

1675

WILLOW PASS ROAD

Concord, CA



±99,055 SF

AVAILABLE FOR SALE

±60,967 SF

AVAILABLE FOR LEASE



LOCKEHOUSE

NEWMARK

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LOCKEHOUSE and NEWMARK as exclusive advisors, are pleased to offer the opportunity to lease or purchase 1675 Willow Pass Road (the "Property"), a 2-story, \pm 99,055 SF retail building in Concord, California within the San Francisco Bay Area. JoAnn Fabric and Craft currently occupies 38,088 square feet on the ground, leaving \pm 60,697 SF available for lease (\pm 11,141 SF on ground floor and \pm 49,826 SF on the 2nd floor).

The Property is in the bustling Park N Shop shopping center with outstanding visibility, easy access from Highway 242 & Interstate 680, and ample reciprocal parking. Downtown Mixed-Use zoning permits a variety of uses, while an FAR of 1.0-6.0 and a height limit of 200 feet (with use permit) offer residential redevelopment possibilities.

OFFERING HIGHLIGHTS

- Owner/user or value add investment opportunity
- Downtown Mixed-Use Zoning allowing mixed use and residential – FAR of 1.0-6.0
- 38% occupied by JoAnn Fabrics and Crafts (high performing store)
- Centrally located with easy access to Highway 242, Willow Pass Road, Highway 680
- Flexible zoning allows retail, office, residential, medical, governmental uses etc.
- Surrounded by nearly 13 million SF of office and industrial space
- Entire exterior facade building completely renovated
- 11,141 SF on ground floor (including loading dock) plus \pm 49,826 SF on 2nd floor
- Levels connected by escalator, stairwells and freight elevators
- Divisible with opportunity for separated entrance
- Surrounding tenants include 99 Ranch Market, 99 Cent Only, JoAnn Fabrics, Home Depot

LEASING INQUIRIES

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FOR SALE INQUIRIES

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SIZE

± 99,055 SF
± 49,229 SF Ground floor
± 49,826 SF 2nd floor



ZONED

DMX
Downtown
Mixed Use



DEVELOPMENT

FAR OF 1.0-6.0
Residential density of 33-100 Units/Acre
Height Limit of 200 ft.
or greater with use permit



