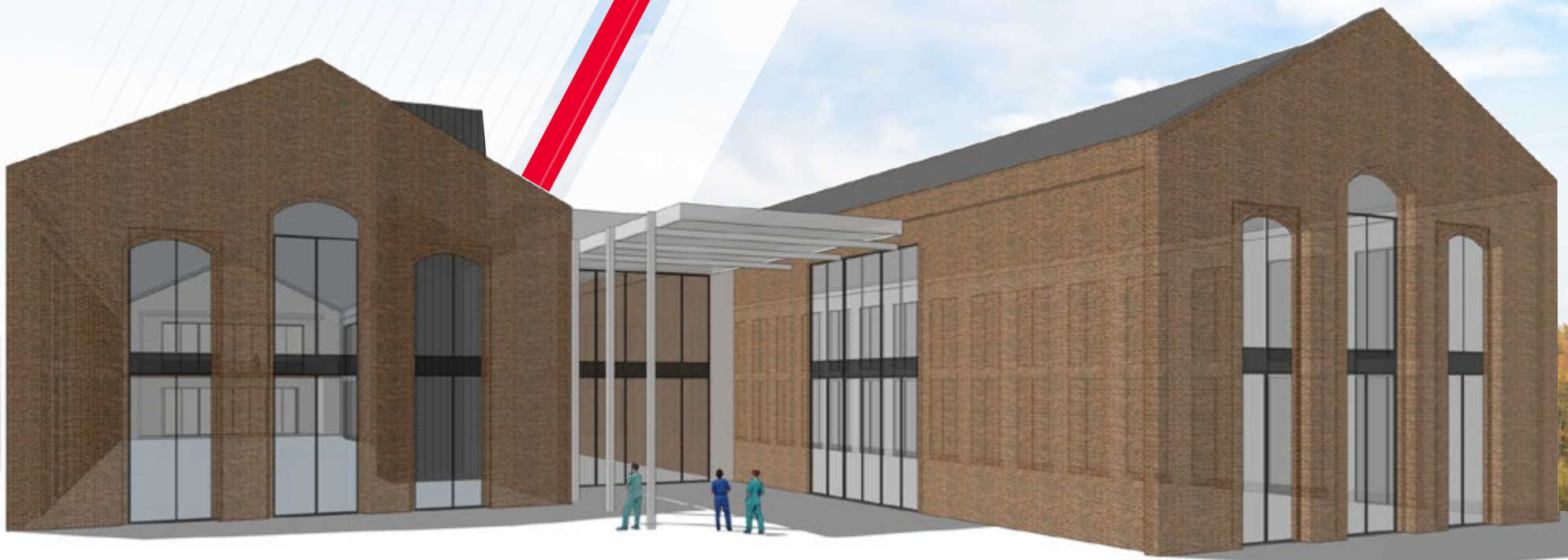


BUILD TO SUIT FOR LEASE

2170 COLUMBUS PARKWAY

BENICIA, CA



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[View Site Specific COVID-19 Prevention Plan](#)

