

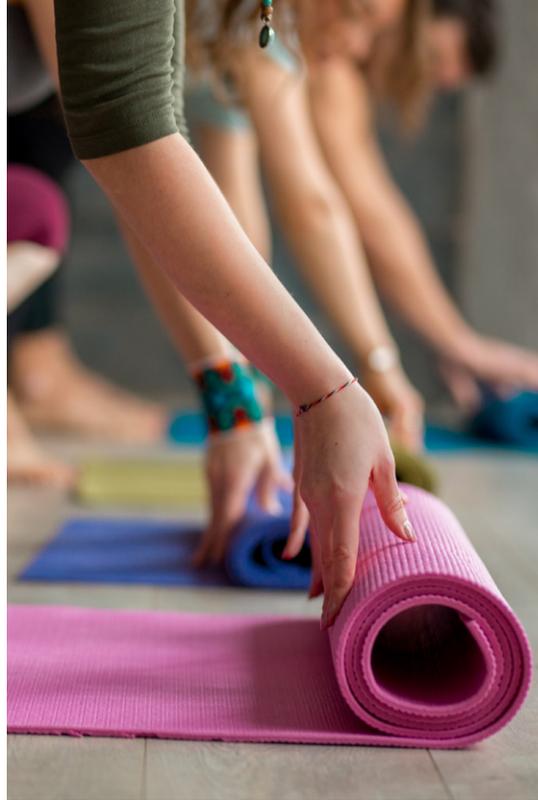
THE GRANT CONCORD

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LOCKEHOUSE



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

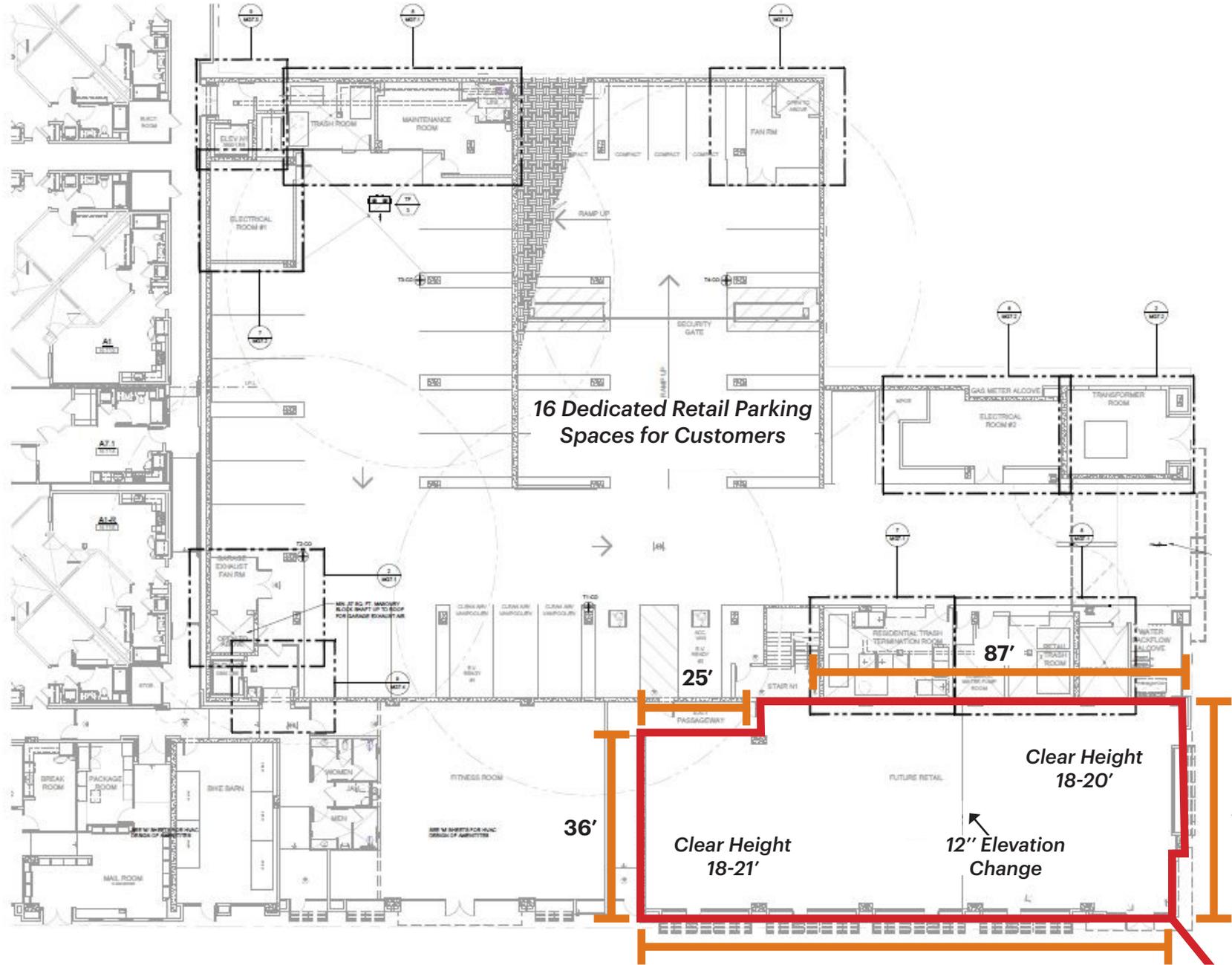
The City of Concord is the most populous city in Contra Costa County - boasting dense residential and daytime populations, alike. The focal point of downtown Concord is Todos Santos Plaza, which encompasses an entire city block and is known for its farmers market, free summer concerts, and large number 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'

