

FOR SALE OR LEASE - 2041 East Street

Concord, CA



FOR SALE OR LEASE

Newmark Knight Frank is pleased to offer for sale 2041-2043 East Street (the "Property") in downtown Concord, CA within the San Francisco Bay Area. The approximately 9,204 square foot freestanding single story building is partially leased to the United States Post Office (2,078 square feet) and has approximately 7,126 square feet available for an owner user.

2041-2043 East Street benefits from an outstanding downtown Concord location just four blocks from BART and with excellent access to retail amenities.

OFFERING SUMMARY

Price:	\$1,900,000
Lease Rate:	Call agents
Size:	±9,204 square feet
Occupancy*:	7,126 square feet available for user; 2,078 square feet leased to USPS

* Currently the 7,126 SF space is occupied on a month-month basis

Sale Agents

Forrest Gherlone Senior Managing Director
925.974.0237 / fgherlone@ngkf.com
CA RE License #01376723

Thomas Southern Associate Director
510.923.9158 / tsouthern@ngkf.com
CA RE License #01808807

Leasing Agent

Meghan Basso Associate Director
925.974.0117 / mbasso@ngkf.com
CA RE License #01880016



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PROPERTY INFORMATION

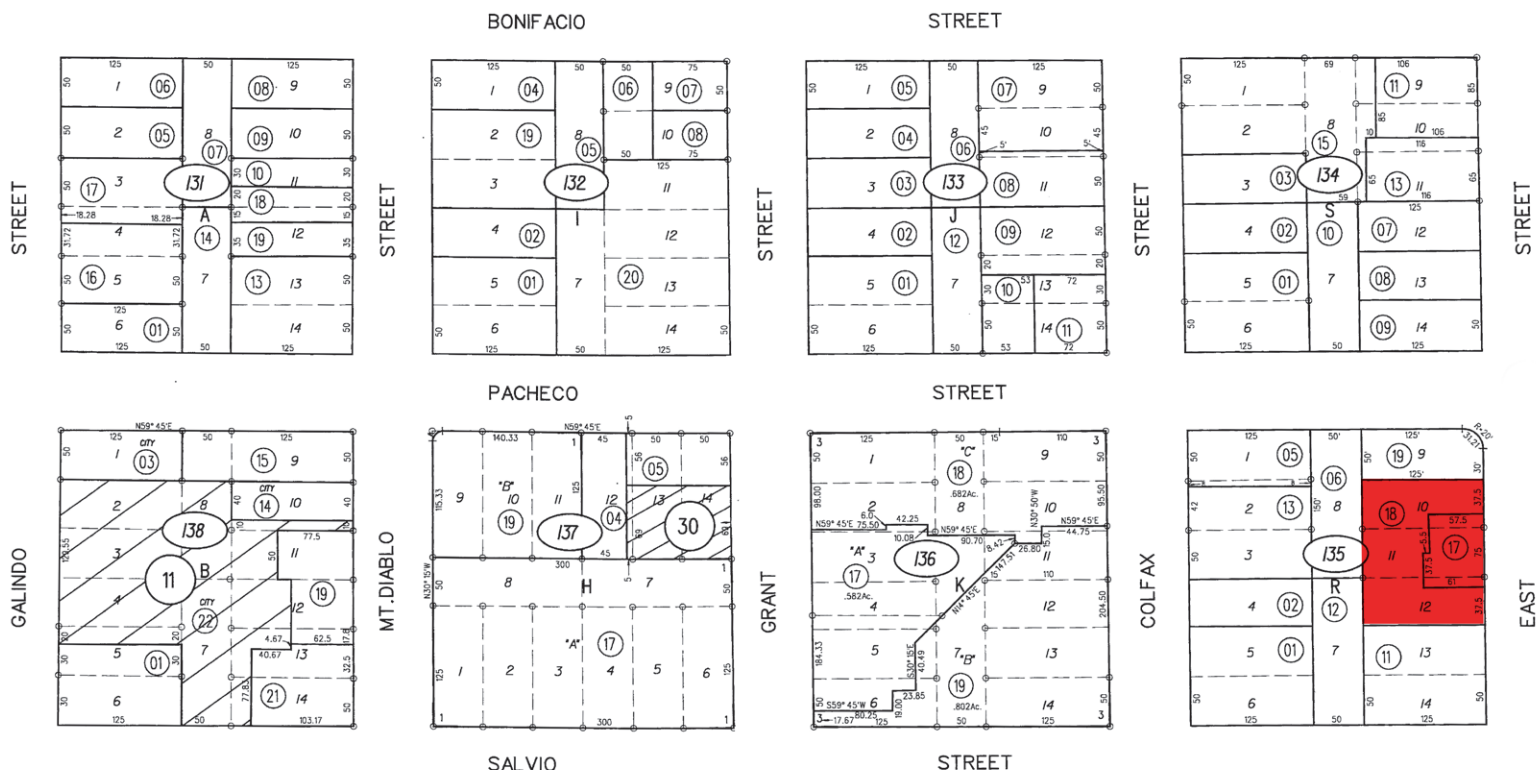
Address: 2041-2043 East Street, Concord, CA
APN: 112-135-018-3 and 112-135-017-5
Size: 9,204 square feet
Acres: 0.53 acres
Parking: 20 stalls

DEMOGRAPHICS (2018 ESTIMATED)

	1 Mile	3 Miles	5 Miles
Population	25,440	127,849	261,314
Avg. HH Income	\$90,786	\$112,378	\$134,558
Daytime Population	25,720	101,240	190,919

OFFERING HIGHLIGHTS

- ◆ Outstanding downtown location near BART, John Muir Hospital, and Todos Santos Plaza
- ◆ Open layout in the vacant space (currently configured for fitness use)
- ◆ Flexible DMX (Downtown Mixed Use) zoning allows a variety of uses
- ◆ Downtown Concord is experiencing a renaissance with multiple new retail and multi-family developments completed or underway
- ◆ USPS lease provides in place cash flow
- ◆ Over 12,300 vehicles per day on highly trafficked East Street
- ◆ Heavy power and dedicated parking
- ◆ Additional functional upstairs space not included in square footage
- ◆ Also available for lease



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LEASE SUMMARY

Tenant:	United States Postal Service	Rent:	\$48,000.80 per Year; \$4,000.07 per month; \$1.92per square foot per month
Premises:	2,078 square feet	Rent Type:	Net of janitorial and utilities
Commenced:	April 1, 2013	Options:	None remain
Expires:	3/31/2023		

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.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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