

FOR LEASE › RETAIL SPACE

Shopping Center in Concord

4411-4475 TREAT BOULEVARD, CONCORD, CALIFORNIA



MICHAEL MUNDELIUS
+1 925 279 5585
michael.mundelius@colliers.com
Lic. 01024436

COLLIERS INTERNATIONAL
1850 Mt. Diablo Blvd. Suite 200
Walnut Creek, CA 94596
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AVAILABLE SPACE

- › Suite 4425-D: ±1,263 SF
- › Suite 4425-J: ±1,565 SF
- › Suite 4475-G: ±2,584 SF
- › Suite 4475-I: ±1,564 SF
- › Suite 4475-K: ±2,856 SF
- › Rent \$2.25 PSF/Mo + NNN (\$0.54 2017 NNN)

PROPERTY DETAILS

- › ±45,387 SF shopping center near signalized intersection of Treat Blvd & Clayton Road
 - › Treat Blvd Traffic Count: ±26,486 cars per day
 - › Clayton Road Traffic Count: ±42,015 cars per day
- › Directly across the street from Staples / CVS / USPS
- › Safeway, Foodmaxx, TJ Maxx, 99¢ Only near by
- › Over 20,000 population within a 1 mile radius

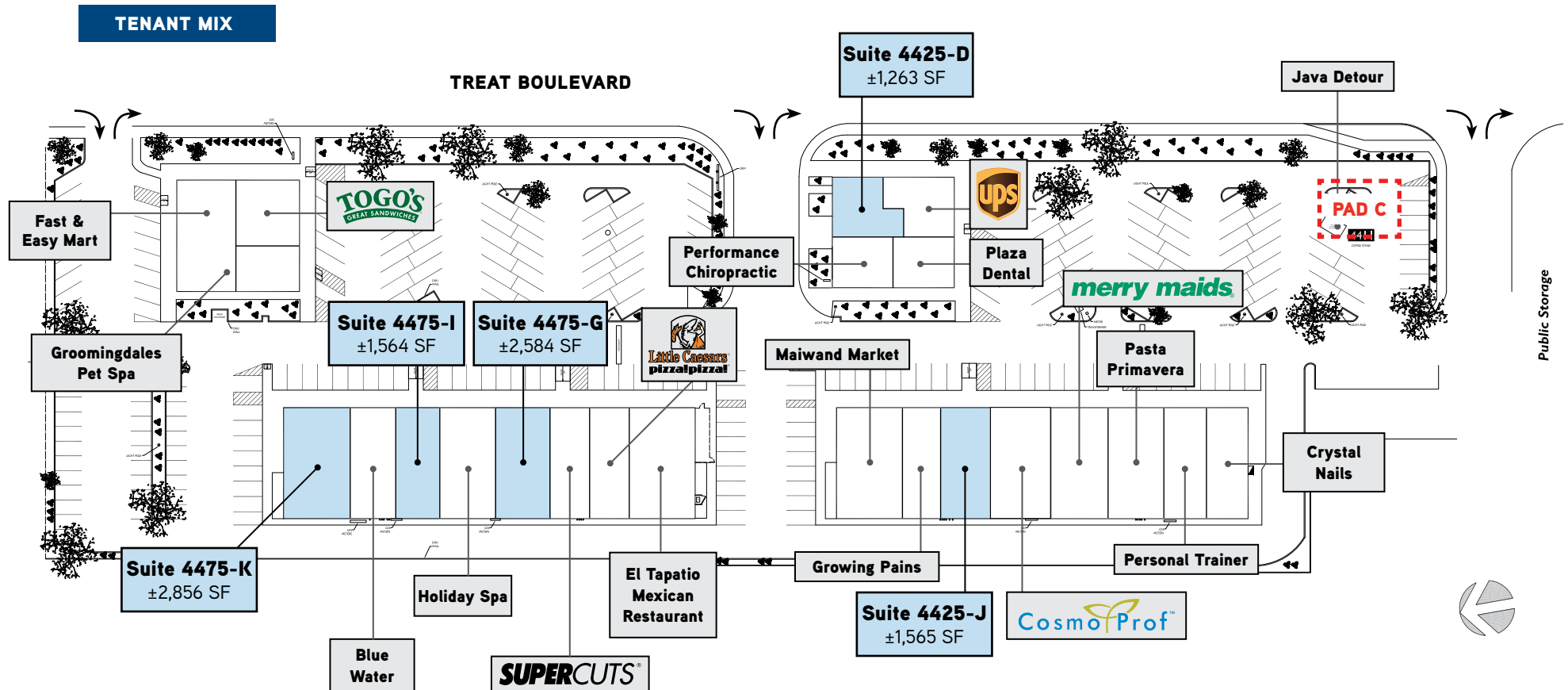
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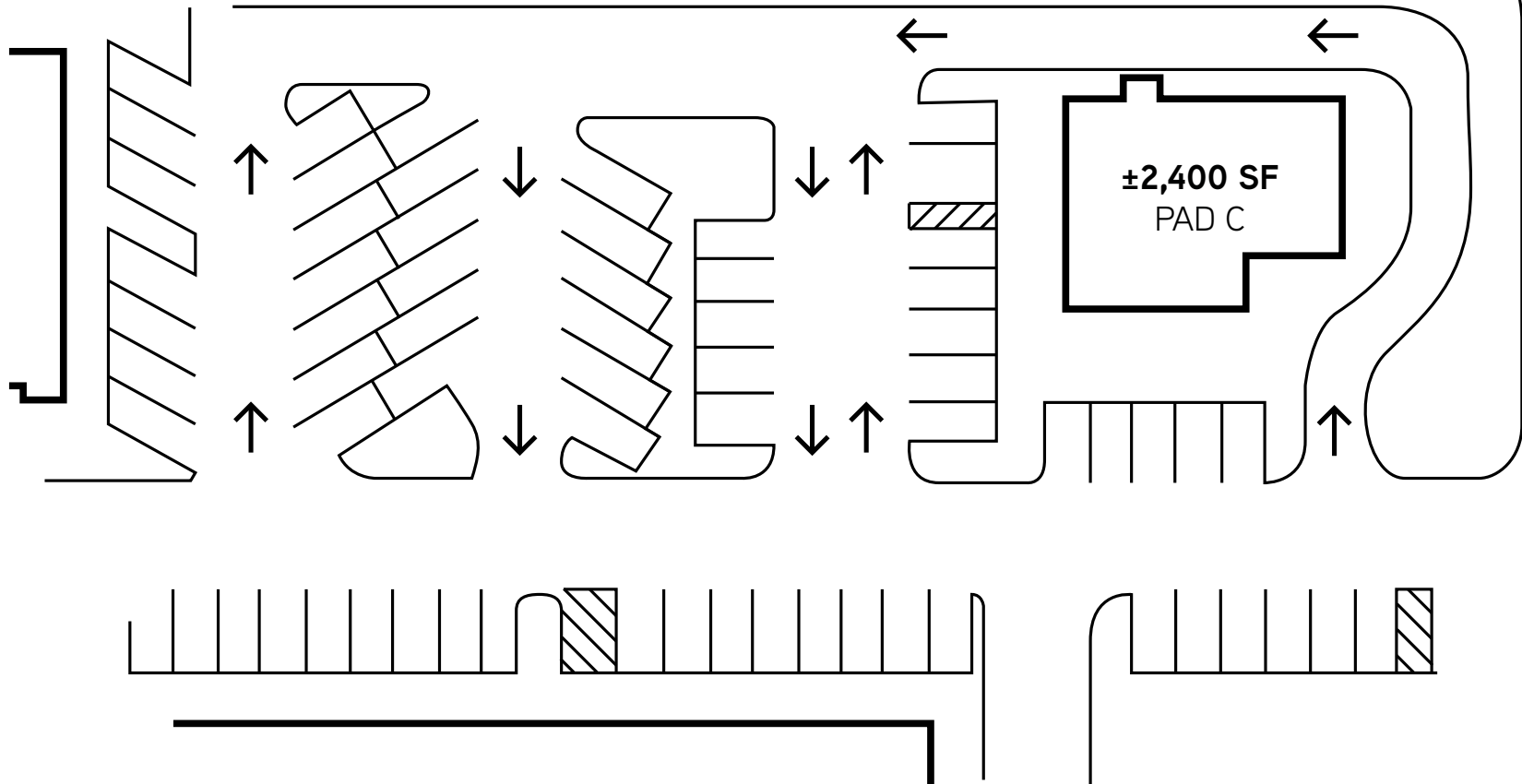