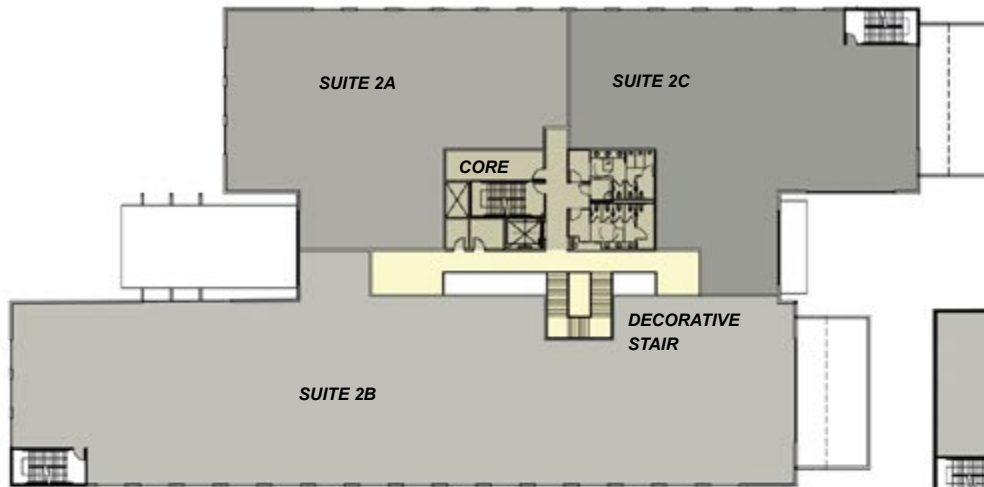


±50,000 SF BUILD TO SUIT ON ±2.47 ACRES

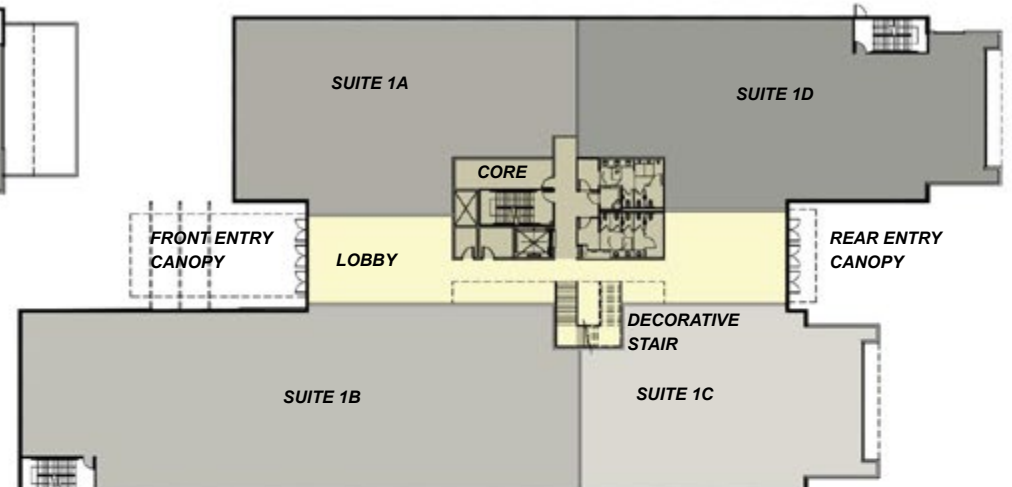
CLASS A OFFICE/MEDICAL SPACE
FOR LEASE



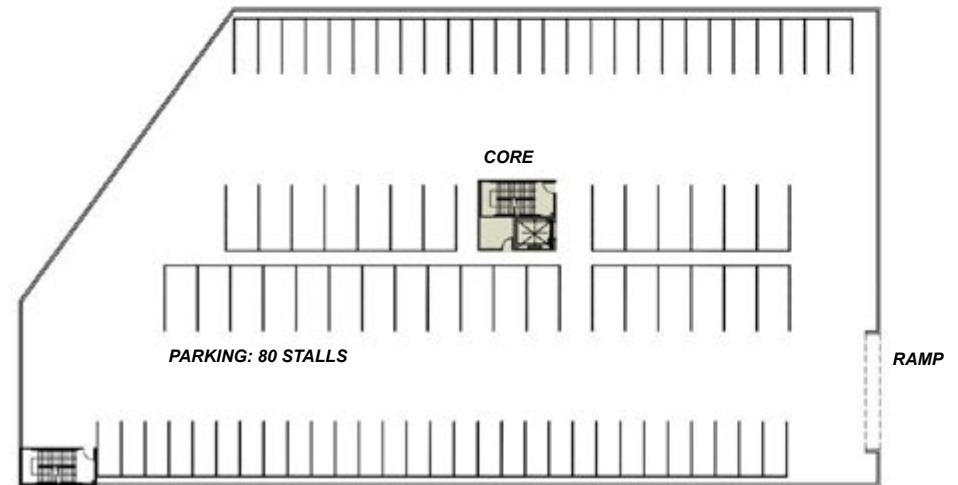
CONCEPT 1



Second Level



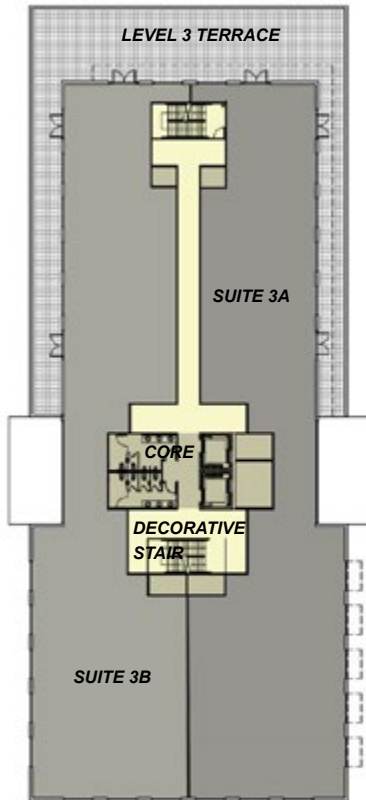
