

2055 Meridian Park Boulevard Concord, CA

A ±24,936 square foot Office Building on ±2.36 acres

A User or Redevelopment Opportunity

FOR SALE/LEASE



EXCLUSIVE AGENTS

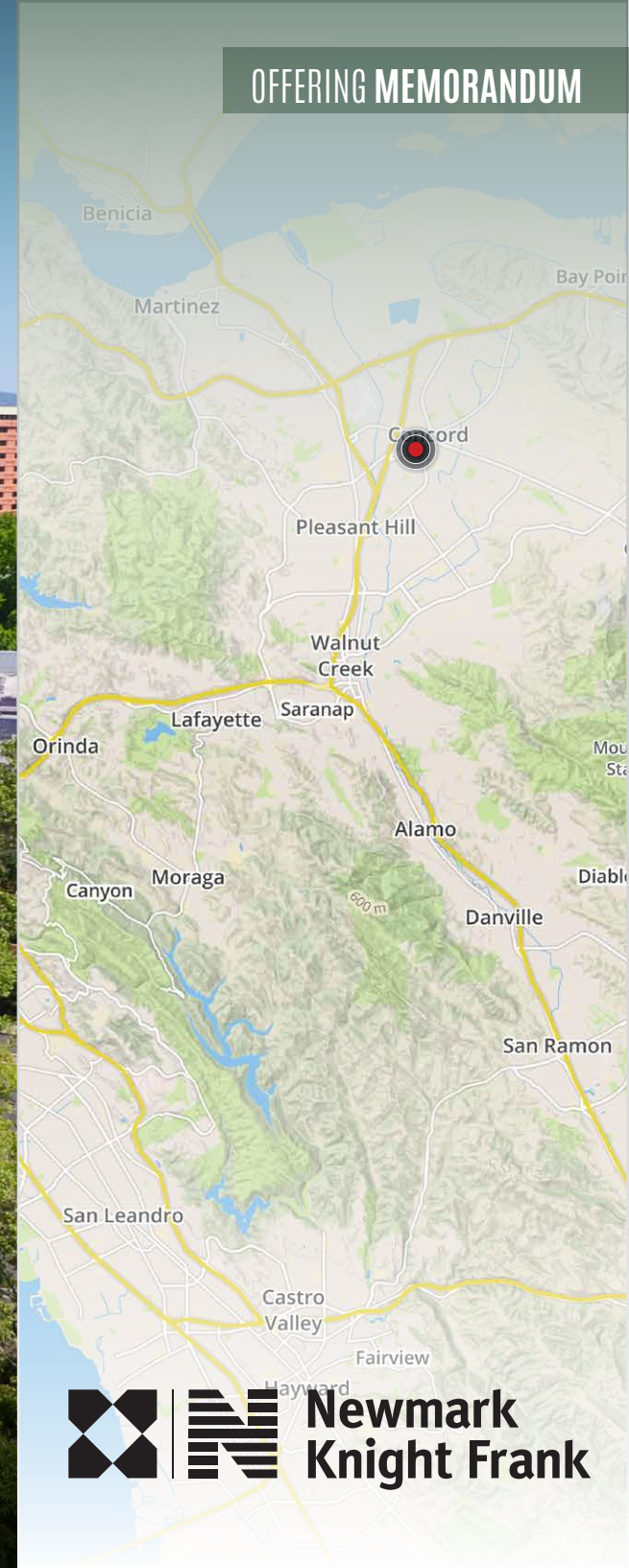
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OFFERING MEMORANDUM



EXECUTIVE **Summary**

\$ Un-Priced	±24,936 SF	±2.36 Acres
	175 Stalls 71/1,000 SF	For Sale or Lease

2055 Meridian Park Boulevard (“Property” or “Site”) is a vacant ±24,936 square foot two-story office building situated on 2.36 acres in Concord, California within the San Francisco Bay Area. The Property benefits from direct access and visibility from highly trafficked Diamond Boulevard, Concord’s most dynamic retail corridor.

The immediate area is undergoing a transformation, with several new developments recently completed. Directly across Diamond Boulevard, The Willows Shopping Center (REI, Old Navy, Lazy Dog Café, ULTA Cosmetics etc.) completed a substantial renovation, and immediately north of the Property Buffalo Wild Wings and BAC Community Bank occupy a new construction strip retail center. Meanwhile a top producing Home Depot is just across Meridian Park Boulevard to the east.

