

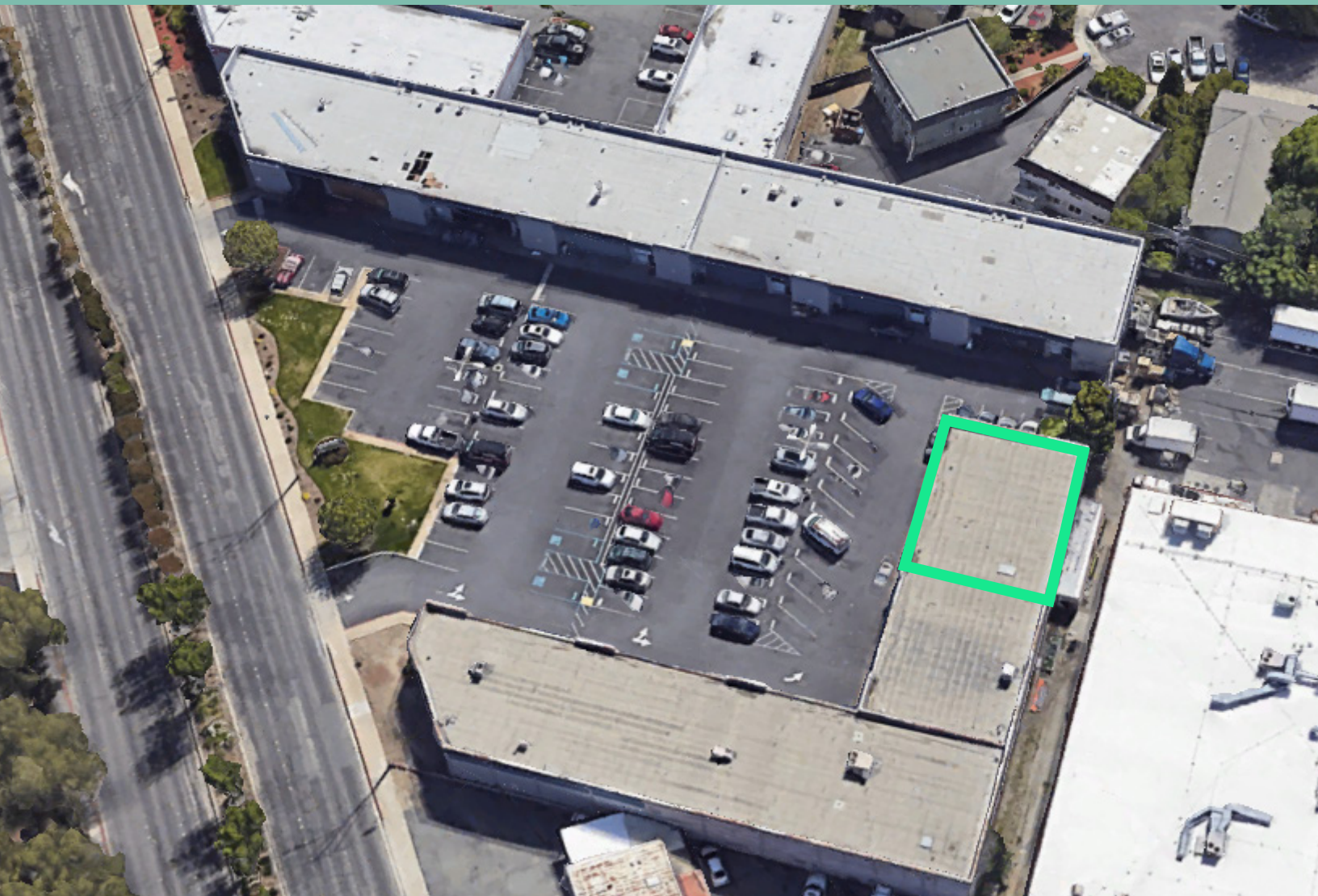
Automotive | For Lease

CBRE

2655 Monument Blvd
Unit D
Concord, CA 94520
www.cbre.com/walnutcreek

Monument Automotive Center

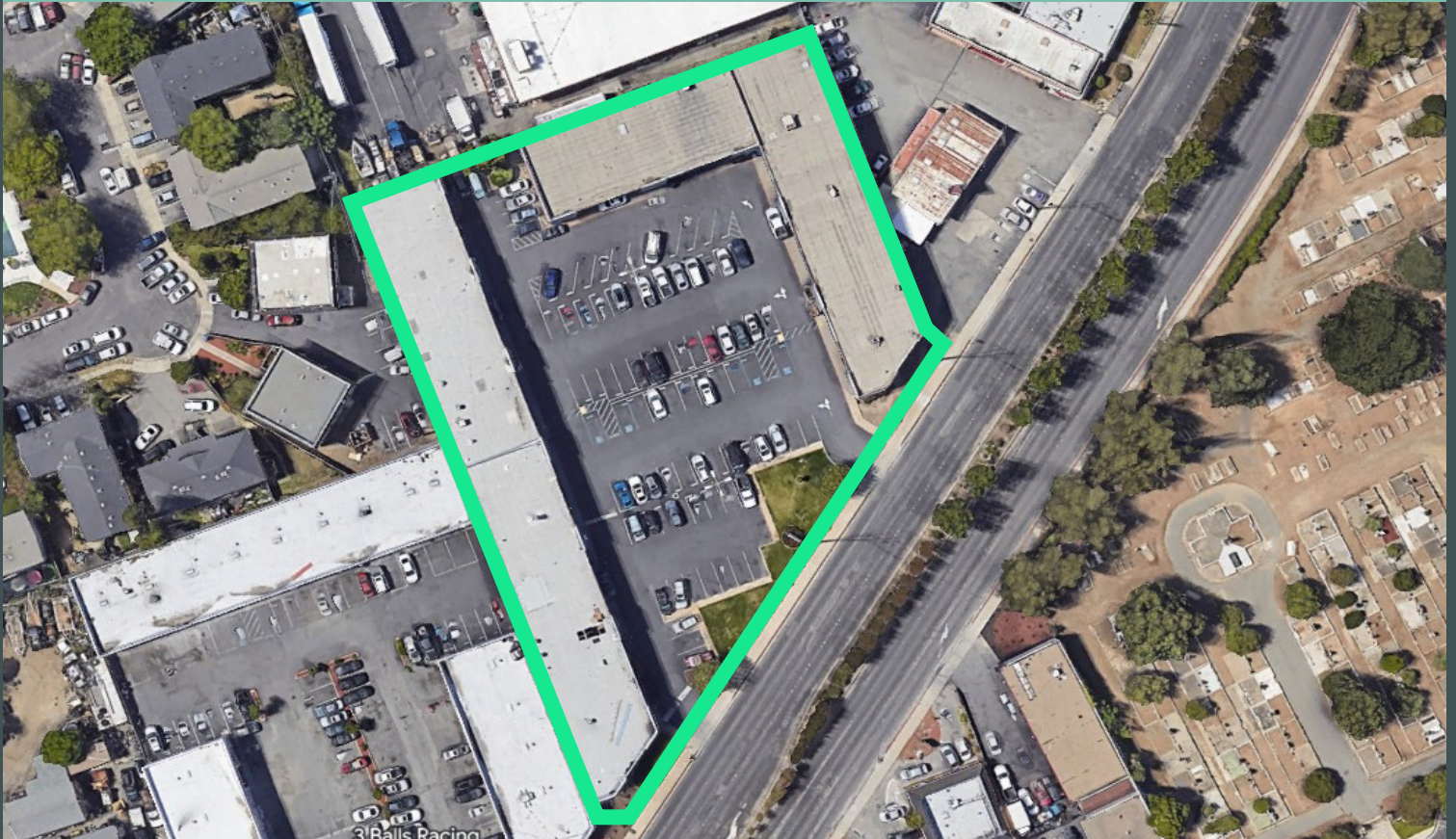
2655 Monument Boulevard, Concord



Automotive Center

