



POSSIBLE RESIDENTIAL DEVELOPMENT



3

2

1



OAK GROVE RD. - 17,390 ADT

MONUMENT BLVD.- 33,102 ADT

Available Spaces

- 1 18,705 SF
- 2 5,000 SF
- 3 1,880 SF

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 US Foods Chef's Store, Ross, DD's Discount and Dollar Tree. Availabilities include a 18,705 SF Anchor Space, 5,000 SF pad building and 1,880 SF shop space.

LOCATION

Four Corners Shopping Center is located on Monument Blvd. (33,102 ADT) at Oak Grove Rd. (17,390 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

±1,880 SF	Shop Space
±5,000 SF	Pad Building
±18,705 SF	Anchor Space

TRAFFIC COUNTS

Monument Blvd.	33,102 ADT
Oak Grove Rd.	17,390 ADT



DEMOGRAPHICS

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
33,384	156,570	265,512

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
5,997	78,431	137,119

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$111,938	\$159,493	\$178,043

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
30.9%	46.6%	51.0%

HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$427.23 M	\$2.87 B	\$5.33 B

HOUSEHOLD DENSITY PSM

1 MILE	3 MILES	5 MILES
10	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







COSTCO
WHOLESALE

ROSS
DRESS FOR LESS

dds
DISCOUNTS

US
FOODS

DOLLAR TREE

Starbucks

7-Eleven

Walgreens

SUBWAY

food maxx

MONUMENT BLVD. - 35,875 ADT

OAK GROVE RD. - 22,836 ADT

Google Earth
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