

FOR LEASE



2395 MONUMENT BLVD., CONCORD, CA



LOCKEHOUSE

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PROPERTY HIGHLIGHTS

2395 Monument Blvd., Concord, CA

SUMMARY

CENTER NAME	Monument Plaza
ADDRESS	2395 Monument Blvd., Concord, CA
CROSS STREET	Detroit Ave.
SIZE	±8,200 SF
RENT	Call to Inquire
NNN	\$0.45 PSF Annually (Estimated 2025)
TRAFFIC COUNTS	Monument Blvd. - 34,160 ADT Detroit Ave. - 17,759 ADT



PROPERTY HIGHLIGHTS

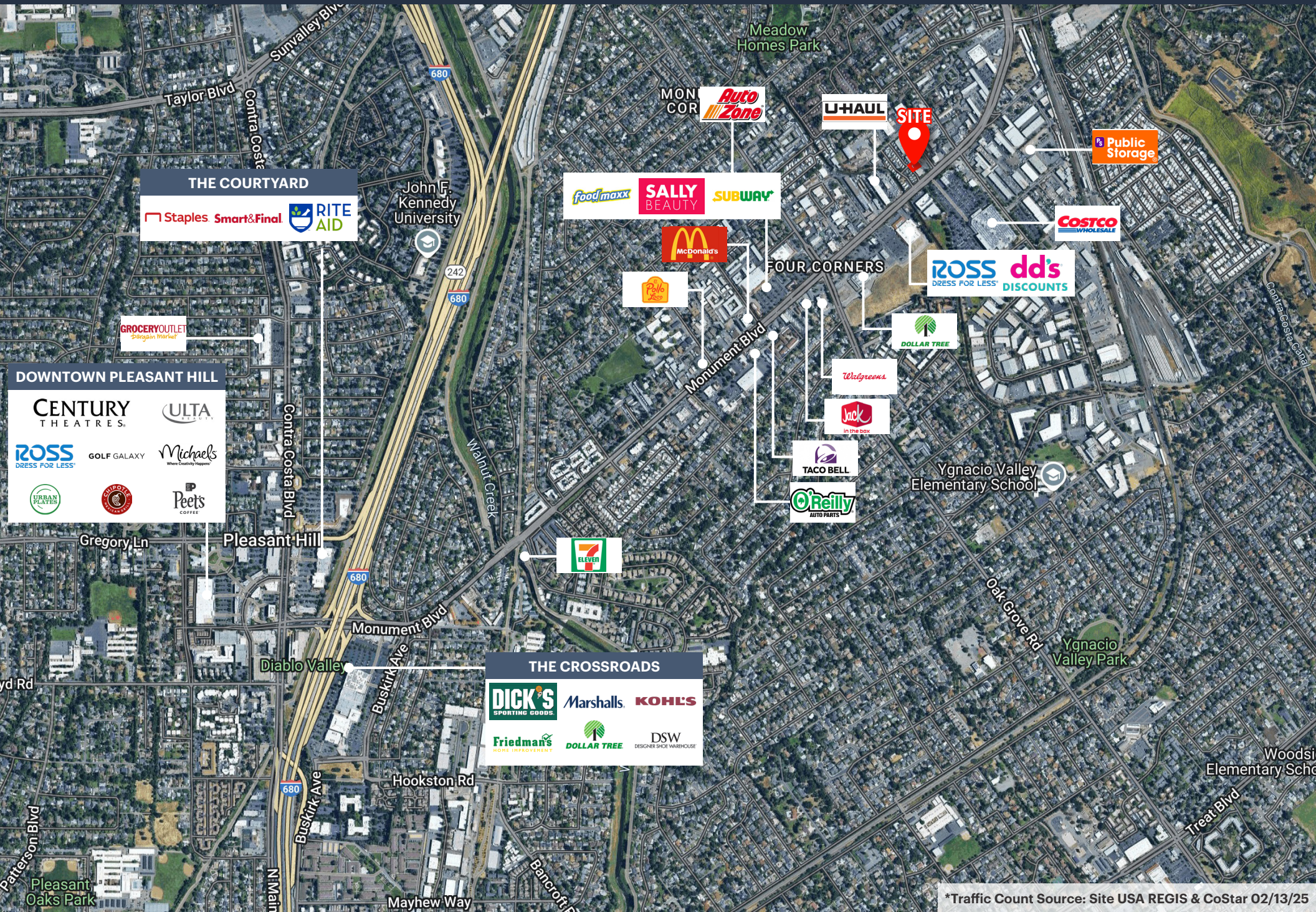
- Monument Signage
- Adjacent to High Traffic/High Volume Costco
- Great Visibility and Signage to Monument Blvd.
- High Ceilings
- Rollup Loading Door
- Convenient Access
- Abundant Parking on Site



