

New Shops Now Under Construction!

Signage Area

Signage Area

NEW TENANTS!



Mendocino Farms
California FISH GRILL

CONCORD, CA

willows

Another exceptional center by
Regency Centers.

Exclusive Leasing by
retailwest

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TO SACRAMENTO

GALAXY WAY

DIAMOND BOULEVARD

WILLOW WAY
(22,013 CPD)

The Veranda

- » Freeway-Flanking Regional Center
- » Interstate 680 Visibility / Exposure (140,263 CPD)
- » Easy Access from busy Willow Pass Road (39,357 CPD)
- » Strong Daytime Population (158,957 within 5 miles)



WILLOW PASS ROAD (39,357 CPD)

Sunvalley Shopping Center
(Regional Mall)

680
(140,263 CPD)

TO SAN JOSE

SUN VALLEY BOULEVARD

DIABLO VALLEY COLLEGE
~22,000 STUDENTS

COLLEGE PARK HIGH
~2,013 STUDENTS

VALLEY VIEW MIDDLE
~877 STUDENTS

AVAILABLE

- ±1,200 SF
(Bldg C -- One space remaining!)
- 1,200 SF - 12,000 SF
(Bldgs A1 + A2 -- Redevelopment)
- ±4,294 SF
2nd Gen Restaurant



SPACE	TENANT	± SF
A1 & A2	REDEVELOPMENT	12,000
B-150	AVAILABLE (2nd Gen Restaurant)	4,294
C-100	NEW SHOPS BUILDING	14,000
E-160	AVAILABLE (Retail/Office)	1,100
1961	LAZY DOG RESTAURANT & BAR	8,175
1965	US BANK	4,000
1969	BANK OF THE WEST	5,000
F-060	SOLA SALON STUDIOS	9,800
1981	CHICK-FIL-A (NOW OPEN!)	PAD
1989	BENIHANA	8,000
1991	KRISPY KREME DOUGHNUTS	3,975
A-010	UFC GYM	29,161
B-100	REI	29,486
B-180	HALF PRICE BOOKS	6,600
C-010	INTERIOR SPACES DESIGN	6,229
C-160	EUREKA!	3,700
D-010	MASSAGE ENVY	2,750
D-100	OLD NAVY	20,458
D-130	ULTA	10,022
D-150	IKE'S LOVE & SANDWICHES	1,154
D-290	JAMBA JUICE	1,357
E-200	PANERA BREAD	5,316
E-260	FUDDRUCKERS	8,120
E-300	DAISO	6,285
E-340	ROAD RUNNER SPORTS	6,039
E-361	CAJUN CRACK'N	4,740
F-010	FIVE BELOW	10,892
G	AIRPORT HOME APPLIANCE (Opening 2025)	21,000

