



UP TO 51% AVAILABLE FOR SBA FINANCING

Multi-Tenant Buyer/User Office Property

2520 STANWELL DRIVE, CONCORD, CA

MATT HURD
Senior Vice President
+1 925 457 7942
matt.hurd@colliers.com
CA Lic. 01347571

BRIAN CLACK
Senior Vice President
+1 415 407 7998
brian.clack@colliers.com
CA Lic. 01416362

Colliers



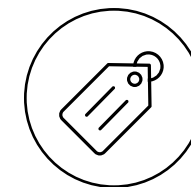
Executive Summary

Colliers is pleased to offer the opportunity to purchase the fee simple interest in 2520 Stanwell Drive, in Concord, CA (the "Property"). The approximately 24,602 square foot office property consists of 1 one-story building and 1 two-story building situated on a single 1.80 acre parcel within the Stanwell Business Park.

The project is well parked with 95 available spaces, a 3.86/1,000 SF ratio.

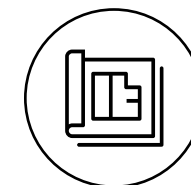
Surrounded by mature landscaping and minutes from the freeway and Concord's top dining and shopping choices, this offering represents a unique opportunity to acquire a well located user property with upside rental income.

Offering Summary



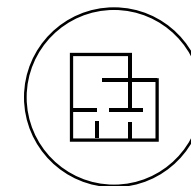
\$3,650,000 (\$148/SF)