Across Diamond Blvd., CentreCal Properties recently completed “the Veranda”, an approximately 375,000 square foot mixed-use retail center with open air shopping and dining. The center is anchored by a LUXE movie theater, Whole Foods 360 Market and a Dave & Busters which will drive significant traffic to the immediate area.

The Site is ideal for an owner/user or developer seeking to capitalize on a highly-functional building in an outstanding core location.



- 2 story office building in outstanding infill Concord location
- Outstanding parking of approximately 175 stalls offer ample surface parking at a ratio of ±7.1 stalls per 1,000 square feet
- Large, flat, rectangular infill parcel is perfect for redevelopment
- Flexible WMX (West Concord Mixed Use) zoning allows for a variety of commercial uses (residential is not permitted)
- Located in Concord's primary retail core in immediate proximity new retail developments including the Veranda anchored by Whole Foods 365, Dave & Buster's and LUX movie Theatre
- A top performing Home Depot store is located directly across Meridian Park Boulevard.
- The Property is centrally located at the nexus of Interstate 680, Highway 242 and Highway 4
- Additional approximately 941 square foot automotive building with a variety of equipment

PROPERTY INFORMATION

Address: 2055 Meridian Park Boulevard, Concord, CA
APN: 126-490-003-4
Size: ±24,936 RSF
Site: ±2.36 acres
Stories: 2
Elevator: Yes
Sprinklers: Yes
Parking: 175 stalls (7.1/1,000 square feet)
Zoning: WMX (West Concord Mixed Use)

DEMOGRAPHICS (2019 EST)



TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



AVERAGE DAYTIME POPULATION

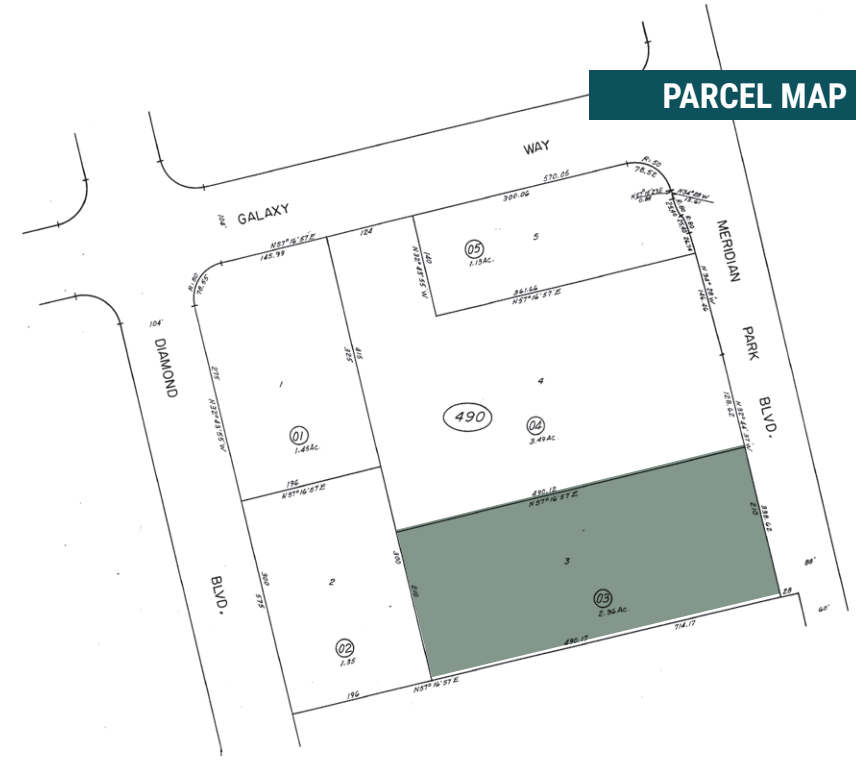
	TOTAL POPULATION	AVERAGE HOUSEHOLD INCOME	AVERAGE DAYTIME POPULATION
1 Mile	13,460	\$87,105	25,901
3 Mile	142,930	\$112,999	106,799
5 Mile	258,629	\$128,692	205,543

