



For Sale or Lease | ±6,080 SF

# Freestanding Former Bank Building

2395 Willow Pass Road | Concord, CA

## Property Highlights



Corner location with high visibility



Potential drive-through



Centrally located in Downtown Concord



Close proximity to over 400 new apartments



0.4 mi walk to Concord BART



Contact Brokers

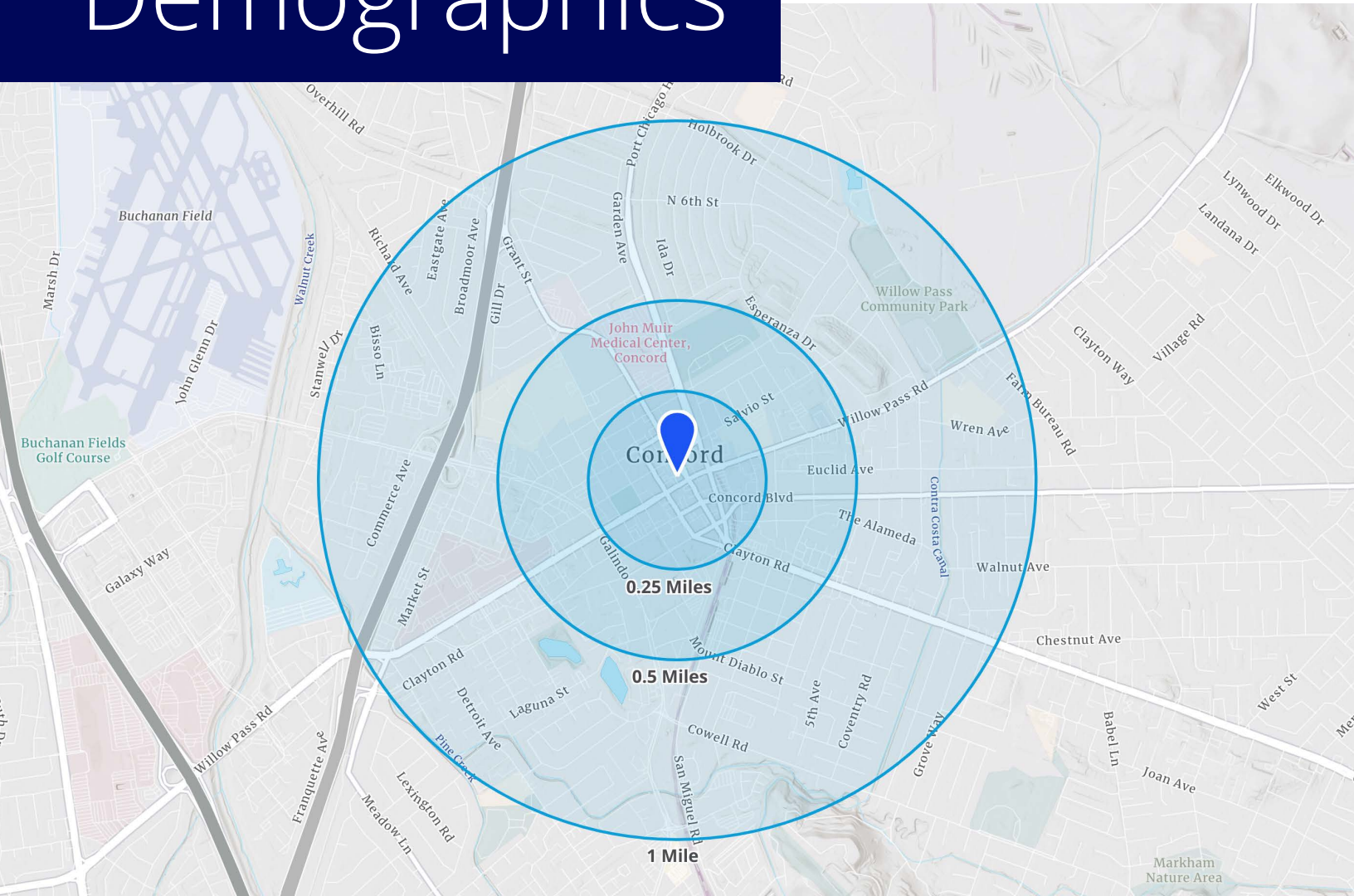
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# Demographics



## Demographics: 1/4, 1/2 & 1 Mile Radius



**Total daytime population**

|                  | <i>1/4 Mile</i> | <i>1/2 Mile</i> | <i>1 Mile</i> |
|------------------|-----------------|-----------------|---------------|
| <b>Total:</b>    | <b>3,162</b>    | <b>13,114</b>   | <b>29,691</b> |
| Workers:         | 2,463           | 10,407          | 17,362        |
| Residents:       | 699             | 2,707           | 12,329        |
| Per Square Mile: | 17,365.8        | 17,077.6        | 9,669.6       |

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# Aerial Overview



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