

FOR LEASE



2395 MONUMENT BLVD., CONCORD, CA



LOCKEHOUSE

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PROPERTY HIGHLIGHTS

2395 Monument Blvd., Concord, CA

SUMMARY

CENTER NAME	Monument Plaza
ADDRESS	2395 Monument Blvd., Concord, CA
CROSS STREET	Detroit Ave.
SIZE	±8,200 SF
RENT	Call to Inquire
NNN	\$0.45 PSF Annually (Estimated 2025)
TRAFFIC COUNTS	Monument Blvd. - 34,160 ADT Detroit Ave. - 17,759 ADT



PROPERTY HIGHLIGHTS

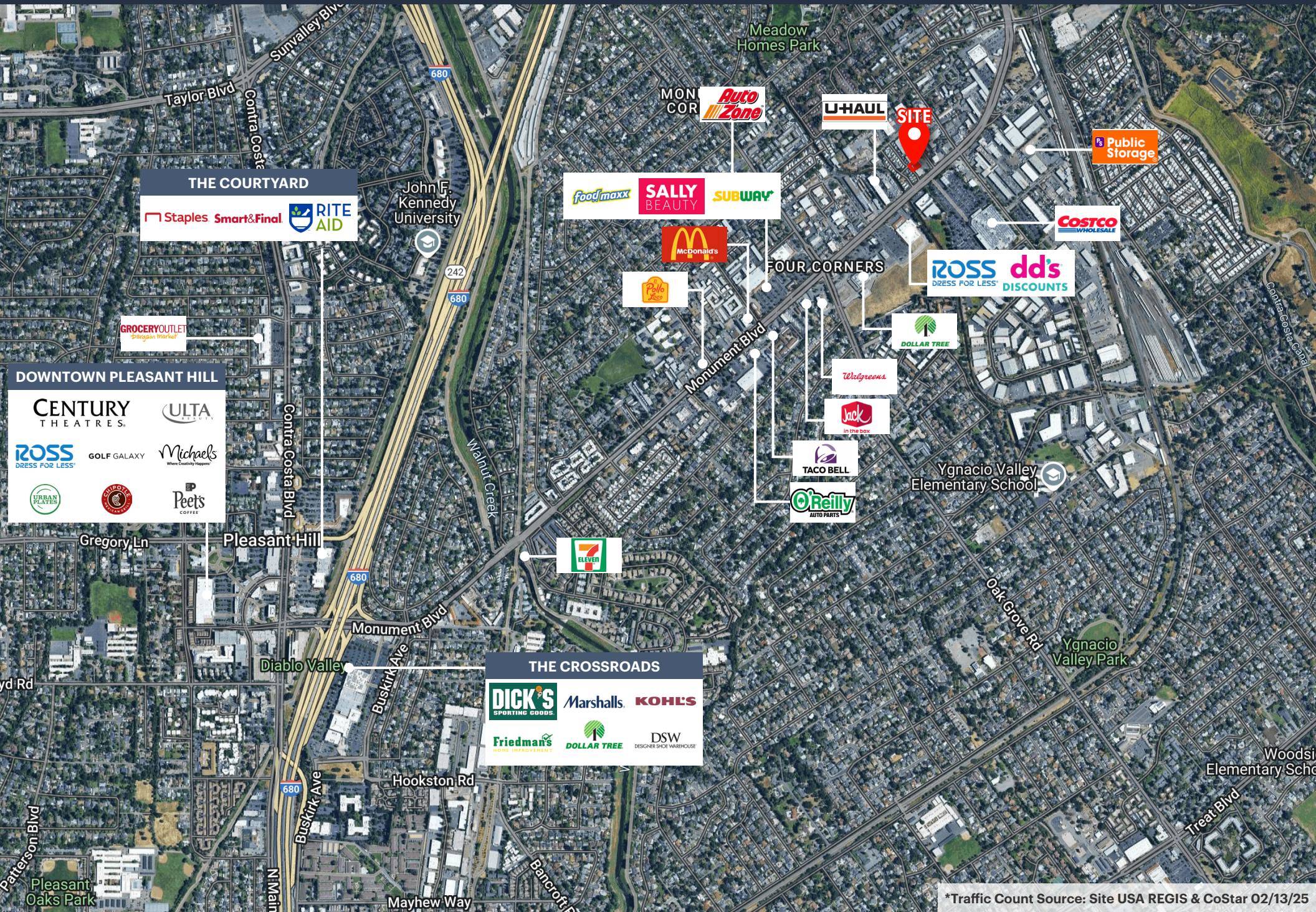
- Monument Signage
- Adjacent to High Traffic/High Volume Costco
- Great Visibility and Signage to Monument Blvd.
- High Ceilings
- Rollup Loading Door
- Convenient Access
- Abundant Parking on Site