TRAFFIC COUNTS



STREET	ADT
Diamond Boulevard	11,784
Galaxy Way	3,743

PARCEL MAP



NEIGHBORS



2055 MERIDIAN PARK BLVD

HOME DEPOT

HILTON

SEAFOOD CITY

ETHAN ALLEN

DMV

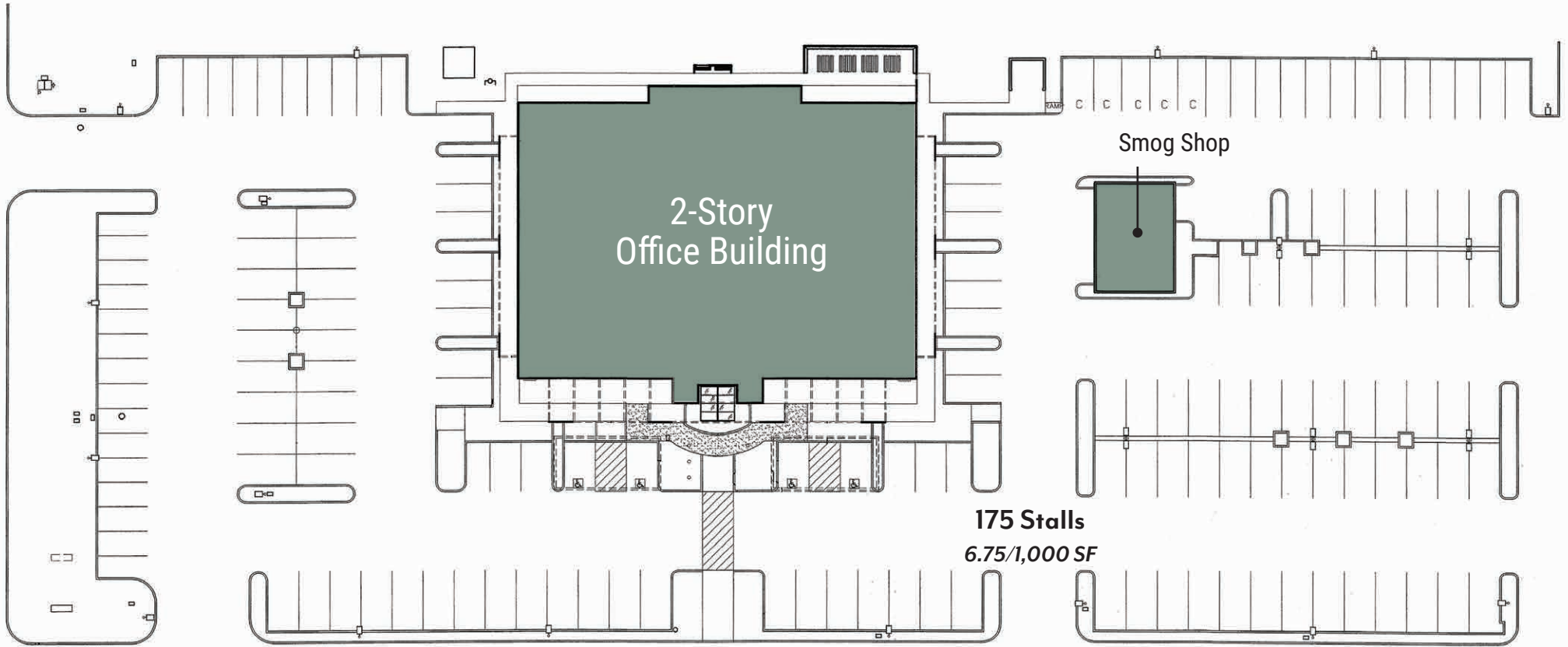
BUFFALO WILD WINGS

USPS

WHOLE FOODS 365

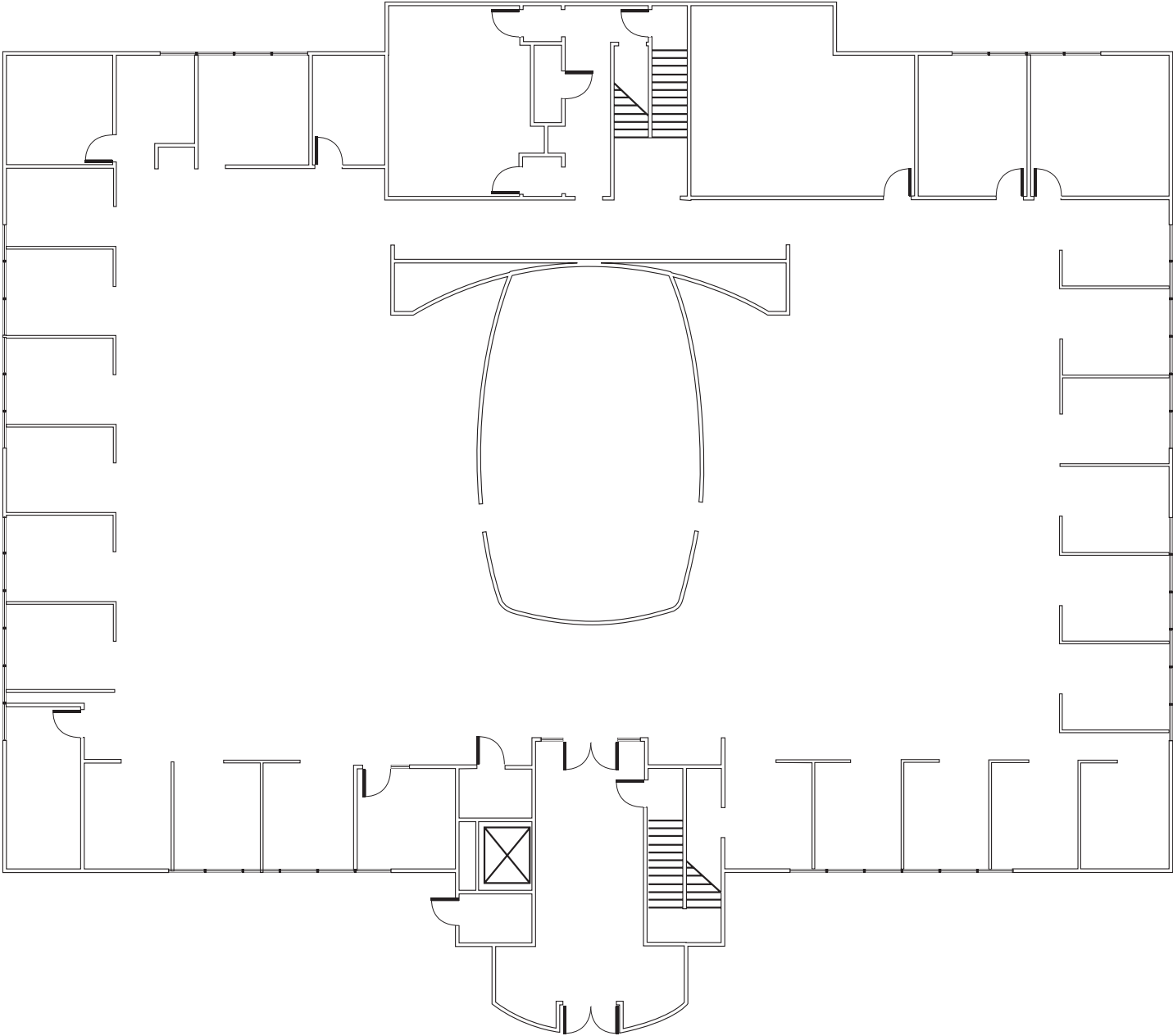
THE VERANDA SHOPPING CENTER

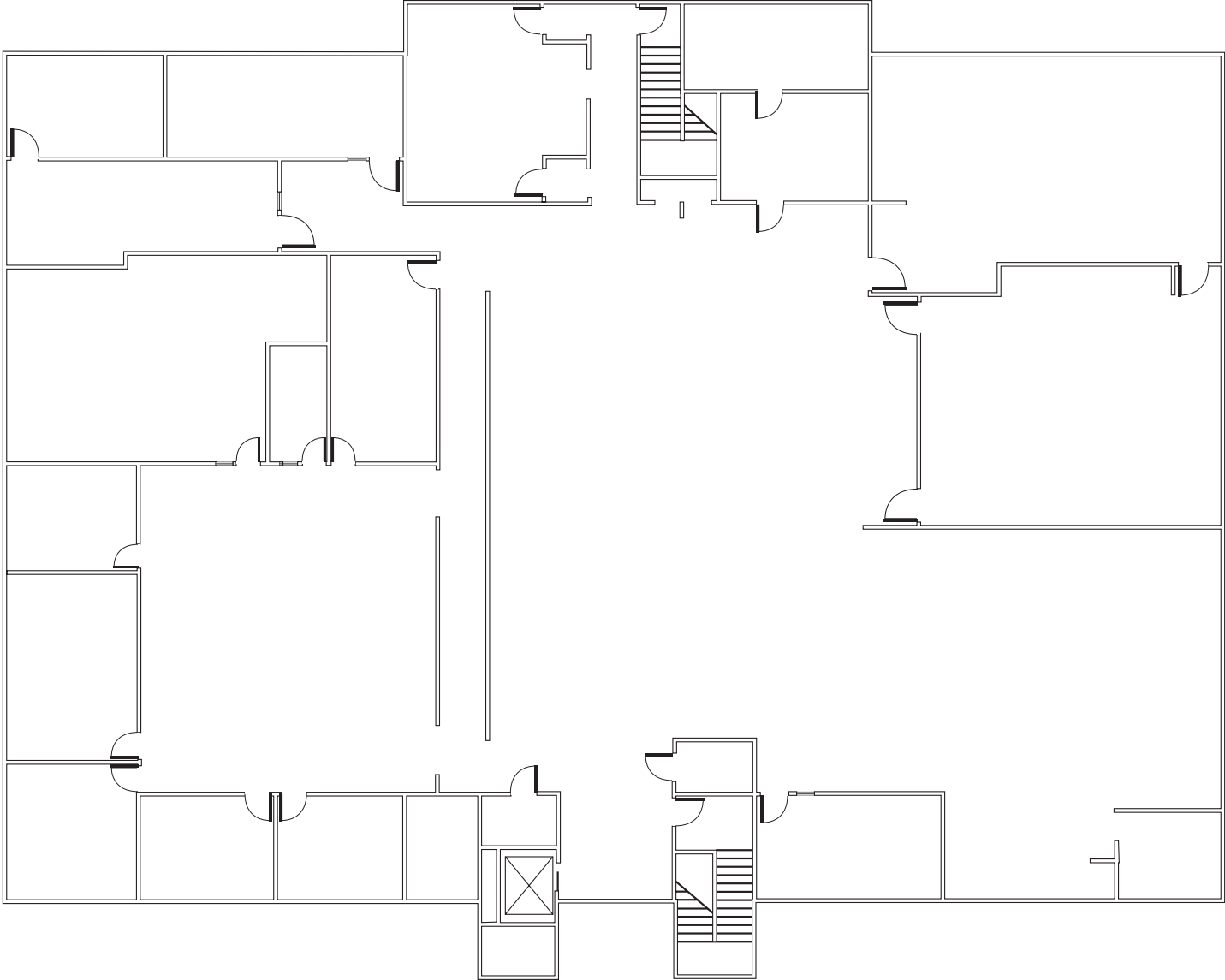
- OLD NAVY
- TJ-maxx
- COST PLUS WORLD MARKET
- DAVE & BUSTERS
- SUPER DUPER
- EMC
- Puisto
- GAP
- BARNES & NOBLE
- VERANDA LUXE CINEMA
- BANANA REPUBLIC
- Mikuni
- Yard House