Ground Level



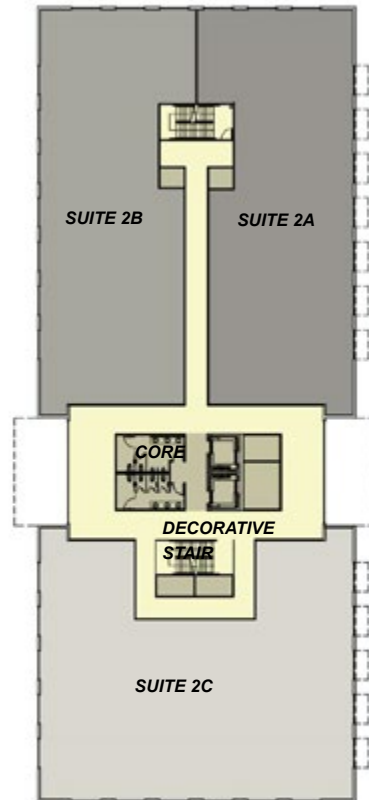
Basement



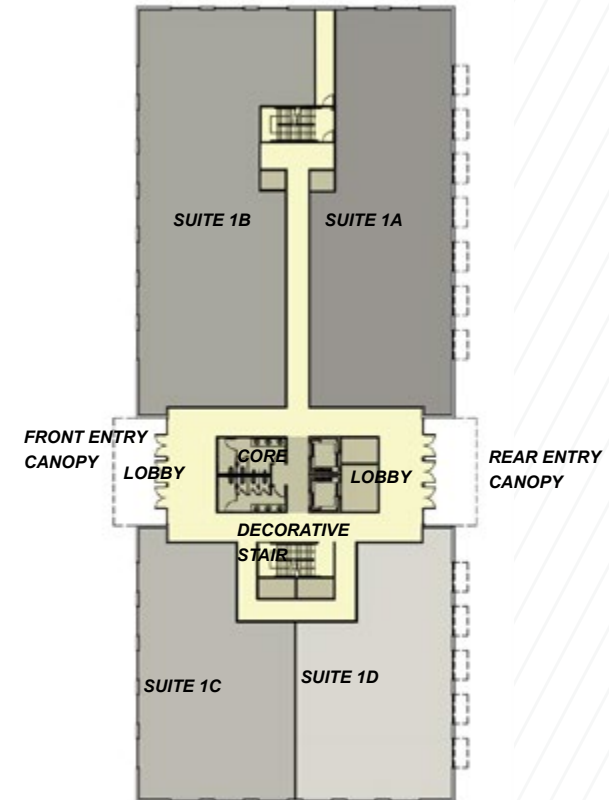
CONCEPT 2



Third Level

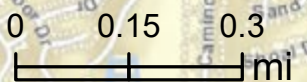
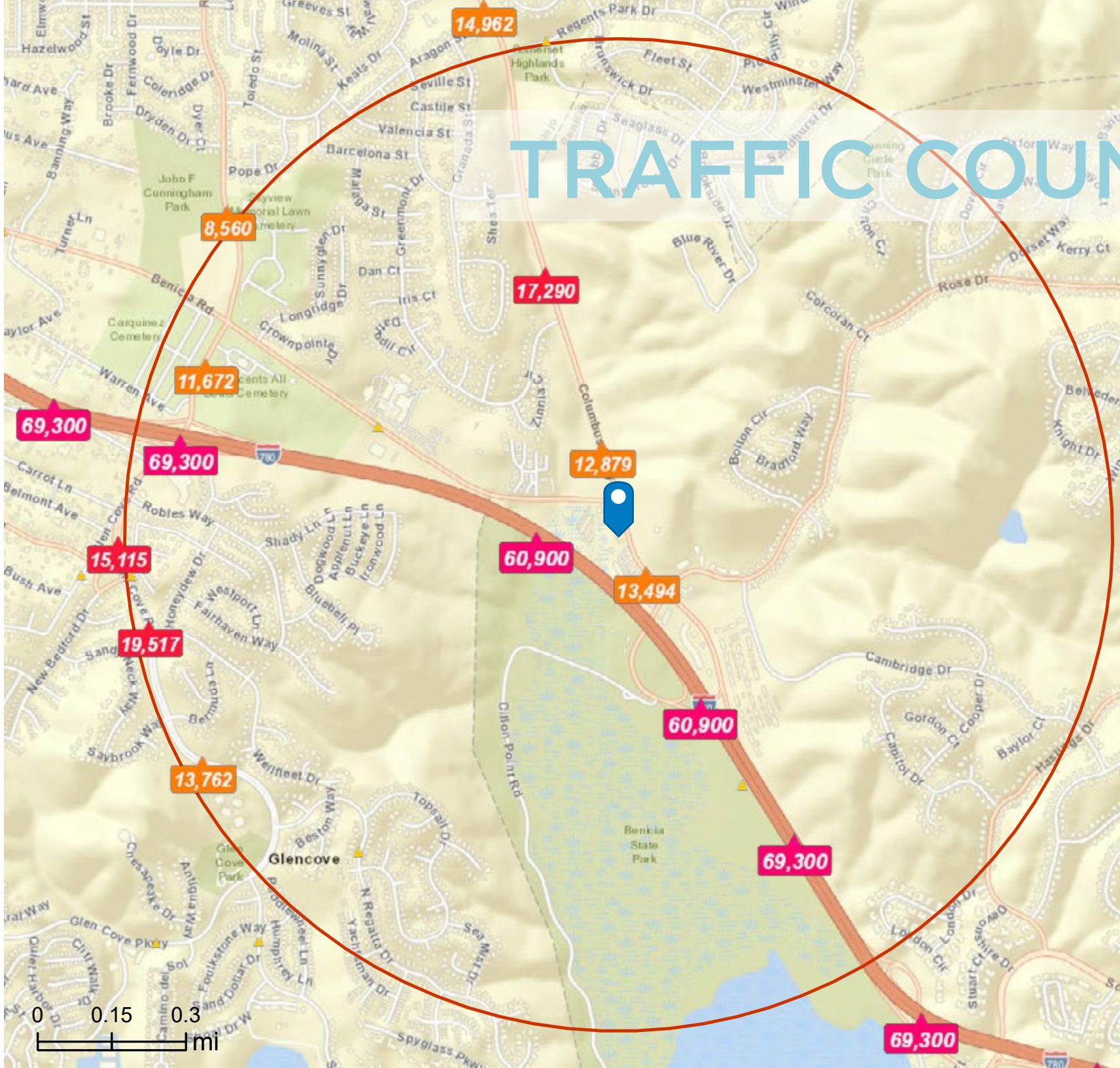


Second Level



Ground Level

