



AVAILABLE FOR LEASE OR GROUND LEASE > 1935 DIAMOND BOULEVARD, CONCORD, CA

## LEASE OR REDEVELOPMENT OPPORTUNITY

DEBORAH PERRY

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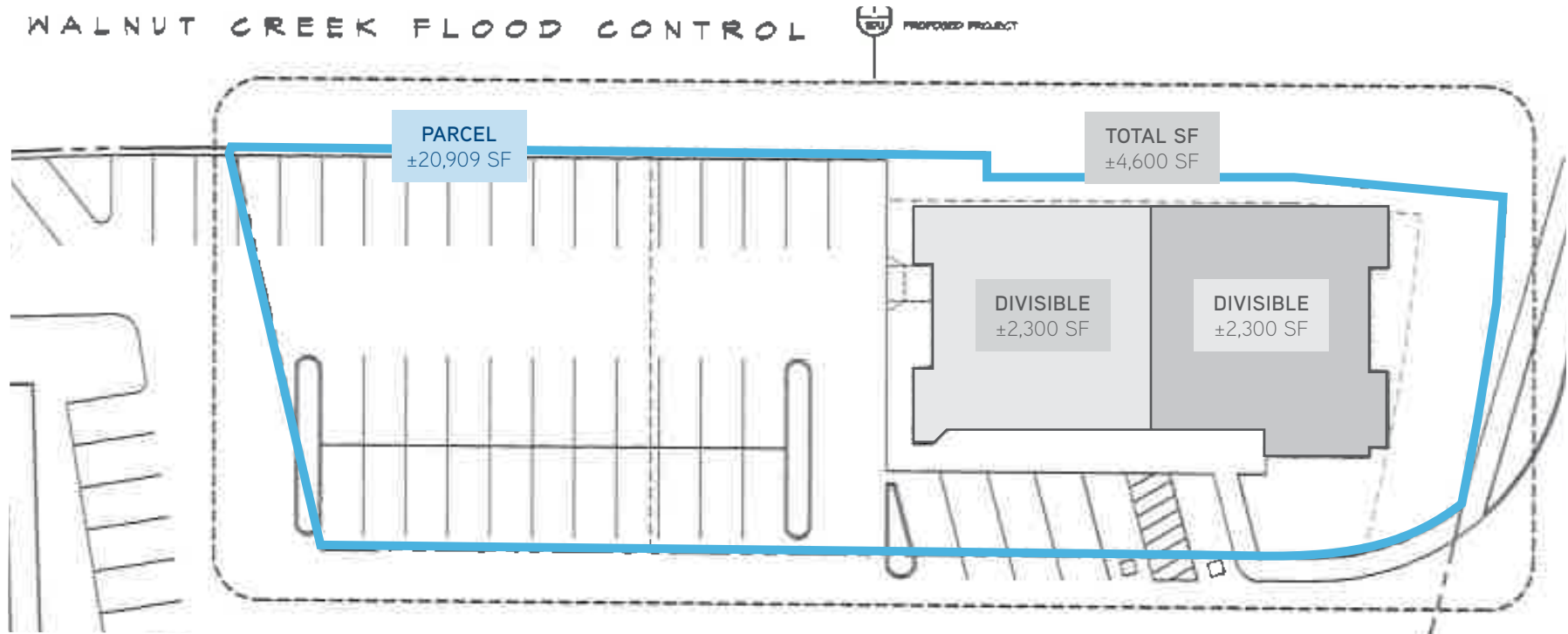
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### PROPERTY OVERVIEW

- > Ground lease rent: \$125,000 annually
- > Freestanding ±4,600 SF building with on-site parking
- > Located on busy Willow Pass Road (±28,358 average annual daily traffic)
- > 1/4 mile from Interstate 680 access
- > Parcel size ±20,909 SF
- > Currently leased by ECC Bank, expiring 8/18 (will leave early)

#### SEEKING NATIONAL CREDIT TENANTS

### DEMOGRAPHICS (2016)

	1 MI	2 MI	3 MI
Daytime Population	6,723	18,166	49,501
Population	10,877	42,064	116,625
Average Household Income	\$142,614	\$124,044	\$99,353



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## Willows Shopping Center

### EATERIES

Benihana  
Claim Jumper  
Eureka Restaurant  
Fuddruckers  
Ike's Place  
Jamba Juice  
Krispy Kreme  
Lazy Dog Restaurant  
Panera Bread

### SERVICES & SHOPPING

Old Navy  
Any Mountain  
Cost Plus  
Pier 1 Imports  
REI  
UFC Gym  
US Bank  
Bank of the West  
Road Runner Sports

## Sun Valley Shopping Center

### EATERIES

Anderson Bakery/Cafe  
BJ's Restaurant  
Tomi Sushi Buffet  
Red Robin  
Starbucks  
Subway  
Johnny Rockets  
Lucille's BBQ  
Sunvalley Food Court

### SERVICES & SHOPPING

Macy's  
24 Hour Fitness  
Safeway  
H&M  
Bank of America  
Lenscrafters  
Nordstrom Rack  
Sears  
JCPenny

## The Veranda (Prospective Line-Up)

Whole Foods  
Alamo Drafthouse  
Cinema  
Super Duper Burgers  
EMC Seafood  
Core Power Yoga  
Mod Pizza

Sak's Off 5th Ave  
Peet's Coffee  
Barnes & Noble  
TJ Maxx  
Toys'R'Us  
Mikuni Sushi  
With More to come!



- |                         |                       |
|-------------------------|-----------------------|
| 1 The Hilton Hotel      | 6 Denny's Restaurant  |
| 2 The Home Depot        | 7 Seafood City Market |
| 3 Guitar Center         | 8 Buffet City         |
| 4 Hobby Lobby           | 9 US Post Office      |
| 5 Waterworld California |                       |