PARCEL

9.6 Acres (3 parcels)
APN: 126-281-009
126-281-010
126-281-012



LOADING

Doors
3 Dock
High



PARKING

RECIPROCAL
With entire
Park N Shop



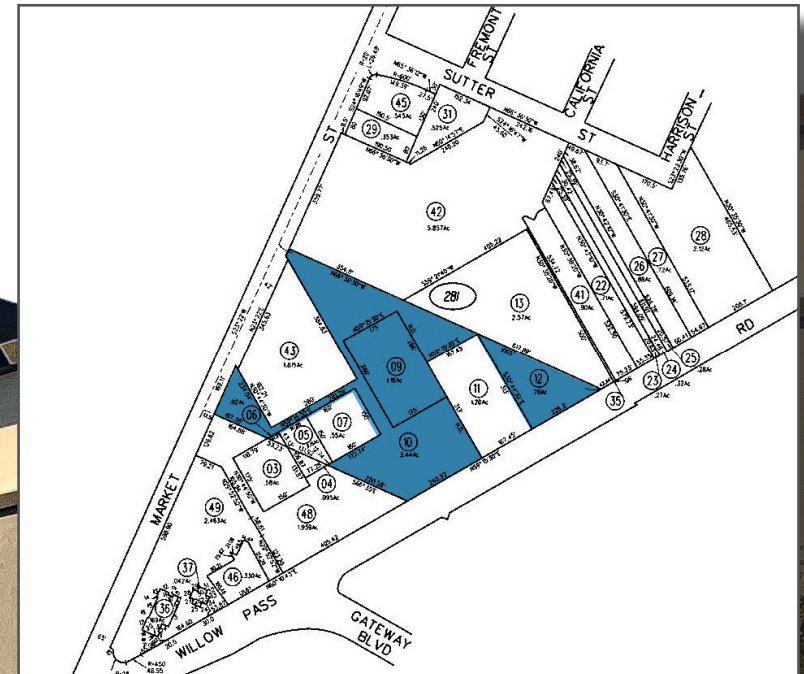
VISIBILITY

Visible
from Freeway (Hwy 242)
& Willow Pass Road



TENANCY

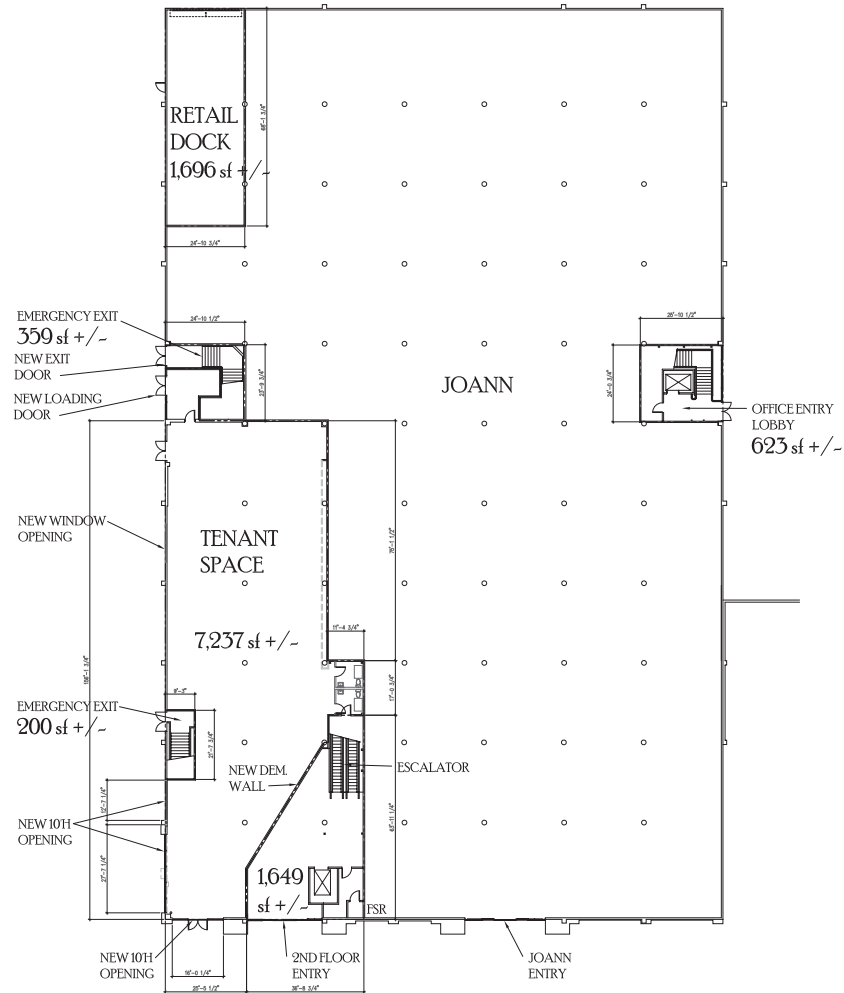
JOANN FABRICS
occupies
± 38,088 SF



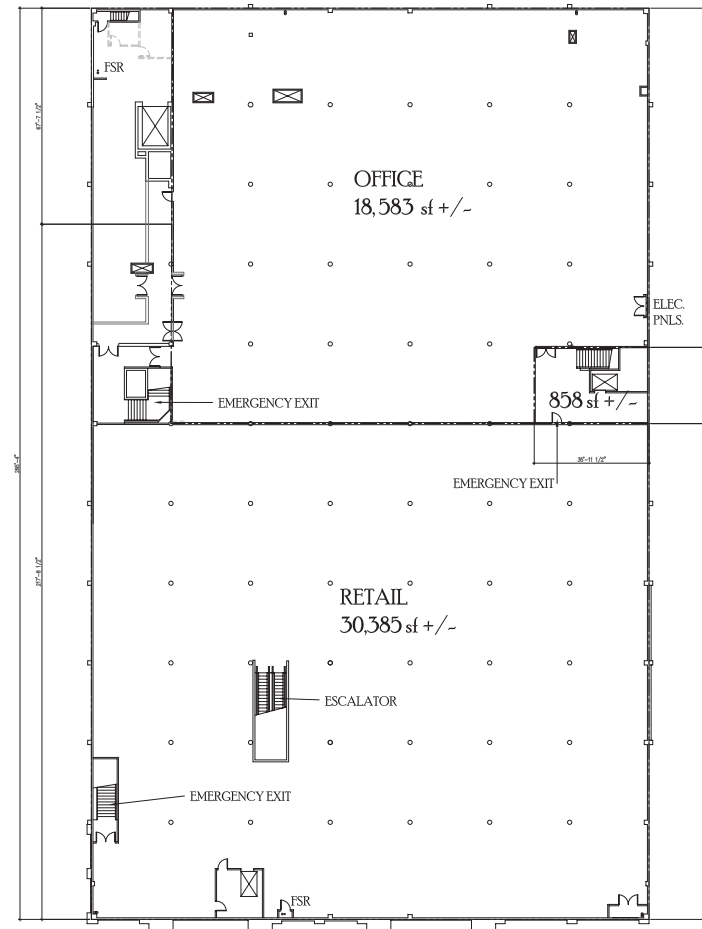


SCHEME A

FIRST FLOOR

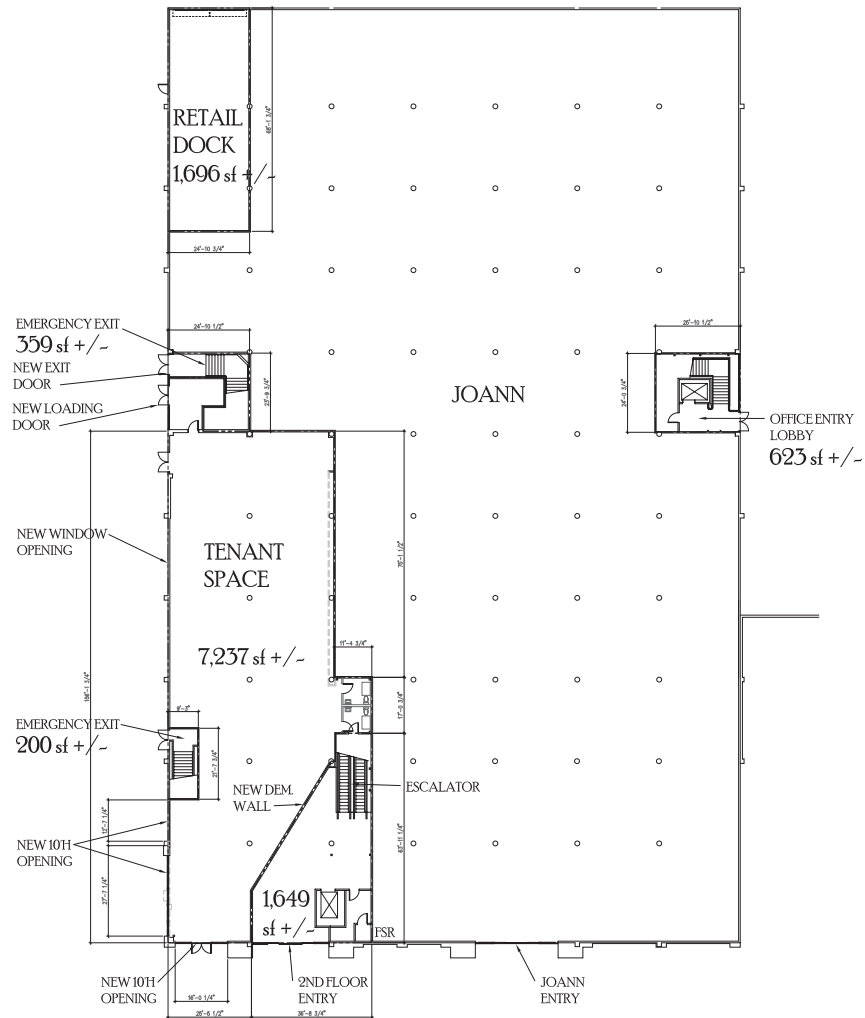


SECOND FLOOR OFFERED AT \$12/SF

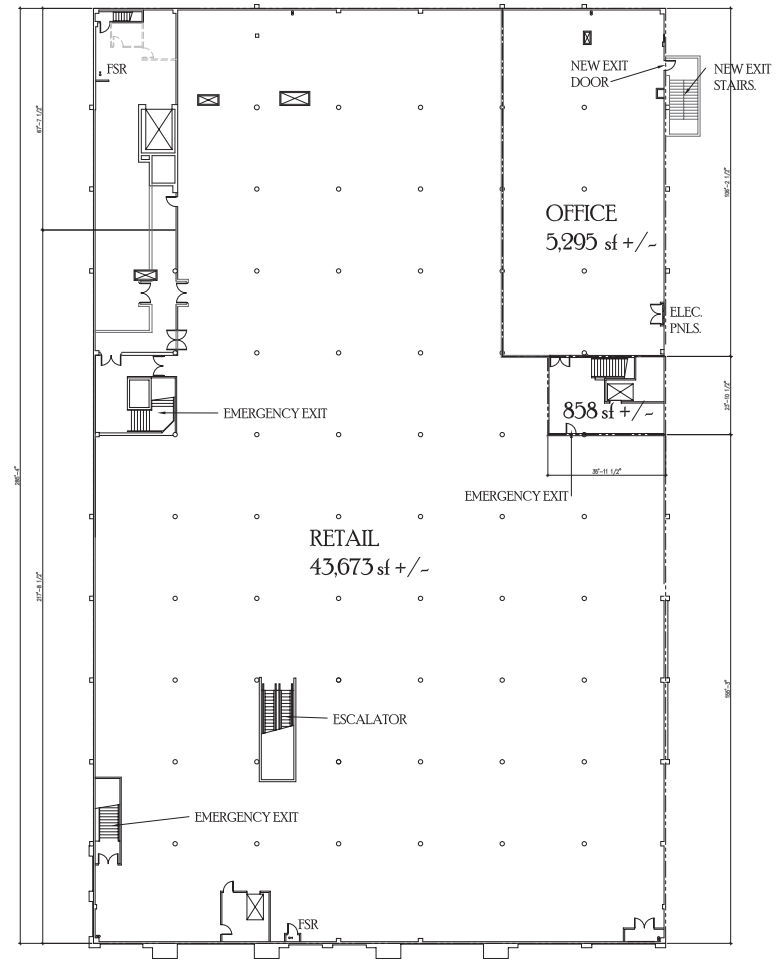


