

OFFICE/MEDICAL SPACE AVAILABLE FOR LEASE  
4415 COWELL RD, CONCORD, CA

UNDER NEW  
OWNERSHIP!



PRESENTED BY:

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# OFFICE/MEDICAL SPACE FOR LEASE

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## LISTING DATA:

Suite 230: 1,334±SF

## PROPERTY INFORMATION:

- Renovations Underway
- Elevator Served
- Medical and Traditional Office Zoning
- .3 miles to Clayton border
- 3 miles to Downtown Concord

## ECONOMIC DATA:

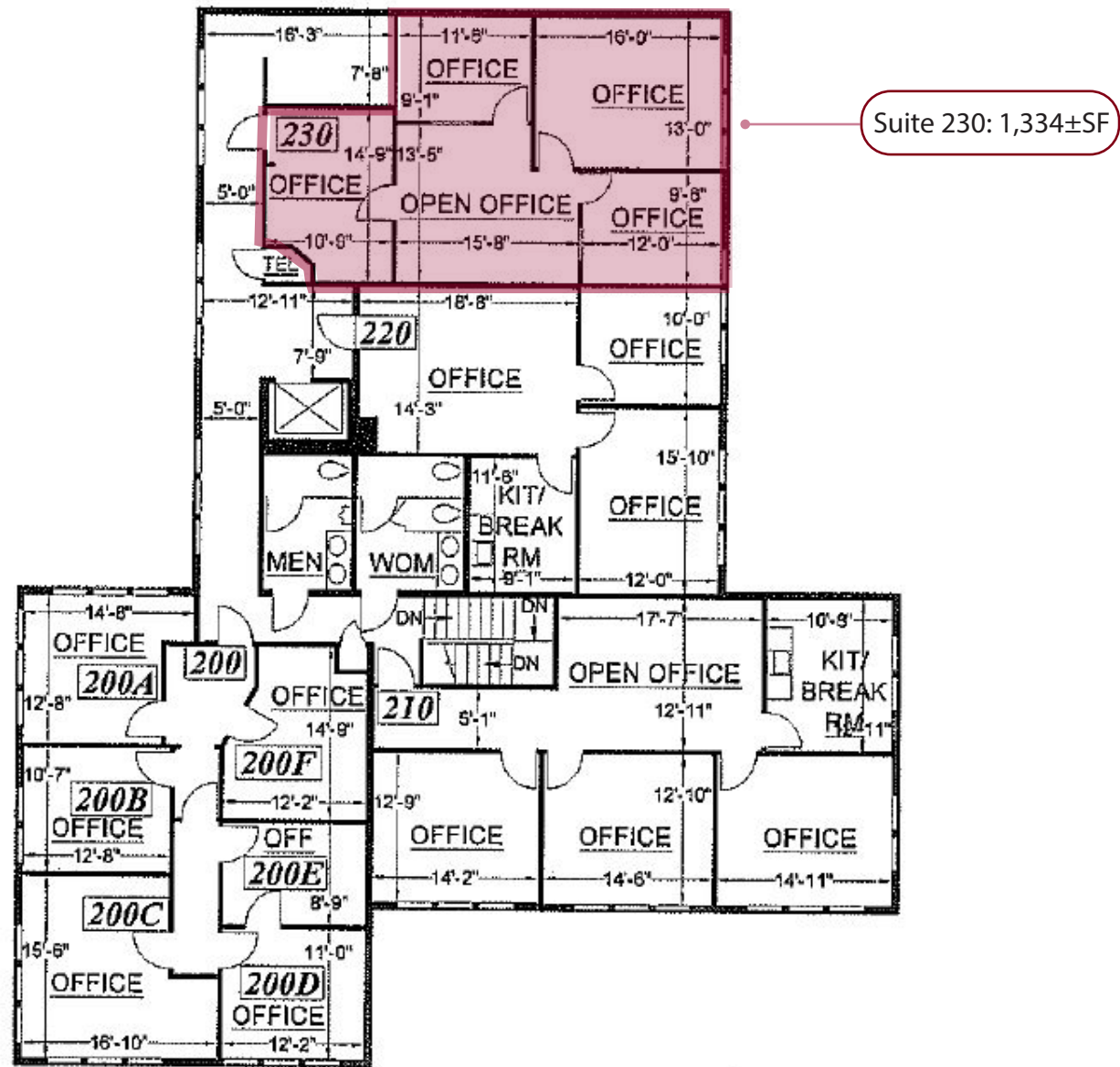
\$1.75/SF GROSS



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## FLOOR PLAN