Asking Price



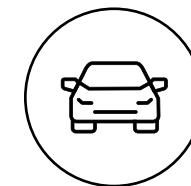
1.80

Acres



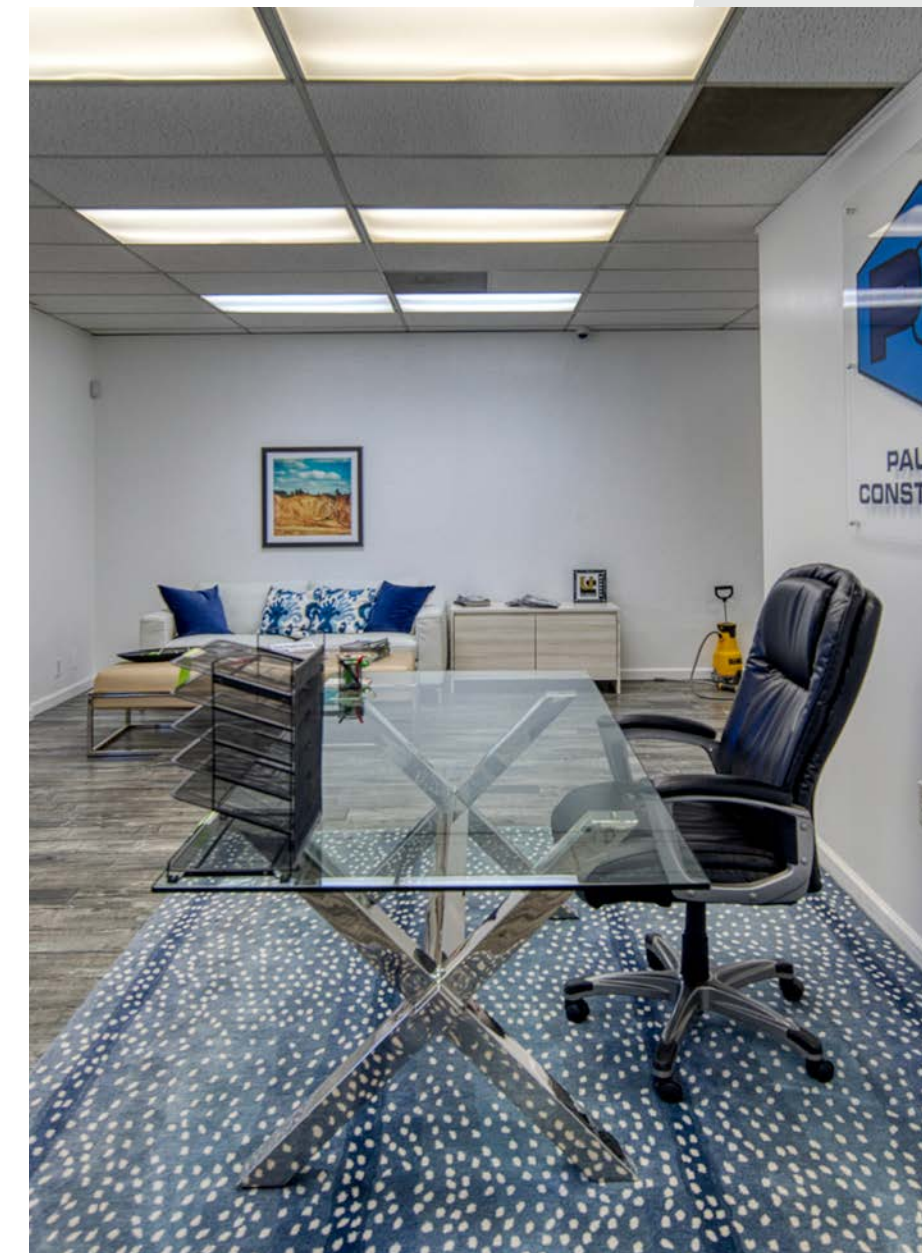
±24,602

Rentable Square Feet



95

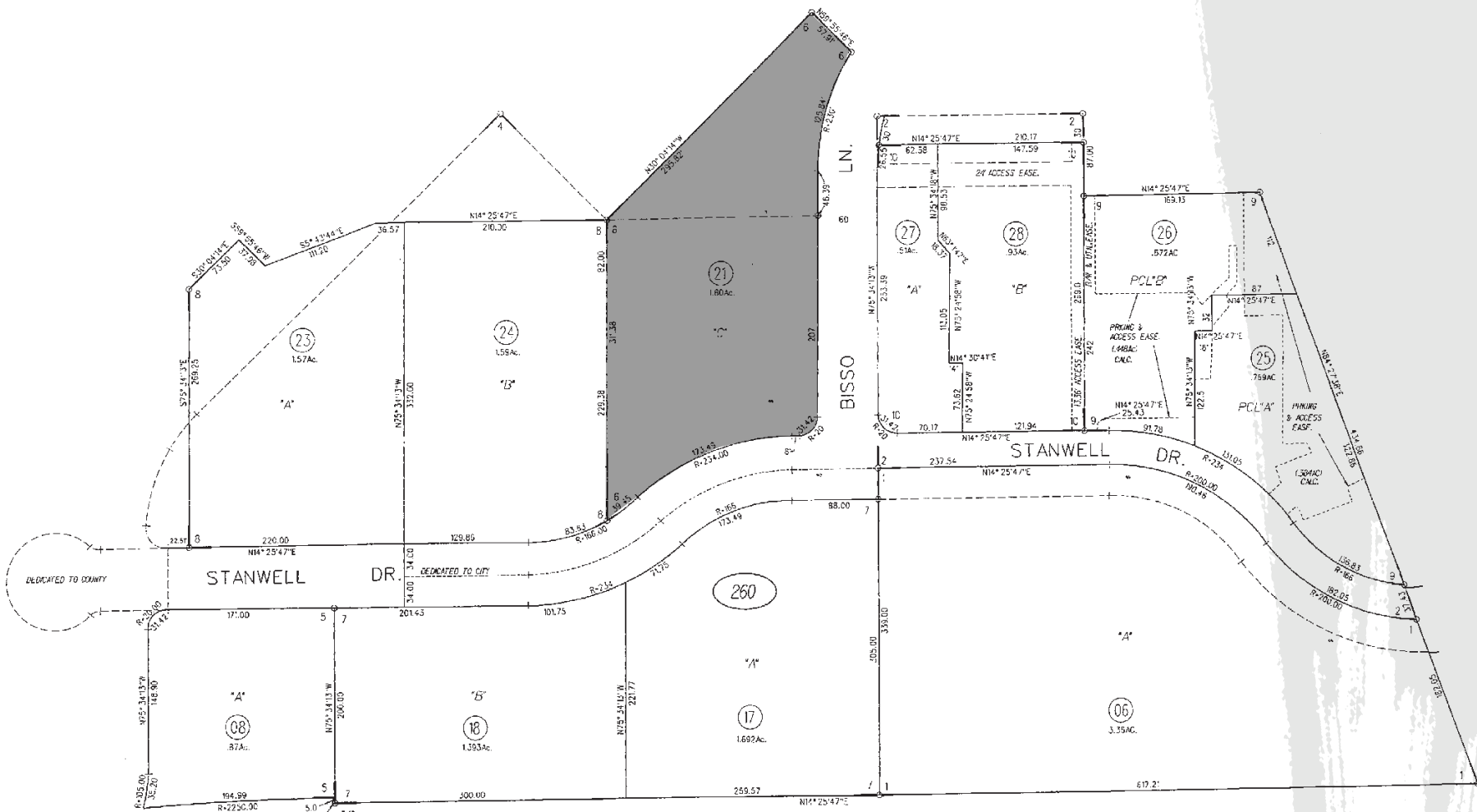
Parking spaces (3.86/1,000 SF ratio)



