

# DANA PLAZA SHOPPING CENTER

4115 CONCORD BOULEVARD, SUITE 12, CONCORD, CA 94519



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# PROPERTY OVERVIEW

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Welcome to Dana Plaza, where opportunity meets convenience! This  $\pm 1,800$ sf ground floor retail space, is a hidden gem waiting for your business to thrive. Currently configured for instructional fitness classes, this versatile, rectangular layout allows for seamless adaptation to suit a variety of businesses. As you step inside, you'll immediately notice the generous high ceiling, creating an open and airy atmosphere that enhances the overall appeal of the space. Currently configured for instructional fitness classes, this versatile layout allows for seamless adaptation to suit a variety of businesses. The ground floor retail space features a convenient private restroom, ensuring the comfort and convenience of both staff and customers. Whether you're looking to establish a general retail, fitness classes, animal groomer, veterinary clinic, antique store, or even an automobile sales and rental/leasing brokers office, this property's flexible zoning provides endless possibilities to meet your entrepreneurial vision.

Located in the Dana Plaza neighborhood shopping center, its location near three schools makes it a prime destination for families and young adults, attracting substantial foot traffic, especially during the bustling after-school rush. The vibrant community surrounding Dana Plaza embraces an active and engaged lifestyle, offering a promising customer base for businesses catering to the needs of families, professionals, and fitness enthusiasts alike.

Don't miss out on this exceptional opportunity to establish your business in Dana Plaza. Contact us today to schedule a viewing and discover how this remarkable space can be transformed into your business's new home.



# ZONING:

## Neighborhood Commercial (NC)

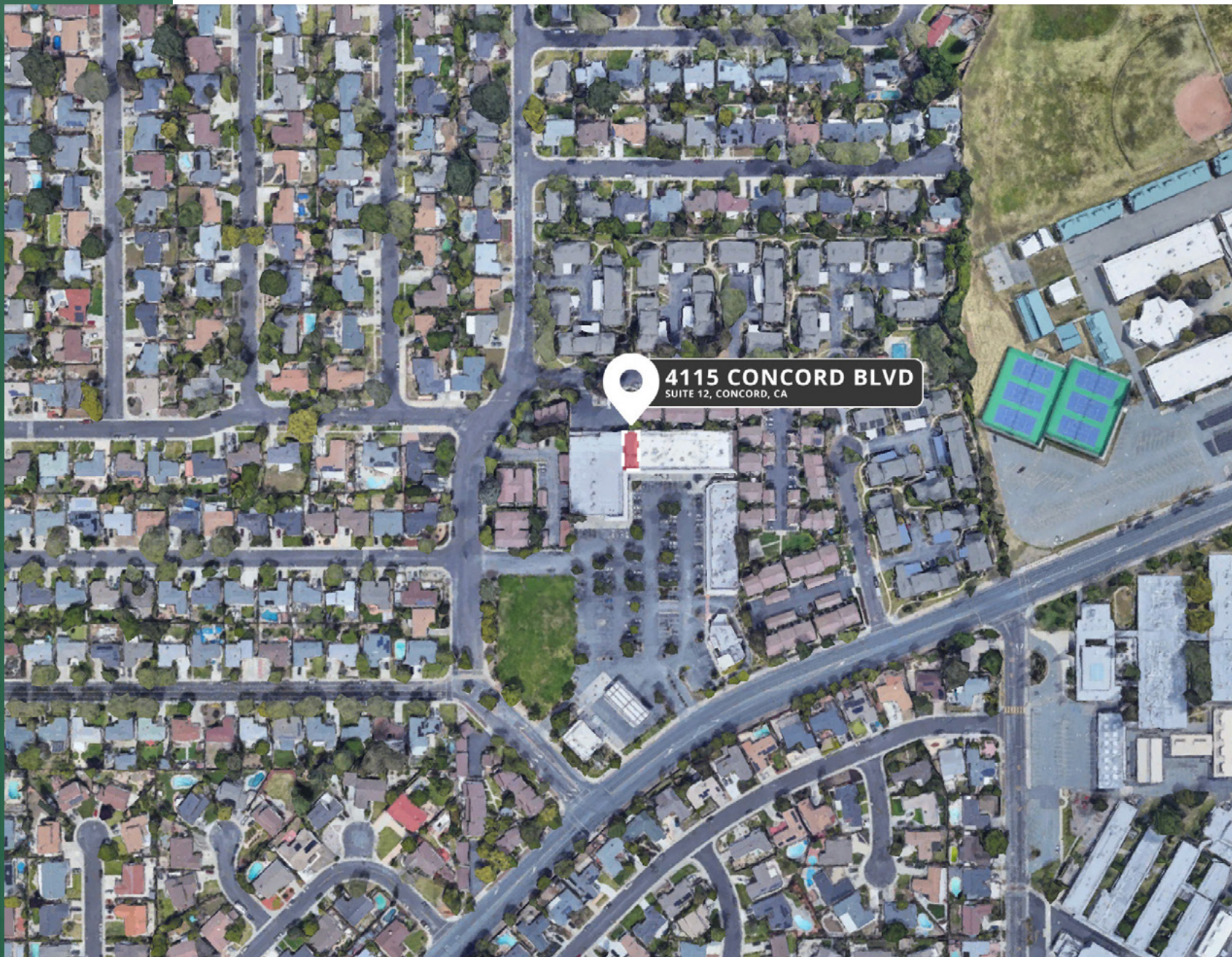
### Permitted:

- Adult Day Care
- Dog Day Care, Training
- Animal Grooming
- Veterinary Clinic
- Antique Collectible Store
- Automobile Sales and Rental/Leasing Brokers Office Only
- Bank Credit Union
- Business Support Services
- Catering Service
- Eating and Drinking
- Establishments
- Restaurant Limited Service
- Convenience Store, (No Alcohol Sales)
- Grocery Store
- Professional Offices
- General Personal Services
- Improvement Instructional
- General Retail
- Nursery Garden Center
- Contractor Office

# LEASE HIGHLIGHTS

|                      |  |
|----------------------|--|
| Size                 | ±1,800 square feet ground floor retail space.  |
| Versatile Layout     | Currently configured for instructional fitness classes, the rectangular layout is adaptable for a variety of businesses.   |
| High Ceilings        | Generous high ceiling creates an open and airy atmosphere.   |
| Private Restroom     | The space features a convenient private restroom for staff and customers.  |
| Flexible Zoning      | Suitable for various types of businesses such as general retail, fitness classes, animal groomer, veterinary clinic, antique store, or even an automobile sales and rental/leasing brokers office. |
| Prime Location       | Situated in the Dana Plaza neighborhood shopping center, near three schools.   |
| Target Demographic   | Attracts families and young adults, with substantial foot traffic, especially during afterschool hours.  |
| Community Engagement | Vibrant community that embraces an active lifestyle, promising a substantial customer base for businesses catering to families, professionals, and fitness enthusiasts.                            |





**4115 CONCORD BLVD**  
SUITE 12, CONCORD, CA







# LOCATION OVERVIEW

**Concord, California**, located in the San Francisco Bay Area, offers a promising real estate landscape. The city features a mix of housing options, including single-family homes, townhouses, and condominiums, catering to various preferences. Concord's central location, with easy access to major highways and public transportation, makes it a convenient hub for commuters. The area boasts a thriving business community, ample shopping and dining options, and a range of recreational amenities. With its strong housing market, affordability, and desirable quality of life, Concord presents an attractive opportunity for real estate investors in Northern California.

