



MONUMENT BLVD.- 35,875 ADT

OAK GROVE RD.- 22,836 ADT

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 SF Shop Space
±5,000 SF Pad Building

TRAFFIC COUNTS

Monument Blvd. 35,875 ADT
Oak 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





PROPOSED RESIDENTIAL
DEVELOPMENT



4



MONUMENT BLVD. - 35,875 ADT

OAK GROVE RD. - 22,836 ADT

Available Spaces

- | | |
|---|----------|
| 1 | 1,880 SF |
| 2 | 1,500 SF |
| 3 | 1,420 SF |
| 4 | 5,000 SF |

PROPOSED RESIDENTIAL SITE PLAN

Four Corners Shopping Center | Concord, CA







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