

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	16,342	87,923	232,652
Avg. HH Income	\$141,997	\$136,074	\$156,787
Daytime Population	16,255	105,173	235,125

TRAFFIC COUNTS	AVERAGE DAILY TRAFFIC
CA 242	143,000 ADT
Olivera Rd	11,750 ADT
Port Chicago Hwy	17,889 ADT

Source: 2025 Esri.

PROPERTY

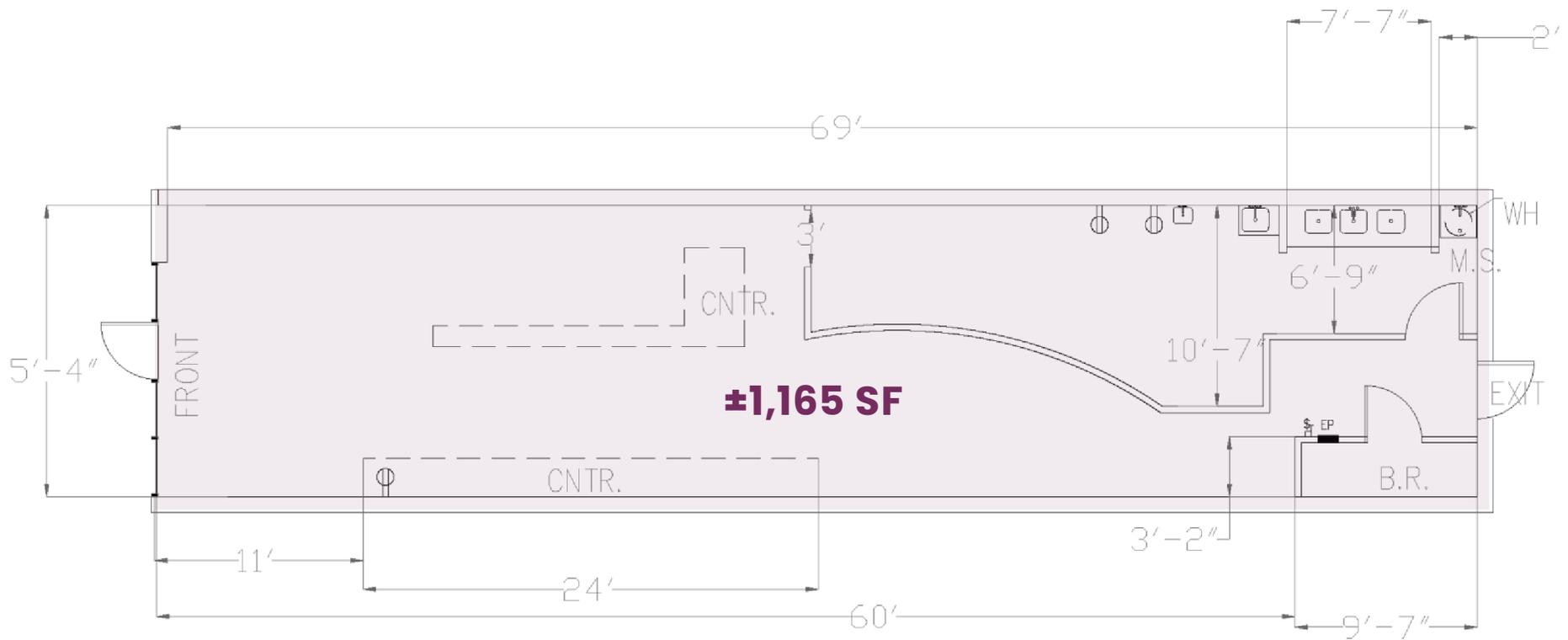
Site Plan



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	GREAT CLIPS	±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