MARKET AERIAL

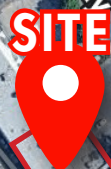
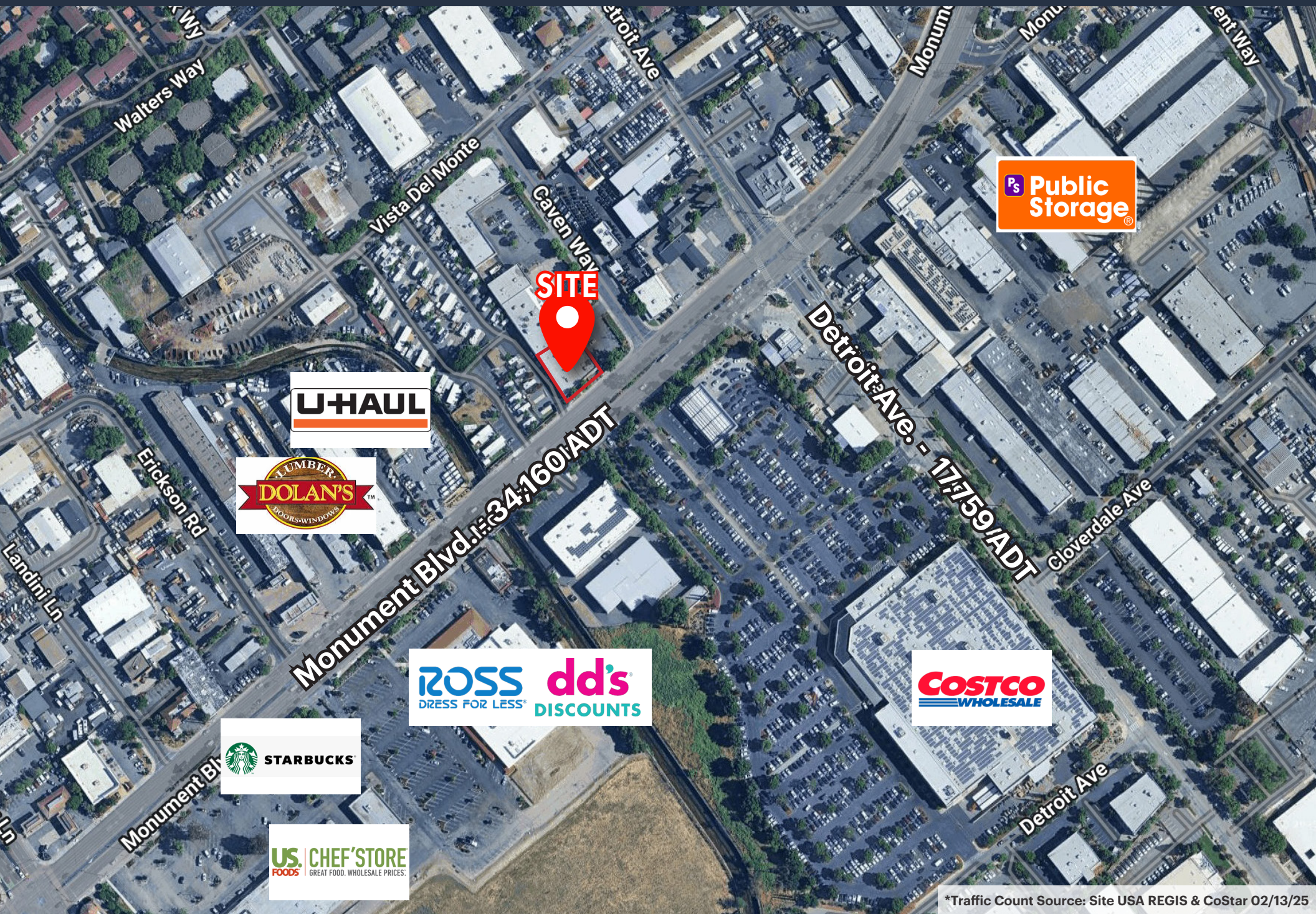
2395 Monument Blvd., Concord, CA

