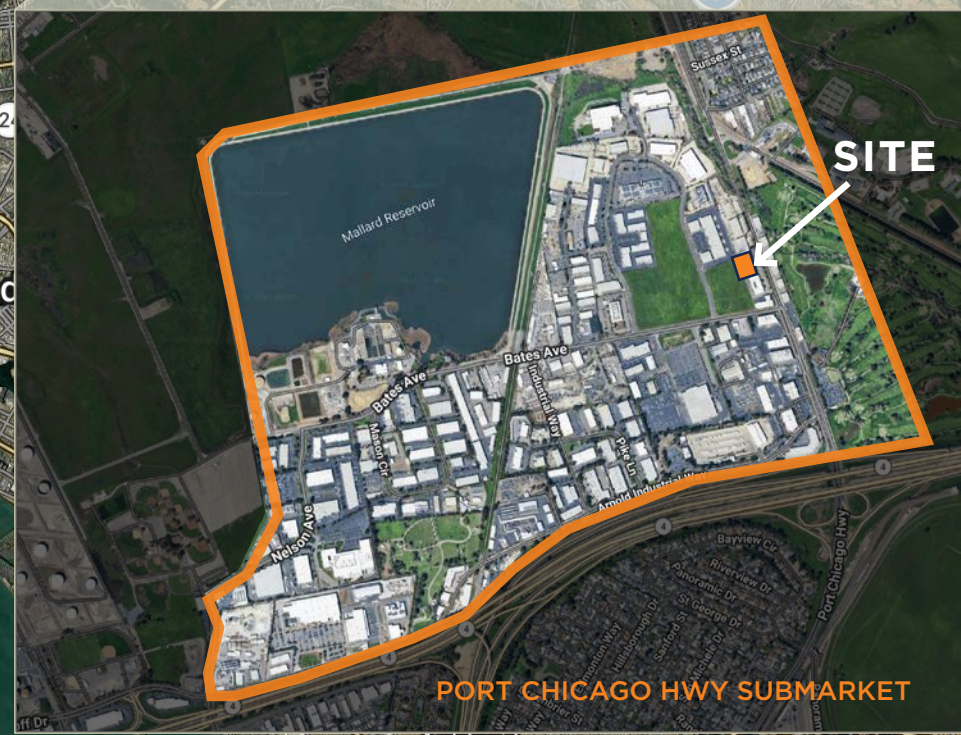
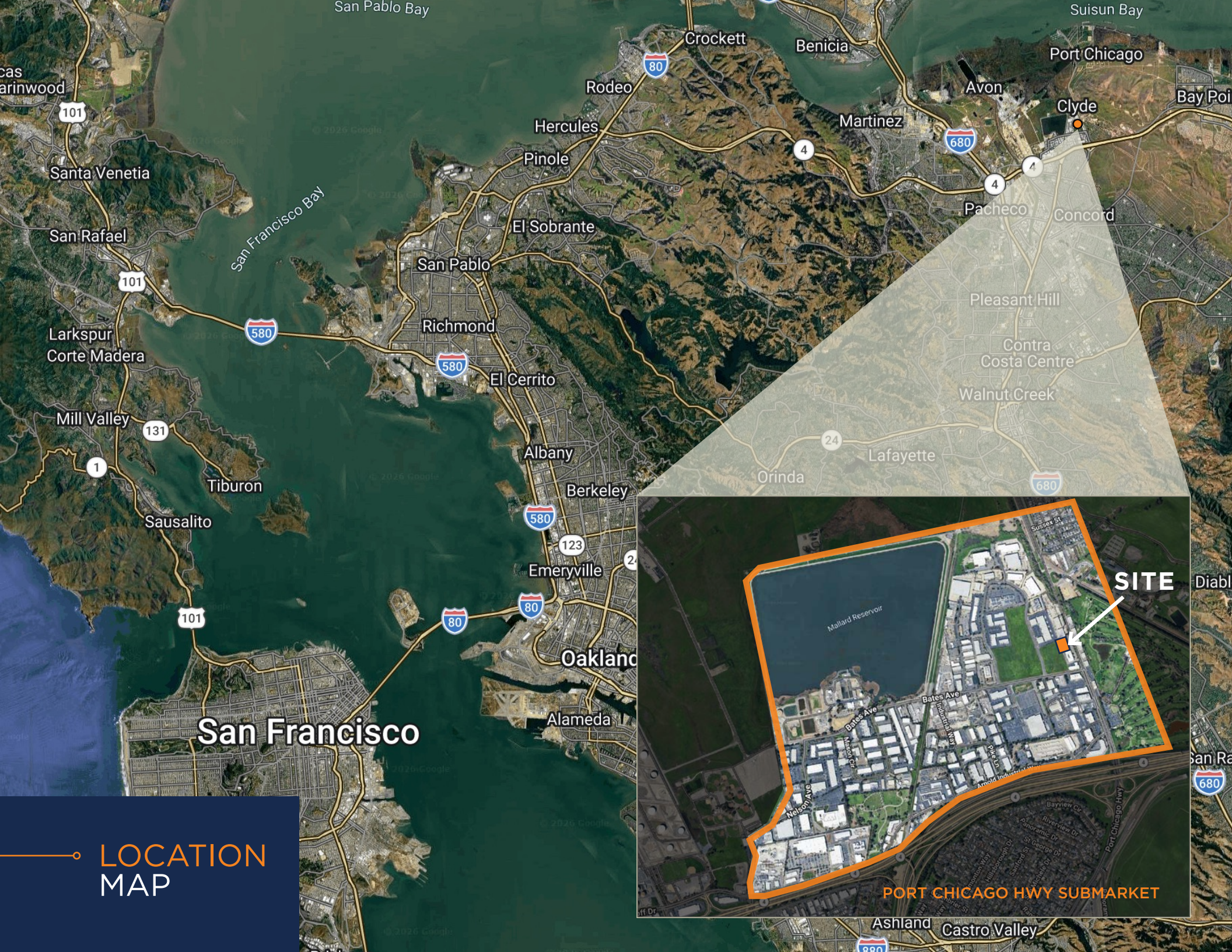
25,520 SF