2655 Monument Boulevard | Unit D | Concord, CA 94520

Available: July 1, 2025



MONUMENT AUTOMOTIVE CENTER

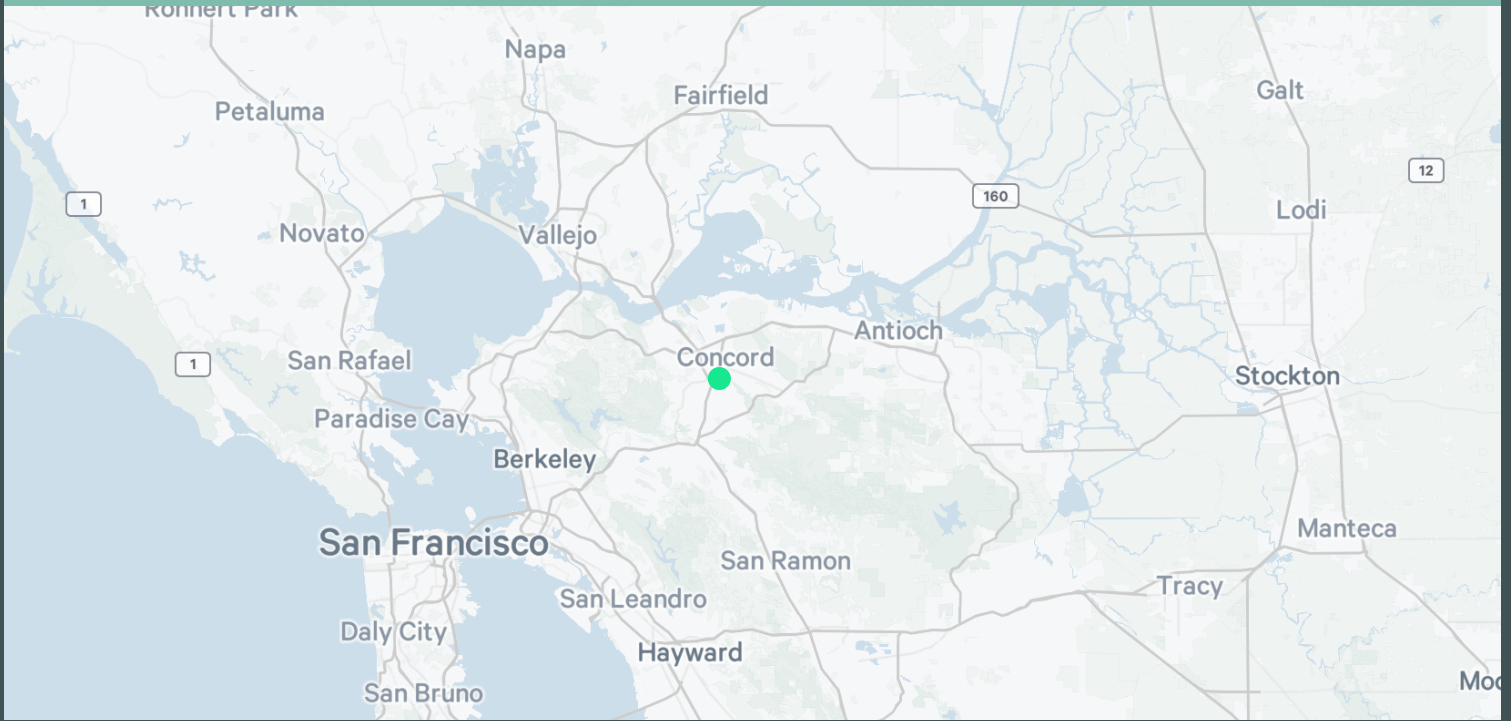
- + ±3,300 Square Feet Currently Available
- + Well Established, Multi-Tenant Automotive Center
- + Oversized ±24" X ±12' Grade Level Door
- + Anchored by Safelite AutoGlass
- + Office and One (1) Restroom
- + Eight (8) Reserve Parking Spaces
- + Coffee and Lunch Options Nearby
- + Air Compressor in Place
- + Great Location with Easy Access
- + Potential Mezzanine Storage

