

Downtown Concord's Premier Retail Opportunity

THE GRANT

CONCORD, CA



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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.

Position your business at one of Concord's busiest intersections. Grant St & Clayton Rd connect major residential neighborhoods to Downtown Concord, bringing a steady flow of commuters, shoppers and diners right past your storefront. This is your opportunity to join Concord's evolving downtown.

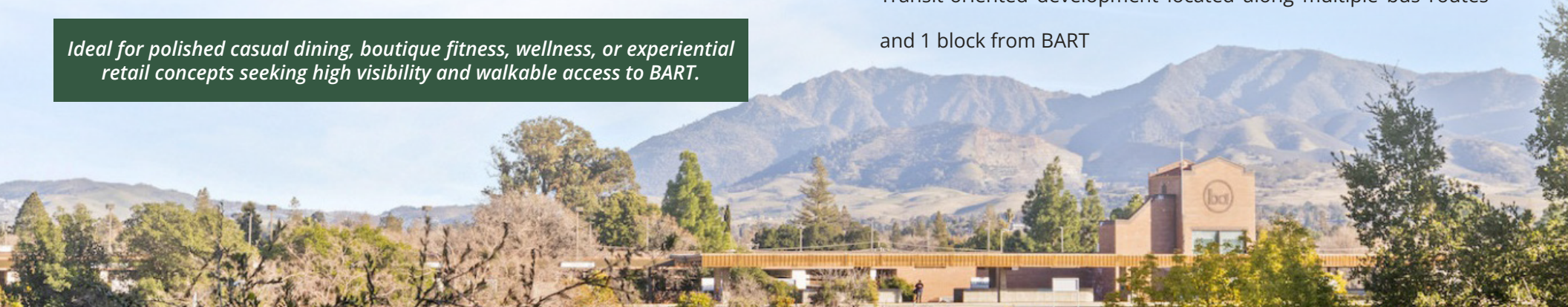
Ideal for polished casual dining, boutique fitness, wellness, or experiential retail concepts seeking high visibility and walkable access to BART.

PROJECT DESCRIPTION

ADDRESS	1776 Grant Street, Concord	
AVAILABLE	± 831 SF	
TRAFFIC COUNTS	Clayton Rd.	19,438 ADT
	Galindo St.	35,988 ADT
	Concord Blvd.	13,977 ADT

HIGHLIGHTS

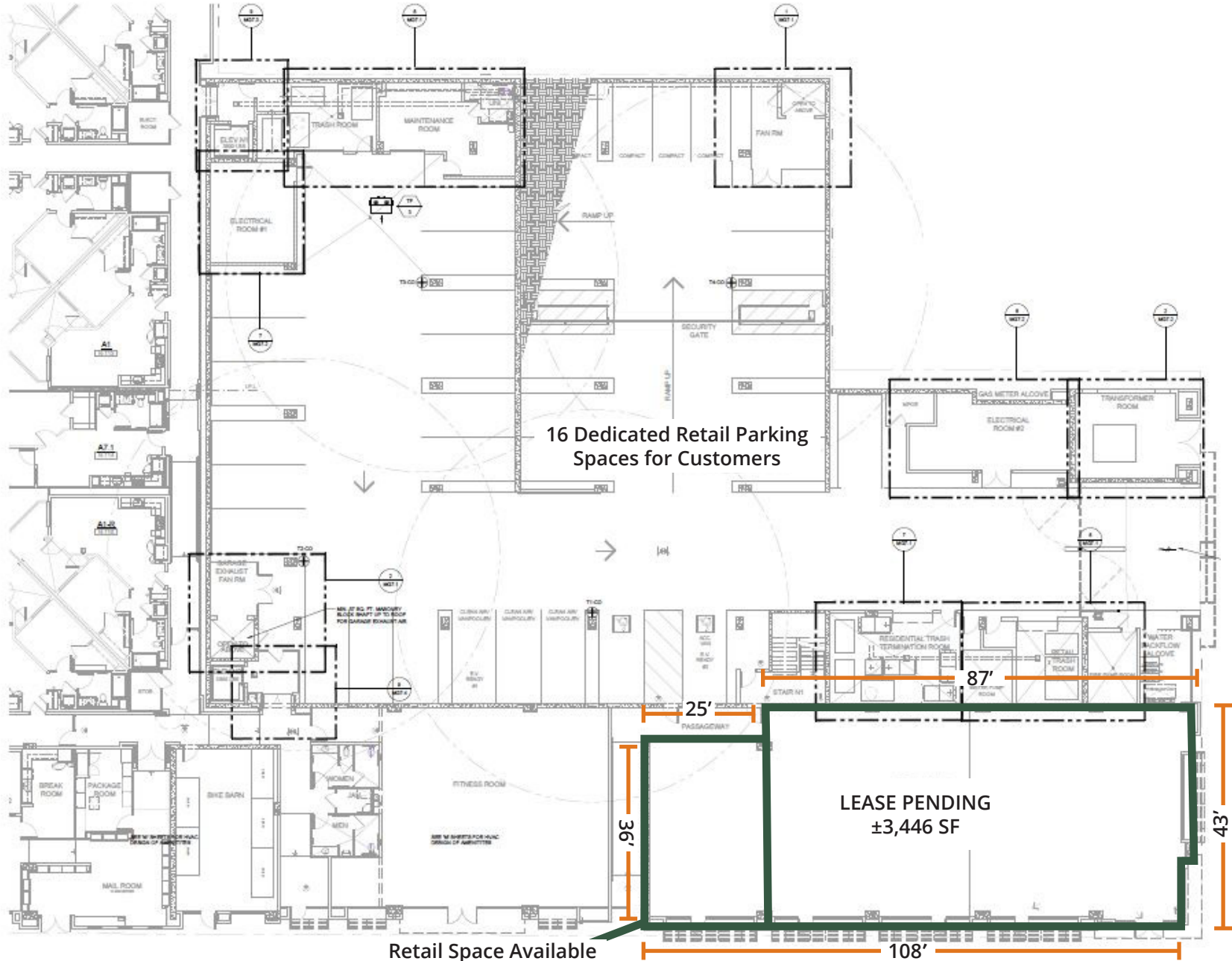
- Last retail space available ± 831 SF
- New 228-unit mixed-use development in downtown Concord
- 1500-Gallon grease interceptor and shafts for venting
- Dedicated retail parking available
- Visibility along one of Concord's main thoroughfares
- Transit-oriented development located along multiple bus routes and 1 block from BART





