

PRIME RETAIL AND OFFICE SPACE FOR LEASE - PARK N SHOP CENTER

1679-1691 Willow Pass Road, Concord, CA 94520



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TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



±14,386 SF + MEZZANINE RETAIL/OFFICE PROPERTY

PARK & SHOP
1679-1691 Willow Pass Road



OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	± 14,386 SF Ground Floor ± 5,020 SF Mezzanine (Divisible to ± 1,633 SF)
Year Built:	1957
Renovated:	2020, Ready by August 2020

PROPERTY OVERVIEW

Prominently located on Willow Pass Road, on an End Cap, in the Park 'N Shop retail center - one of Concord's busiest shopping centers, 1679-1691 Willow Pass Road offers an unparalleled opportunity to be a part of the vibrant retail community in the heart of downtown Concord. Being one of the first major retail developments built in Concord, Park 'N shop is well known throughout the region as a shopping and dining destination with an extensive and diverse qualified retail tenant lineup.

PROPERTY HIGHLIGHTS

- Extensive interior and exterior renovations commencing Spring 2020
- Prominently located at fully signalized entrance to Park 'N Shop center
- Highly visible from Willow Pass Road with 20,000+ cars per day
- 1/4 mile to CA-242 and less than a mile to I-680 freeways via Willow Pass Road
- Strong co-tenancy roster including Fry's Electronics, Starbucks, JoAnn's Fabrics, 99cent only, Chuck E Cheese, Burger King, 99 Ranch Market, Los Montañas Supermarket

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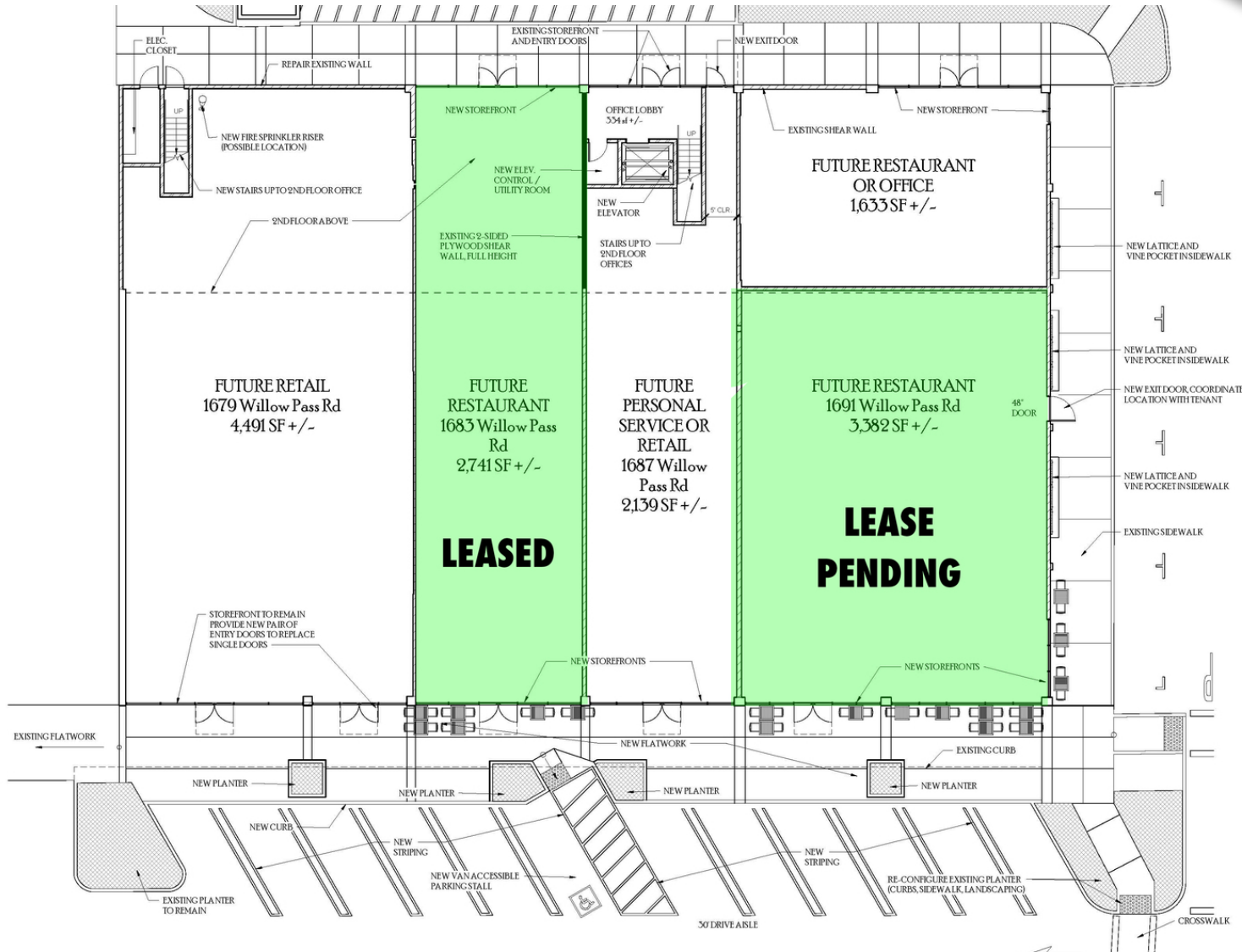


