

# AVAILABLE FOR SUB-LEASE

2080 DIAMOND BLVD, CONCORD, CA

±20,160 RSF (17% WAREHOUSE, 83% SHOWROOM/OFFICE)



DO NOT DISTURB TENANTS

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2099 Mt Diablo Blvd., Suite 206, Walnut Creek, CA 94596 | LIC 01784084



# PROPERTY SUMMARY

2080 DIAMOND BLVD, CONCORD, CA

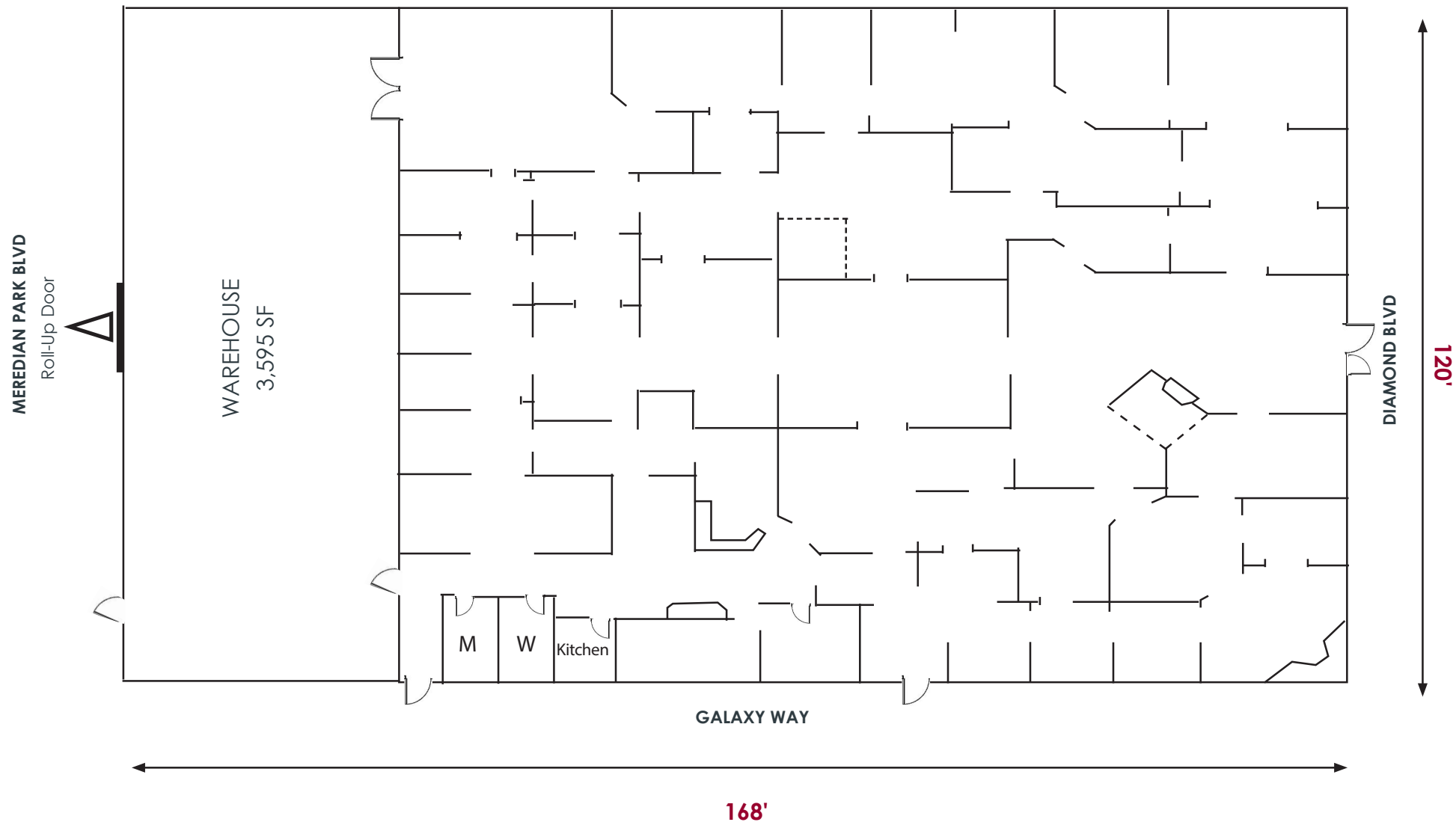
## HIGHLIGHTS

- 20,160± RSF (17% Warehouse, 83% Showroom/Office)
- Lease Expiration Date: After Feb 2028  
*(direct deal possible for additional term)*
- Broad Zoning: WMX (*West Concord Mixed-Use*)
- Power: 800A, 120/208V, 3 phase/4 wire
- Parking: Shared parking lot
- Clear Height: 12'-16'
- Free standing building with long-term identity potential
- High visibility adjacent to Home Depot and DMV
- 360 degree signage possible
- Grade Level Doors: 1 (*Potential for 2*)
- Fully Sprinklered



