

High Visibility ±3.18 Acres

Development / Ground Lease Opportunity

Flexible Mixed-Use Zoning

42,719 Vehicles per Day

Signalized Intersection



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**AVISON
YOUNG**

Avison Young is pleased to offer investors the opportunity to ground lease or partner with ownership for the development of a premier hard-corner site formerly leased to a sit-down restaurant, providing existing utility infrastructure that may be utilized for future builds. Willow Pass Road is one of Concord's busiest thoroughfares with exposure to over 42,000 passing cars daily, making the site ideal for a multitude of retail uses and mixed-use residential projects.

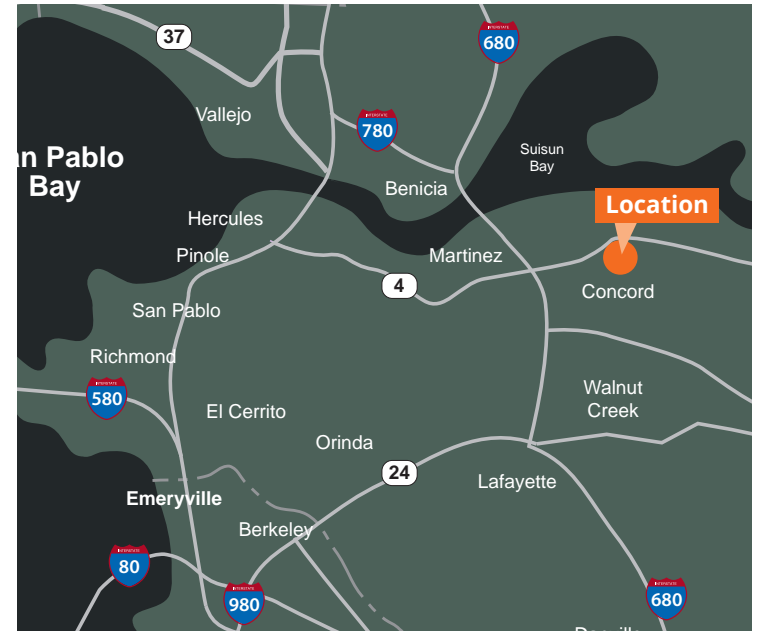
This corner location is situated directly across from the main entrance to Six Flags Hurricane Harbor, which has historically brought in up to half a million visitors, creating a strong seasonal draw during the summer months. The area also boasts healthy occupancy levels, with retail vacancies averaging just over 5% within a 1-mile radius of the property.

Property Overview

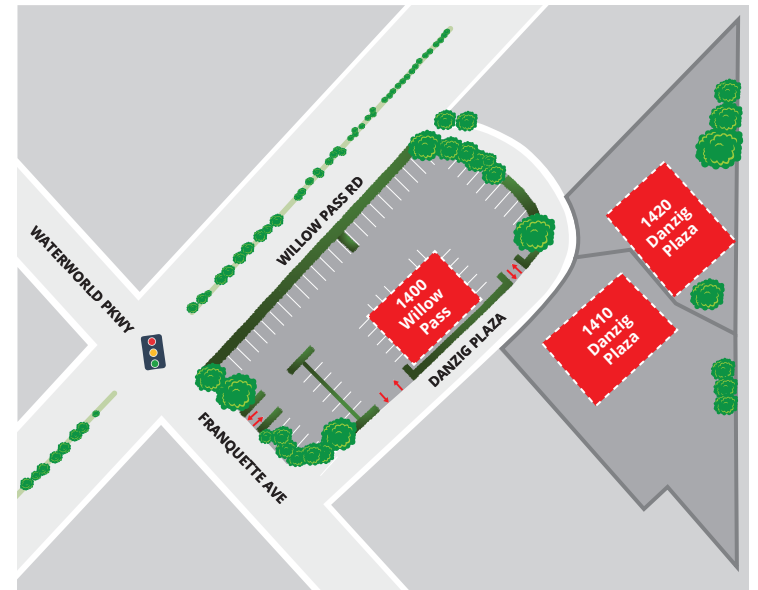
Address	Acres	Site Improvements	Zoning
1400 Willow Pass Road	1.41	Land	DMX (Downtown Mixed-Use)
1410 Danzig Plaza	1.03	14,484 sq. ft. of Office	WMX (West Concord Mixed-Use)
1420 Danzig Plaza	0.74	14,374 sq. ft. of Office	DMX (Downtown Mixed-Use)
Total:	3.18	28,858 sq. ft. of Office	