TOTAL LOT AREA:

0.99 ACRES

SELLER FINANCING:

SELLER WILL FINANCE WITH
30% DOWN AT 7% INTEREST.



LOCATION
MAP

PORT CHICAGO HIGHWAY SUBMARKET

LOCATION & ACCESS

- Sits along the Highway 4 corridor with quick access to I-680 and I-80, giving efficient distribution reach across the East Bay, Central Valley, and greater Bay Area
- Close proximity to the Port of Concord (former Naval Weapons Station) and rail infrastructure — valuable for users with heavier logistics or specialized shipping needs
- Central Contra Costa County location means shorter last-mile runs to a dense East Bay/Tri-Valley population base without paying Oakland or SF industrial pricing

SUPPLY & MARKET FUNDAMENTALS

- Contra Costa County industrial/flex product has been persistently supply-constrained — entitlement friction, limited vacant industrial-zoned land, and high construction costs have kept new deliveries minimal
- Limited new supply supports rent growth and asset value retention over time, which is a strong point for ownership/investment positioning
- Flex buildings in this corridor draw a diversified tenant base — light manufacturing, trade contractors, distribution, showroom/warehouse combos — which reduces vacancy risk versus single-use industrial

LABOR & DEMOGRAPHICS

- Strong, accessible labor pool from Concord, Pittsburg, Antioch, and Martinez — attractive for users needing warehouse, trades, or light assembly staff without competing for Tri-Valley/Silicon Valley labor costs
- Growing East Bay suburban population supports local-serving businesses (contractors, service companies, regional distributors) that need exactly this type of flex space

COST BASIS ADVANTAGE

- Basis and rents remain meaningfully below Oakland, Hayward, or Tri-Valley industrial submarkets — appealing to owner-users and investors seeking better cap rates or tenants seeking lower occupancy costs
- Lower basis gives more room for value-add upside if in-place rents are below market — which ties directly into the NOI gap you flagged in your pricing analysis