Parking



Parcel Map



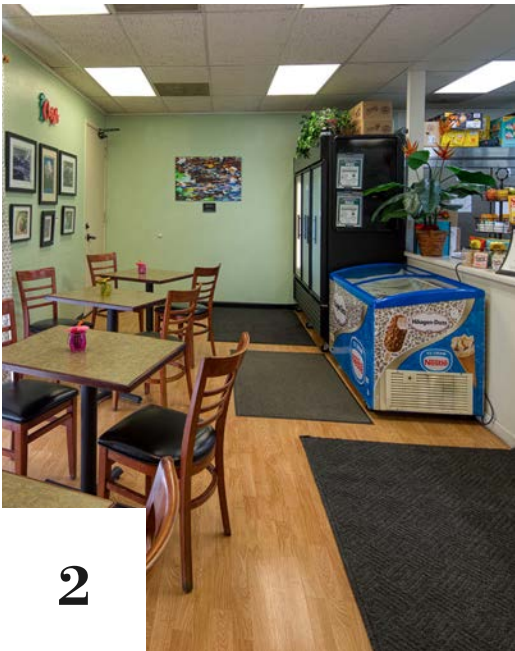
Offering Highlights



1

MULTI-TENANT

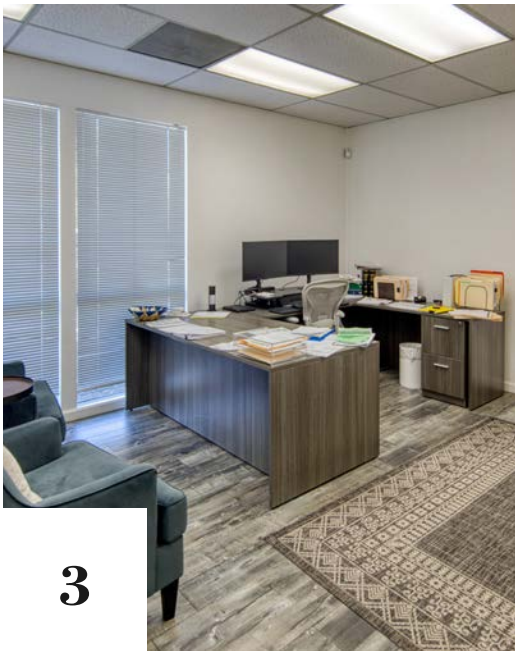
Multi-tenant asset with consistently high occupancy provides low risk investment with diversified income stream. Many of the tenants have long occupancy histories at the Property, confirming its desirability.



