

Olivera Crossing

3375 Port Chicago Highway | Concord, CA







RETAIL SPACES
AVAILABLE FOR LEASE

±1,114 – 6,114 SF



PROPERTY

Highlights

-  New Ownership/Management
-  High Traffic Neighborhood Shopping Center in Underserved Trade Area
-  Anchored by Planet Fitness and Drive-Thru Starbucks
-  Ample Parking and Convenient Access

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	30,769	239,558	587,139
Avg. HH Income	\$156,768	\$186,135	\$196,575
Daytime Population	17,059	112,194	285,258

TRAFFIC COUNTS	AVERAGE DAILY TRAFFIC
CA 242	130,000 ADT
Olivera Rd	11,750 ADT
Port Chicago Hwy	12,889 ADT

Source: 2020 Esri.

PROPERTY

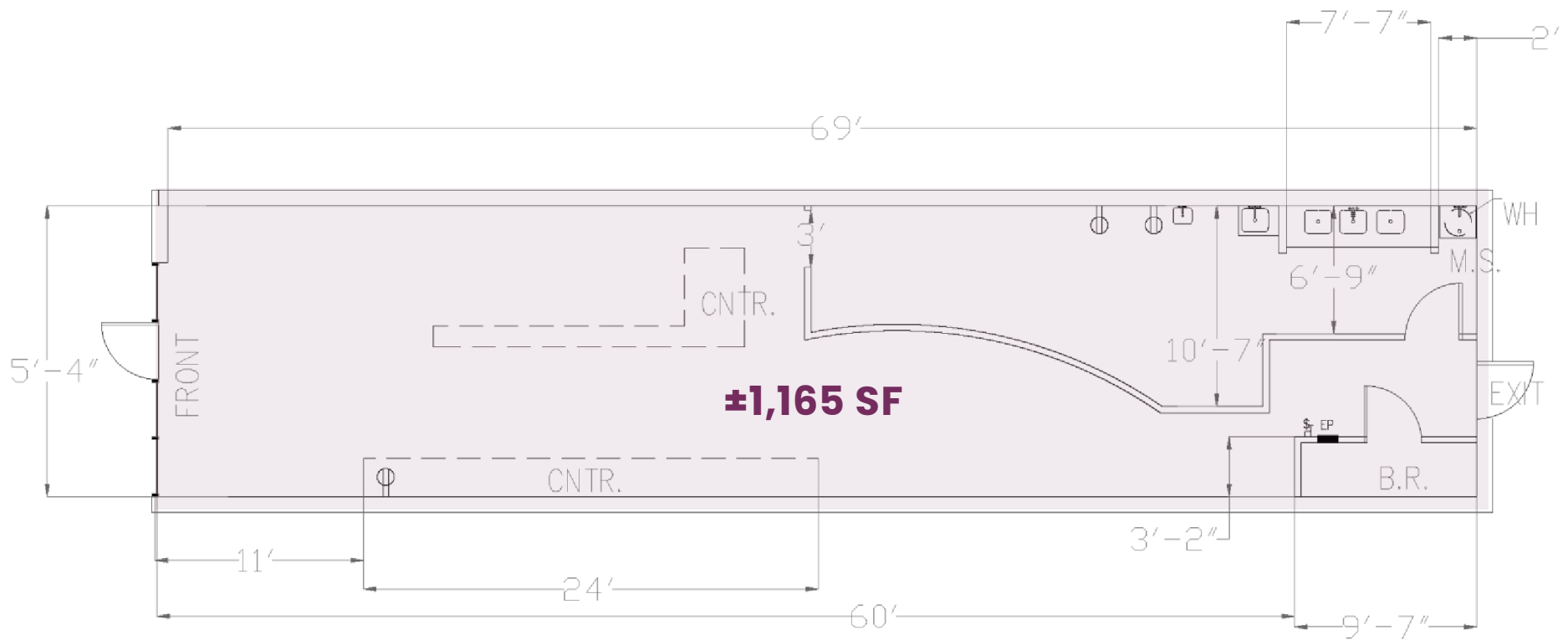
Site Plan



UNIT	TENANT	SF
PAD 1	TACO BELL	±2,395
3	STARBUCKS	±1,500
6	AVAILABLE	±1,165
9	HANABI SUSHI	±1,213
12	SUBWAY	±1,213
15	MAIL & PRINT	±980
21	LOS PINOS	±1,820
24	CORK N' BOTTLE LIQUORS	±3,122
27	AVAILABLE	±2,119
30	AVAILABLE	±1,348
33	METRO PCS	±1,221
36	TAX DEN	±790
39	NAIL SALON	±771
42	AVAILABLE	±1,114
44	AVAILABLE	±1,490
45	AVAILABLE	±3,510
51-54	PLANET FITNESS	±17,793
57	ROUND TABLE PIZZA	±4,000