SCHEME B

FIRST FLOOR



SECOND FLOOR ONLY \$12/SF



MARKET AERIAL



1675
WILLOW PASS ROAD

MOUNT DIABLO
HIGH SCHOOL

TODOS SANTOS
PLAZA

SKIPOLINI'S
OLD SPAGHETTI FACTORY
BOLLINGER NAIL SALON
CREAM
NAAN N' CURRY
PEET'S COFFEE
EJ PHAIR BREWING

CONCORD AVENUE - 32,759 ADT

Walgreens

LEXUS

DOLLAR TREE

Brenden
THEATRES

105,731 ADT

B M W

SUTTER STREET

99

GROCERYOUTLET
bargain Market

MARKET STREET - 25,134 ADT

MINI

GMC

Starbucks

99c only

LAS MONTAÑAS
SUPERMARKET

WILLOW PASS ROAD - 16,776 ADT

PETSMART

CLAYTON ROAD - 33,019 ADT

ELLIS LAKE
PARK

Brasas
de Brazil

CHUCK E.
CHEESE'S

COMPETITION AERIAL





POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 22,809 | 137,314 | 254,302 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 8,016 | 51,837 | 98,124 |



ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|-----------|-----------|
| \$91,189 | \$128,124 | \$147,561 |



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE | 3 MILES | 5 MILES |
|-----------|----------|----------|
| \$759,221 | \$1.56 M | \$1.88 M |



