

THE GRANT CONCORD

MEGHAN BASSO
(925) 488-4143
meghan@lockehouse.com
License #01880016

TATIANA GUZMAN
(925) 783-2480
tatiana@chromatare.com
License #02111438

CHROMATA
RETAIL





PROJECT DESCRIPTION

ADDRESS	1776 Grant Street, Concord	
AVAILABLE	± 891 SF - ± 4,600 SF	
TRAFFIC COUNTS	Clayton Rd.	19,438 ADT
	Galindo St.	35,988 ADT
	Concord Blvd.	13,977 ADT

HIGHLIGHTS

- 4,600 SF Ground Floor Retail, that can be Demised to ± 891 SF
- New 228-Unit Mixed-Use Development in Downtown Concord
- 1500-Gallon Grease Interceptor and Shafts for Venting

CONCORD OVERVIEW

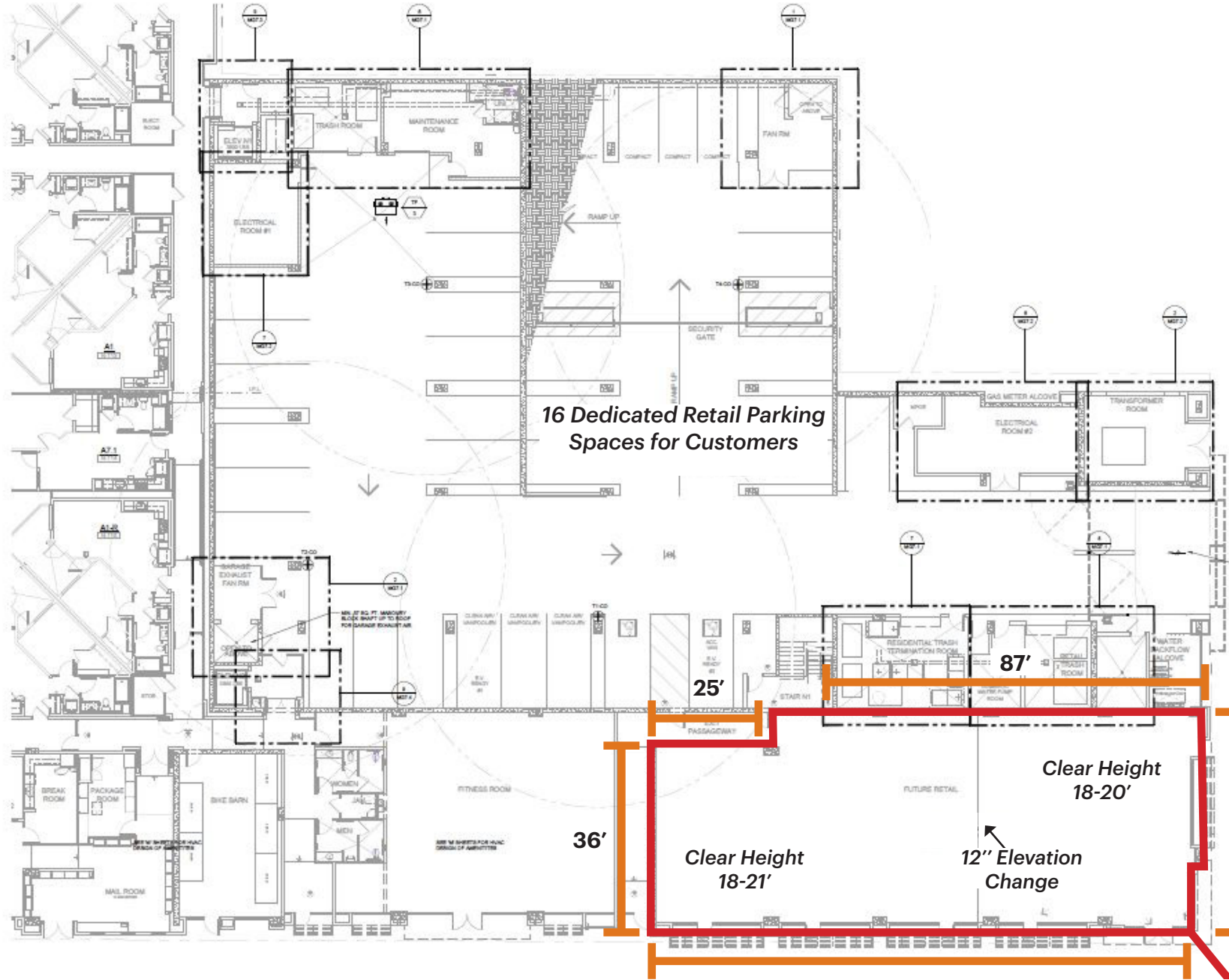
The City of Concord is the most populous city in Contra Costa County - boasting dense residential and daytime populations, alike. The focal point of downtown Concord is Todos Santos Plaza, which encompasses an entire city block and is known for its farmers market, free summer concerts, and large number of surrounding restaurants. Much of the area immediately around downtown has recently been redeveloped, with new high-density apartment and condominium projects to take advantage of the proximity to public transportation and to the area surrounding the park.