2

ON-SITE AMENITIES

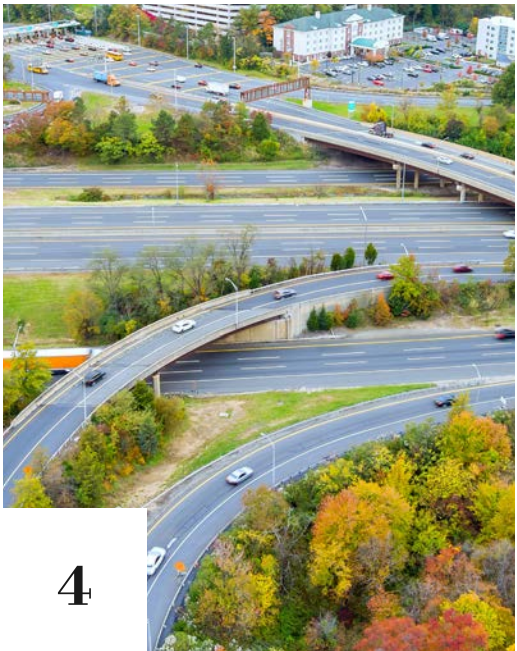
Comfortable, shaded environment with on-site deli/café, ample parking and easy freeway access provides a convenient and appealing atmosphere for tenants.



3

OWNER/USER OPPORTUNITY

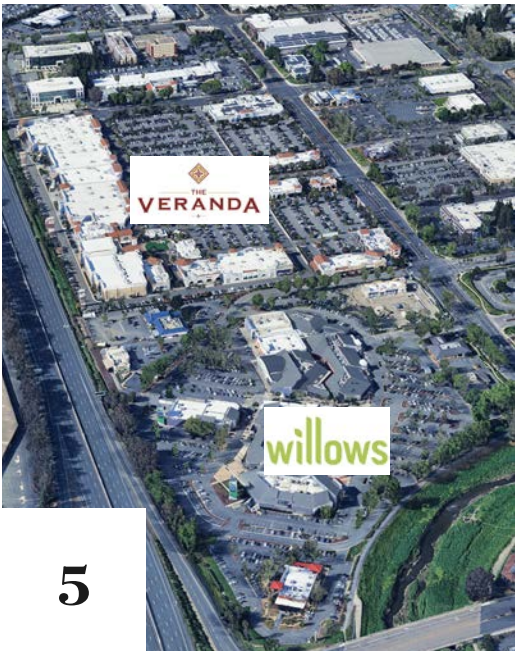
Owner/User opportunity with ±12,600 SF potentially available.



4

PROXIMITY TO FREEWAYS

Concord is a central hub of commerce within Contra Costa County located at the confluence of Interstate 680, and Highways 4 and 242. This makes it an ideal location for companies doing business throughout the East Bay and Solano County.



5

ALL THE AMENITIES

Located minutes from Concord's premier retail developments with an abundance of amenities and food options.



6

ZONING

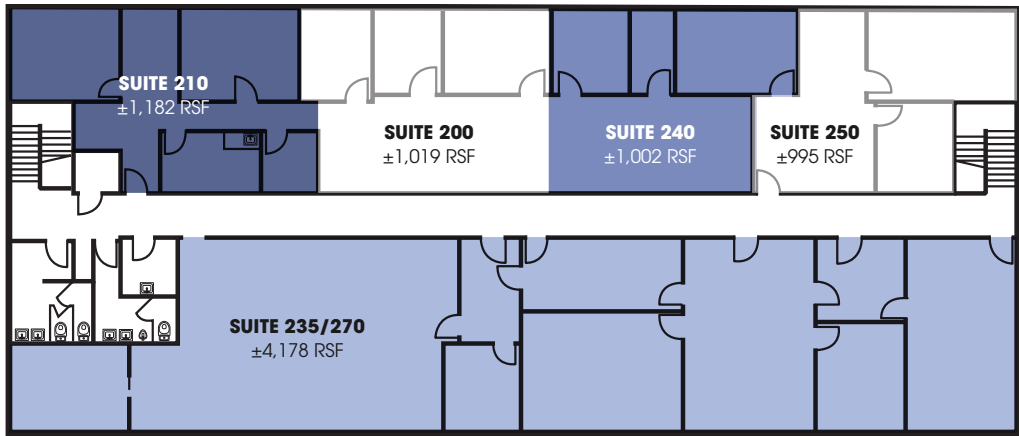
Flexible OPB zoning allows medical and dental uses.

