

2321
STANWELL DR
CONCORD, CA

NEW ROOF, HVAC, AND PARKING LOT



FOR SALE OR LEASE

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 LEE &
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COMMERCIAL REAL ESTATE SERVICES

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SPACE AVAILABLE FOR SALE OR LEASE

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PROPERTY HIGHLIGHTS

- 8,593 RSF Freestanding Building
 - 5,031 SF Office
 - 3,562 SF Warehouse
- Conditioned Warehouse
- 10' Clear Height
- 600A, 120-208V, 3-Phase, 4-wire (to be confirmed by electrician)
- New roof, HVAC, and parking lot
- 24 parking spaces + 1 handicap
- Adding a roll-up door possible
- Low NNN expenses
- Easy access to I-680, CA-242, CA-4
- Close proximity to local amenities

ECONOMIC DATA

Please contact brokers for pricing

PRESENTED BY:

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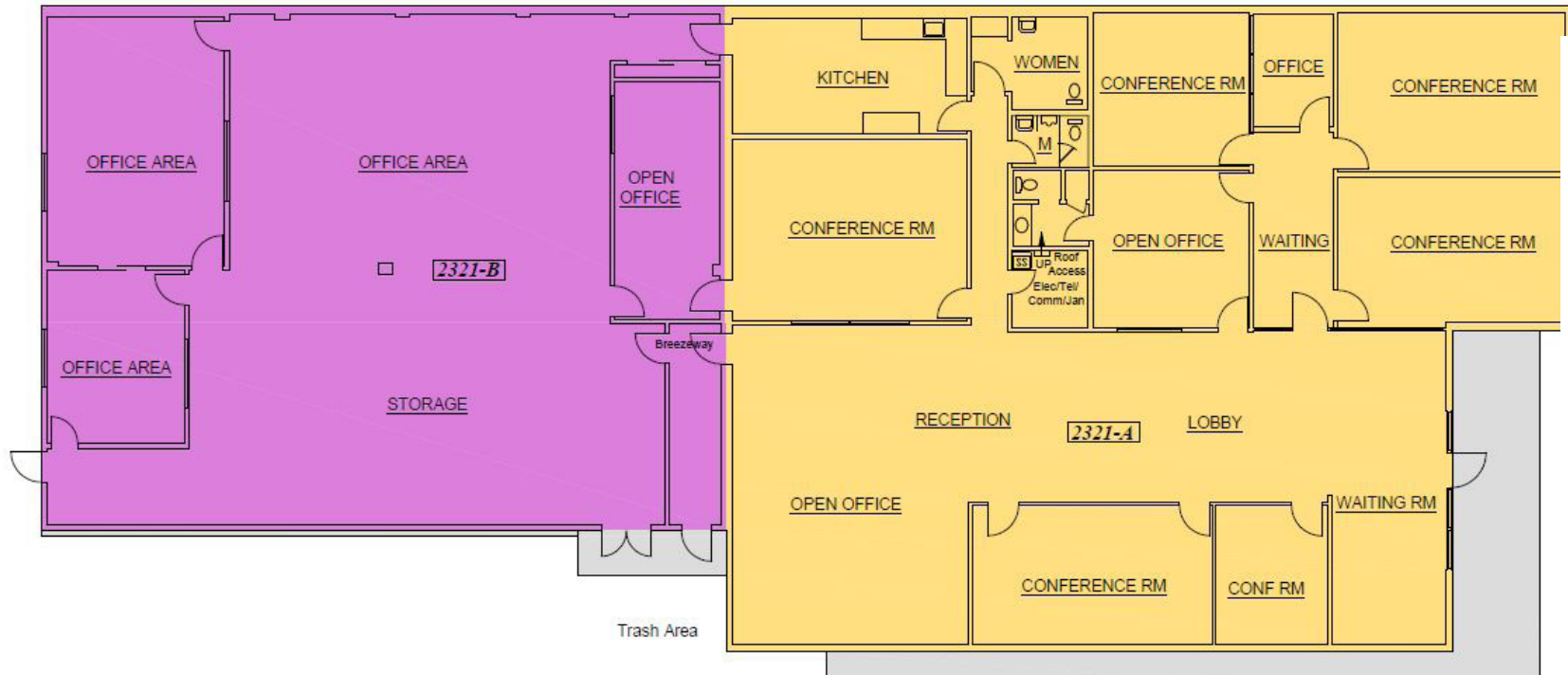
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FLOOR PLAN: 8,592 RSF