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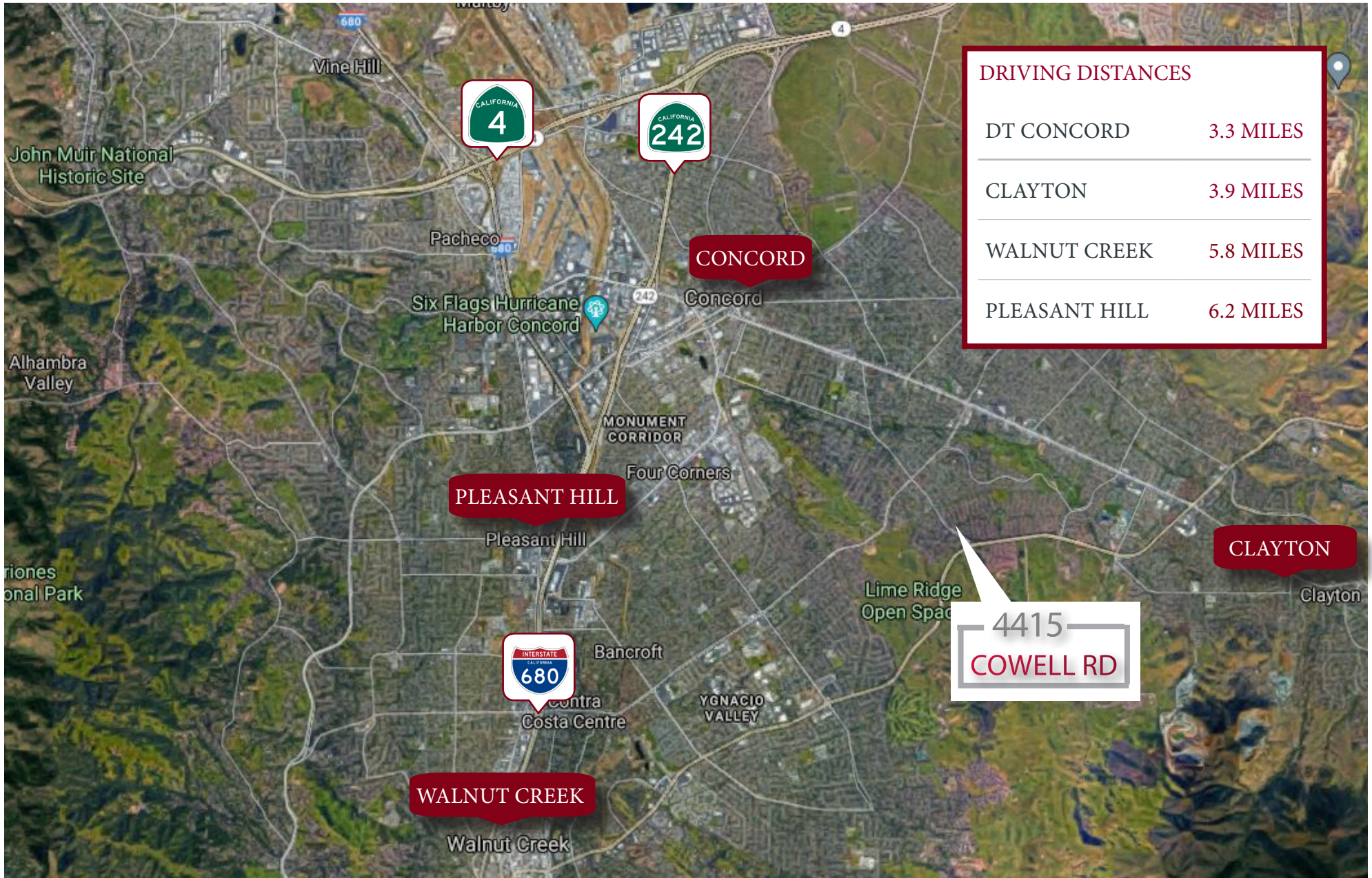
## NEARBY AMENITIES:



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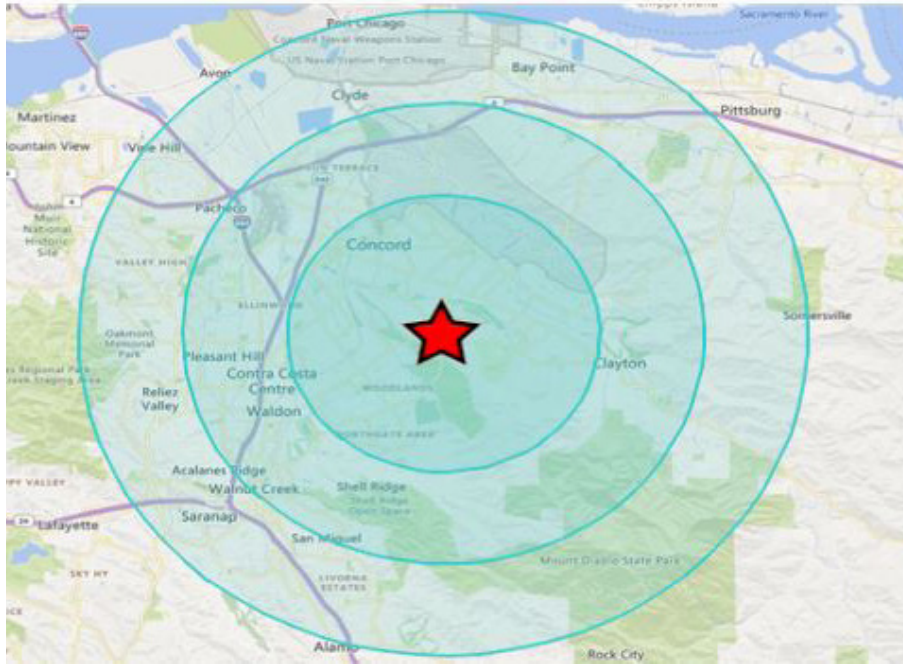
## LOCATION OVERVIEW:









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## DEMOGRAPHICS:



	1 MILE	3 MILES	10 MILES
 POPULATION	134,099	246,060	525,414
 MEDIAN AGE	41	41	42
 AVERAGE HOUSEHOLD INCOME	\$128,258	\$133,527	\$141,533
 AVERAGE HOUSEHOLDS	48,997	95,575	199,179
 TOTAL ESTABLISHMENTS	2,982	7,086	13,382
 TOTAL CONSUMER SPENDING	\$3.8 B	\$7.6 B	\$15.8 B

\*Demographics source: CoStar