Investment Highlights

Trophy Location	Located at signalized intersection with visibility to over 42,000 cars per day.
Flexible Zoning	Commercial mixed-use zoning allowing for a multitude of uses: <ul style="list-style-type: none"> • Retail sales • Residential / Commercial • Restaurants • Medical • Professional Services • Schools
Utilities	1400 Willow Pass was formerly improved with a 16,000 sq. ft. restaurant, providing existing utility infrastructure.
Easy Access	Multiple points of ingress / egress, providing easy access or potential for additional parking.



2023 Demographics	1 Mile	3 Mile	5 Mile
Household income	\$92,983	\$129,834	\$142,942
Population	24,405	147,928	256,630



City of Concord by the Numbers

Household Income

With a median yearly income of \$118,626, 58.37% of the Concord households earn more than the national average and 20% more than the state average.

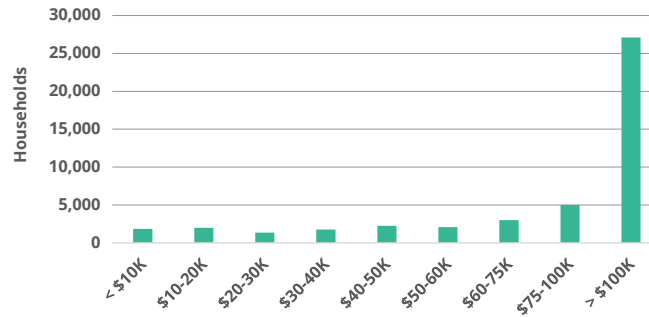


Median Household Income

\$118,626

- 12%** less than the county
- 20%** more than the state
- 50%** more than the nation

Income Distribution



Labor Force

Concord has a robust local economy with approximately 70% of the labor force devoted to white collar occupations.



Executive, Managers, and Administrators

12.33%
3,842



Sales

11.72%
3,651



Offices and Administrative Support

10.98%
3,423



Business and Financial Operations

7.64%
2,382



Food Preparation, Serving

5.66%
1,763

Education

47.25% of the population in Concord have an associate's degree or higher, while 38.47% have a Bachelor's degree or higher.



< Grade 9
6.47%



Grade 9 - 12
4.57%



High School
19.63%



Some College
22.1%



Assoc. Degree
8.78%



Bach. Degree
25.71%



Grad. Degree
12.76%

Live Large, Spend Less

Concord offers significant cost savings compared to other Bay Area cities. Housing costs are 40-85% less than San Francisco, Santa Clara, Alameda, and San Mateo Counties. This translates to a comfortable lifestyle with more disposable income.

Perfectly Placed

Concord boasts a prime location, just 29 miles from San Francisco, 20 miles from Oakland, 53 miles from Silicon Valley, and 36 miles from Napa Valley. This central position makes it easy to access major business centers and world-class attractions.

Effortless Connections

Concord offers exceptional connectivity. Two BART stations and three major freeways with a counter-commute direction provide smooth access to customers, employees, and airports in Oakland, San Francisco, and San Jose.

A Talented Pool

Concord is home to a highly skilled workforce, nurtured by a CSU campus and several medical-related colleges. Proximity to UC Davis and UC Berkeley further expands the talent pool, offering access to a diverse and growing workforce across a broad range of industries and skill sets.

Urban Oasis

Concord delivers a perfect blend of suburban charm and exciting urban amenities. Enjoy a vibrant community with farmers' markets, live music venues, outdoor recreation, and a global culinary scene featuring restaurants from all over the world.