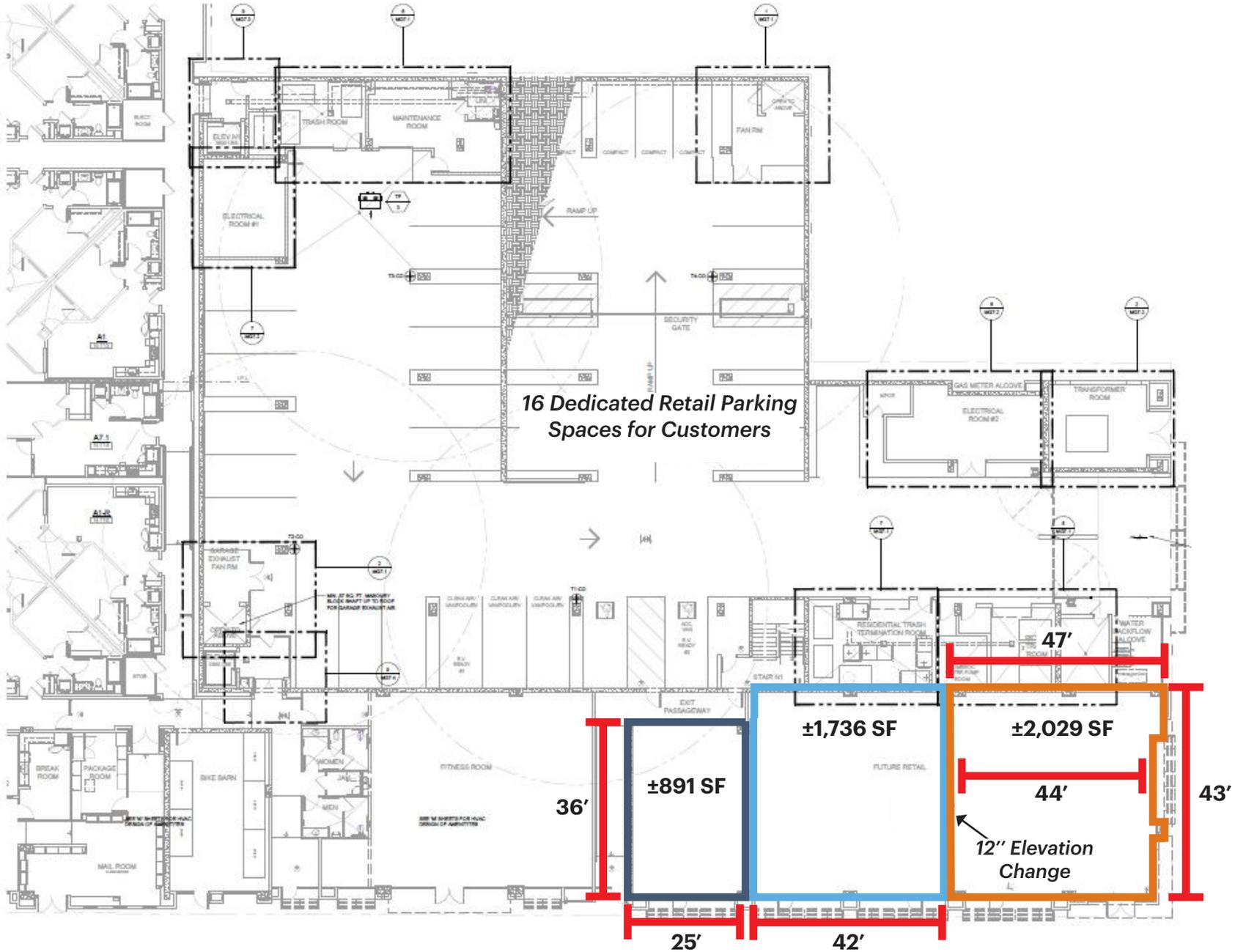
GRANT ST.

