



# Olvera Crossing

3375 Port Chicago Highway | Concord, CA



RETAIL SPACES  
AVAILABLE FOR LEASE





±980 – 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

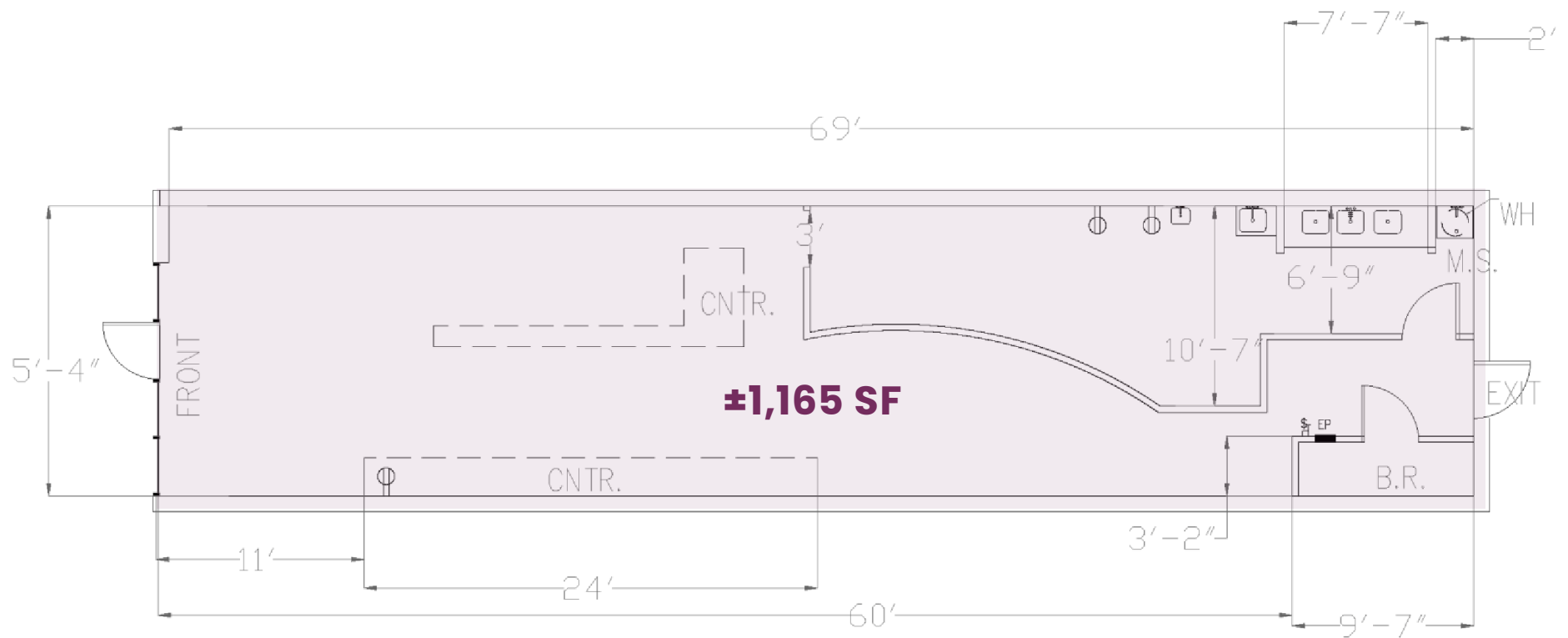
# Site Plan



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	AVAILABLE	±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