# FLOOR PLAN

2080 DIAMOND BLVD, CONCORD, CA





# MARKET AERIAL

2080 DIAMOND BLVD, CONCORD, CA



## THE VERANDA



## PLEASANT HILL SHOPPING CENTER



## SUNVALLEY SHOPPING CENTER



## WILLOW SHOPPING CENTER





# DEMOGRAPHICS

2080 DIAMOND BLVD, CONCORD, CA



## POPULATION

1 MILE	3 MILES	5 MILES
13,551	133,970	247,630



## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
1,600	6,467	12,472



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$113,620	\$149,197	\$170,583



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,334	52,184	98,706



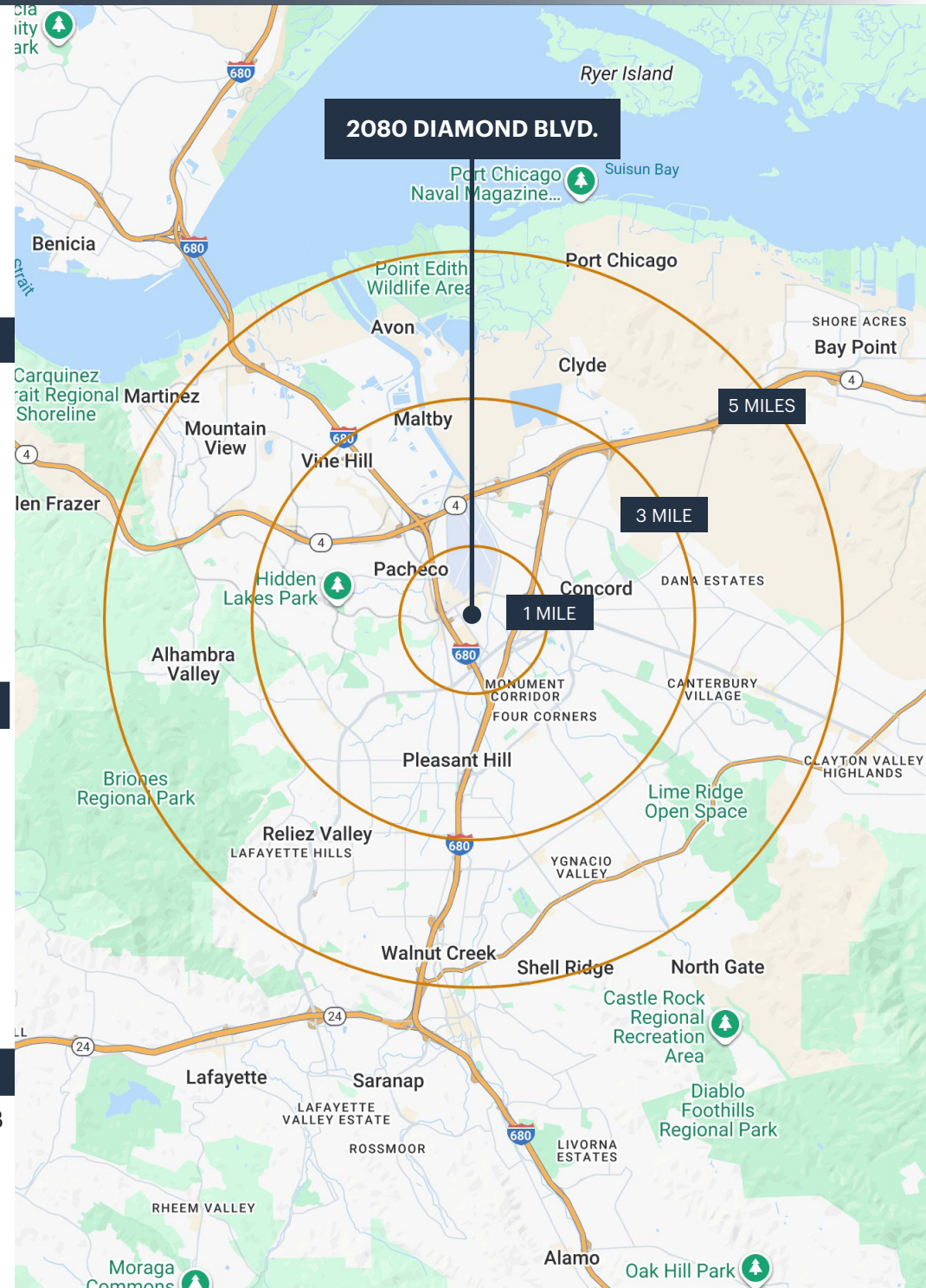
## COLLEGE DEGREE BACHELOR OR HIGHER

1 MILE	3 MILES	5 MILES
38.8%	41.8%	48.9%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$588.99 M	\$6.71 B	\$13.55 B





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