

# FOR LEASE

± 20,000-60,000 SF | Anchor/Jr. Anchor Retail Available  
Bel Air Shopping Center | 4424-4498 Treat Boulevard, Concord, CA 94521



± 20,000 SF  
Available 2023

Drive Thru  
Ground Lease Opportunity

± 37,500 SF  
New Construction

# LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Aaron Dan**  
Partner  
(650) 548-2676  
aaron@lockehouse.com  
License #01916508

**Adria Giacomelli**  
Partner  
(925) 997-2307  
adria@lockehouse.com  
License #01498795



## SUMMARY

### Bel Air Shopping Center, Anchored by CVS and Staples

Seeking	Grocery and Jr. Anchor retail
Address	4424-4498 Treat Boulevard, Concord, CA 94521
Cross Street	Clayton Road
Available	Up to 60,000 SF Co-Anchor
Rent/NNNs	Call to inquire
Parking Ratio	4/1,000 SF
Traffic Counts	Treat Boulevard - 36,089ADT Clayton Road - 40,569 ADT

## HIGHLIGHTS

- Up to 37,500 SF Co-Anchor Available
- Drive-thru potential ±2,400 SF at hard corner
- Convenient access along Treat Blvd and Clayton Rd
- Signalized intersection on major thoroughfare with over 75,000 ADT
- Captive neighborhood center with AHH income of \$129,575
- New facade improvements, new signage, and new parking underway

**Bel Air Shopping Center** is The Next Big Thing. Plans to redevelop the center, including new facade improvements and signage, is underway. Located on one of the main arterials in Concord, Bel Air Shopping Center attracts residents in Concord, Clayton, and parts of East County.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	22,398	116,089	237,997
Daytime Population	3,591	34,509	99,878
Population Family	18,974	97,828	196,571
Average Family HH Size	2.7	2.8	2.7
Est. Average HH Income	\$129,575	\$124,712	\$135,231
HH Income \$200,000 or More	13.5%	12.6%	15.7%
Est. Average HH Net Worth	\$1.35 M	\$1.25 M	\$1.43 M
Average Commute Time	29.3 min.	29.4 min.	30.3 min.
Annual Retail Expenditure	\$334.53 M	\$1.61 B	\$3.62 B
Annual Food & Beverage Exp.	\$103.34 M	\$498.86 M	\$1.12 B

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. SUBMITTED SUBJECT TO ERROR, CHANGE OR WITHDRAWAL. AN INTERESTED PARTY SHOULD VERIFY THE STATUS OF THE PROPERTY AND THE INFORMATION HEREIN.



Nestled in the Bay Area, only 30 minutes from San Francisco, Concord is the largest job center in Contra Costa County. Concord has the most available amount of BART stations, reverse commutes, and lower costs of doing business. Being the largest city in Contra Costa County, one of the fastest growing counties in the region, Concord has been named **“The Next Big Thing”**.



# LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Aaron Dan**  
Partner  
(650) 548-2676  
aaron@lockehouse.com  
License #01916508

**Adria Giacomelli**  
Partner  
(925) 997-2307  
adria@lockehouse.com  
License #01498795



# LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Aaron Dan**  
Partner  
(650) 548-2676  
aaron@lockehouse.com  
License #01916508

**Adria Giacomelli**  
Partner  
(925) 997-2307  
adria@lockehouse.com  
License #01498795



# LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
 Walnut Creek, CA 94596  
 License #01784084

**Aaron Dan**  
 Partner  
 (650) 548-2676  
 aaron@lockehouse.com  
 License #01916508

**Adria Giacomelli**  
 Partner  
 (925) 997-2307  
 adria@lockehouse.com  
 License #01498795