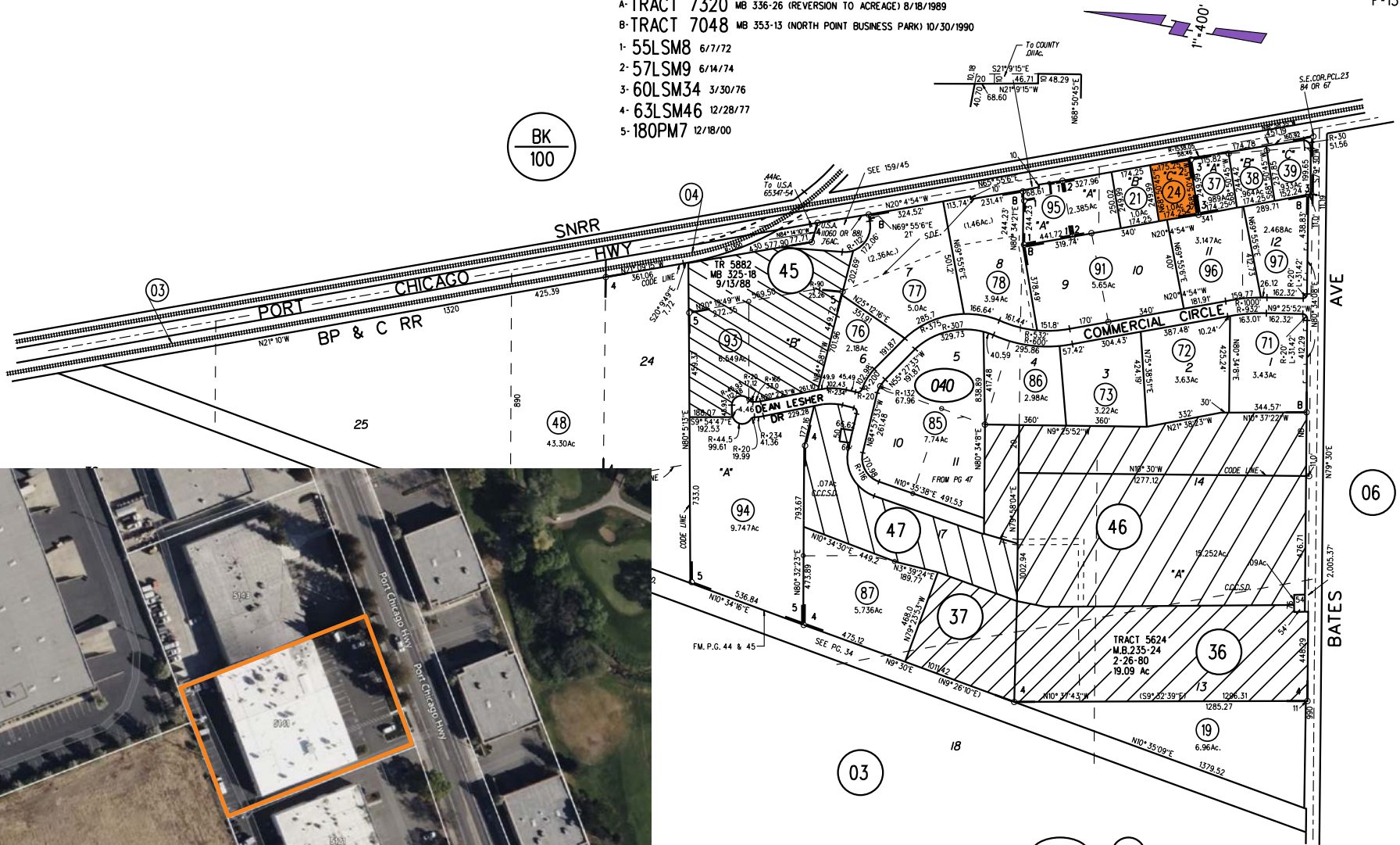
LONG-TERM UPSIDE

- The Concord Naval Weapons Station reuse/redevelopment plan (large-scale master planned community) is a long-horizon catalyst — could bring rooftops, infrastructure investment, and demand growth to the broader Concord industrial corridor over time
- Redevelopment and infrastructure spending nearby tends to lift surrounding land values and improve long-term exit positioning for investment sales