[View Zoning here >>](#)

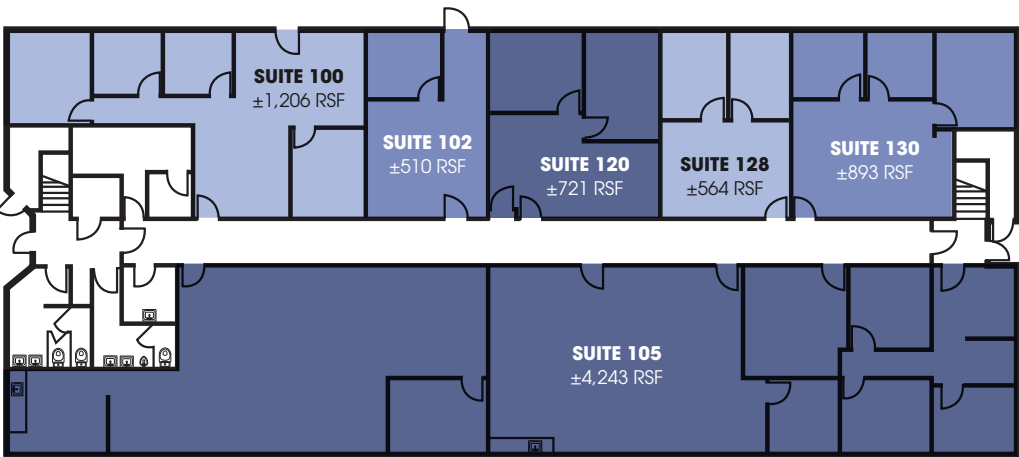
Floorplans

FIRST BUILDING

16,513 RSF



SECOND FLOOR

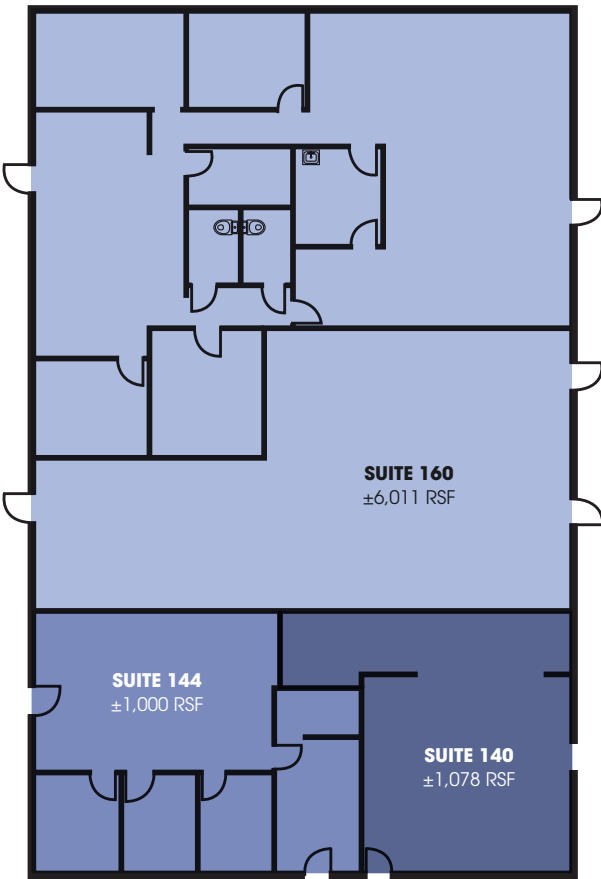


FIRST FLOOR

Floorplans

SECOND BUILDING

8,089 RSF



Eat. Drink. Play.

Big-city amenities with a small-town vibe—everything you need, just minutes from home.



The area offers a vibrant and diverse food scene, where casual eateries, global flavors, and local favorites come together—ranging from authentic taquerias and cozy diners to trendy gastropubs and craft breweries.



The local craft beverage scene is thriving, with a mix of laid-back breweries, inventive taprooms, and stylish cocktail bars serving up small-batch brews, seasonal pours, and artfully mixed drinks.



From scenic hiking trails and community parks to live music, family-friendly events, and outdoor markets, there's no shortage of ways to stay active and entertained year-round.





MATT HURD

Senior Vice President
+1 925 457 7942
matt.hurd@colliers.com
CA Lic. 01347571

BRIAN CLACK

Senior Vice President
+1 415 407 7998
brian.clack@colliers.com
CA Lic. 01416362

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.