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

SITE PLAN | Proposed Demising Scenario

CONCORD BLVD. - 13,977 ADT

CLAYTON RD. - 19,438 ADT



16 Dedicated Retail Parking Spaces for Customers

±891 SF

±1,736 SF

±2,029 SF

36'

25'

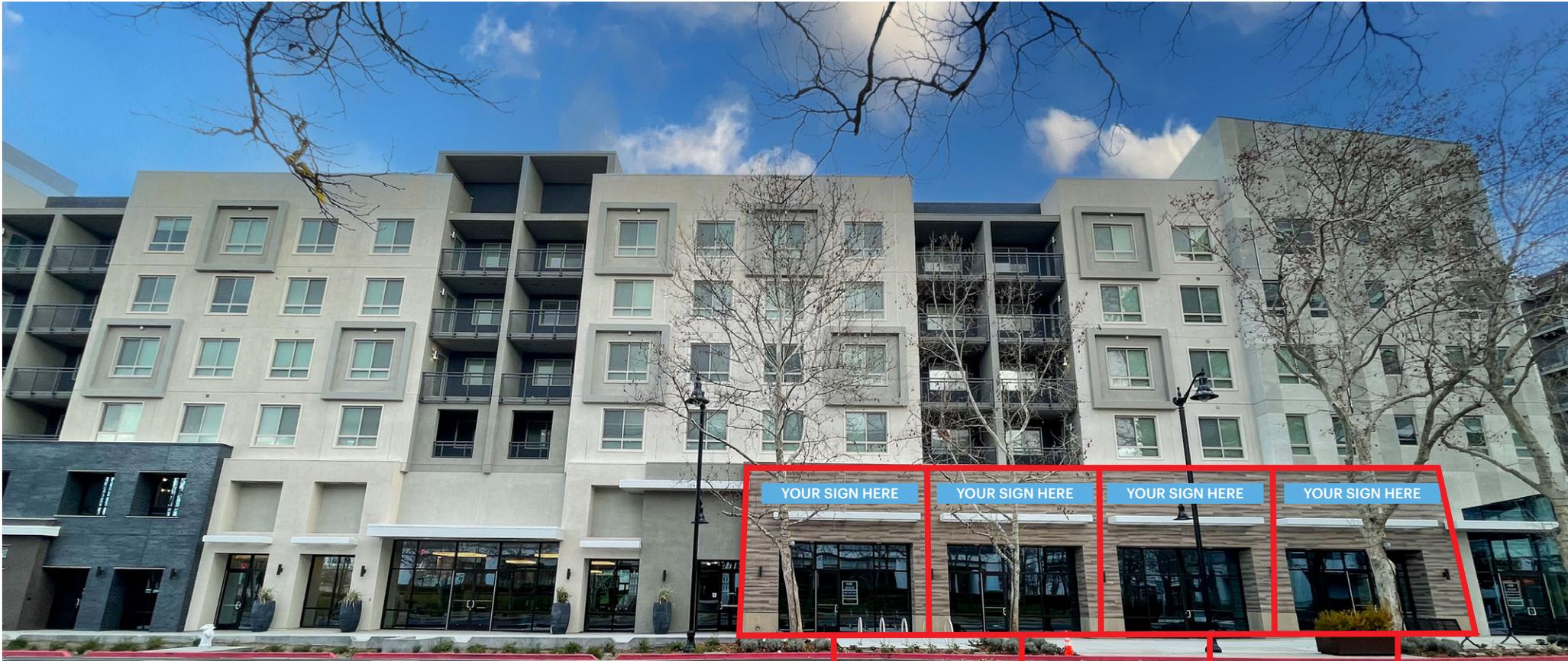
42'

44'

43'