GOVERNMENT RANCH BK D-87 11/8/1884

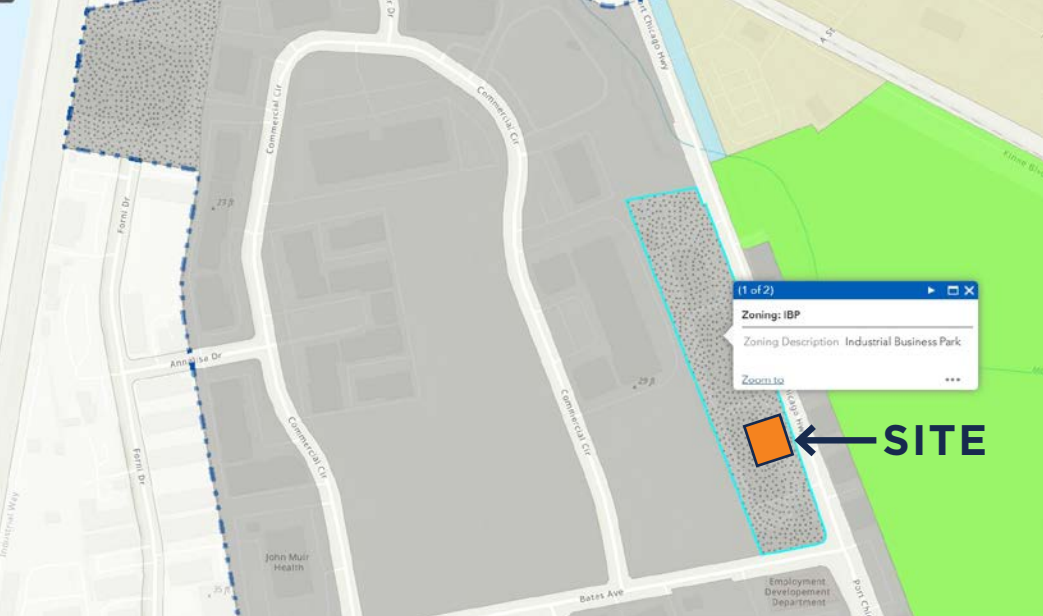
- A-TRACT 7320 MB 336-26 (REVERSION TO ACREAGE) 8/18/1989
- B-TRACT 7048 MB 353-13 (NORTH POINT BUSINESS PARK) 10/30/1990
- 1- 55LSM8 6/7/72
- 2- 57LSM9 6/14/74
- 3- 60LSM34 3/30/76
- 4- 63LSM46 12/28/77
- 5- 180PM7 12/18/00

E-15
F-15



ASSESSOR'S MAP
BOOK 159 PAGE 4
CONTRA COSTA COUNTY, CALIF.

PARCEL
MAP



ZONING

Zoning: IBP – Industrial Business Park

The IBP district is applied to areas of the city appropriate for a mix of light industrial uses, warehouse and flex spaces, research and development, wholesale, and offices with limited customer access at an intensity of 0.8 FAR. The IBP district allows uses that require outdoor storage or activities when the outdoor facilities are not visible from a public street and are screened by a building or solid eight-foot wall. Commercial recreation and similar uses that require large warehouse-style buildings may be allowed. The IBP district is found in North Concord on Forni Drive, Bates Avenue, west of Port Chicago Highway and north of Bates Avenue, Industrial Way, Folsom Lane, Nelson Avenue; and the North Hillcrest area south of State Route 4, on Arnold Industrial Place and Solano Way; Franquette Avenue; and the northern portion of Detroit Avenue/Shary Circle Business Park. The IBP district is consistent with and implements the business park (BP) land use designation of the general plan.

