

RESTAURANT/ REDEVELOPMENT OPPORTUNITY

1225 Willow Pass Road

CONCORD, CA

±9,578 SF on 1.51 Acres

EXCLUSIVE AGENTS

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OFFERING SUMMARY //

	Price	Call Agents
	Size	±9,578 square feet
	Site	±1.51 acres
	Parking	±100 stalls (±10.44/1,000 square feet)
	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
- Ample parking with a ratio exceeding 9 stalls per 1,000 square feet
- Concord is undergoing a revitalization with exciting new multi-family, mixed-use and retail developments underway
- Existing building with sewer and water credits available
- Flexible WMX (mixed use) zoning



PROPERTY INFORMATION //

Address:	1225 Willow Pass Road, Concord
APN:	126-421-001-2
Site:	±1.51 Acres
Building Size:	±9,578 SF
Built:	1975 (Renovated since)
Parking:	±100 stalls (±10.44 stalls/1,000 SF)
Zoning:	WMX (West Concord Mixed Use)
Former Use:	Elephant Bar

DEMOGRAPHICS (2017 EST)



Population

1 Mile	3 Miles	5 Miles
20,394	154,524	266,445



Avg. Household Income

\$82,345	\$112,637	\$131,273
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Daytime Population

13,126	105,410	182,079
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TRAFFIC COUNTS

Street

Traffic (ADT)