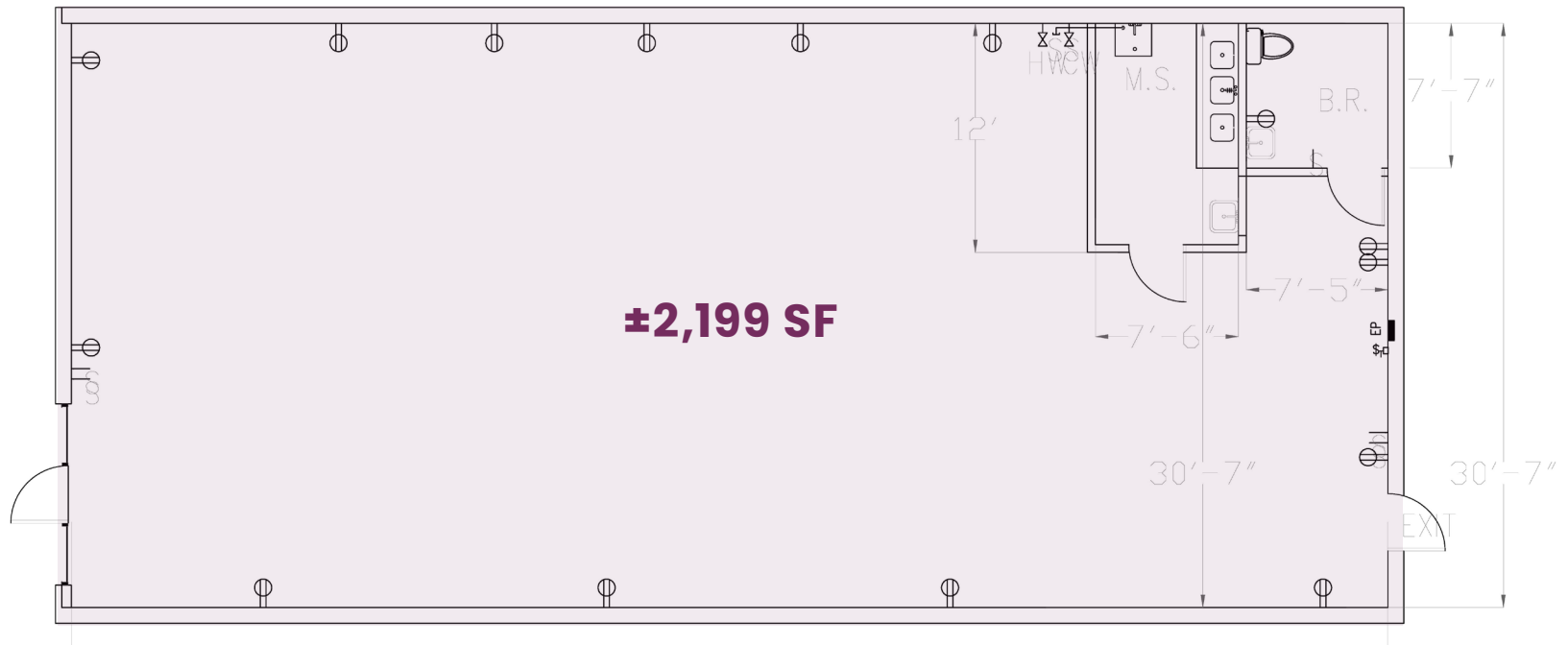
UNIT 6

Floor Plan



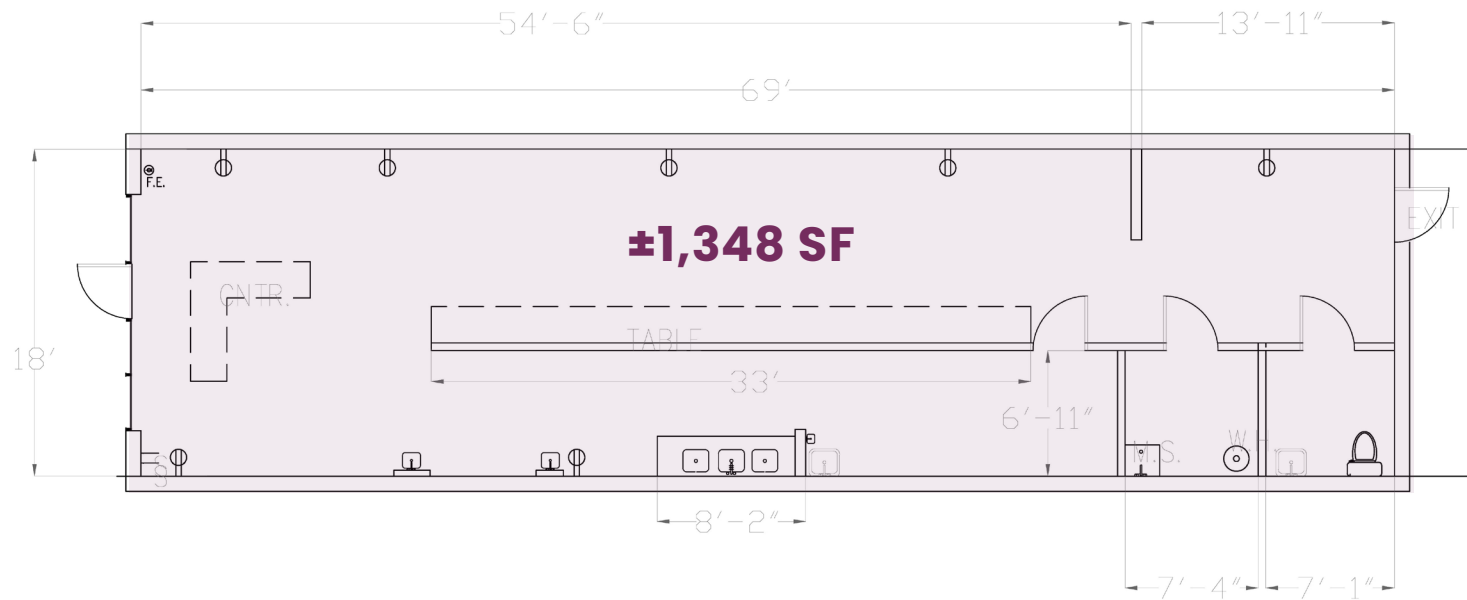
UNIT 27

Floor Plan



UNIT 30

Floor Plan



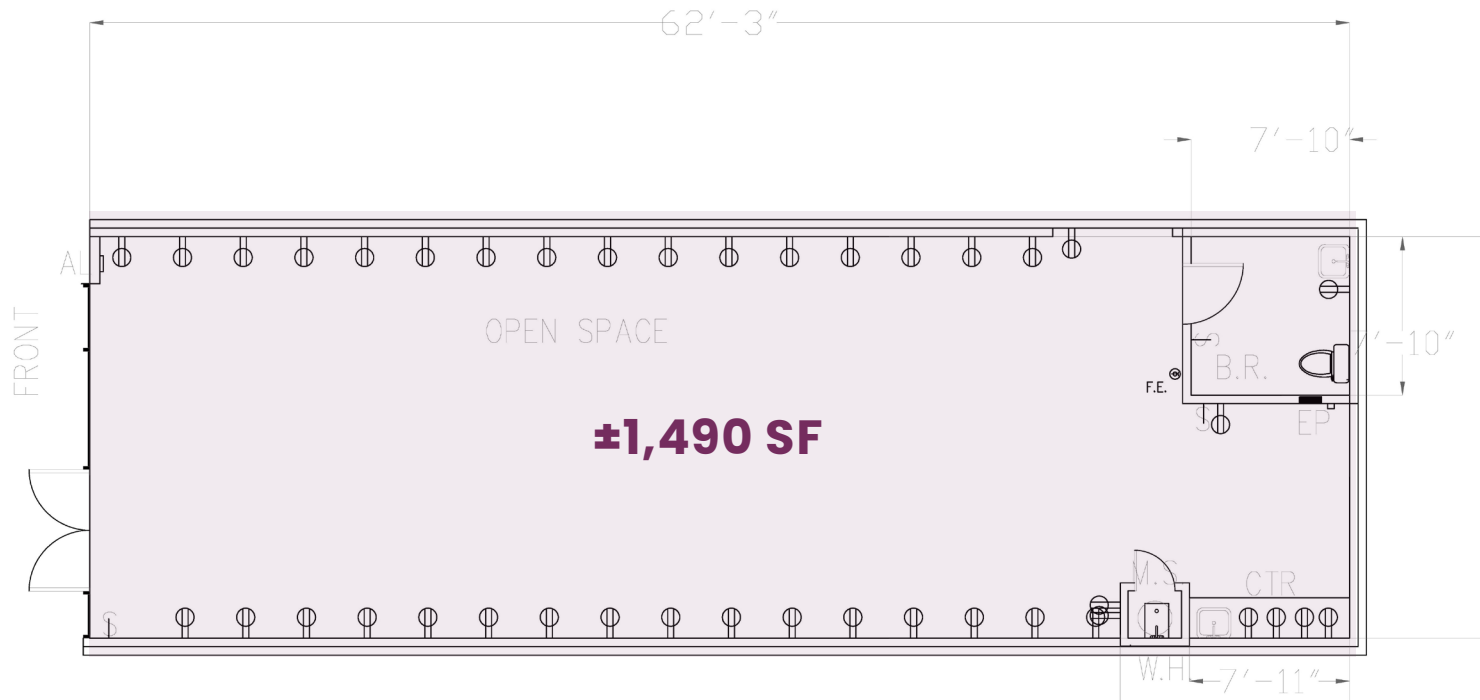
UNIT 42

Floor Plan



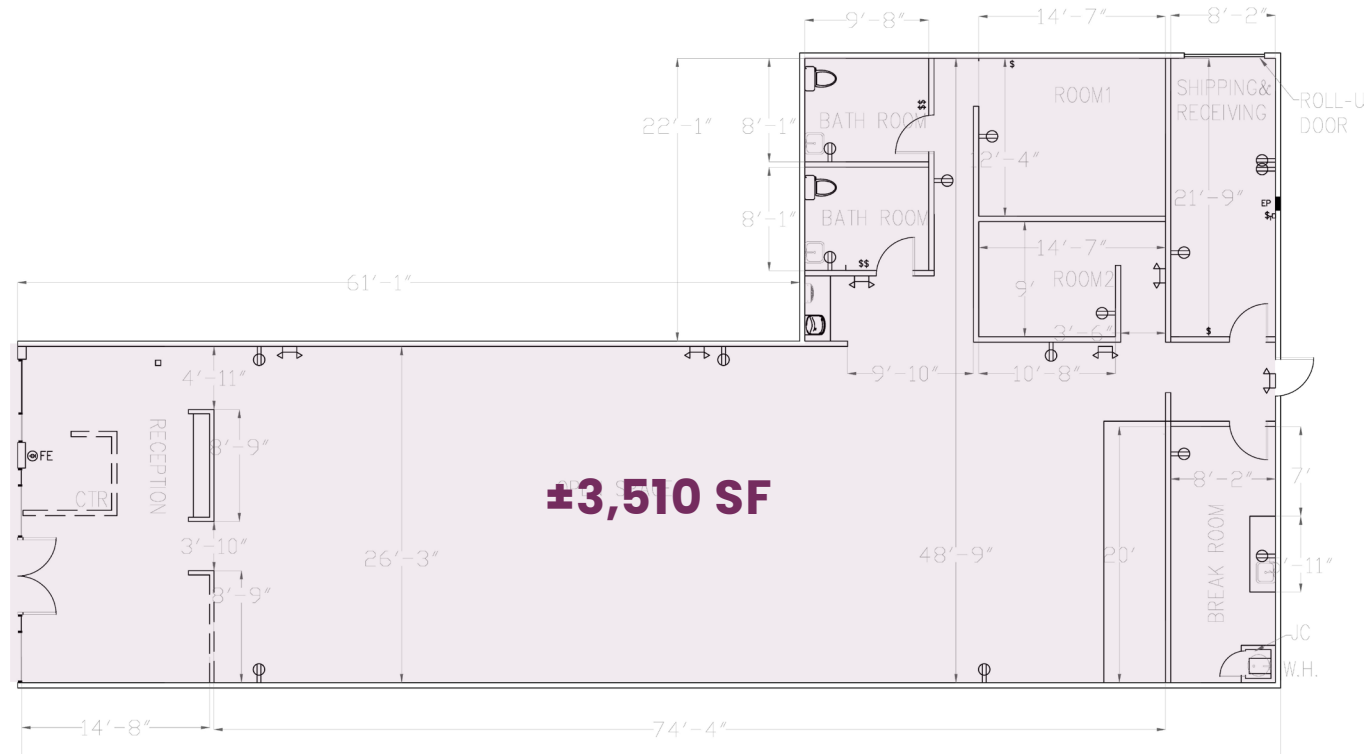
UNIT 44

Floor Plan



UNIT 45

Floor Plan



CLOSE UP
Aerial



Diablo Creek
Golf Course

4

San Marco
Hills Park

Olivera Crossing



±2,300 Acres
Former Concord Naval
Weapons Station