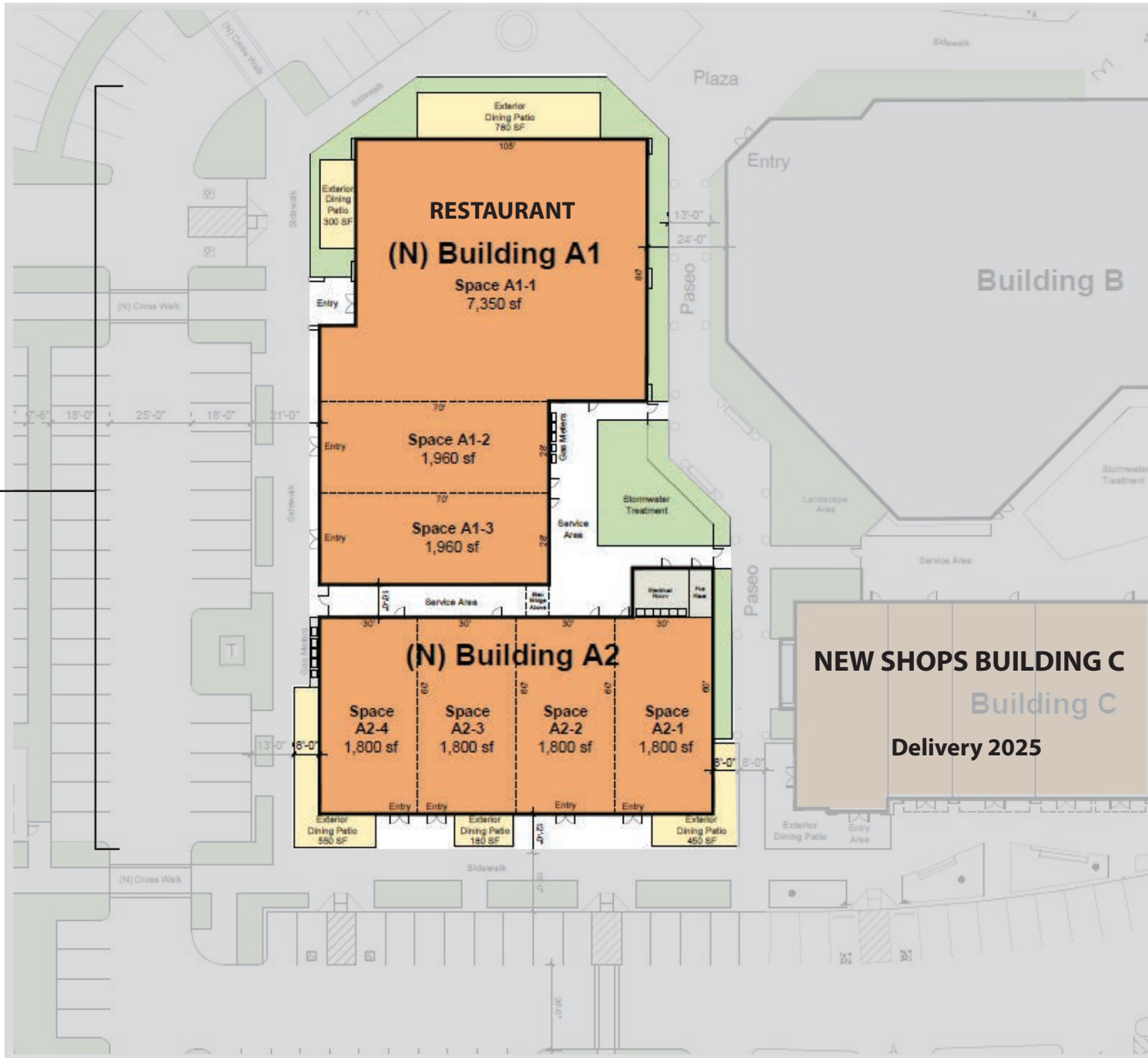
BUILDING C

(NOW UNDER CONSTRUCTION!)

