

# 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**  
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# AMENITIES AERIAL



1485 Civic Court

## SUN VALLEY SHOPPING CENTER

- | EATERIES             | SERVICES & SHOPPING |
|----------------------|---------------------|
| Anderson Bakery/Cafe | Macy's              |
| Bj's Restaurant      | Nordstrom Rack      |
| Dojo Ramen Bar       | 24 Hour Fitness     |
| Johnny Rockets       | Bank of America     |
| McDonalds            | AT&T                |
| Red Robin            | Disney Store        |
| Starbucks            | Sears               |
| Subway               | JCPenney            |
| Surf City Squeeze    | Sprint              |

## WILLOWS SHOPPING CENTER

- | EATERIES            | SERVICES & SHOPPING    |
|---------------------|------------------------|
| Benihana            | Any Mountain           |
| Claim Jumper        | Cost Plus World Market |
| Fuddrucker's        | Daiso Japan            |
| Ike's Place         | Old Navy               |
| Jamba Juice         | Pier 1 Imports         |
| Krispy Kreme        | REI                    |
| Lazy Dog Restaurant | UFC Gym                |
| Panera Bread        | US Bank                |
| The Jungle          | Bank of the West       |

## THE VERANDA

- | EATERIES                   | SERVICES & SHOPPING    |
|----------------------------|------------------------|
| Mikuni Japanese Restaurant | AAA                    |
| Peet's Coffee              | City Sport Health Club |
| Super Duper Burger         | Cost Plus World Market |
| Whole Foods 365            | IMAX                   |
|                            | T.J. Maxx              |
|                            | Toys 'R Us             |
|                            | Travis Credit Union    |
|                            | Xfinity                |