Divisible to 2,500 SF



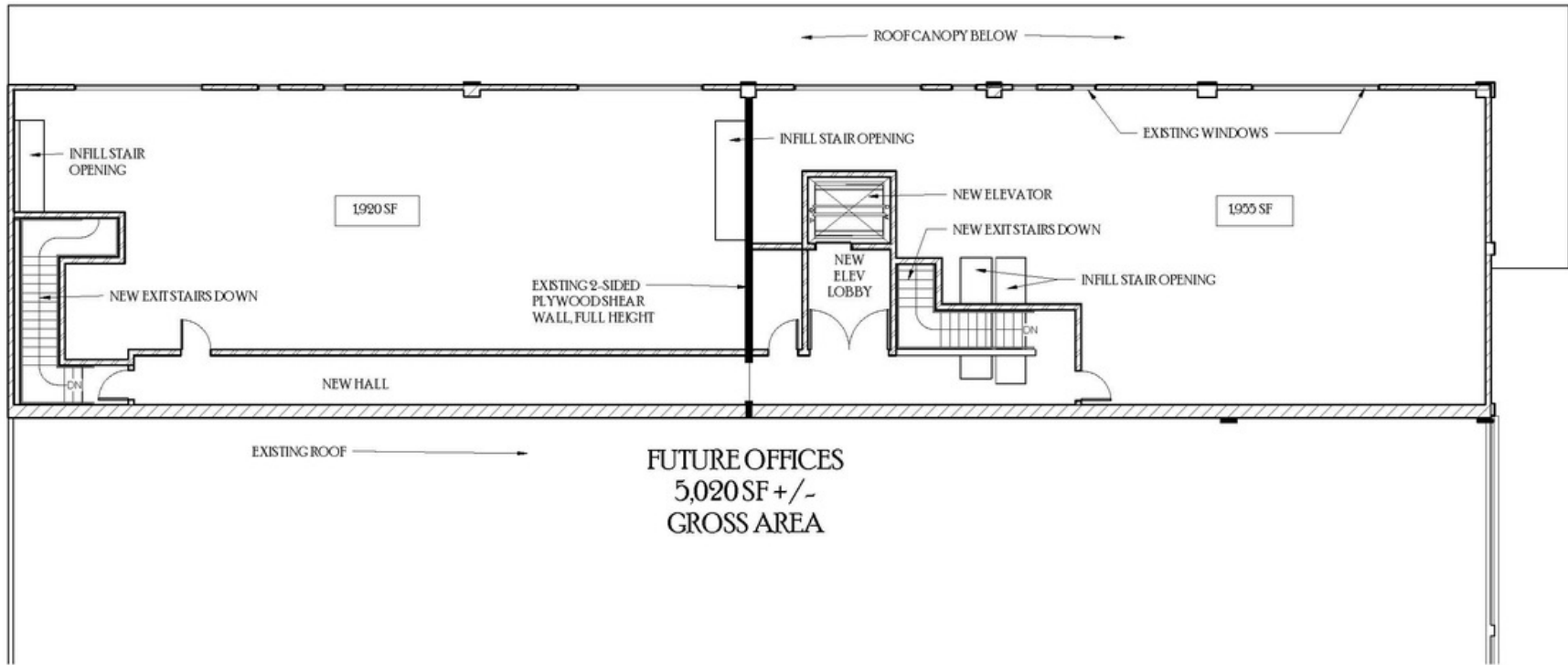
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South Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"