CANNABIS

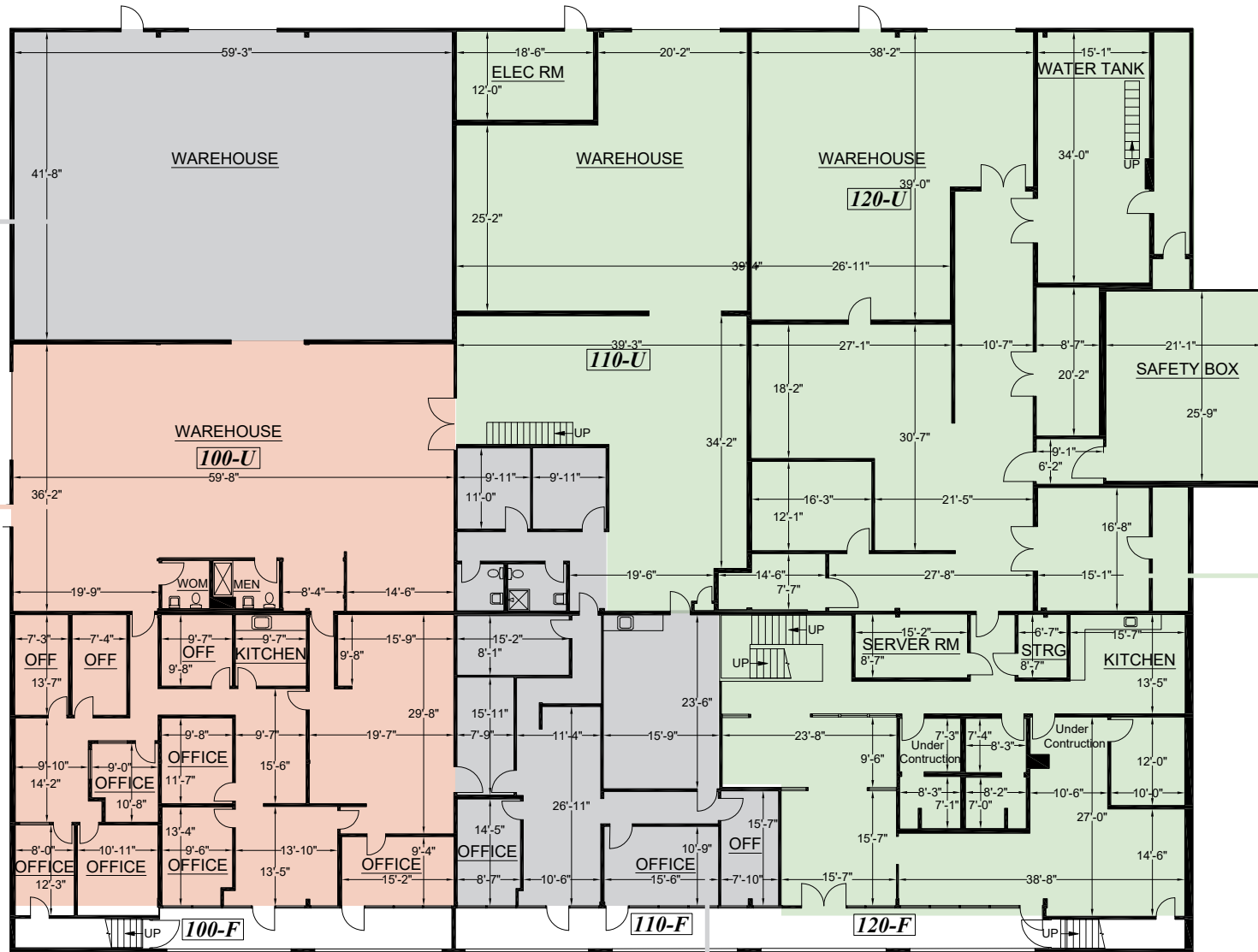
The Cannabis Overlay is a special zoning overlay that identifies where certain types of commercial cannabis businesses may potentially locate. It does not replace the underlying zoning district and it does not, by itself, give a property owner an automatic right to operate a cannabis business. By way of example, the following cannabis uses may be allowed:

- *Manufacturing*
- *Testing laboratories*
- *Microbusinesses*
- *Non-storefront retail (delivery-only retail)*
- *Distribution – Type 11*
- *Distribution/transport only – Type 13*

In any event, all cannabis use-related questions shall be directed to the City for further input and clarification.