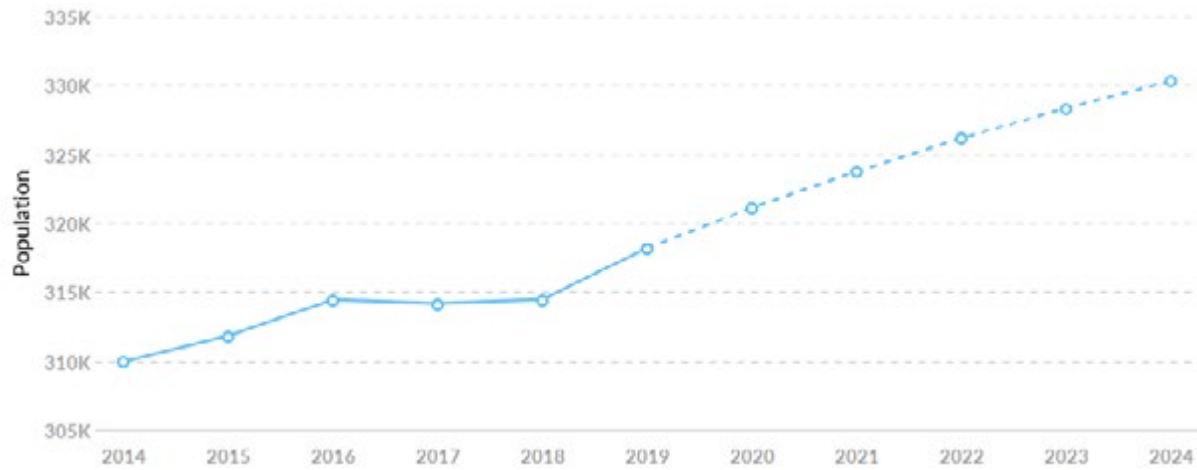
TRAFFIC COUNTS



Historic & Projected Trends

Population Trends

As of 2019 the region's population increased by 2.7% since 2014, growing by 8,244. Population is expected to increase by 3.8% between 2019 and 2024, adding 12,124.