*Traffic Count Source: Site USA REGIS 02/13/25

MARKET AERIAL

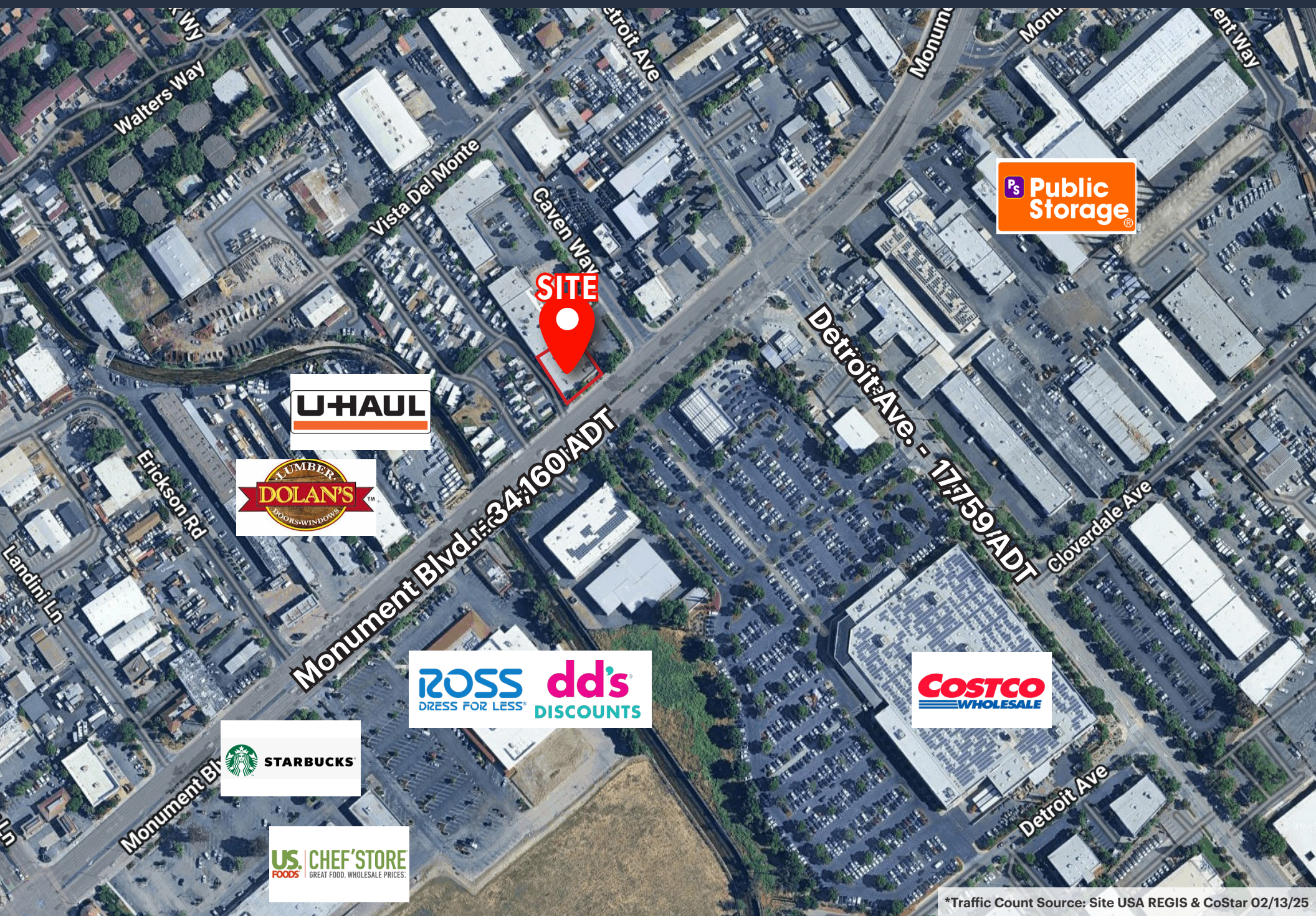
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*Traffic Count Source: Site USA REGIS & CoStar 02/13/25

CLOSE UP AERIAL

2395 Monument Blvd., Concord, CA



SITE

U-HAUL

DOLAN'S
LUMBER
DOORS & WINDOWS

STARBUCKS

US CHEF'S STORE
FOODS GREAT FOOD. WHOLESAL PRICES.

