

OFFERING
MEMORANDUM

OUTSTANDING CORE OFFICE / RETAIL LOCATION



HIGHWAY 680

WILLOW PASS ROAD

DIAMOND BLVD








3519
DIAMOND
BLVD
CONCORD



Newmark
Knight Frank

OFFERING SUMMARY

	Price	Call Agents
	Size	±4,600 square feet
	Site	±0.48 acres
	Parking	±4/1,000
	Delivery	Vacant

OFFERING HIGHLIGHTS

- Outstanding visibility and traffic counts at one of Concord's busiest intersections
- Over 2.4 Million square feet of office within a 1 mile radius of the project drive substantial restaurant volumes for the trade area
- Located in a major regional draw trade area with synergy from Sun Valley Mall, the Willows Shopping Center and the Veranda
- Concord is undergoing a revitalization with exciting new multi-family, mixed-use and retail developments underway
- Perfect owner/user opportunity
- Flexible WMX (mixed use) zoning



1935
DIAMOND
BLVD
CONCORD

PROPERTY PROFILE

Address: 1935 Diamond Boulevard, Concord

APN: 126-421-002-0

Site: ±0.48 Acres

Building Size: ±4,600 SF

Built: 1978 (Renovated since)

Parking: ±4/1,000

Zoning: WMX (West Concord Mixed Use)

Former Use: Bank

DEMOGRAPHICS (2019)

	1 MILE	3 MILES	5 MILES
Population	20,174	153,261	264,933
Daytime Population	25,399	114,115	214,457
Average Household Income	\$90,790	\$114,107	\$130,566

TRAFFIC COUNTS (2019)

