# Downtown Concord's Premier Retail Opportunity




LOCKEHOUSE RETAIL GROUP

CHROMATA RETAIL

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# THE GRANT

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.

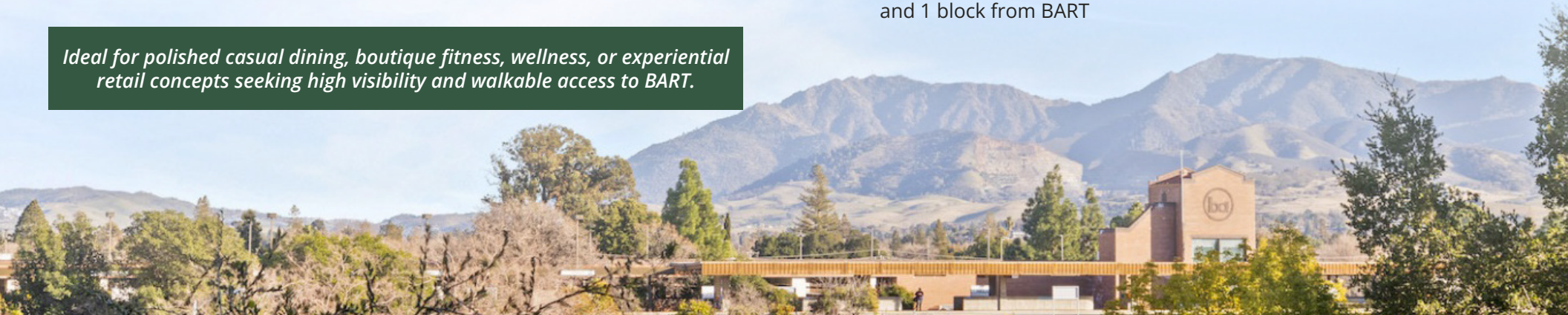
***Ideal for polished casual dining, boutique fitness, wellness, or experiential retail concepts seeking high visibility and walkable access to BART.***

## PROJECT DESCRIPTION

| | | |
|---|---|---|
| ADDRESS | 1776 Grant Street, Concord | |
| AVAILABLE | ±830 - ±4,600 SF | |
| TRAFFIC COUNTS | Clayton Rd. | 19,438 ADT |
| | Galindo St. | 35,988 ADT |
| | Concord Blvd. | 13,977 ADT |