Preliminary plans call for 6 million square feet of offices, shops and restaurants, 12,200 homes – 25 percent set aside as affordable housing – and commercial space, plus 880 acres of parks and greenbelts.

Hillcrest
Community Park

242



Baldwin Park
Basketball Courts



Concord
Community Park



Markham
Nature Park



Aerial

Walmart
 THE HOME DEPOT
 STARBUCKS
 DOLLAR TREE
 PANDA EXPRESS
 CHIPOTLE MEXICAN GRILL

Lucky

LOWE'S

Olivera Crossing

±2,300 Acres
 Former Concord Naval Weapons Station

SAFEWAY

Buchanan Field Airport

MUIR STATION SHOPPING CENTER
 NOB HILL FOODS
 9ROUND 30 MIN KICKBOX FITNESS
 ROUND TABLE PIZZA ROYALTY
 STARBUCKS
 CVS

SEAFOOD CITY ONLINE STORE

CONCORD

99 RANCH MARKET
 LAS MONTAÑAS SUPERMARKETS

SAFEWAY

COSTCO WHOLESALE

Lucky

THE VERANDA
 WHOLE FOODS MARKET
 GAP FACTORY
 SEPHORA
 OLD NAVY
 TJ-MAXX
 BARNES & NOBLE

SAFEWAY

SUNVALLEY SHOPPING CENTER
 NORDSTROM RACK
 SAFEWAY
 Bath & Body Works
 MACY'S
 HOLLISTER
 SEARS

DOWNTOWN PLEASANT HILL MALL
 ROSS DRESS FOR LESS
 ULTA BEAUTY
 GNC
 Peets Coffee
 ROW HOUSE

PLEASANT HILL

SPROUTS FARMERS MARKET

COURTYARD SHOPPING MALL
 Smart & Final extra!
 STAPLES
 pet food express
 RITE AID
 THE VITAMIN SHOPPE

CLAYTON VALLEY SHOPPING CENTER
 GROCERY OUTLET Bargain Market
 DOLLAR TREE
 ROSS DRESS FOR LESS
 OUTDOOR SUPPLY HARDWARE
 CVS
 pet food express

PROPERTY

Gallery



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