← Drive Aisle →

To Veranda Shopping Center/Diamond Blvd



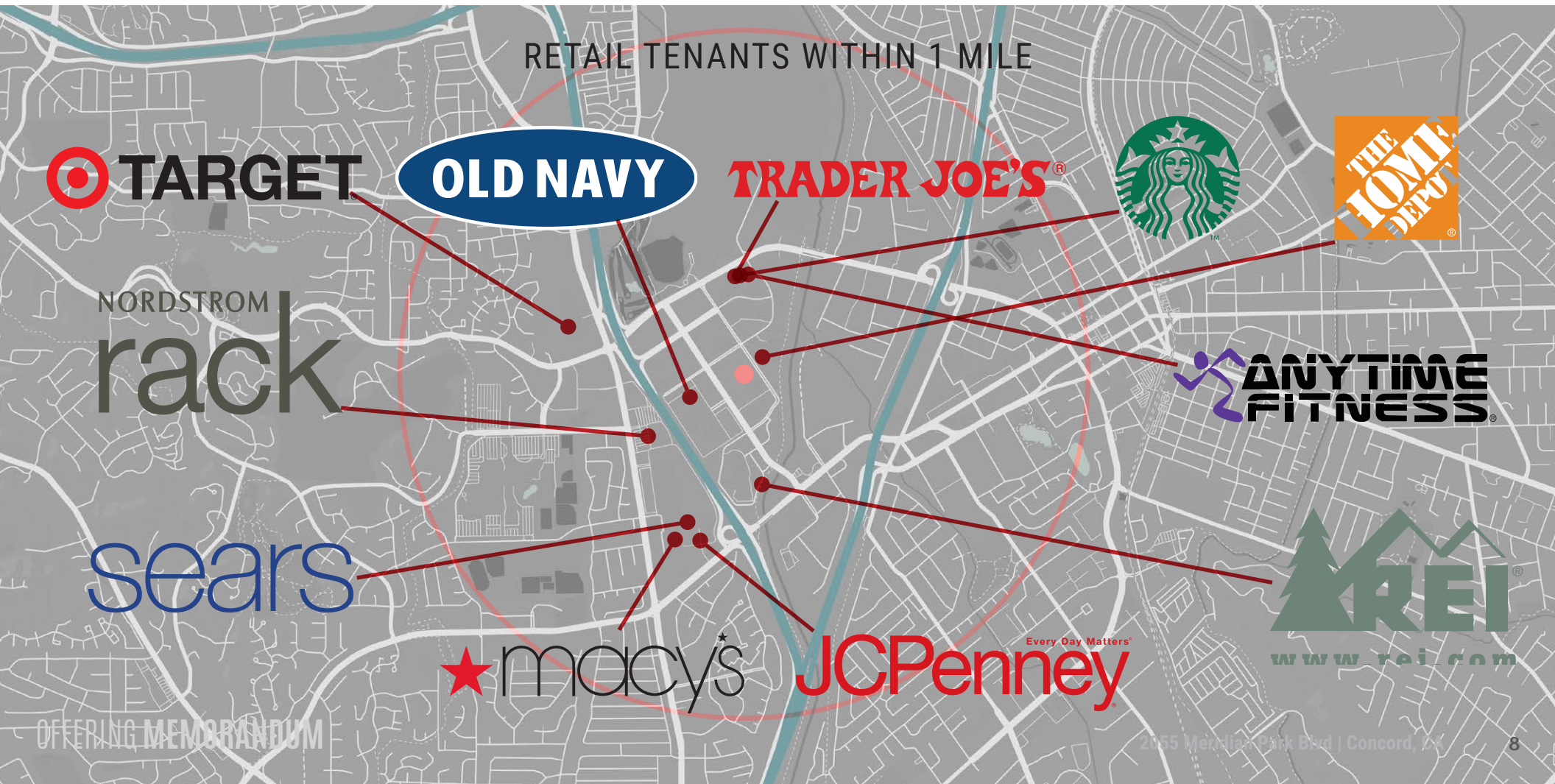


Concord is the largest city in Contra Costa County. The 2014 Census had Concord at roughly 130,000 residents making it the 8th largest city in the San Francisco Bay Area. Concord is located just 29 miles northeast of San Francisco and 65 miles from Sacramento.

The focal point of downtown Concord is Todos Santos Plaza, which encompasses an entire city block and is known for its heavy foot traffic, farmers markets, free summer concerts, and a healthy amount of surrounding retail and office properties. Much of the area in the immediate downtown has been recently redeveloped, with high density apartment and condominium projects to take advantage of the city's transit oriented location.

Until 1995 the city was the eastern terminus of the Concord line of Bay Area Rapid Transit (BART) commuter train system; the line has since been extended eastward to Pittsburg/Bay Point. The County Connection provides limited public transportation in the city and to other points in the county. Concord is also served by Interstate 680, and highways 4 and 242.

The result of Concord's transit oriented location has been a continued influx of younger families seeking access to employment and entertainment opportunities. Some of Concord's top employers include Wells Fargo, John Muir, Bank of America, and Mount Diablo Unified School District.



DISCLAIMER

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