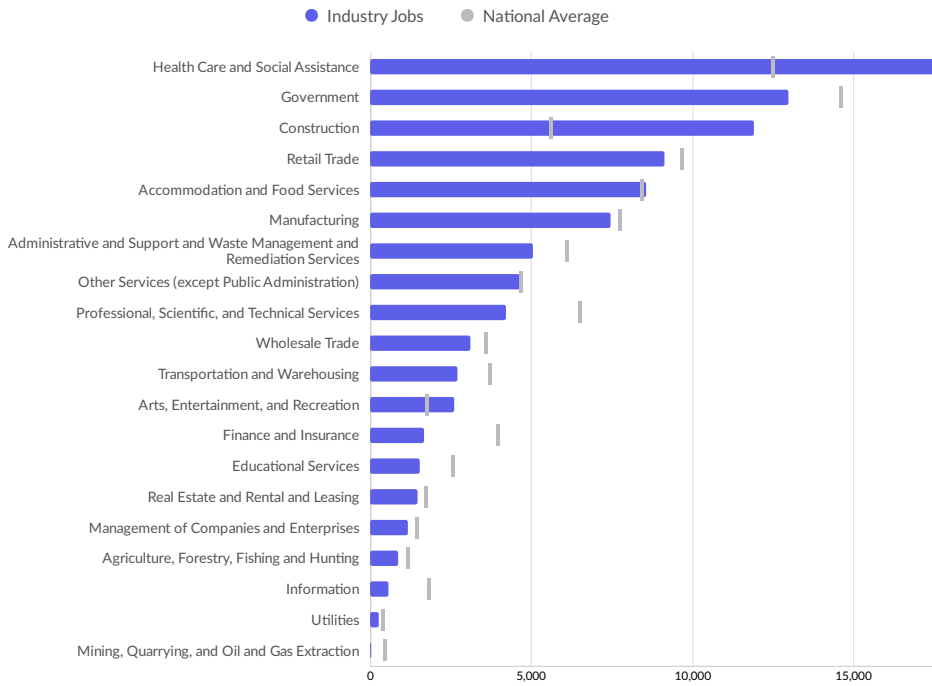


Timeframe	Population
2014	309,939
2015	311,812
2016	314,440
2017	314,172
2018	314,454
2019	318,184
2020	321,102
2021	323,750
2022	326,153
2023	328,345
2024	330,308

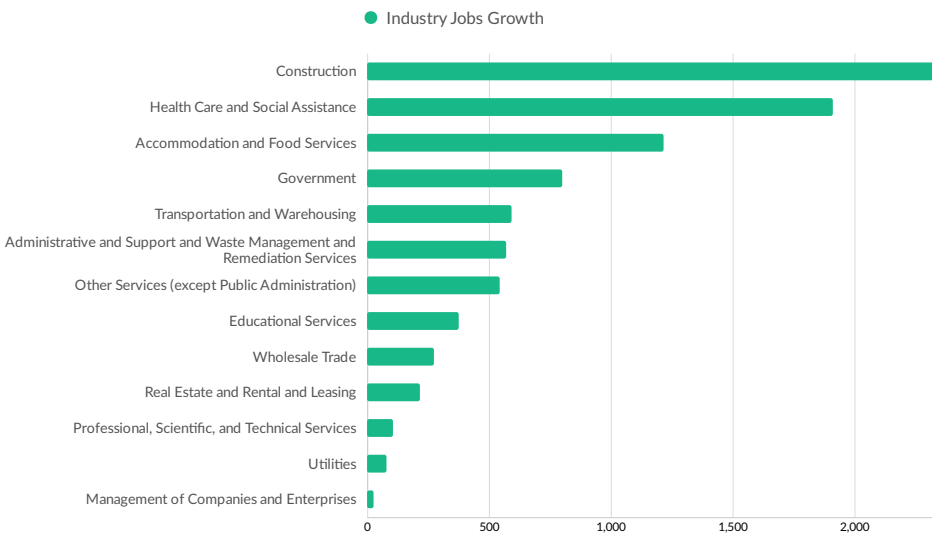


Industry Characteristics

Largest Industries



Top Growing Industries





PROPERTY

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