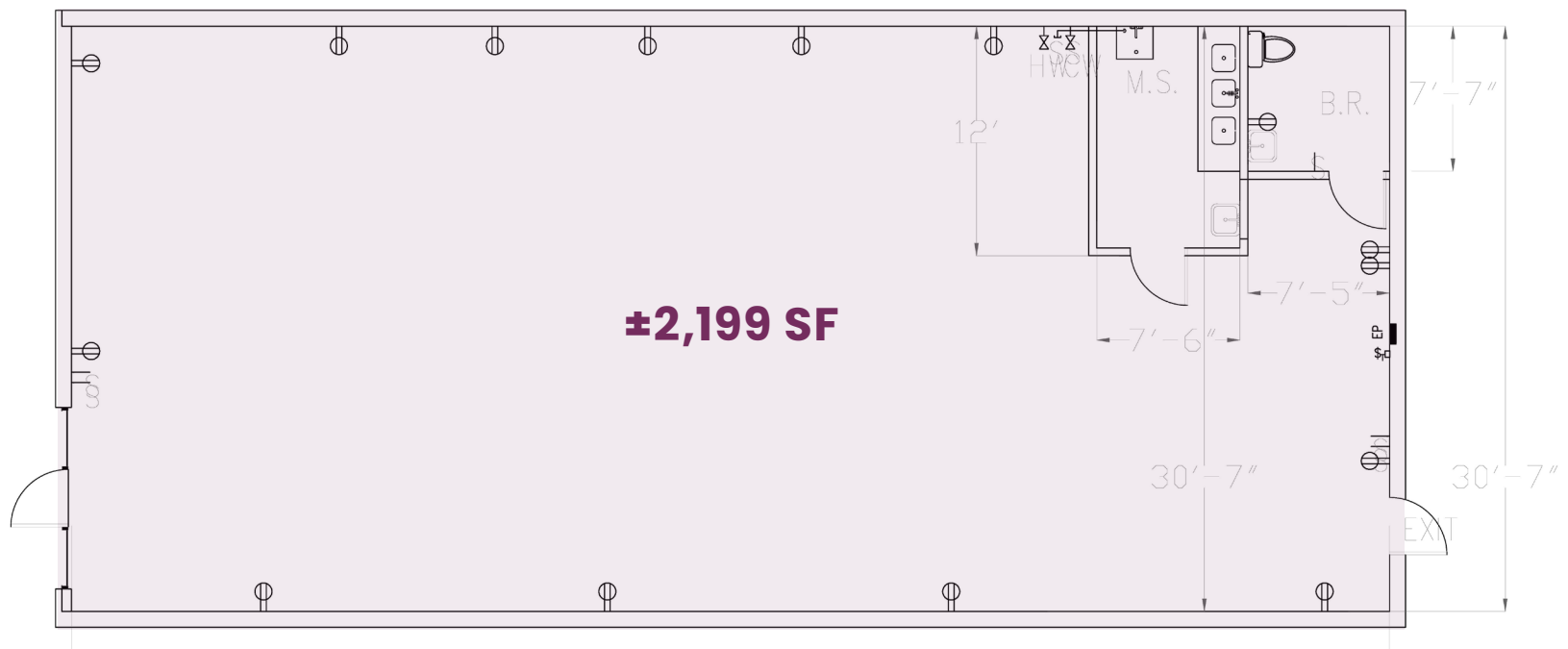
## UNIT 6

# Floor Plan



## UNIT 27

# Floor Plan



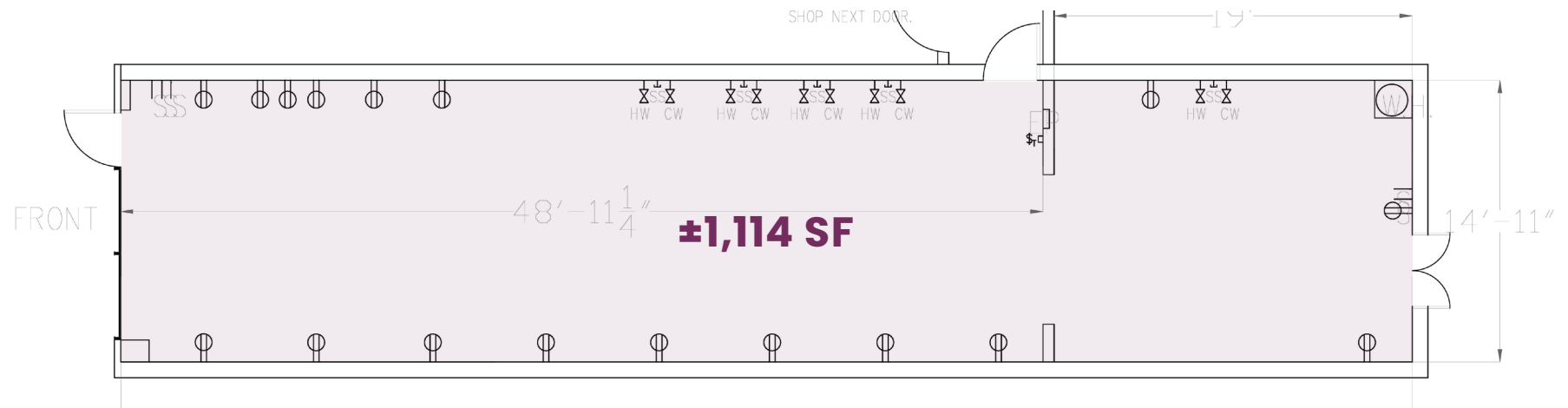
## UNIT 30

# Floor Plan



## UNIT 42

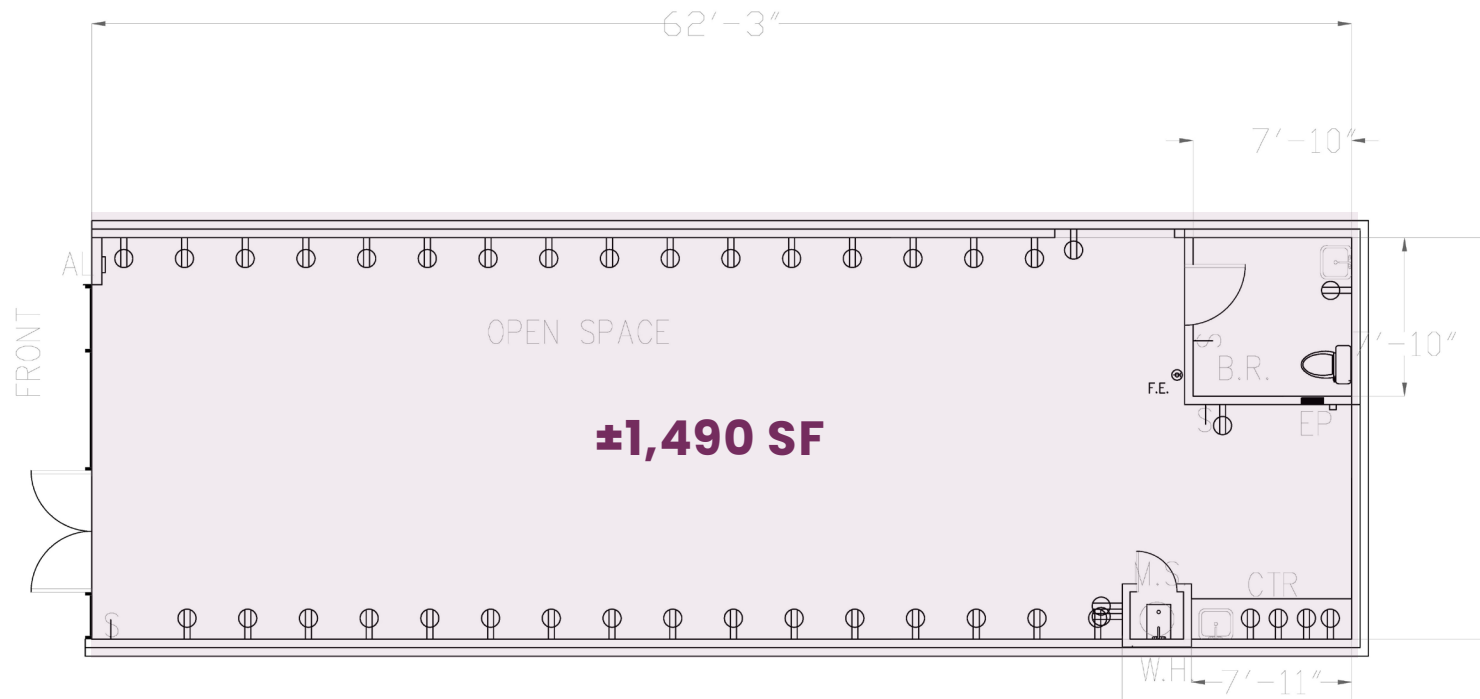