VACANT



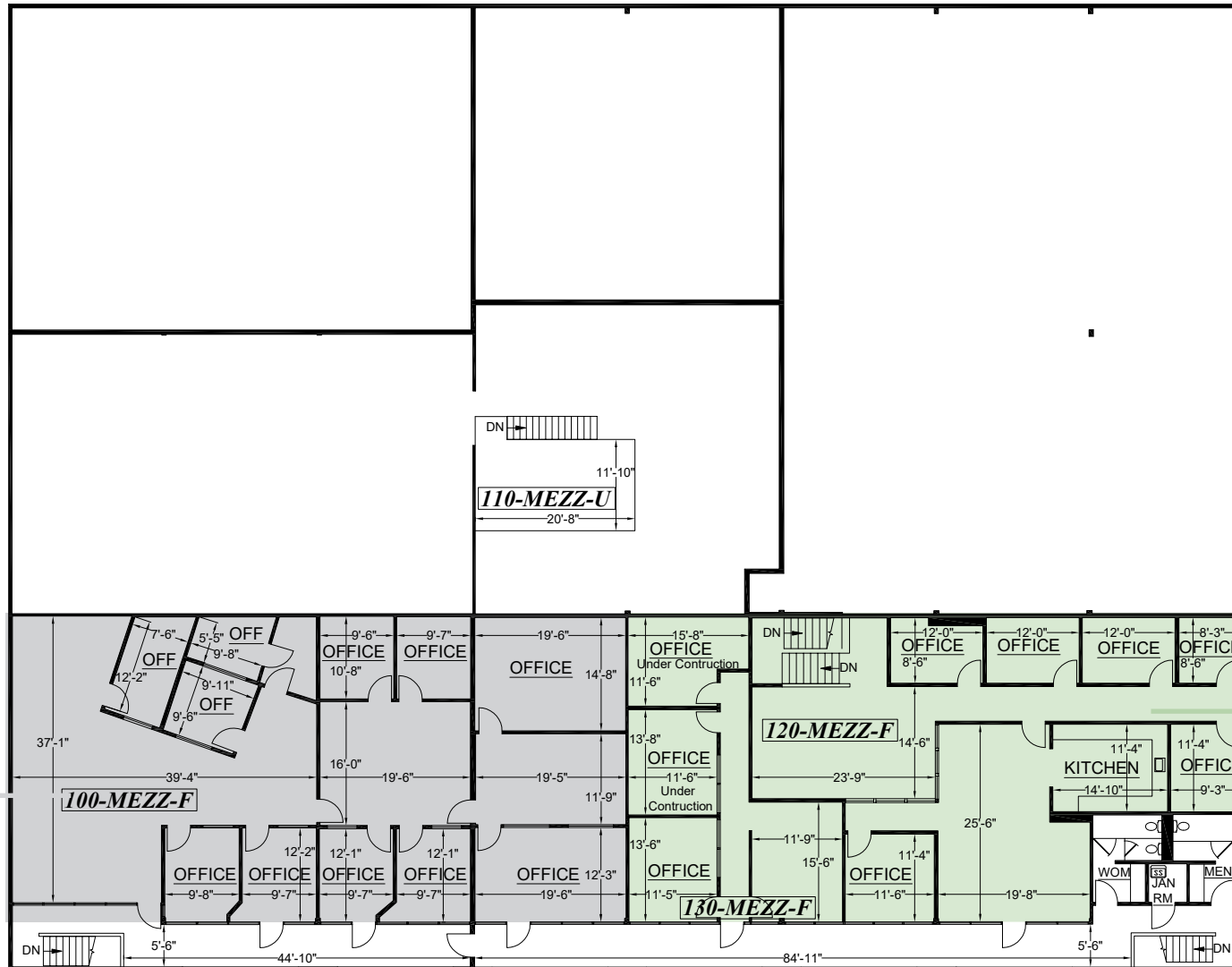
INFLUENCE · INSPIRE · INNOVATE
STIIZY
EST. 2017

Parking Area

VACANT

LEASE PLAN - FIRST FLOOR

VACANT



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STIIIZY
EST. 2017

RENT ROLL

SUITE	TENANT	1ST FLOOR SF PER LEASE	2ND FLOOR SF PER LEASE	TENANTS TOTAL SF PER LEASE	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT	CURRENT MONTHLY RENT/SF	ANNUAL TAXES FROM TENANTS	ANNUAL INSURANCE FROM TENANTS	NEXT RENT INCREASE	INCREASE AMOUNT	CURRENT LEASE BEGAN	LEASE EXPIRES	RENEWAL OPTION
5135	Flatbread Queen, Inc.	5,070	0	5,070	\$10,080	\$120,960	\$1.99	\$11,378	\$4,308	8/1/27	CPImax4	8/1/23	7/31/2031**	1-5
5135B	VACANT	2,658	0	2,658	\$0	\$0	\$0.00	\$0	\$0					
5137	Stiizy	2,986	0	2,986	\$13,590	\$163,080	\$4.55	\$0	\$0	1/1/27	5.0%	7/16/22	11/30/28	1-5
5139A	Stiizy		872	872	\$0	\$0	\$0.00	\$0	\$0					
5139	Stiizy	685	0	685	\$2,198	\$26,376	\$3.21	\$0	\$0	1/1/27	5.0%	7/16/22	11/30/28	1-5
5141	Stiizy	7,303	1,988	9,291	\$30,299	\$363,588	\$3.26	\$0	\$0	1/1/27	5.0%	7/16/22	11/30/28	1-5
5135A	VACANT		1630	1,630	\$0	\$0	\$0.00	\$0	\$0					
5135A1	VACANT		748	748	\$0	\$0	\$0.00	\$0	\$0					
5135 A	VACANT		840	840	\$0	\$0	\$0.00	\$0	\$0					
TOTALS		18,702	6,078	24,780	\$56,167	\$674,004		\$11,378	\$4,308					