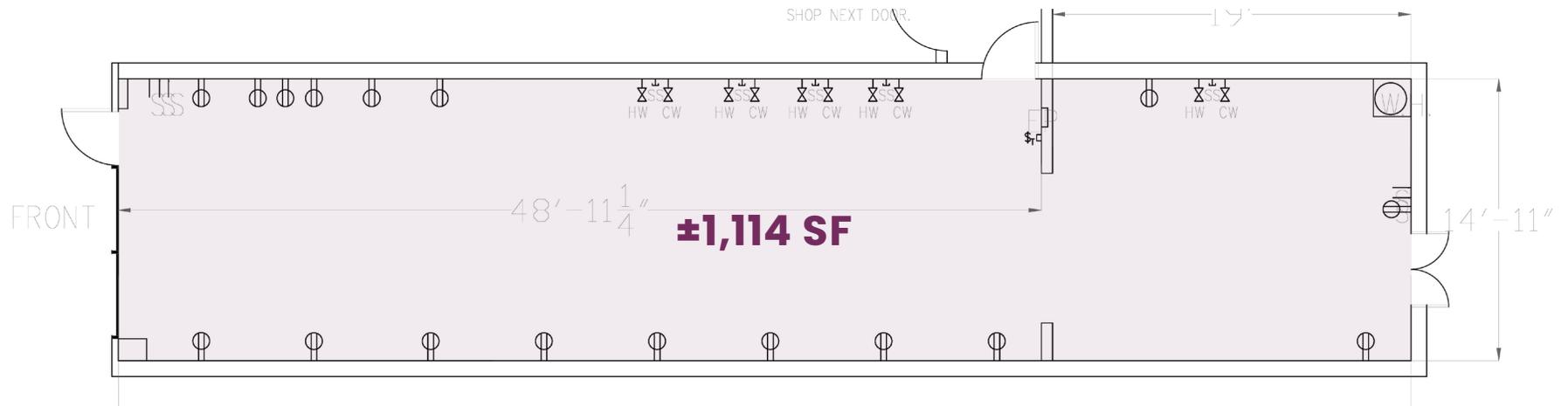
UNIT 30

Floor Plan



UNIT 42

Floor Plan



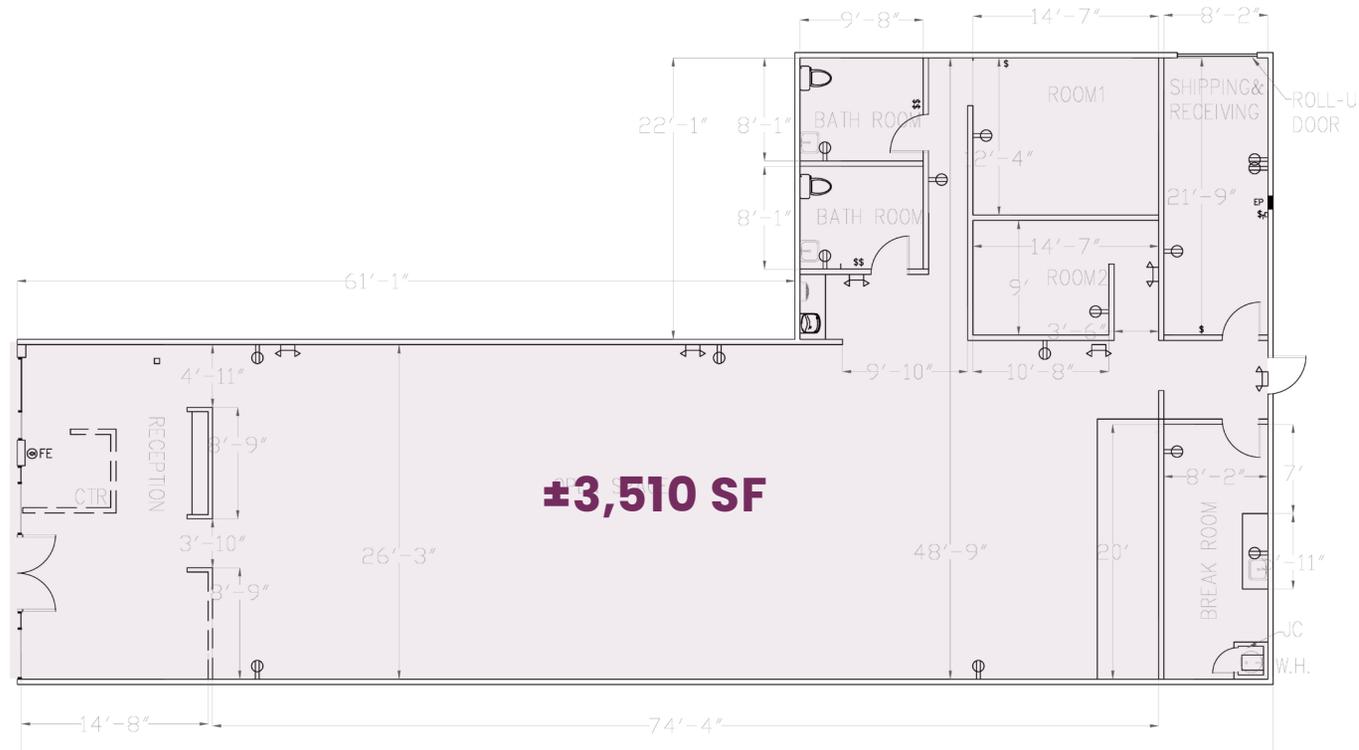
UNIT 44

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



TRADE AREA
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

Buchanan Field Airport

SAFEWAY

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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