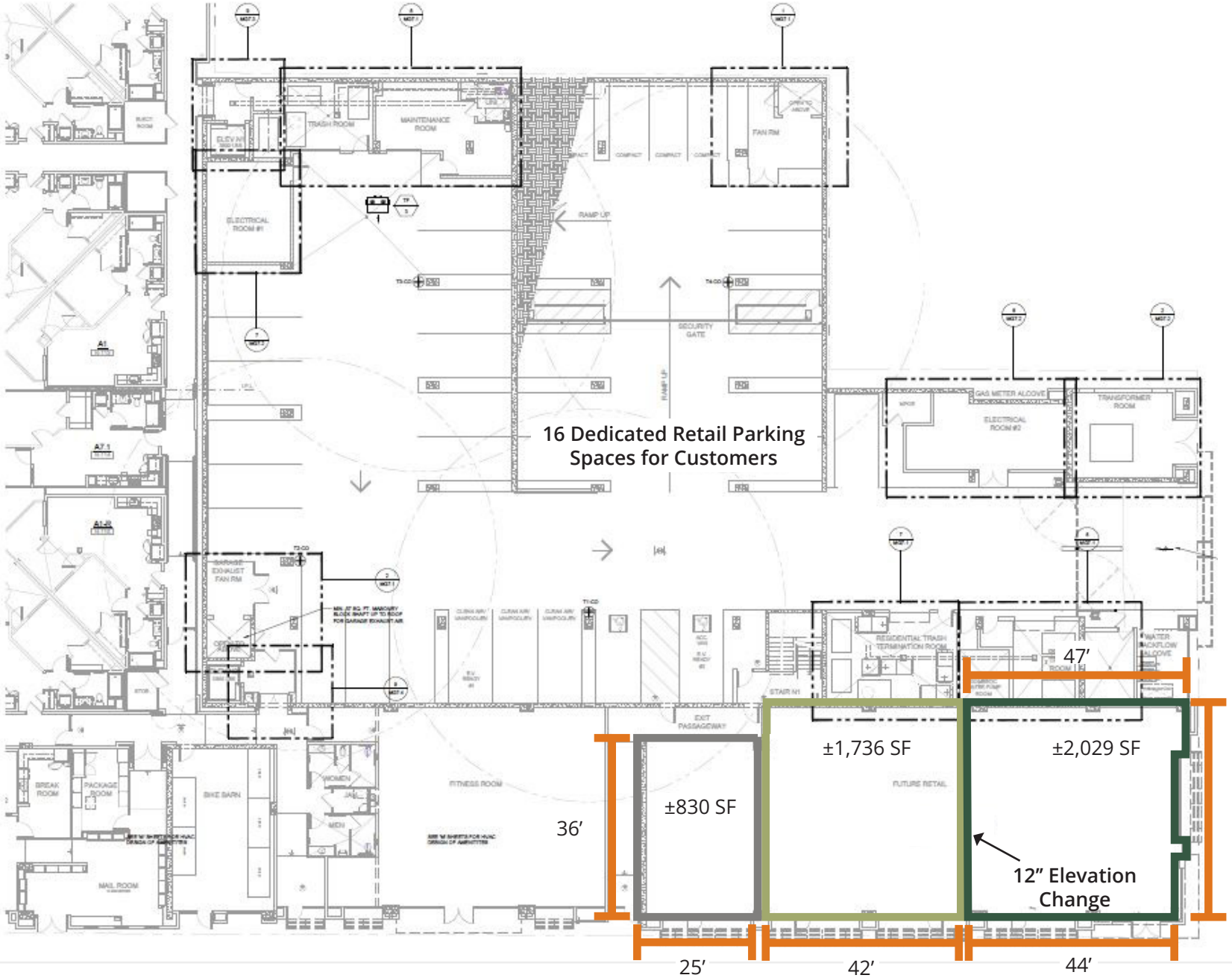
## HIGHLIGHTS

- Strong tenant improvement packages available
- 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




GRANT ST. - 2,002 ADT


YOUR SIGN HERE
YOUR SIGN HERE
YOUR SIGN HERE
YOUR SIGN HERE
B1
B2
B3
B4

# CLOSE-UP MAP




*5 minute walk to BART and Todos Santos Plaza*

## Retail Amenities and Class-A Office

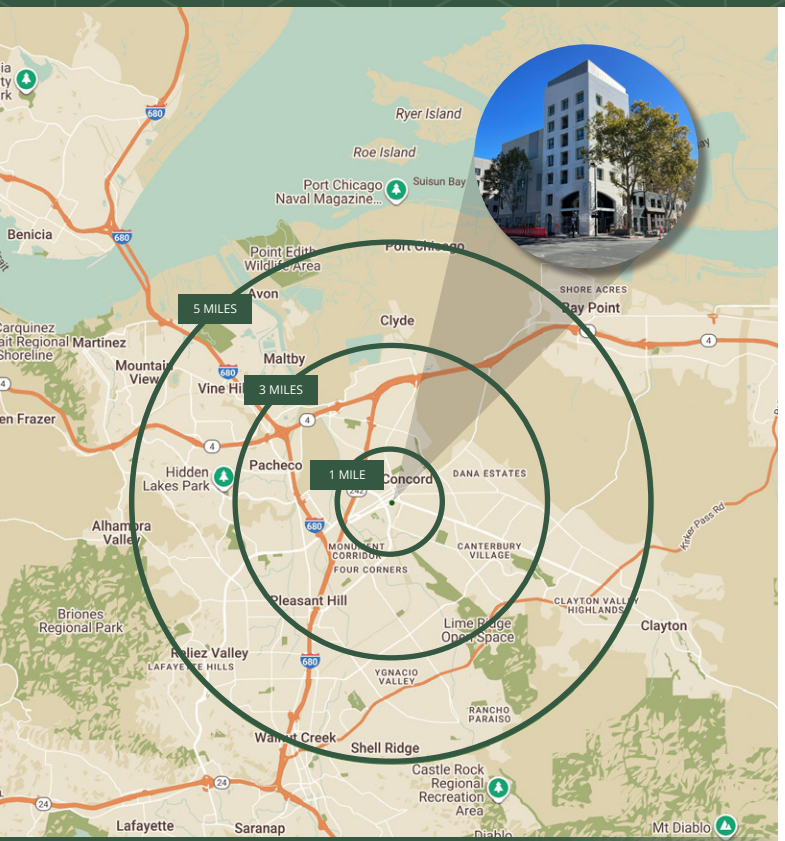
2.3M Square Feet Class A

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

BART

# DEMOGRAPHICS




**Concord is the Largest City by Population in Contra Costa County**

## 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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