** subject to signed extension



NET OPERATING INCOME: APPROXIMATE 2026 FULL YEAR

EXPENSES:	MONTHLY	ANNUAL
SECURED PROPERTY TAXES	\$5,701	\$68,411
INSURANCE	\$2,500	\$31,876
PG&E	\$5,917	\$94,774
WATER	\$1,250	\$105,247
REPAIRS & MAINTENANCE	\$3,333	\$40,000
PROPERTY MANAGEMENT	\$4,583	\$55,000
LEGAL & ACCOUNTING	\$1,250	\$15,000
<i>less: Tenant's Reimbursement</i>	<i>(-\$3,091)</i>	<i>(-\$36,222)</i>
TOTAL EXPENSES	\$21,516	\$258,189
NET OPERATING INCOME	\$34,651	\$415,815



Flatbread Queen, Inc.

Operating as Bolani Flatbread | www.bolani.co

Business Overview / Ownership / Operating History: Bolani is a Northern California-based specialty food manufacturer and distributor focused on Afghan-inspired flatbread sandwiches, sauces, pestos, chutneys, and dips. The company was founded by Nazie Sidiq and is operated through Flatbread Queen Inc., a family-founded business built around traditional recipes Sidiq learned while growing up in Afghanistan. Bolani originated as a farmers' market business and has since developed into an established packaged-food platform emphasizing fresh ingredients, small-batch production, and handmade preparation. The company positions its products as convenient, premium prepared foods rooted in authentic family recipes, with no preservatives and a focus on high-quality ingredients.

Locations / Distribution / Real Estate Considerations: Bolani's products are sold through a growing nationwide retail network, supporting a business model centered on food production, packaging, storage, and wholesale distribution rather than traditional restaurant use.



Stiizy | www.stiizy.com

STIIIZY is a Los Angeles-based cannabis company that has grown from a vape-focused startup into one of the most recognizable vertically integrated cannabis brands in the United States. Founded in 2017, the company built its identity around Southern California cannabis culture, combining product innovation with a distinctive streetwear-influenced aesthetic and a strong emphasis on lifestyle branding. Today, STIIIZY describes its mission as delivering consistent, high-quality and trusted cannabis products while influencing and advancing contemporary cannabis culture.

The company initially entered the market as a cannabis vape brand, developing a proprietary pod-and-battery system that helped establish STIIIZY's early reputation for sleek, portable and discreet cannabis products. From that foundation, the brand expanded rapidly into flower, infused and traditional pre-rolls, concentrates, edibles and other product categories. STIIIZY also developed substantial cultivation, manufacturing, distribution and retail capabilities, giving the company greater control over its supply chain and customer experience. **Forbes reported in 2025 that STIIIZY had evolved into a vertically integrated operation active in seven states and generating more than \$800 million in annual revenue, while industry sales data cited by Forbes identified it as the nation's best-selling cannabis brand.**

As of April 2026, STIIIZY reported operating 65 retail locations—62 in California and three in Michigan—and said it employed more than 1,700 people while serving more than 20,000 customers per day. Its stores emphasize consistent merchandising, product education and a uniform brand experience, supporting a broader strategy in which cultivation, manufacturing, distribution, consumer products and retail reinforce one another.

STIIIZY's growth has been driven in large part by positioning cannabis as a culture and lifestyle category rather than simply a commodity. Its branding draws heavily from Los Angeles music, fashion, art and street culture while maintaining an ongoing pipeline of new product formats and retail concepts. The company has also promoted community initiatives that include investments in parks and schools and assistance for veterans. After expanding beyond California into markets including Michigan, Nevada, Arizona, Missouri, Illinois and New York, STIIIZY has articulated an ambition to become a long-lasting, nationally recognized consumer brand—the "Nike of weed." **That combination of cultural relevance, vertical integration, product breadth, and an expanding retail presence has helped transform STIIIZY from a 2017 startup into one of the dominant consumer brands in the modern U.S. cannabis industry.**



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