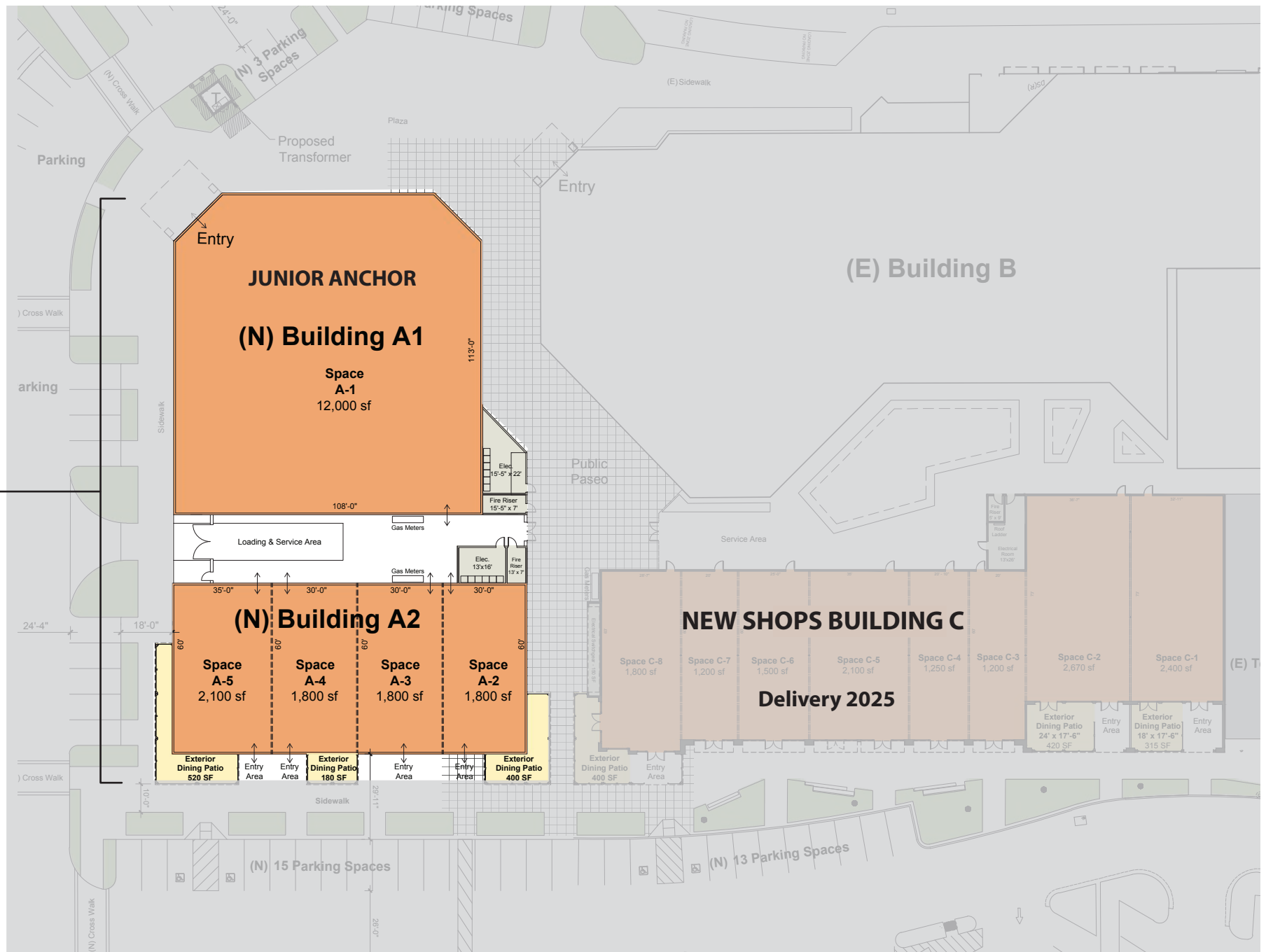


- = Leased
- = Lease Negotiations
- = Available

Delivery 2026



Delivery 2026





BUILDING A1 - CONCEPTUAL SOUTH ELEVATION (Signature Restaurant)



BUILDING A2 - CONCEPTUAL EAST ELEVATION (New Shops)

COFFEE
(TARGETED)

Eureka!





DEMOGRAPHICS (2024)

1-mile	5-mile	10-mile
Est. Population 15,245	Est. Population 257,116	Est. Population 489,841
Est. Daytime Population +21,923	Est. Daytime Population +129,893	Est. Daytime Population +197,513
Average HH Income \$138,488	Average HH Income \$175,045	Average HH Income \$198,112

MARTINEZ

CONCORD

PLEASANT HILL

WALNUT CREEK

LAFAYETTE

TO SACRAMENTO

TO PINOLE/RICHMOND

TO BRENTWOOD, ANTIOCH & STOCKTON

TO OAKLAND, BERKELEY & SAN FRANCISCO

TO DUBLIN & SAN JOSE

AIRPORT

DIABLO VALLEY COLLEGE
22,000 students

SUNVALLEY SHOPPING CENTER

DOWNTOWN PLEASANT HILL

CROSSROADS AT PLEASANT HILL

BROADWAY PLAZA

PLAZA ESCUELA

THE VERANDA

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