CONCORD BLVD. - 13,977 ADT

CLAYTON RD. - 19,438 ADT



16 Dedicated Retail Parking Spaces for Customers

36'

Clear Height 18-21'

108'

Clear Height 18-20'

12" Elevation Change

43'

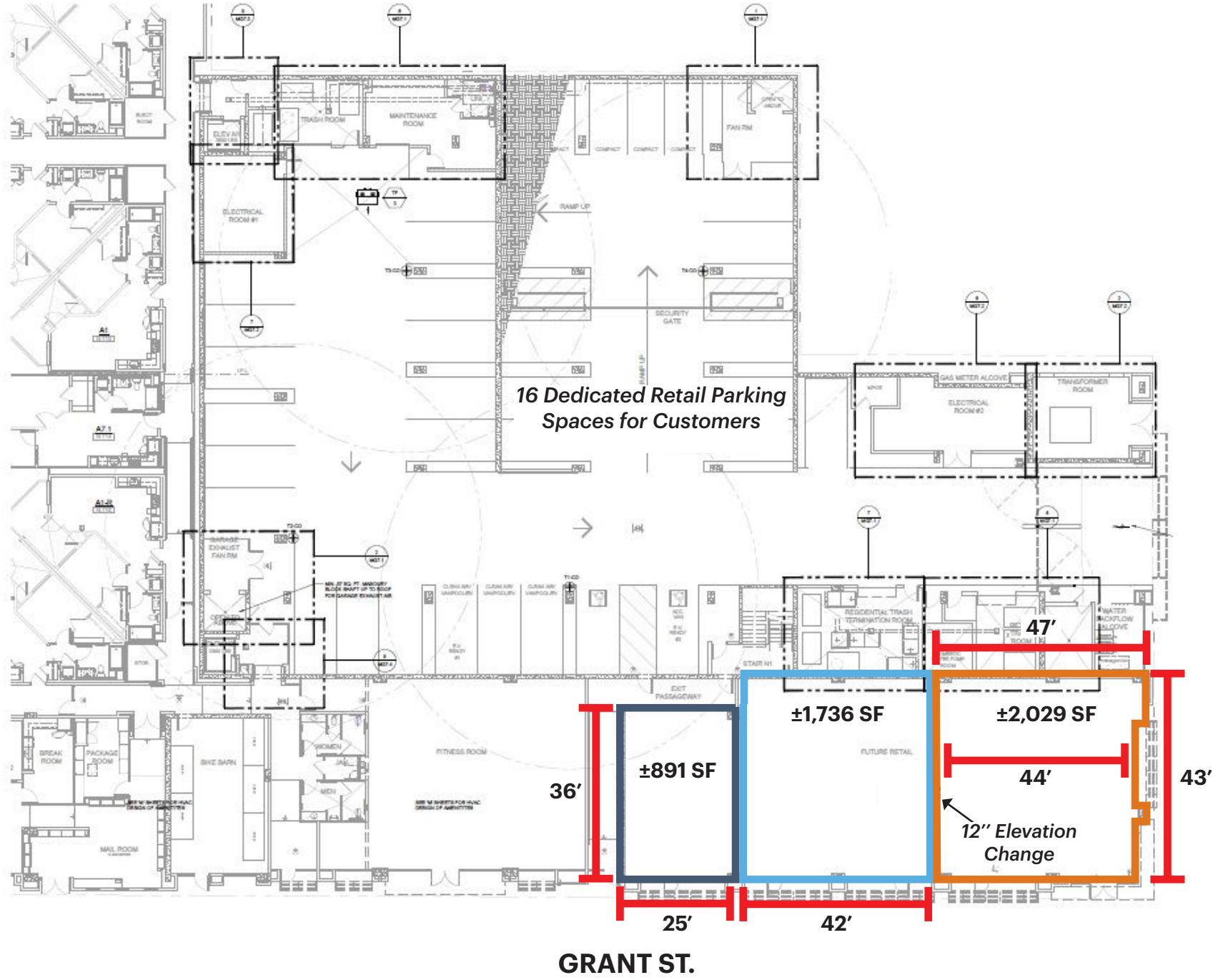
GRANT ST.

Retail Space Available ± 891 SF - ± 4,600 SF

SITE PLAN | Proposed Demising Scenario

CONCORD BLVD. - 13,977 ADT

CLAYTON RD. - 19,438 ADT



GRANT ST.



