

RETAIL PROPERTY FOR LEASE

Evora Road And Willow Pass Court, Concord, CA 94520



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FOR LEASE RETAIL PROPERTY

ADDITIONAL PHOTOS

Evora Road And Willow Pass
Court



FOR LEASE RETAIL PROPERTY

PROPERTY DETAILS Evora Road And Willow Pass Court



OFFERING SUMMARY

Available SF	2,800 - 3,800
Lease Rate	Negotiable
Lot Size	1.5 Acres
Building Size	Up to 8,200 SF
Zoned	P-1 Planned Unit

PROPERTY OVERVIEW

PROPOSED THREE (3) DRIVE-THRU LOCATIONS
AVAILABLE FOR LEASE OR BUILD-TO-SUIT

The former Concord Naval Weapons Station, a nearly +/-5,046 acre site directly across on Highway 4, is planned to go under a massive redevelopment that will revitalize the entire north Contra Costa County region and add nearly 13,700 housing units

Prominent high-visibility Willow Pass exit location in close proximity to the intersection of Highway 4 and Highway 242 in North Concord

Located between the growing demographics of East Contra Costa County as well as the strong demographics of the I-680 corridor of Concord, Pleasant Hill, Martinez, and Walnut Creek

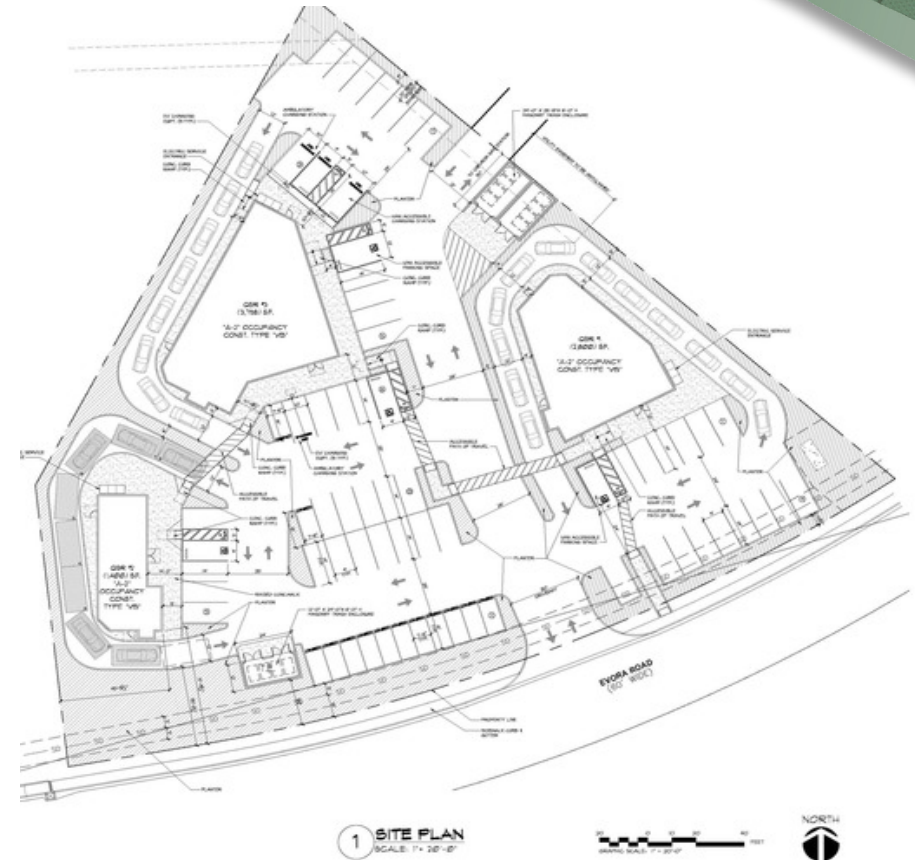
Private/public water system with 700,000 gallons storage for potable water and fire

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AVAILABLE SPACES
Evora Rd And Willow Pass Ct

LEASE TYPE	NNN	LEASE SPACE	1,125 - 3,200 SF
LEASE TERM	Negotiable	LEASE RATE	Negotiable