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CONCEPTUAL PLAN IMPROVEMENTS



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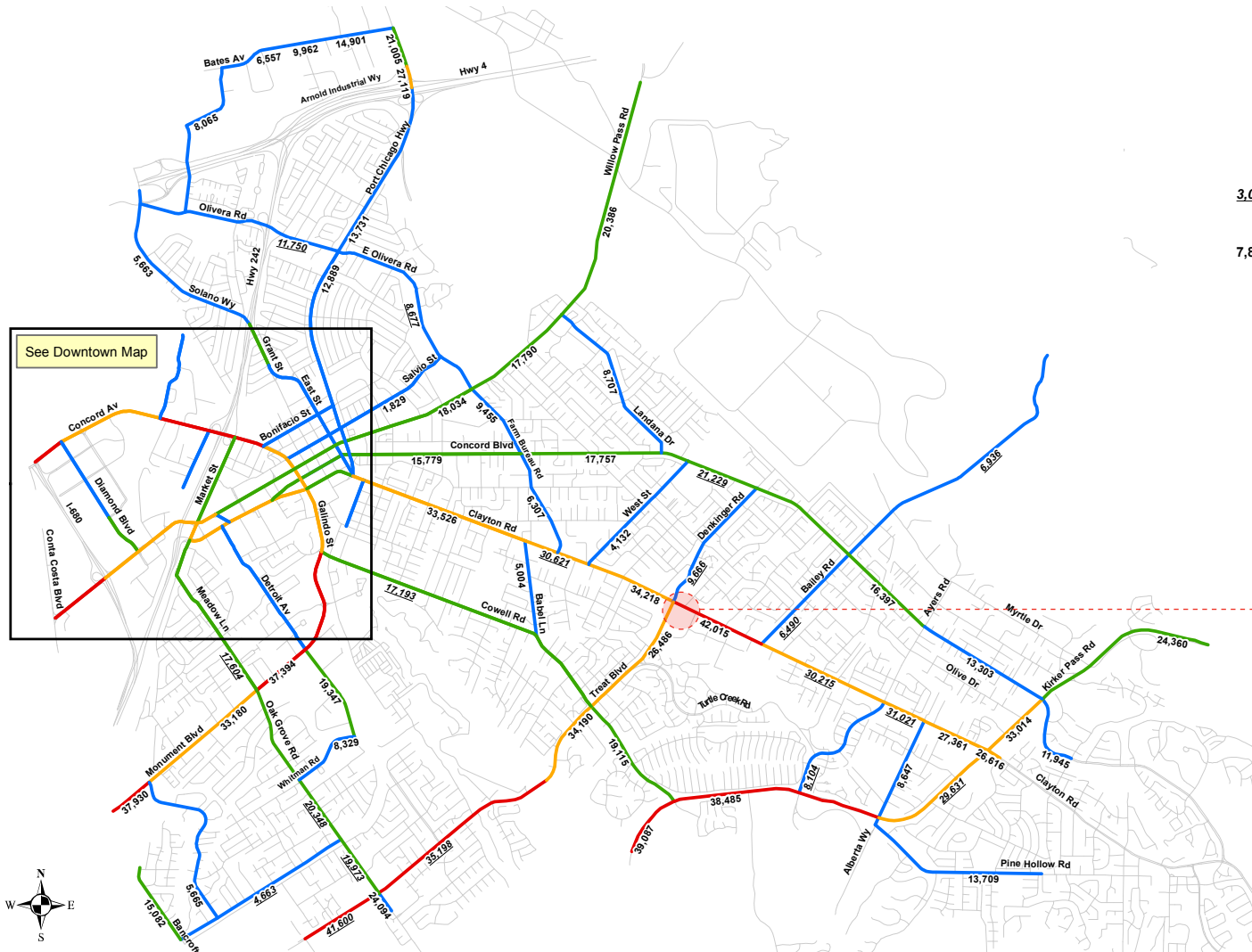
2005 & 2008 Traffic Counts

Average Daily Traffic Volumes

3,036 = 2008 Count
(Underlined Values)