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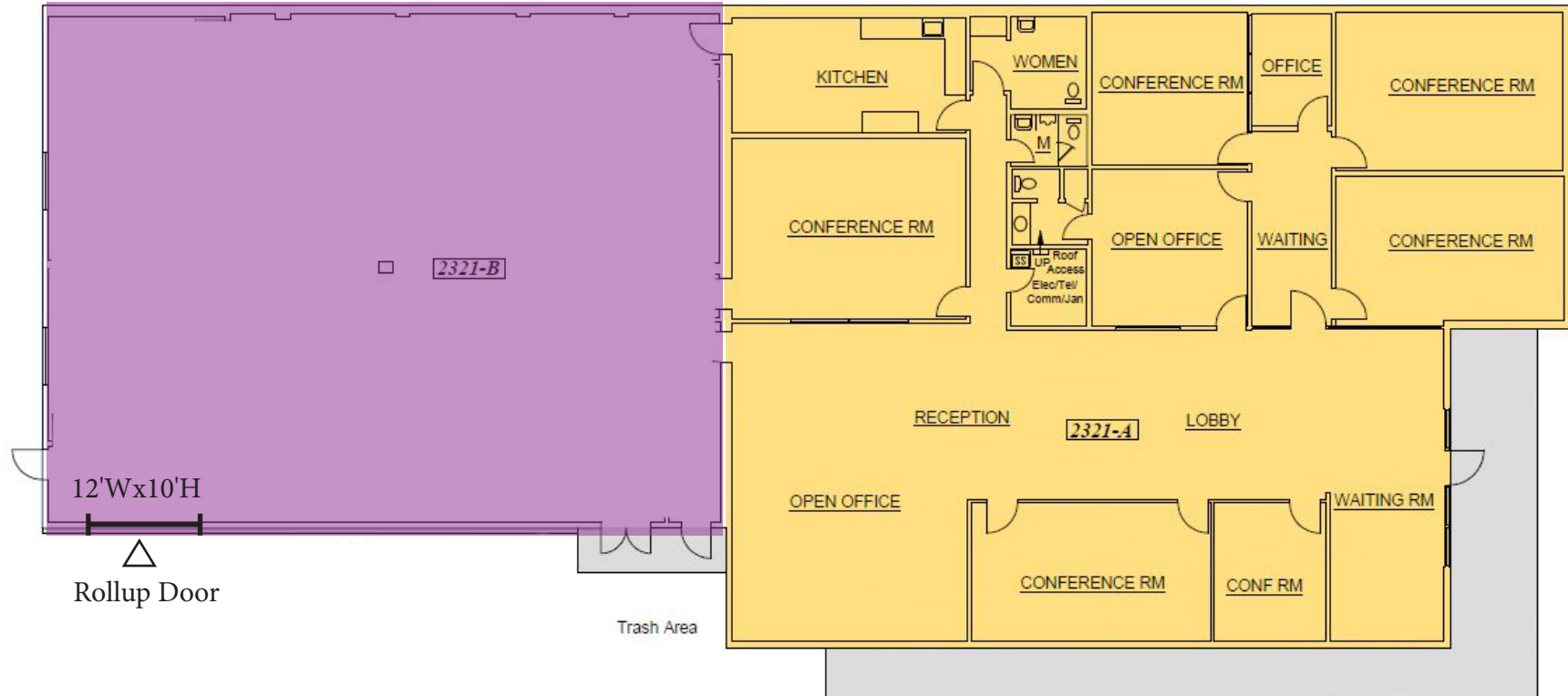
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HYPOTHETICAL FLOOR PLAN