**#66** of 528

Most Diverse Suburbs  
in California

**#198** of 528

Best Suburbs for Young  
Professionals in California

**#216** of 1,726

Most Diverse Places to  
Live in California



**Walk Score:** 49 (*Car-Dependent*)

**Transit Score:** 30 (*Some Transit*)

**Bike Score:** 53 (*Some Bike Infrastructure*)

# LOCATION OVERVIEW

## DEMOGRAPHIC SUMMARY

4115 Concord Blvd, Concord, California, 94519  
Ring of 3 miles

### KEY FACTS

105,309

Population



37,962

Households

40.9

Median Age

\$94,448

Median Disposable Income

### EDUCATION

8.7%

No High School Diploma



19.9%  
High School Graduate



29.6%  
Some College/  
Associate's Degree



41.9%  
Bachelor's/Grad/Prof Degree

## INCOME



\$113,280

Median Household Income



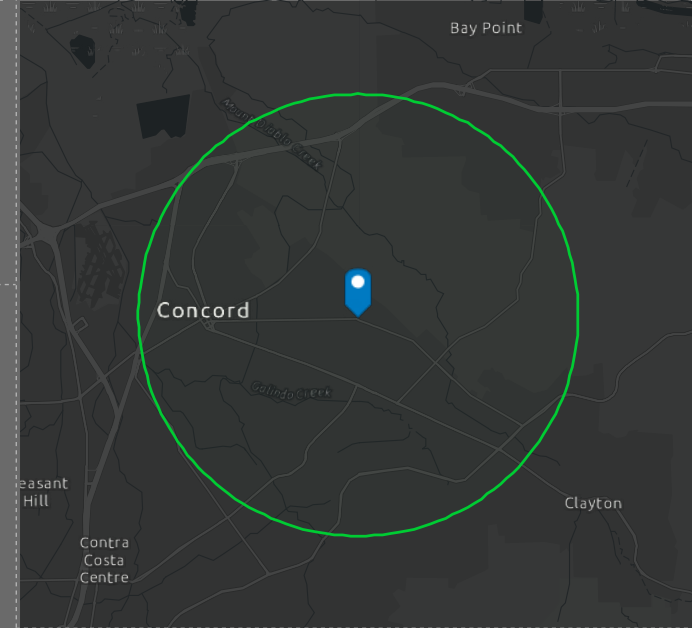
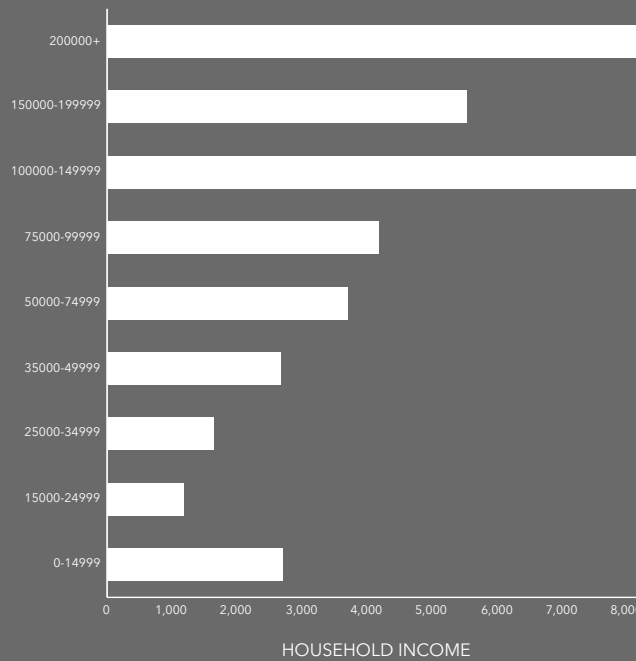
\$53,236

Per Capita Income



\$367,976

Median Net Worth



### EMPLOYMENT



White Collar

68.4%



Blue Collar

15.8%



Services

19.5%

5.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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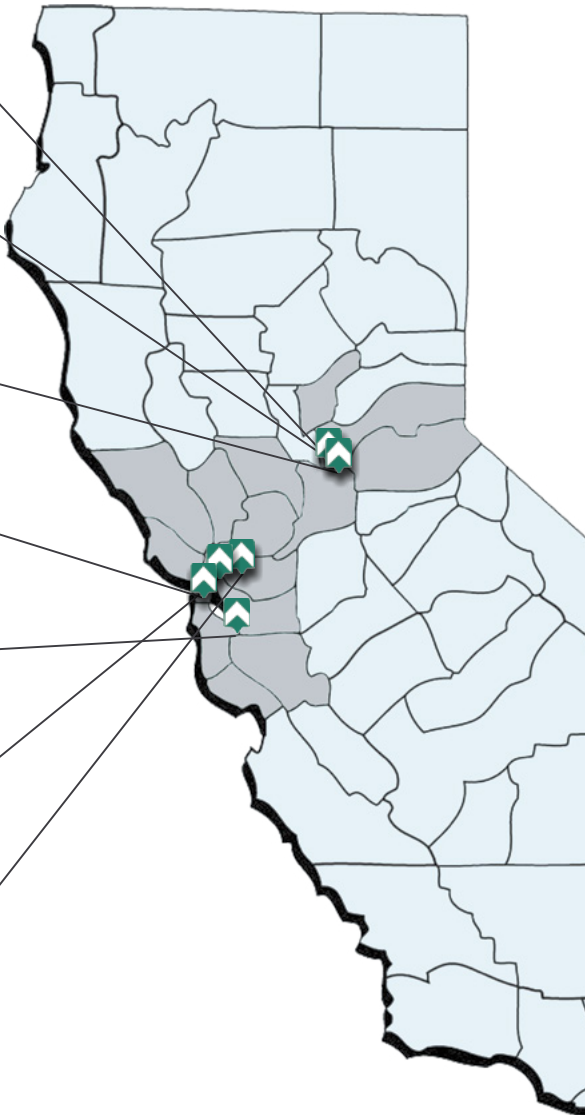
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