CONCORD BLVD. - 13,977 ADT

CLAYTON RD. - 19,438 ADT



16 Dedicated Retail Parking Spaces for Customers

LEASE PENDING
±3,446 SF

Retail Space Available
± 831 SF

GRANT ST. - 2,002 ADT



YOUR SIGN HERE

LEASE PENDING

B1



Retail Amenities and 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



5 minute walk to BART and Todos Santos Plaza



POPULATION

1 MILE	3 MILES	5 MILES
26,445	129,107	261,391



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
21,546	101,689	191,440



EST. AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$113,380	\$145,758	\$174,223



EST. AVERAGE HH NET WORTH

1 MILE	3 MILES	5 MILES
\$1.01 M	\$1.61 M	\$1.99 M

*Demographics Source: Sites USA REGIS Online 03/06/26



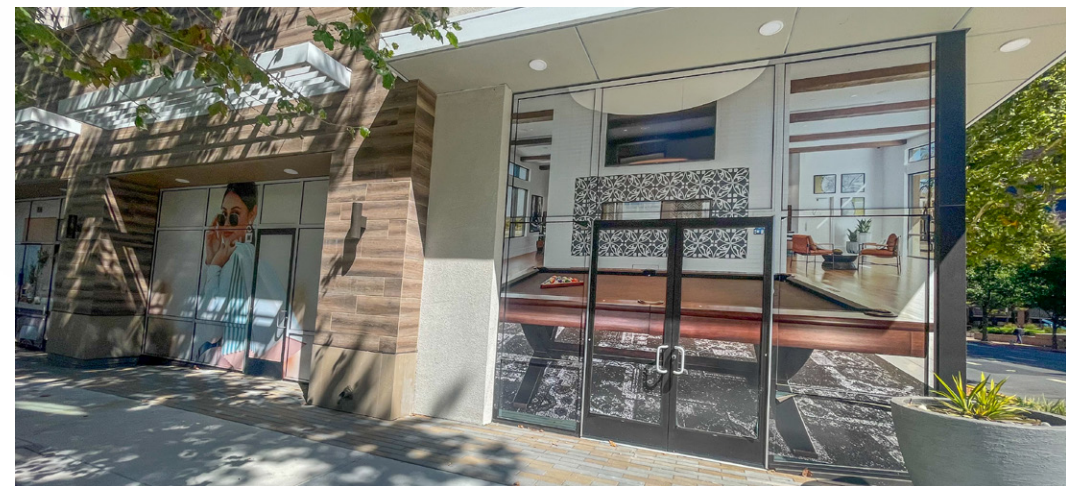
Adjacent to Concord BART Station



Daily Riders
5,300 Passengers



San Francisco
45 Minutes



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