Street	Traffic (ADT)
Willow Pass Road	39,357
Diamond Blvd	11,784
I-680	145,997



PARCEL MAP

THE BUILDING //



AERIAL // RETAIL MARKET

SUNVALLEY MALL



WILLOWS



DIABLO VALLEY PLAZA



19
35
DIAMOND
BLVD

± 145,997 ADT

<< TO WALNUT CREEK  TO SACRAMENTO >>

WILLOW PASS ROAD

DIAMOND BLVD

242

HOBBY LOBBY PLAZA



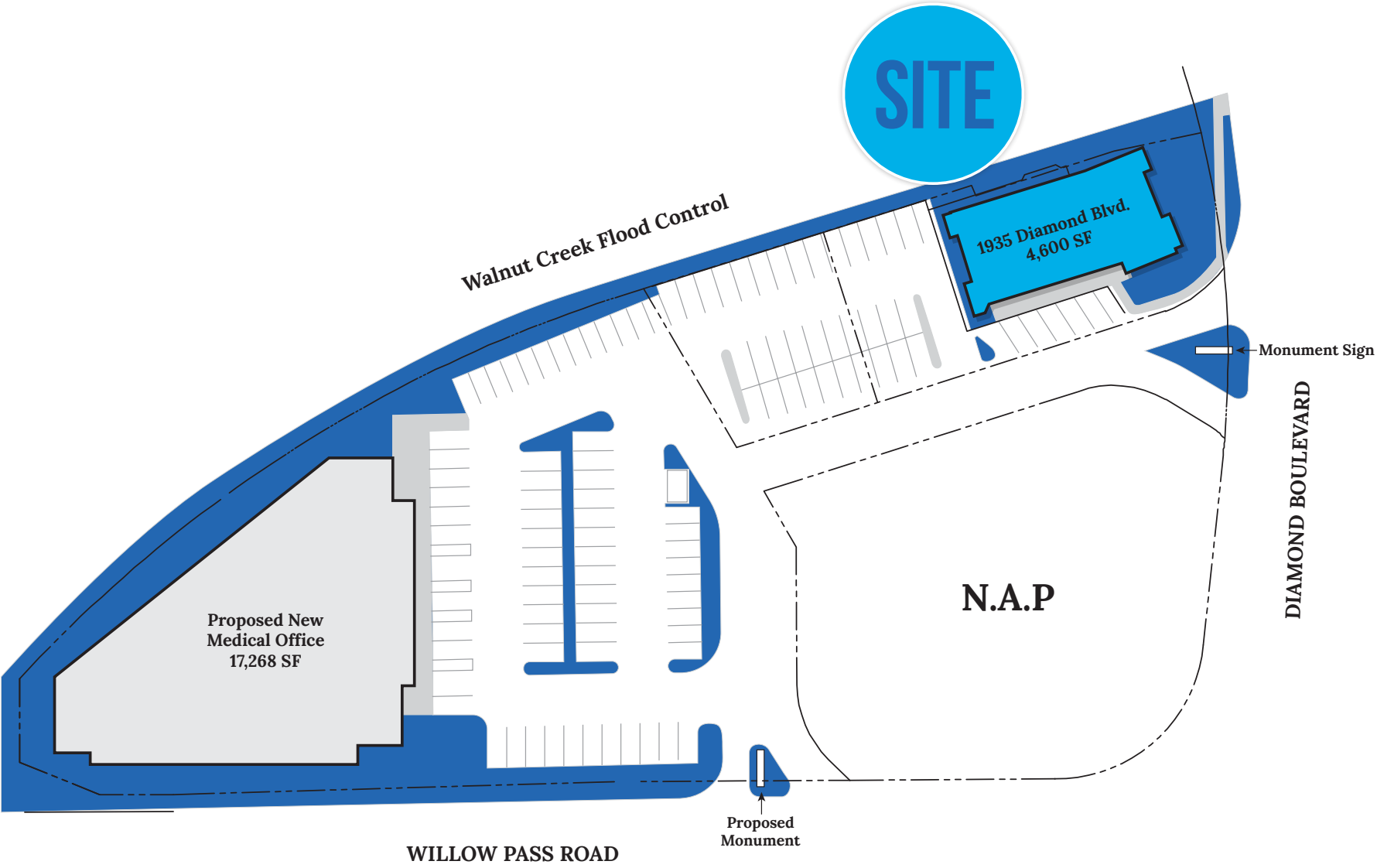
THE VERANDA



PLEASANT HILL SHOPPING CENTER



SITE PLAN //



CONCORD'S TRANSFORMATION //

NAVAL WEAPONS STATION DEVELOPMENT



LAND DEVELOPMENT

Naval Weapons Station Development

Spanning 2,300 acres, this proposed development by Lennar will be taking place over the next 30 years and will feature an urban hub, adding hotels, golf courses, and 12,000 new homes. Phase I, expected to break ground in 2019, encompasses 500 acres and will add 4,400 new homes and include the widening of Willow Pass Road.

GRANT STREET APARTMENTS



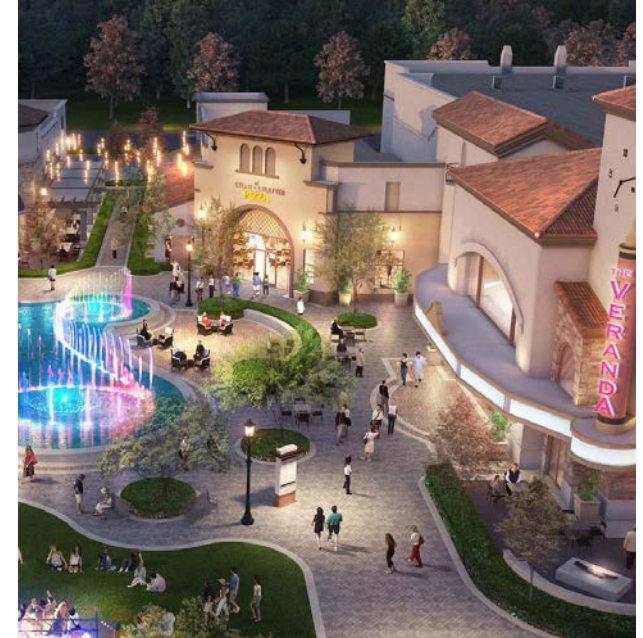
MULTI-FAMILY DEVELOPMENT

At current there are over 1,000 multi-family units in Concord in various stages of development, entitlement and planning.

The Grant Street Apartments

The 6-story, mixed-use project includes 140 studio, one-, two- and three-bedroom apartments, 6,200 square feet of commercial space, a rooftop deck, nearly 20,000 square feet of community outdoor space, swimming pool, fitness center, bicycle storage and repair space, a pet run and dog wash area, co-working space and a concierge.

THE VERANDA



COMMERCIAL DEVELOPMENT

The Veranda

375,000 sq. ft.

Anchor Tenant: Whole Foods 365

The Veranda is a newly completed shopping center ideally situated at the intersection of Interstate 680 and Highway 242

The project is anchored by a Whole Foods 365 and LUXE Cinemas, and boasts other quality lifestyle tenants including Sephora, Super Duper Burger, TJ Maxx and City Sports.

ABOUT CONCORD //

As the largest city in Contra Costa County with 129,000 residents, Concord has much to offer, from high quality housing, to shopping and recreational opportunities. Concord provides ready access to San Francisco, the Silicon Valley, the growing North Bay and Sacramento, as well as some of the world's leading universities. Concord is a retail shopping hub, with a lively downtown, great schools, and a vast array of recreational and entertainment possibilities.

- ▶ Major highways, public transit and a local airport enable business leaders to quickly travel anywhere while providing employees with multiple choices for getting to work. In addition to a convenient location adjacent to Interstate 680 and State Routes 4 and 242, Concord boasts two Bay Area Rapid Transit (BART) stations.

One of Concord's greatest advantages is that renting or buying a home is more affordable than in most other Bay Area cities. Housing in Concord is attainable and San Francisco is just 45 minutes away via BART.

Concord has an educated workforce, with 31 percent holding a bachelor's degree or higher. Overall, Concord's available workforce matches all skill levels, and the Workforce Development Board of Contra Costa County provides valuable education and training. The leading employers in Concord are John Muir Health, Wells Fargo, Fresenius, Bank of America and PG&E.



OFFERING MEMORANDUM

CONTACT EXCLUSIVE AGENTS

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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