# Floor Plan





## UNIT 44

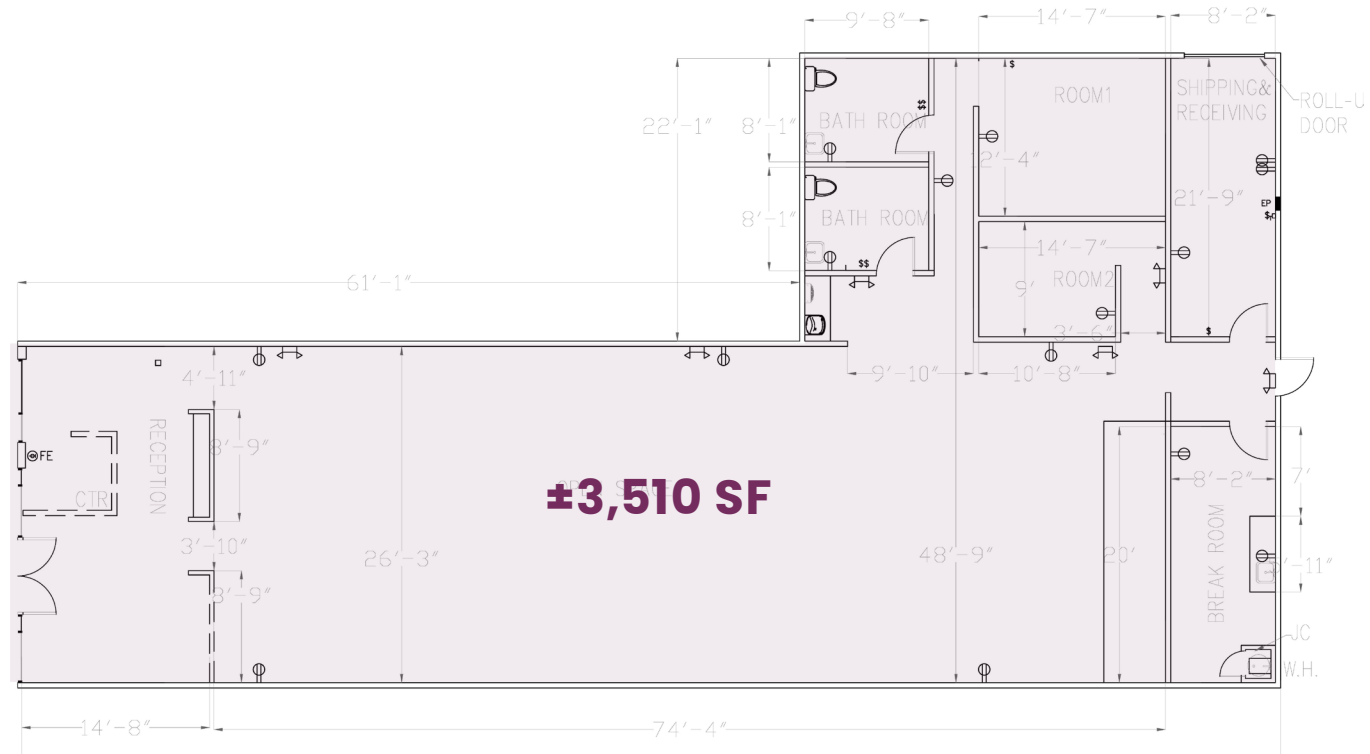
# Floor Plan





## UNIT 45

# Floor Plan





CLOSE UP  
*Aerial*

LOWE'S

Diablo Creek  
Golf Course

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

GROCERY  
OUTLET  
Bargain Market

Baldwin Park  
Basketball Courts

SAFeway

BART  
ba

Goodwill

Concord  
Community Park

SAFeway

Markham  
Nature Park

food  
maxx



TRADE AREA

*Aerial*





## PROPERTY

# Gallery





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