

FOUR CORNERS SHOPPING CENTER | 2250 Monument Blvd., Concord, CA 94520



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THE OPPORTUNITY

Four Corners Shopping Center is a privately owned neighborhood shopping center serving the Concord, Pleasant Hill, and Walnut Creek Market. This 148,233 square foot shopping center boasts national tenants like Big Lots, US Foods Chef's Store, Ross, DD's Discount and Dollar Tree. Availabilities include a 5,000 SF pad building and shop space ranging from 1,420 - 1,880 SF which could be combined for a total of 3,800 SF.

LOCATION

Four Corners Shopping Center is located on Monument Blvd. (35,875 ADT) at Oak Grove Rd. (20,936 ADT). This intersection, known as the four corners, benefits from its coveted market position in close proximity to Concord, Pleasant Hill, and Walnut Creek.

AVAILABLE SPACES

±1,420 - 1,880 SFShop Space±5,000 SFPad Building

TRAFFIC COUNTS

Monument Blvd.35,875 ADTOak Grove Rd.22,836 ADT



DEMOGRAPHICS

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
34,149	157,149	267,405



DAYTIME EMPLOYEES			
1 MILE	3 MILES	5 MILES	
14,818	123,261	214,826	

AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$112,722	\$159,507	\$174,962



BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
29.3%	45.7%	50.3%

HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$407.01 M	\$2.82 B	\$5.24 B



HOUSEHOLD DENSITY PSM			
1 MILE	3 MILES	5 MILES	
10.875	5,561	3,406	

HOUSEHOLDS WITH CHILDREN			
1 MILE	3 MILES	5 MILES	
39.4%	29.8%	29.6%	

HOME VALUES OVER 1 MILLION		
1 MILE	3 MILES	5 MILES
623	7,972	18,380





CLOSE UP AERIAL

Four Corners Shopping Center | Concord, CA

PROPOSED RESIDENTIAL DEVELOPMENT

BIG LOTS

US

FOODS

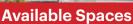
DOLLAR TREE



MONUMENT BLVD.- 35,875 ADT

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- 1 1,880 SF
- 1 1,000 01

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- 2 1,500 SF
- 3 1,420 SF
- 4 5,000 SF



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Four Corners Shopping Center | Concord, CA



MARKET AERIAL

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Lockehouse Retail Group | www.LOCKEHOUSE.com





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