## CIVIC EXECUTIVE PARK

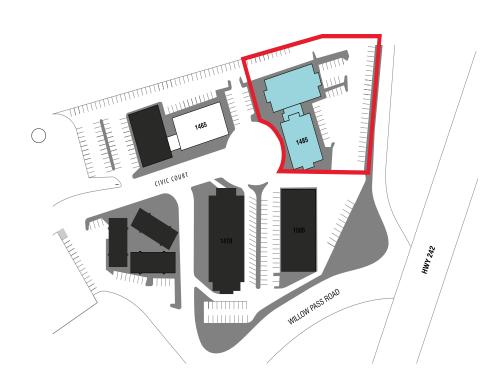
INVESTMENT OPPORTUNITY OR OWNER/USER PURCHASE

1485 CIVIC COURT | CONCORD, CA



## HIGHLIGHTS

- 32,890 Square Feet, situated on 1.89 acres of land
- Two-Story Professional Office Building
- ±6,500 SF Available for an Owner/User Purchaser
- Located in the progressive Concord Market
- Easy access to and from both I-680 Freeway at Willow Pass Road and H-242
- Abundant Amenities and Services within walking distance, and short drive by car
- Built in 1983; New Roof in 2013
- Abundant Parking: 4+ spaces per 1,000/SF located on-site on surface parking lots



### **OFFERING TERMS**

### **PRICE**

\$6,700,000

±\$203/SF

### **TOTAL RENTABLE AREA**

±32,890/SF

# For Further Information John Fennell, Managing Director

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## AMENITIES AERIAL





### SUN VALLEY SHOPPING CENTER

EATERIES
Anderson Bakery/Cafe
BJ's Restaurant
Dojo Ramen Bar
Johnny Rockets
McDonalds
Red Robin
Starbucks
Subway

**Surf City Squeeze** 

SERVICES & SHOPPING Macy's Nordstrom Rack 24 Hour Fitness Bank of America AT&T Disney Store Sears JCPenney Sprint

### WILLOWS SHOPPING CENTER

EATÉRIES
Benihana
Claim Jumper
Fuddruckers
Ike's Place
Jamba Juice
Krispy Kreme
Lazy Dog Restaurant
Panera Bread
The Jungle

SERVICES & SHOPPING
Any Mountain
Cost Plus World Market
Daiso Japan
Old Navy
Pier 1 Imports
REI
UFC Gym
US Bank
Bank of the West

#### THE VERANDA

EATERIES
Mikuni Japanese Restaurant
Peet's Coffee
Super Duper Burger
Whole Foods 365

SERVICES & SHOPPING AAA City Sport Health Club Cost Plus World Market IMAX T.J. Maxx Toys 'R Us

**Travis Credit Union** 

**Xfinity**