ROSS
DRESS FOR LESS
Pleasant Hill Shopping Center
Burlington
TARGET
IN-N-OUT

petco
Heritage Square
TRADER JOE'S
ANYTIME FITNESS

THE HOME DEPOT

H&M
EXPRESS
Firestone
DAVE & BUSTER'S
SEPHORA

LENSCRAFTERS
Sunvalley Shopping Center
Yard House
The Veranda
BARNES & NOBLE
VERANDA LUXE CINEMA & IMAX

Foot Locker

CHAMPS SPORTS

Red Robin

RACK

WORLD OF FINGERBUCKERS

BENIHANA

Chick-fil-A

KREI

Hilton

RESTAURANT BJs BREWHOUSE

SAFeway

Lazy DOG

MIKE'S LOVE & SANDWICHES

DAISO

Willow Pass Road

Denny's

SHERMAN WILLIAMS HOBBY LOBBY

Guitar Center

1400 Willow Pass

1420 Danzig Plaza

1410 Danzig Plaza

SixFlags HURRICANE HARBOR

680

242

City of Concord Overview

Nestled in the East Bay region of California, Concord boasts a convenient location just 29 miles northeast of San Francisco. Historically, Concord's roots lie in agriculture, with its rich land being ideal for vineyards and orchards. The arrival of the railroad in the 19th century spurred further growth, transforming Concord into a transportation hub.

Today, Concord has evolved into a dynamic city with a diverse economy. The city's proximity to major freeways and its status as a regional transportation center continue to be assets, attracting businesses in logistics, distribution, and manufacturing. In recent years, Concord has also seen a rise in healthcare and technology sectors, further strengthening its economic base. The addition of BART in 1973 further enhanced the city's connectivity and accessibility. BART not only benefits residents by providing a convenient and eco-friendly way to commute to San Francisco and other major hubs, but also attracts businesses seeking a well-connected location for their workforce.

With a healthy job market, low unemployment rates, and a growing population, Concord is well-positioned for continued economic expansion. The city's flourishing retail sector, commitment to attracting new businesses, and vibrant downtown area further bolster its economic prospects. Concord offers a compelling combination of affordability, convenience, and a strong job market, making it an attractive location for businesses and residents alike.



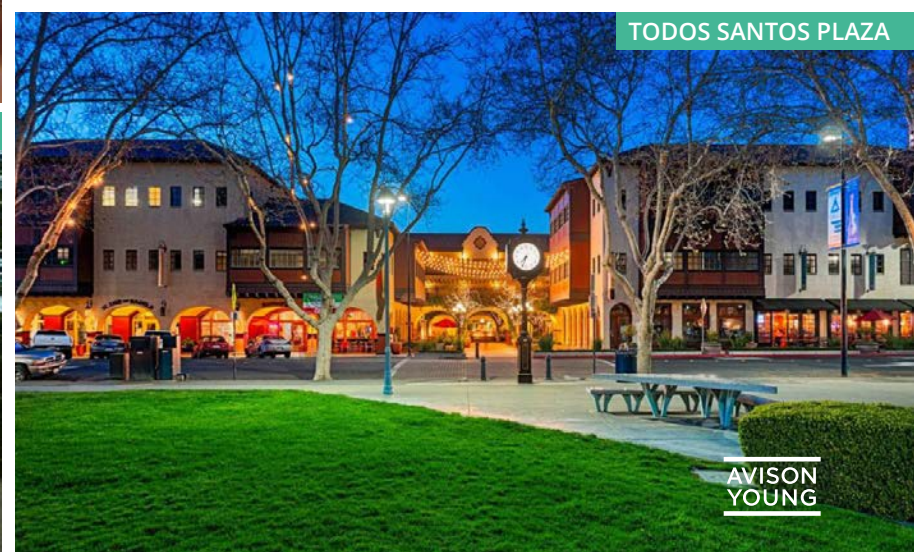
TOYOTA PAVILION AT CONCORD



SIX FLAGS HURRICANE HARBOR



CONTRA COSTA CANAL TRAIL LOOP



TODOS SANTOS PLAZA

Disclaimer

1400 WILLOW PASS ROAD, 1410 DANZIG PLAZA & 1420 DANZIG PLAZA CONCORD, CA 94520 (THE "PROPERTY")

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