YOUR SIGN HERE

YOUR SIGN HERE

YOUR SIGN HERE

YOUR SIGN HERE

B1

B2

B3

B4





CONCORD CLASS A OFFICE

2.3M Square Feet Class A

- 1 2001 Clayton Rd.
Tenants: Wells Fargo, Swinerton & Industrious
- 2 2000 Clayton Rd.
Tenant: Bank of America
- 3 1755 Grant St.
Tenant: Wells Fargo
- 4 1655 Grant St.
Tenants: Wells Fargo, AmTrust, AssetMark
- 5 2300 Clayton Rd.
One Concord Center
- 6 1800 Sutter St.
Tenant: Cubic Transportation System
- 7 1850 Gateway Blvd.
Tenant: Center for Health Design
- 8 1855 Gateway Blvd.
Tenant: Coldwell Banker

 Parking

THE GRANT CONCORD

Coming Soon

CONCORD is the Largest City by Population in Contra Costa County



POPULATION

1 MILE	3 MILES	5 MILES
26,388	127,374	257,275



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
29,137	116,288	210,688



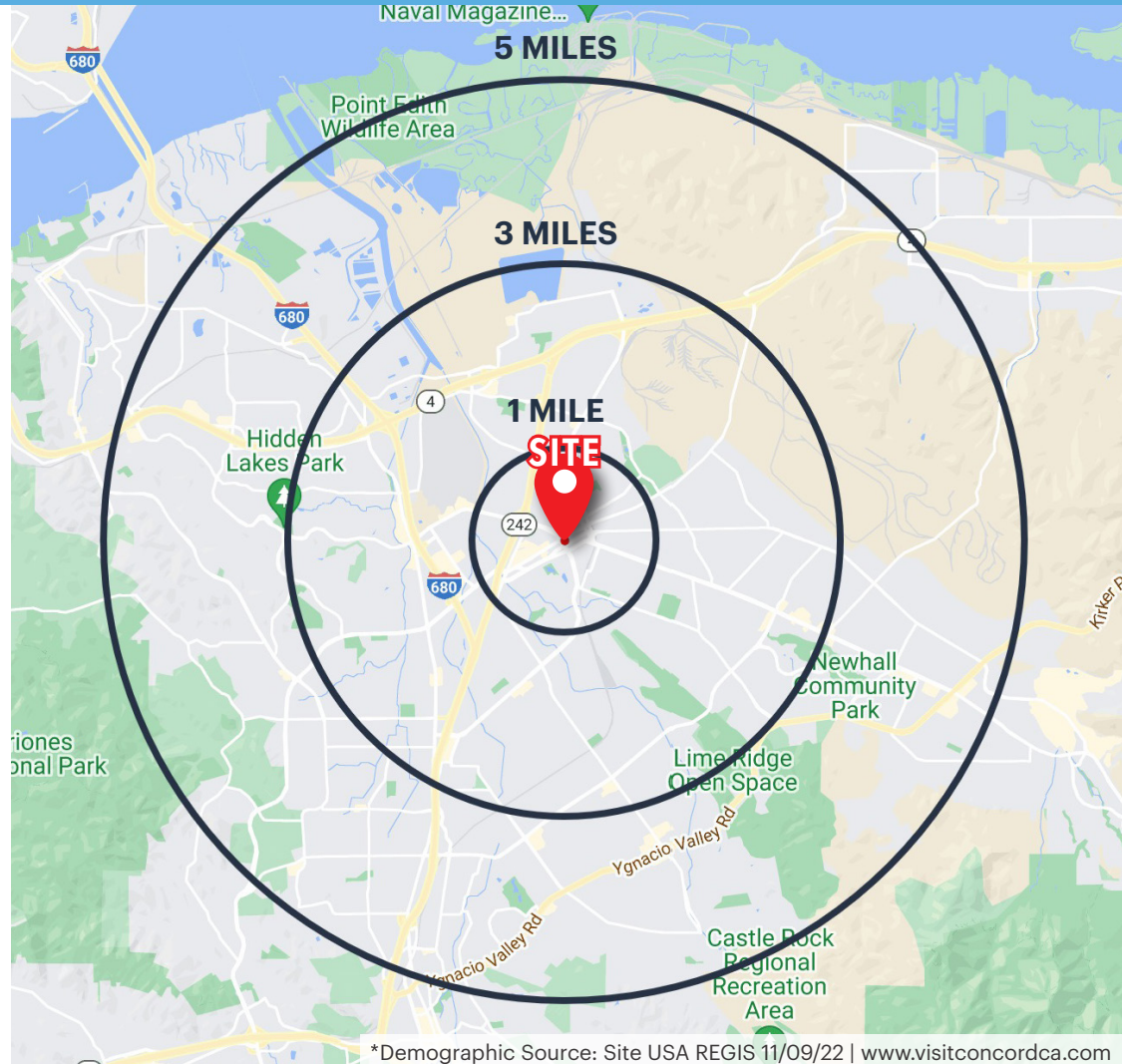
ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$104,379	\$127,603	\$146,478



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$981,498	\$1.5 M	\$1.87 M



*Demographic Source: Site USA REGIS 11/09/22 | www.visitconcordca.com



**Adjacent to Concord
BART Station**

**Daily Riders
~5,300 Passengers**

**San Francisco
~45 Minutes**

THE GRANT CONCORD

MEGHAN BASSO
(925) 488-4143
meghan@lockehouse.com
License #01880016

TATIANA GUZMAN
(925) 783-2480
tatiana@chromatare.com
License #02111438

CHROMATA
RETAIL