ROSS **dd's**
DRESS FOR LESS DISCOUNTS

COSTCO
WHOLESALE

Public Storage

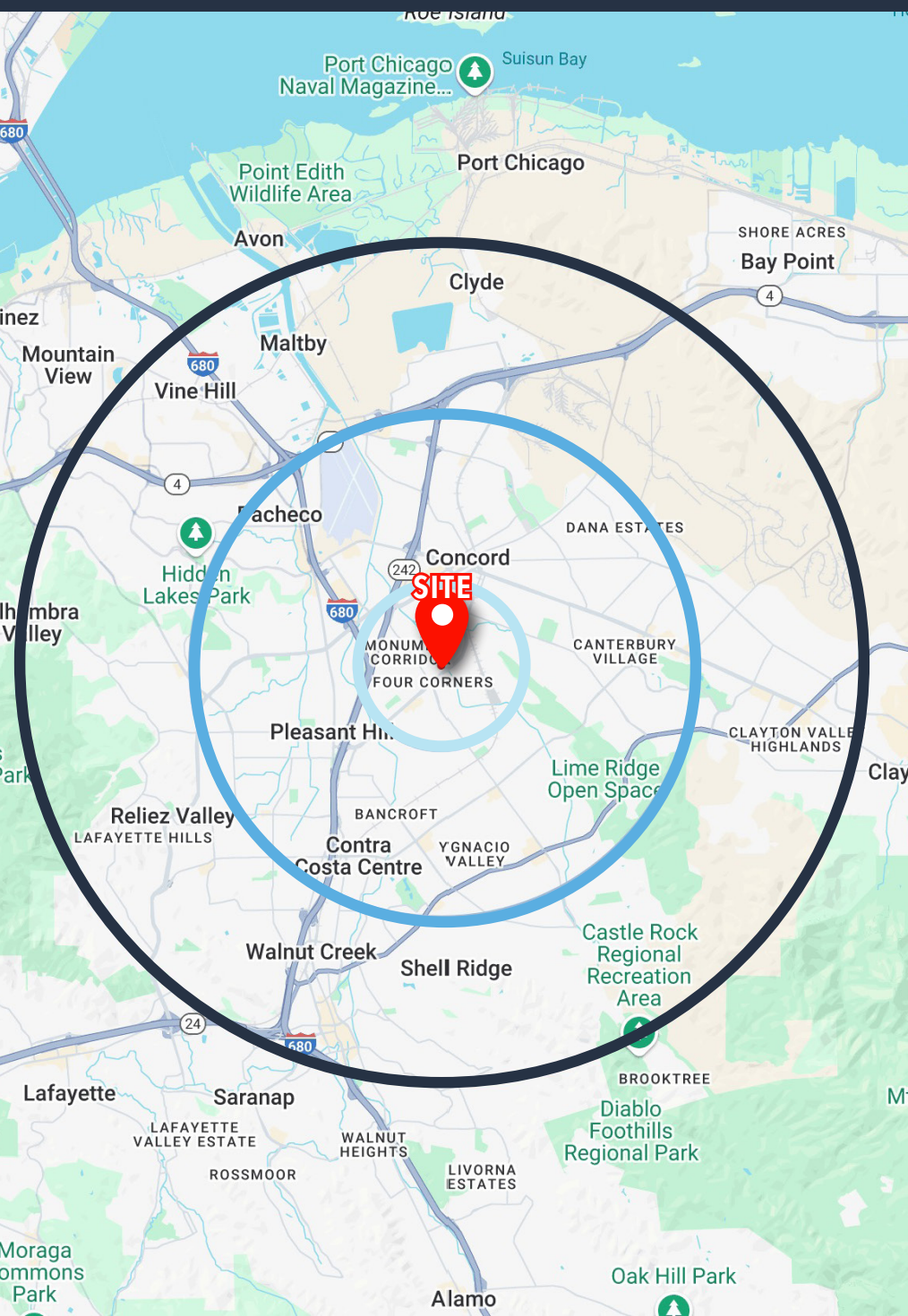
Monument Blvd. = 34,160/ADT

Detroit Ave. = 17,759/ADT

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DEMOGRAPHICS

2395 Monument Blvd., Concord, CA



1 MILES	3 MILES	5 MILES
32,197	154,072	263,103

ESTIMATED POPULATION



1 MILES	3 MILES	5 MILES
17,613	122,673	213,598

DAYTIME EMPLOYEES



1 MILES	3 MILES	5 MILES
\$108,804	\$156,962	\$176,272

AVERAGE HOUSEHOLD INCOME



1 MILES	3 MILES	5 MILES
31.0%	45.9%	50.7%

BACHELOR'S DEGREE OR HIGHER



1 MILES	3 MILES	5 MILES
\$573.71 M	\$3.62 B	\$6.54 B

HOUSEHOLD RETAIL EXPENDITURES



1 MILES	3 MILES	5 MILES
4,379	17,563	29,767

HOUSEHOLDS WITH CHILDREN



1 MILES	3 MILES	5 MILES
697	9,759	22,219

HOME VALUES OVER 1 MILLION



*Demographics Source: Site USA REGIS 02/13/25