



POSSIBLE RESIDENTIAL DEVELOPMENT



5 4 3

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1



OAK GROVE RD. - 17,390 ADT

MONUMENT BLVD.- 33,102 ADT

Available Spaces

- 1 18,705 SF
- 2 5,000 SF
- 3 negotiating
- 4 negotiating
- 5 1,880 SF

FOUR CORNERS SHOPPING CENTER | 2250 Monument Blvd., Concord, CA 94520



LOCKEHOUSE

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THE OPPORTUNITY

Four Corners Shopping Center is a privately owned neighborhood shopping center serving the Concord, Pleasant Hill, and Walnut Creek Market. This 148,233 square foot shopping center boasts national tenants like US Foods Chef's Store, Ross, DD's Discount and Dollar Tree. Availabilities include a 18,705 SF Anchor Space, 5,000 SF pad building and shop space ranging from 1,420 - 1,880 SF which could be combined for a total of 3,800 SF.

LOCATION

Four Corners Shopping Center is located on Monument Blvd. (33,102 ADT) at Oak Grove Rd. (17,390 ADT). This intersection, known as the four corners, benefits from its coveted market position in close proximity to Concord, Pleasant Hill, and Walnut Creek.

AVAILABLE SPACES

| | |
|------------|--------------|
| ±1,880 SF | Shop Space |
| ±5,000 SF | Pad Building |
| ±18,705 SF | Anchor Space |

TRAFFIC COUNTS

| | |
|----------------|------------|
| Monument Blvd. | 33,102 ADT |
| Oak Grove Rd. | 17,390 ADT |



DEMOGRAPHICS

ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 33,384 | 156,570 | 265,512 |

DAYTIME EMPLOYEES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,997 | 78,431 | 137,119 |

AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$111,938 | \$159,493 | \$178,043 |

BACHELOR'S DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 30.9% | 46.6% | 51.0% |

HOUSEHOLD RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$427.23 M | \$2.87 B | \$5.33 B |

HOUSEHOLD DENSITY PSM

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10 | 5,561 | 3,406 |

HOUSEHOLDS WITH CHILDREN

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 39.4% | 29.8% | 29.6% |

HOME VALUES OVER 1 MILLION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 623 | 7,972 | 18,380 |







COSTCO
WHOLESALE

ROSS
DRESS FOR LESS

dds
DISCOUNTS

US.
FOODS

DOLLAR TREE

Starbucks

7-ELEVEN

Walgreens

SUBWAY

food maxx

MONUMENT BLVD. - 35,875 ADT

OAK GROVE RD. - 22,836 ADT

Google Earth
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