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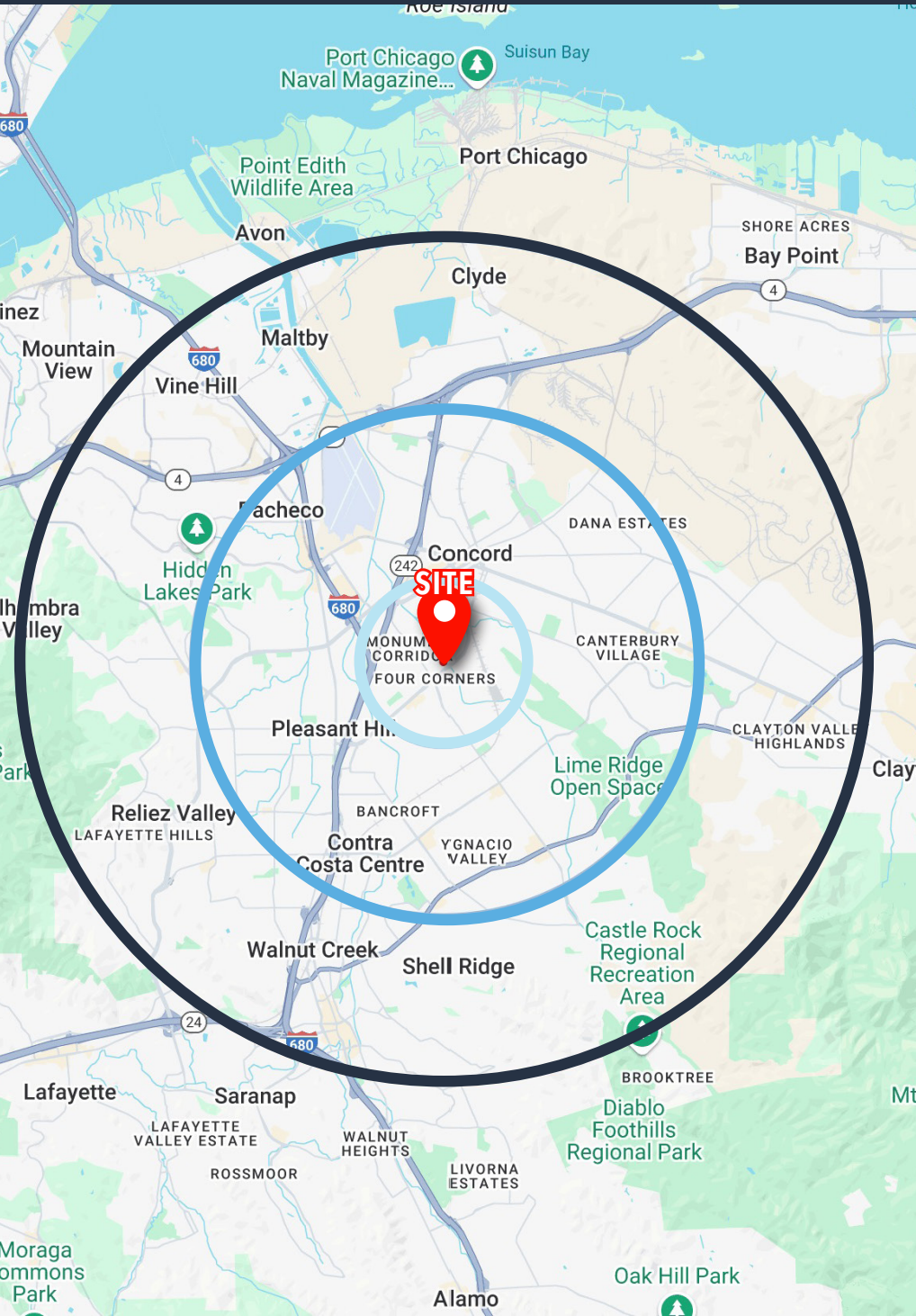
CLOSE UP AERIAL

2395 Monument Blvd., Concord, CA



DEMOGRAPHICS

2395 Monument Blvd., Concord, CA



1 MILES	3 MILES	5 MILES
32,197	154,072	263,103

ESTIMATED
POPULATION



1 MILES	3 MILES	5 MILES
17,613	122,673	213,598

DAYTIME
EMPLOYEES



1 MILES	3 MILES	5 MILES
\$108,804	\$156,962	\$176,272

AVERAGE
HOUSEHOLD
INCOME



1 MILES	3 MILES	5 MILES
31.0%	45.9%	50.7%

BACHELOR'S
DEGREE OR
HIGHER



1 MILES	3 MILES	5 MILES
\$573.71 M	\$3.62 B	\$6.54 B

HOUSEHOLD RETAIL
EXPENDITURES



1 MILES	3 MILES	5 MILES
4,379	17,563	29,767

HOUSEHOLDS
WITH CHILDREN



1 MILES	3 MILES	5 MILES
697	9,759	22,219

HOME VALUES
OVER 1 MILLION



*Demographics Source: Site USA REGIS 02/13/25