12" Elevation Change

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

Walgreens

THE HOP GRENADE

Quinn's

Snapo's PIZZA

JOHN MUIR MEDICAL GROUP

Q-ZAR LASER TAG TORO

BURGER HOUSE

BR baskin robbins

TAQUERIA LOS GALLOS EXPRESS

99'S 99 RANCH MARKET

iSLICE

JOANN

Brenden THEATRES

99'S 99 RANCH MARKET

urbanAir ADVENTURE PARK

GROCERYOUTLET

pargain Market

Starbucks

SIDE GATE BREWERY & BEER GARDEN

SAFeway

CVS pharmacy

Peet's COFFEE

the old spaghetti factory

RAMEN 101

Neon 's' Curry

Bank of America

CHIPOTLE MEXICAN GRILL

CREAM

Sourdough & Co

BART

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



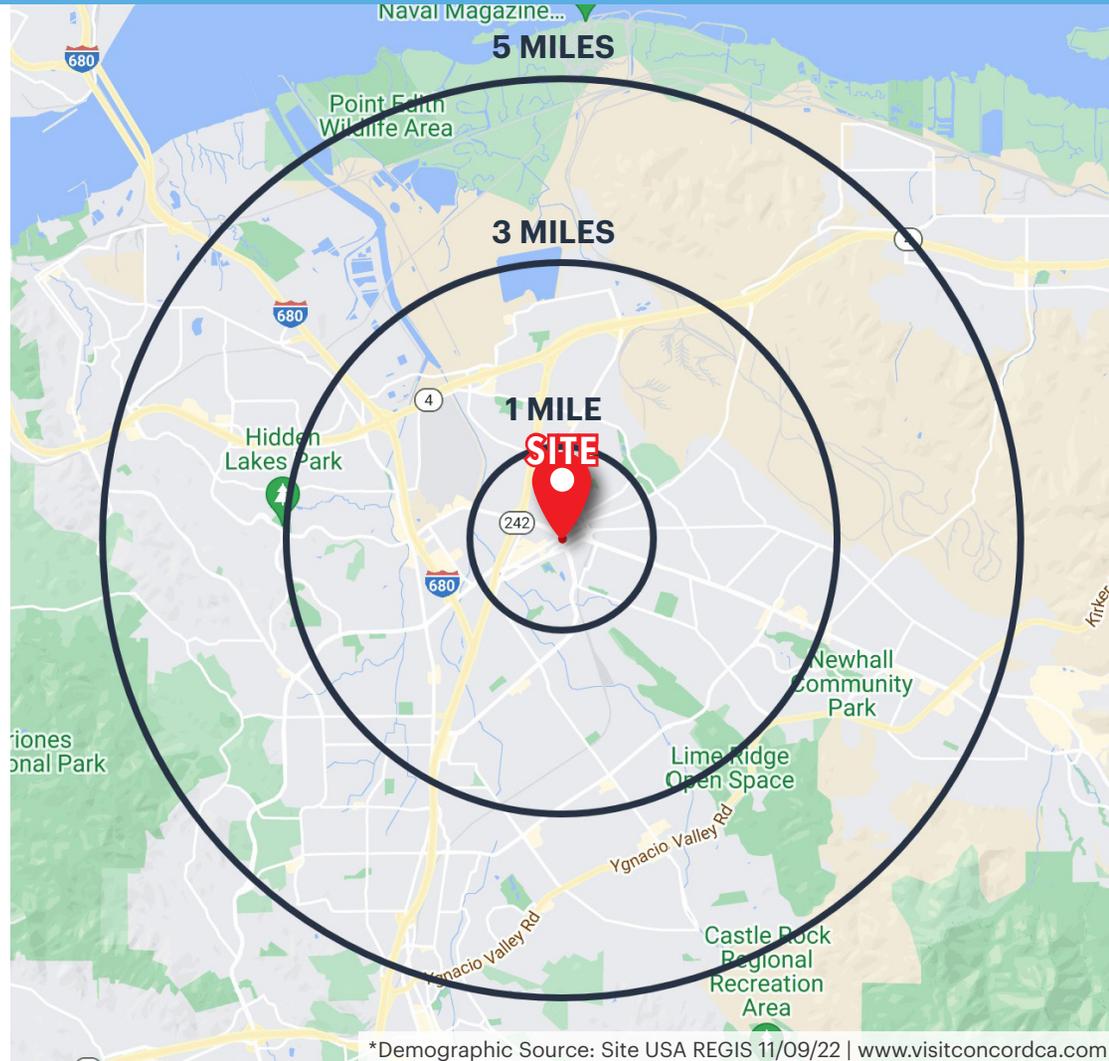
ESTIMATED AVERAGE HOUSEHOLD INCOME

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

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