7,844 = 2005 Count

- 2,000-15,000
- 15,001-25,000
- 25,001-35,000
- > 35,000



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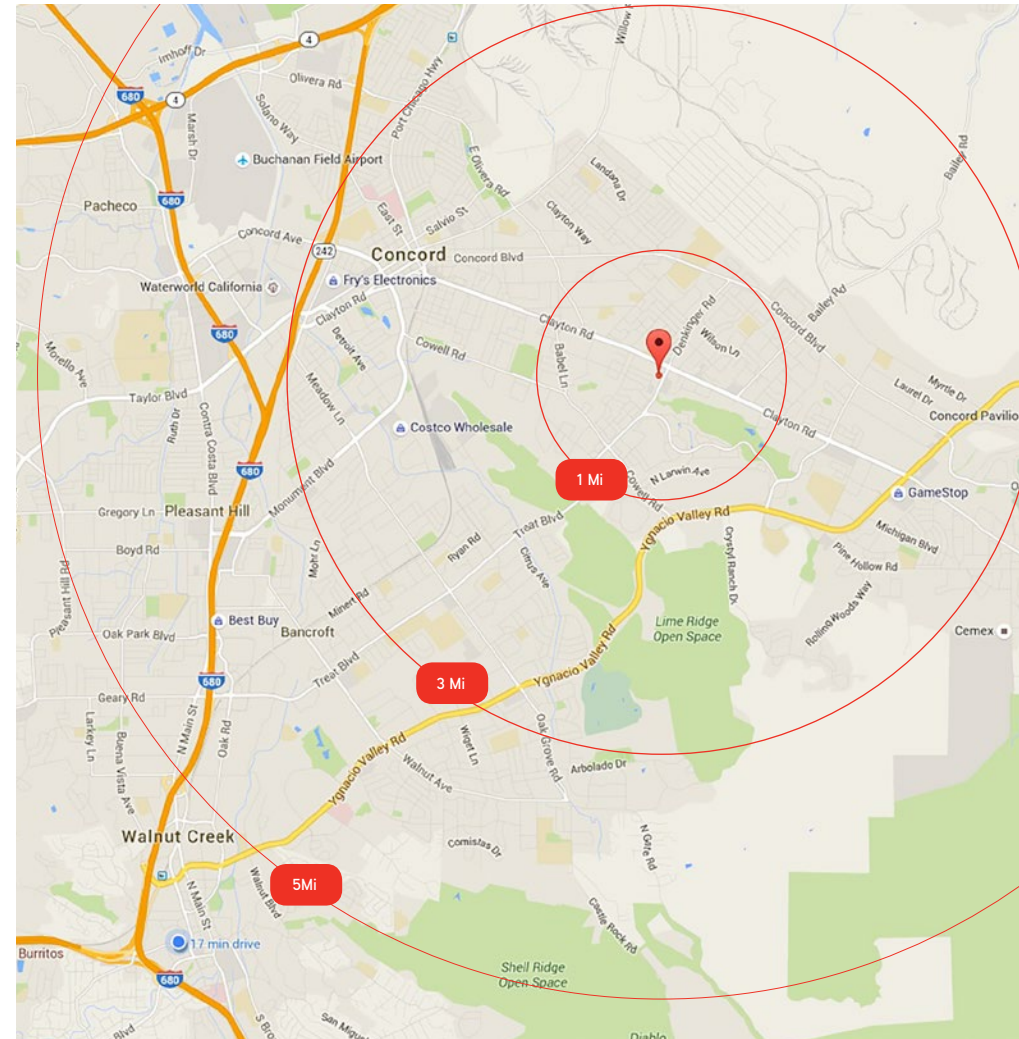
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DEMOGRAPHICS

Description	Radius 1.0 mile(s)		Radius 3.0 mile(s)		Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Population						
2021 Projection	21,585		119,051		243,042	
2016 Estimate	20,884		114,668		232,121	
2010 Census	20,223		110,203		219,343	
2000 Census	21,265		111,011		212,128	
Growth 2016 - 2021		3.35%		3.82%		4.70%
Growth 2010 - 2016		3.27%		4.05%		5.83%
Growth 2000 - 2010		-4.90%		-0.73%		3.40%
Households						
2021 Projection	8,518		44,028		92,477	
2016 Estimate	8,162		42,168		88,081	
2010 Census	7,764		40,114		82,870	
2000 Census	7,674		40,183		80,594	
Growth 2016 - 2021		4.36%		4.41%		4.99%
Growth 2010 - 2016		5.13%		5.12%		6.29%
Growth 2000 - 2010		1.17%		-0.17%		2.82%
Family Households						
2021 Projection	5,809		30,334		61,119	
2016 Estimate	5,567		29,081		58,254	
2010 Census	5,295		27,701		54,882	
2000 Census	5,571		28,117		53,728	
Growth 2016 - 2021		4.34%		4.31%		4.92%
Growth 2010 - 2016		5.14%		4.98%		6.15%
Growth 2000 - 2010		-4.96%		-1.48%		2.15%