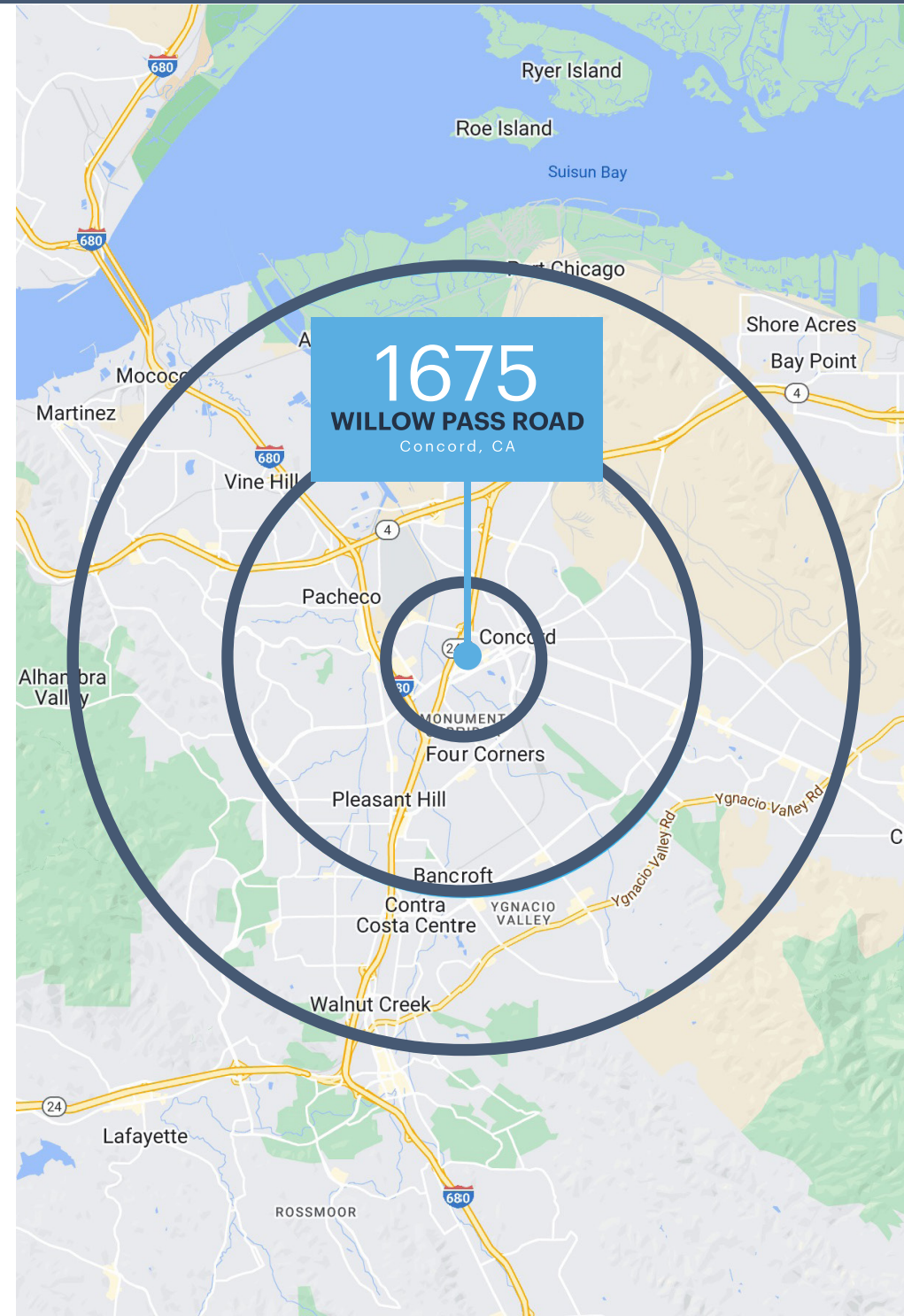
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 4,916 | 40,787 | 88,487 |



TOTAL RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$284.89 M | \$2.05 B | \$4.29 B |





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