



CONTRA COSTA FAIRGROUNDS

RP #: 66
 Address: 1201 West 10th Street
 Antioch, CA
 Contra Costa County
 Agency: 23rd District
 Agricultural Association
 Parcel Size: 75 acres



The existing fair improvements include a grandstand, indoor roller-skating rink, and exhibition space.

The fairgrounds are located in an older residential section of town developed in the 1950s and 1960s. Nearby existing homes are being sold for \$300-\$350,000; the highest and best use is likely to be a medium to high density residential development. New homes in nearby developments are selling for \$400-\$500,000.

It is recommended that a master land use plan and an economic analysis be done for this property to determine if the fair operation can be reconfigured on the site to allow continued operation of the fair and redeveloped of a portion of the site for housing.



ESTIMATED VALUE

UNENTITLED PROPERTY		ENTITLED PROPERTY	
Price Per Square Foot:	\$5	Price Per Square Foot:	\$11-\$14
Price Per Acre:	\$218,000	Price Per Acre:	\$480,000-\$610,000
Total Value:	\$16,300,000	Total Value:	\$36,000,000-\$45,750,000