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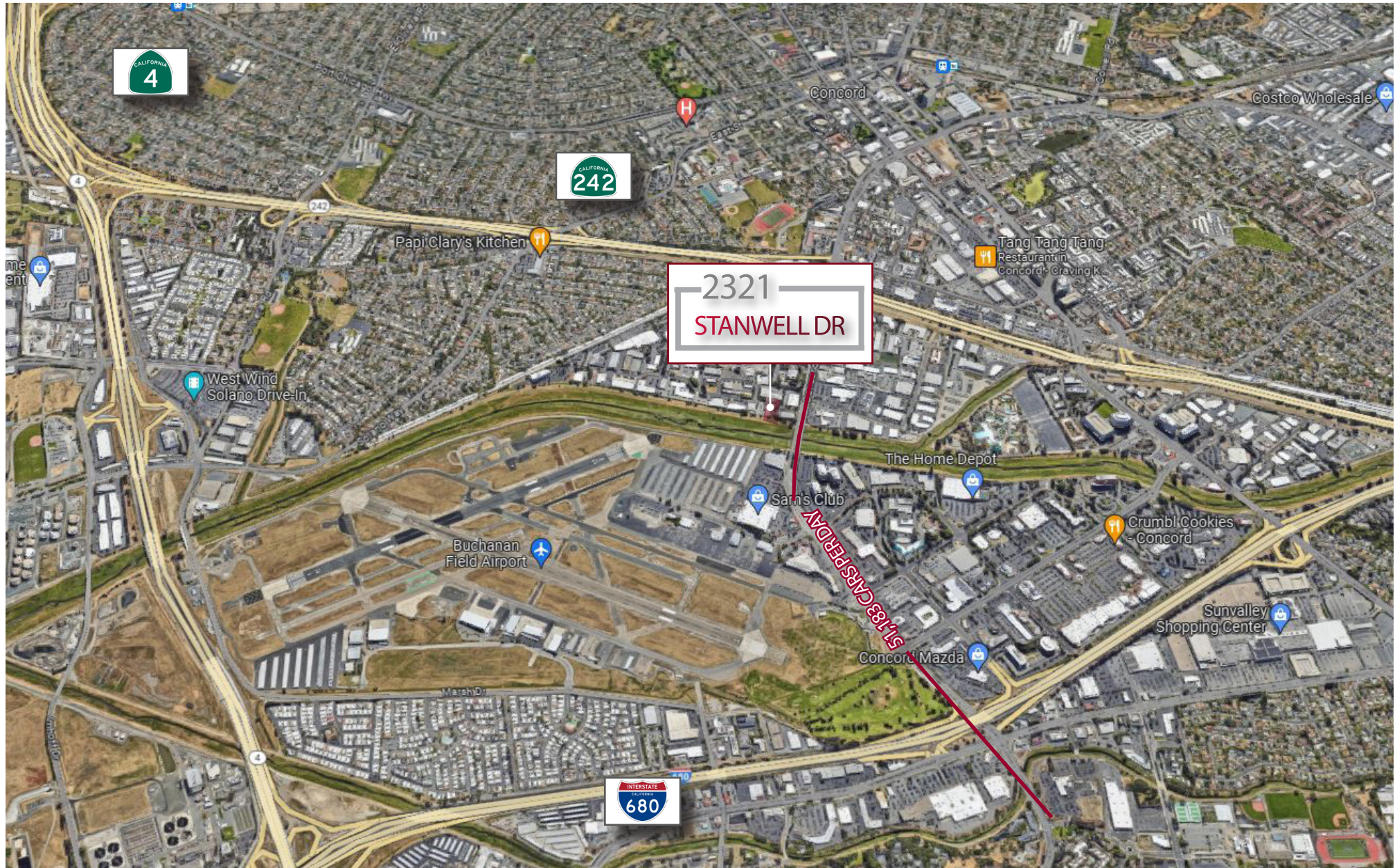
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LOCATION OVERVIEW:



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NEARBY AMENITIES:



2321
STANWELL DR



CONCORD

Willows Shopping Center

BUCHANA FIELD
AIRPORT

The Veranda

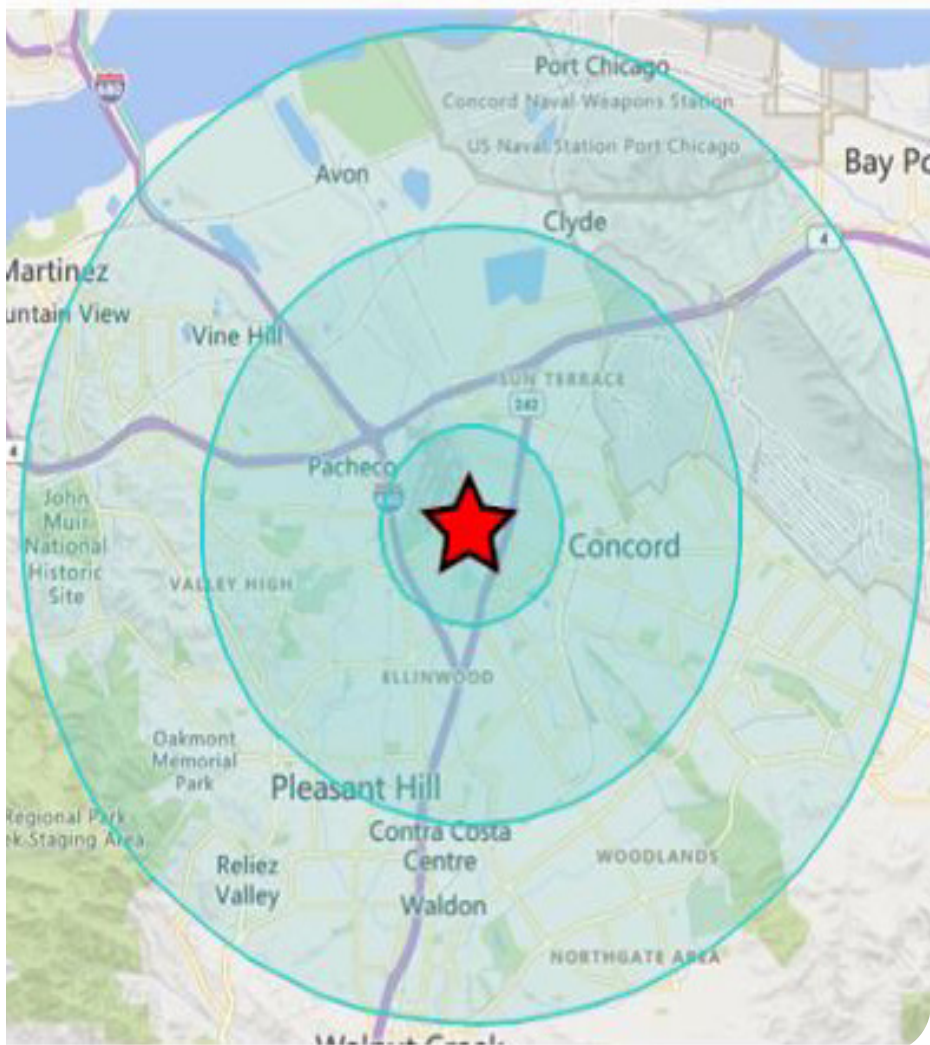
Sunvalley Shopping Center









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DEMOGRAPHICS:



	1 MILE	3 MILES	5 MILES
 POPULATION	15,101	121,245	238,610
 MEDIAN AGE	38	39	40
 AVERAGE HOUSEHOLD INCOME	\$84,062	\$132,670	\$150,479
 AVERAGE HOUSEHOLDS	6,005	47,557	96,152
 TOTAL ESTABLISHMENTS	910	3,474	8,172
 TOTAL CONSUMER SPENDING	\$374 M	\$3.5 B	\$7.3 B

*Demographics source: Landvison