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DEMOGRAPHICS

Description	Radius 1.0 mile(s)		Radius 3.0 mile(s)		Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
2016 Est. Population by Single-Classification Race	20,884		114,668		232,121	
White Alone	14,689	70.34%	73,465	64.07%	147,030	63.34%
Black or African American Alone	600	2.87%	3,886	3.39%	9,034	3.89%
American Indian and Alaska Native Alone	160	0.77%	799	0.70%	1,401	0.60%
Asian Alone	2,623	12.56%	14,130	12.32%	33,675	14.51%
Native Hawaiian and Other Pacific Islander Alone	91	0.44%	734	0.64%	1,319	0.57%
Some Other Race Alone	1,334	6.39%	14,134	12.33%	24,840	10.70%
Two or More Races	1,387	6.64%	7,520	6.56%	14,824	6.39%
2016 Est. Population by Ethnicity (Hispanic or Latino)	20,884		114,668		232,121	
Hispanic or Latino	4,082	19.54%	33,937	29.60%	59,459	25.62%
Not Hispanic or Latino	16,802	80.46%	80,731	70.40%	172,662	74.38%
2016 Occupied Housing Units by Tenure	8,162		42,168		88,081	
Owner-Occupied	5,542	67.91%	26,241	62.23%	54,785	62.20%
Renter-Occupied	2,620	32.09%	15,927	37.77%	33,296	37.80%
2016 Average Household Size	2.55		2.70		2.61	
2016 Est. Households by Household Income	8,162		42,168		88,081	
Income < \$15,000	765	9.38%	3,144	7.46%	6,638	7.54%
Income \$15,000 - \$24,999	524	6.42%	3,603	8.54%	7,037	7.99%
Income \$25,000 - \$34,999	421	5.15%	2,809	6.66%	5,729	6.50%

Description	Radius 1.0 mile(s)		Radius 3.0 mile(s)		Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Income \$35,000 - \$49,999	965	11.82%	4,736	11.23%	8,925	10.13%
Income \$50,000 - \$74,999	1,210	14.83%	7,349	17.43%	14,556	16.53%
Income \$75,000 - \$99,999	953	11.68%	5,144	12.20%	11,206	12.72%
Income \$100,000 - \$124,999	947	11.61%	4,191	9.94%	9,066	10.29%
Income \$125,000 - \$149,999	737	9.02%	3,216	7.63%	6,733	7.64%
Income \$150,000 - \$199,999	874	10.70%	4,173	9.90%	8,812	10.00%
Income \$200,000 - \$249,999	358	4.38%	1,675	3.97%	3,719	4.22%
Income \$250,000 - \$499,999	329	4.03%	1,611	3.82%	4,103	4.66%
Income \$500,000+	80	0.98%	516	1.22%	1,556	1.77%
2016 Est. Average Household Income	\$100,441		\$97,402		\$103,474	
2016 Est. Median Household Income	\$80,141		\$73,106		\$77,576	
2016 Median HH Inc. by Single-Classification Race						
White Alone	\$77,536		\$74,411		\$80,798	
Black or African American Alone	\$62,294		\$53,321		\$60,307	
American Indian and Alaska Native Alone	\$85,539		\$74,821		\$73,441	
Asian Alone	\$82,068		\$82,618		\$82,893	
Native Hawaiian and Other Pacific Islander Alone	\$107,307		\$62,583		\$61,118	
Some Other Race Alone	\$80,006		\$58,315		\$57,832	
Two or More Races	\$127,133		\$102,806		\$82,871	
Hispanic or Latino	\$61,526		\$52,355		\$57,597	
Not Hispanic or Latino	\$84,023		\$81,404		\$83,952	

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