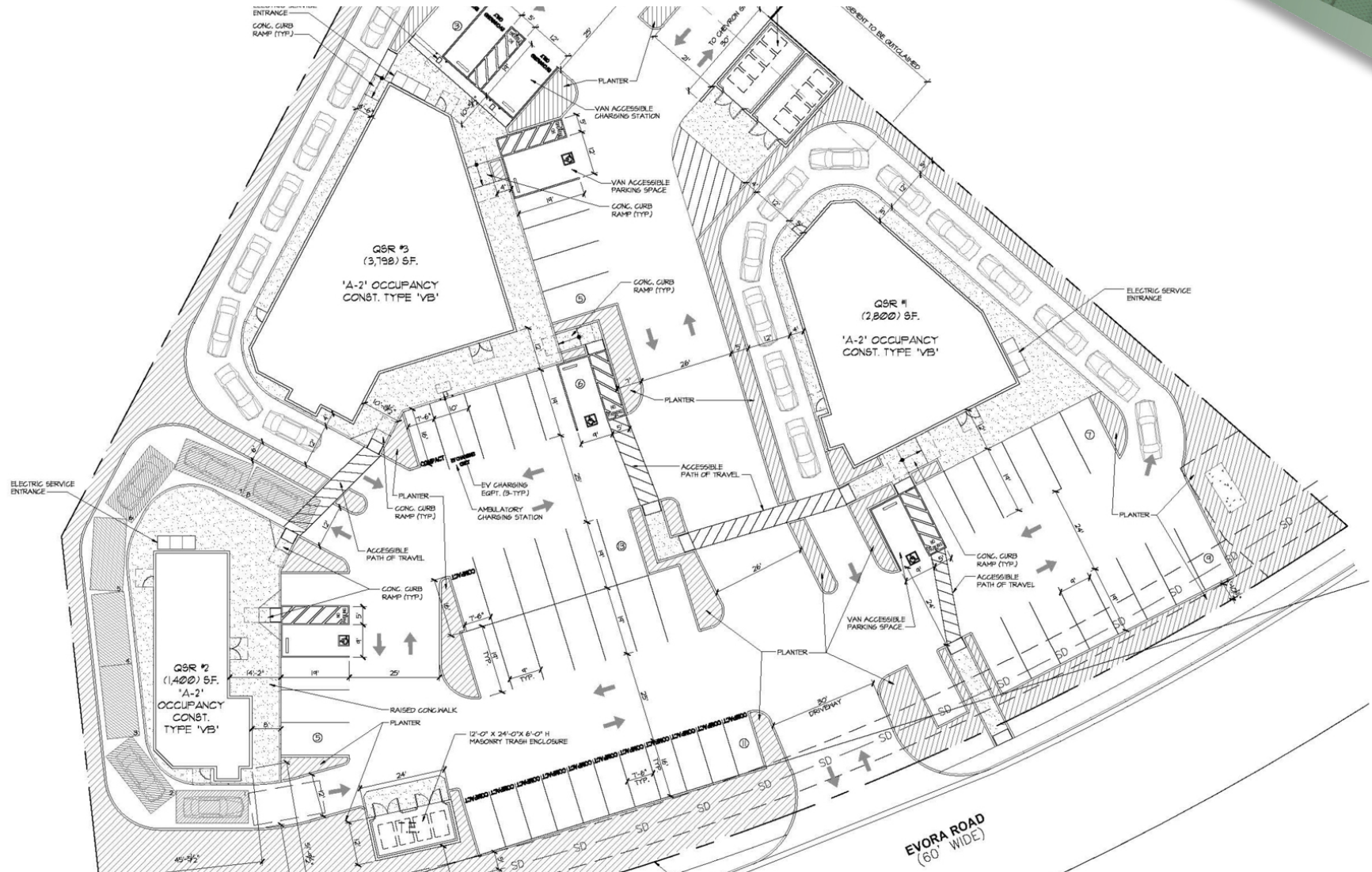
SUITE	TENANT	SIZE (SF)	LEASE RATE
Drive-thru #1	Available	3,000 SF	Negotiable
Build to Suit #2	Available	1,125 - 3,200 SF	Negotiable
Build to Suit #3	Available	1,125 SF	Negotiable



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SITE PLAN

Evora Rd And Willow Pass Ct



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DEMOGRAPHICS MAP

Evora Road And Willow Pass
Court

POPULATION	5 MILES	10 MILES	15 MILES
Total population	159,426	468,825	744,881
Median age	35.8	38.0	39.4
Median age (Male)	34.3	36.9	38.4
Median age (Female)	37.4	39.1	40.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	57,063	175,925	278,968
# of persons per HH	2.8	2.7	2.7
Average HH income	\$78,223	\$92,132	\$103,313
Average house value	\$467,261	\$547,763	\$593,954
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	32.1%	25.0%	21.3%
RACE (%)	5 MILES	10 MILES	15 MILES
White	63.1%	66.7%	67.9%
Black	5.0%	5.7%	6.3%
Asian	12.1%	11.8%	11.4%
Hawaiian	0.8%	0.6%	0.6%
American Indian	0.5%	0.4%	0.4%
Other	14.1%	10.3%	8.9%

* Demographic data derived from 2010 US Census