Automotive Center
2655 Monument Boulevard | Unit D | Concord, CA 94520

For Lease



Regional Map



Demographics

1 Mile Radius

3 Mile Radius

5 Mile Radius

Population

2024 Population - Current Year Estimate	31,939	151,532	262,571
2029 Population - 5 Year Projection	32,193	153,188	264,626
2020 Population - Census	30,779	150,993	261,651
2010 Population - Census	30,061	143,923	246,272
2020 - 2024 Annual Population Growth Rate	0.37%	0.02%	0.00%
2024 - 2029 Annual Population Growth Rate	0.16%	0.22%	0.16%

Households

2024 Households - Current Year Estimate	10,897	57,979	101,640
2029 Households - 5 Year Projection	10,932	58,351	101,916
2010 Households - Census	9,848	55,349	96,428
2020 Households - Census	10,455	57,703	101,263
2020-2024 Compound Annual Household Growth Rate	0.44%	0.06%	-0.01%
2024-2029 Annual Household Growth Rate	0.06%	0.13%	0.05%
2024 Average Household Size	2.90	2.58	2.56

Income

2024 Households By HH Income	10,897	57,979	101,640
Under \$15,000	1,338 12.3%	4,180 7.2%	6,366 6.3%
\$15,000-\$24,999	516 4.7%	2,062 3.6%	3,044 3%
\$25,000-\$34,999	600 5.5%	2,537 3.9%	3,216 3.2%
\$35,000-\$49,999	998 9.2%	3,813 6.6%	6,061 6%
\$50,000-\$74,999	1,430 13.1%	5,965 10.3%	8,872 8.7%
\$75,000-\$99,999	1,548 14.2%	6,357 11.00%	10,306 10.1%
\$100,000-\$149,999	2,155 19.8%	11,395 19.7%	19,454 19.1%
\$150,000-\$199,999	1,126 10.3%	8,460 14.6%	15,122 14.9%
\$200,000 and Over	1,185 10.9%	13,490 23.3%	29,199 28.7%
2024 Average Household Income	\$105,966	\$155,600	\$176,132
2029 Average Household Income	\$125,001	\$178,100	\$200,013

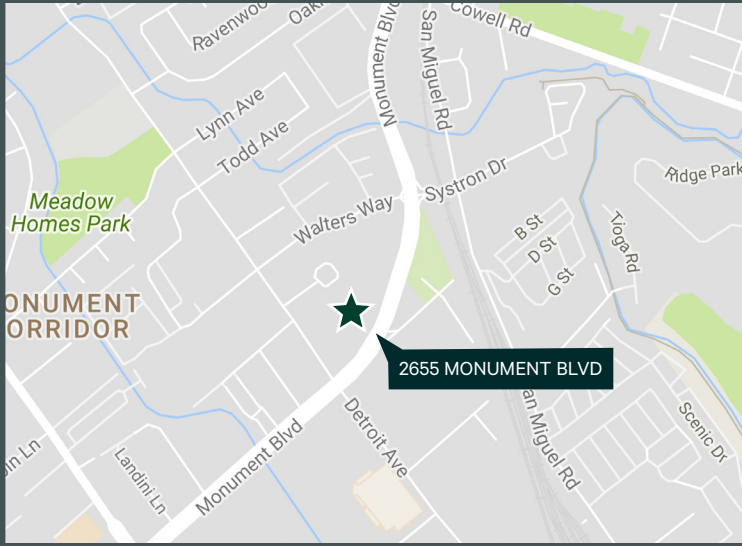
Traffic Counts

Street	Monument Blvd	Monument Blvd	Clayton Rd
Cross Street	Oakmead Dr	Laguna St	Ellis St
Count Year	2024	2024	2024
Avg Daily Volume	37,394	28,897	30,118

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