Willow Pass Road	33,424
Diamond Blvd	16,842
I-680	134,507

PARCEL MAP





The Willows



SUN VALLEY MALL

FITNESS **JCPenney**

macy's **sears**

ROUND1 **Red Robin**

THE VERANDA

VERANDA LUXE CINEMA **WORLD MARKET** **SEPHORA** **SUPER DUPER**

365 **CITY SPORTS** **TJ-maxx** **Mikuni**

Peets Coffee & Tea **LunchboxWax** **sleep number**

THE WILLOWS

ANY MOUNTAIN **Pier 1 Imports** **BENIHANA**

KREI **CJ** **Taverna** **OLD NAVY** **Timberline**

SITE

HOBBY LOBBY

TRAVIS CREDIT UNION

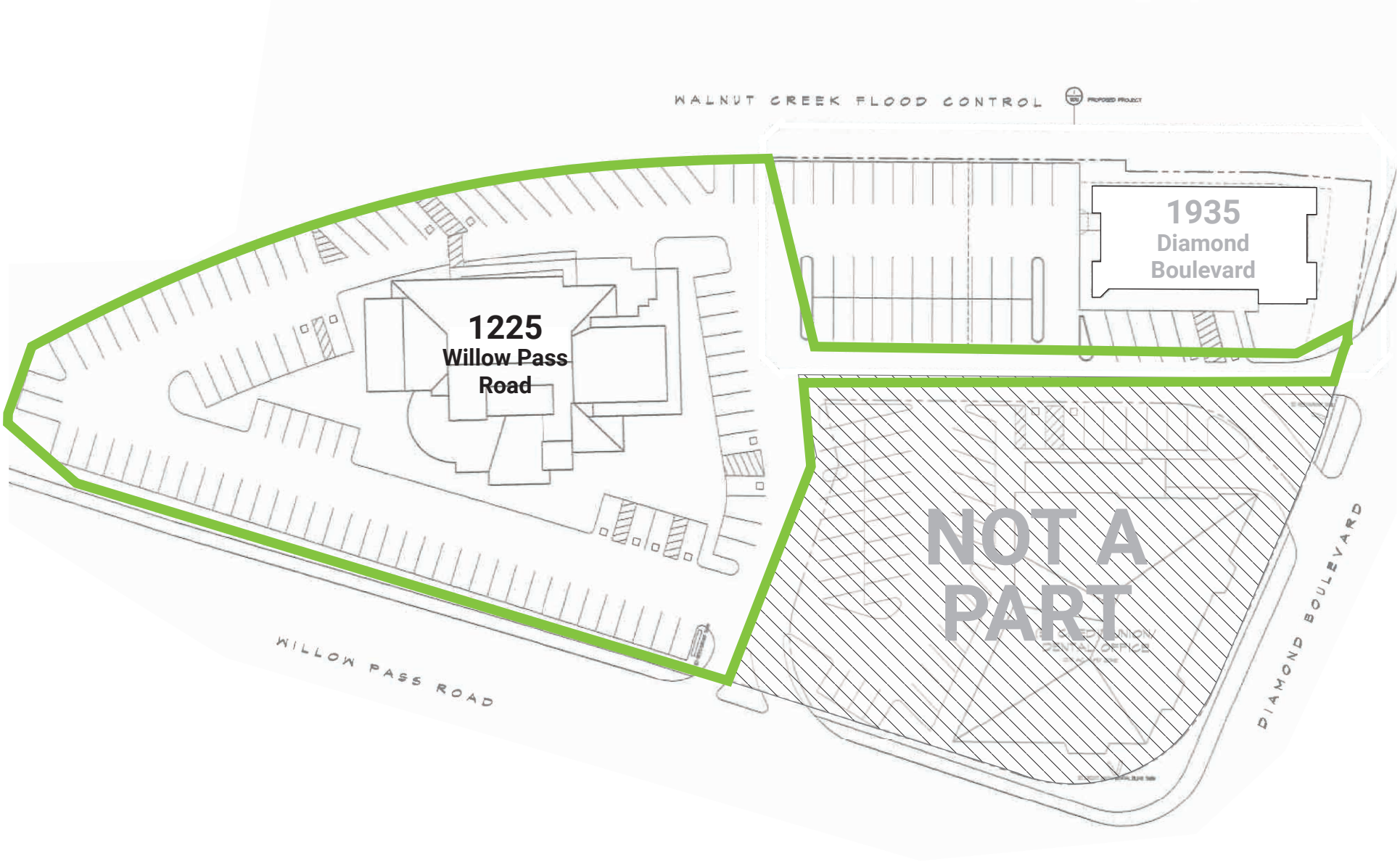
Denny's

Hilton

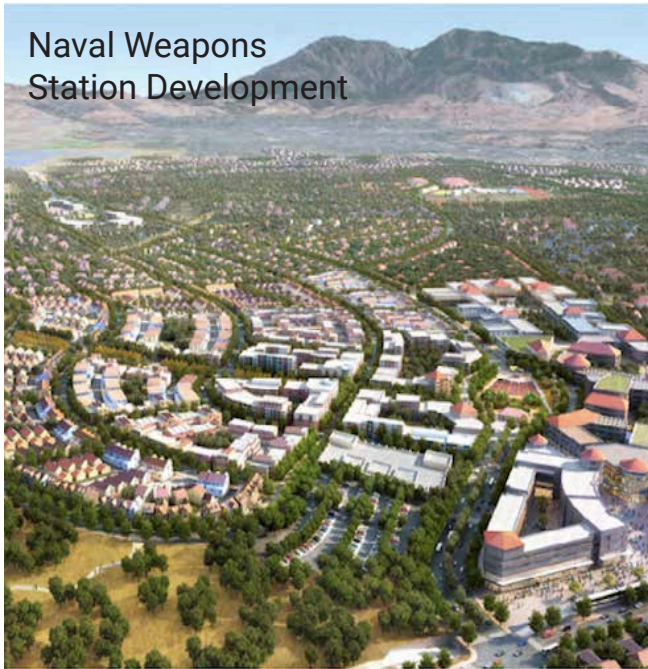


15-0349 03/15

SITE PLAN //



CONCORD'S TRANSFORMATION //



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.

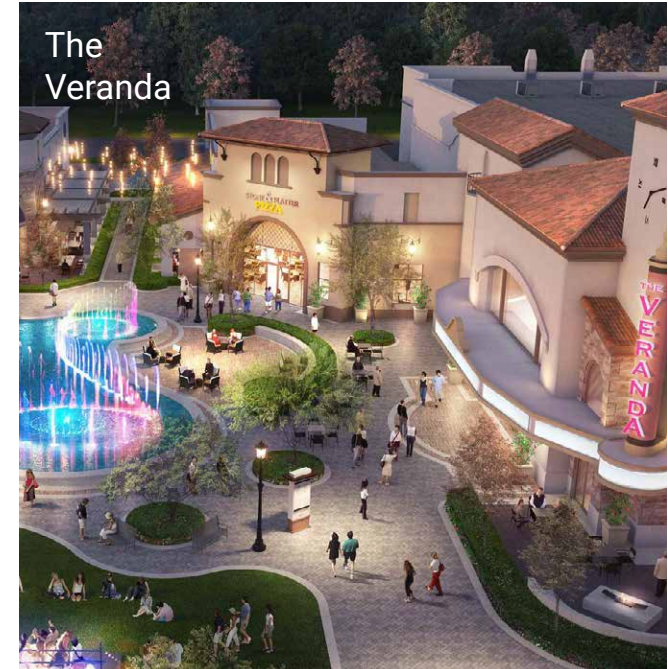


MULTI-FAMILY DEVELOPMENT

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.



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.



1225 Willow Pass Road CONCORD, CA

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.

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