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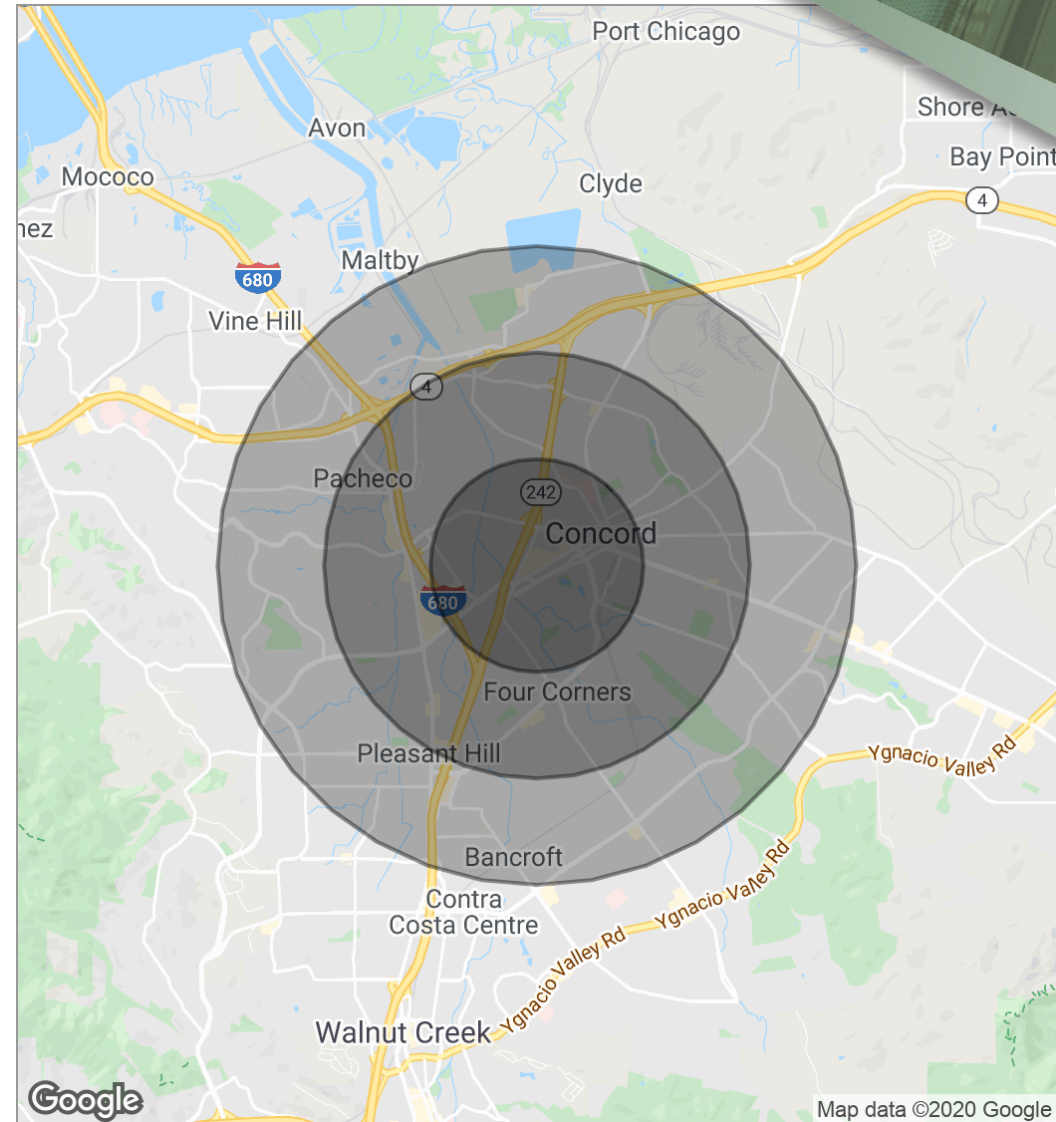
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PARK & SHOP
1679-1691 Willow Pass Road

POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,924	76,075	136,604
Median age	33.1	35.0	37.1
Median age (Male)	31.7	33.6	35.6
Median age (Female)	36.2	37.1	38.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,169	28,475	53,080
# of persons per HH	2.7	2.7	2.6
Average HH income	\$54,968	\$65,984	\$77,115
Average house value	\$399,075	\$439,888	\$508,882

** Demographic data derived from 2010 US Census*





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