

For Sale or Ground Lease

Owner-User / Investment Opportunity

±14,484 Sq. Ft. Office | NNN Leased



1410 Danzig Plaza, Concord, CA

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**AVISON
YOUNG**

1410 Danzig Plaza offers a versatile opportunity in the heart of Concord, California. Situated on a 1.03-acre parcel and zoned West Concord Mixed-Use (WMX), the property is improved with a professional office building featuring on-site parking and currently maintained under a 100% NNN-occupied tenancy. For owner-user buyers, the building can be delivered vacant, providing a rare chance to secure a well-located facility tailored to their operational needs. This combination of stable in-place income, flexible mixed-use zoning, and optional vacant delivery positions 1410 Danzig Plaza as an attractive investment, owner-user, or future redevelopment opportunity within one of Concord's most dynamic commercial districts.

Investment Highlights

Flexible Owner-User Investment Opportunity	The building can be delivered vacant for an owner-user or maintained with the existing tenant for stable, low-maintenance NNN income.
Value Add	The current tenant is paying a below market rent, offering investors an immediate upside opportunity to generate significantly more cashflow.
Redevelopment Potential	The 1.03-acre WMX-zoned site offers excellent redevelopment flexibility, accommodating a wide range of commercial or mixed-use projects.
Zoning Versatility	West Concord Mixed-Use zoning allows for a wide range of commercial and mixed-use applications, offering long-term adaptability and redevelopment potential.
Central Concord Location	Situated near downtown amenities, transit connections, and major thoroughfares, supporting both tenant retention and future development appeal.
Expanded Portfolio Opportunity	1410 Danzig Plaza may be acquired together with the adjacent 1420 Danzig Plaza and the nearby 1400 Willow Pass Road parcel, allowing buyers to assemble a multi-property portfolio that offers scalable investment income, development potential, and strategic control within a key Concord commercial corridor.

Price

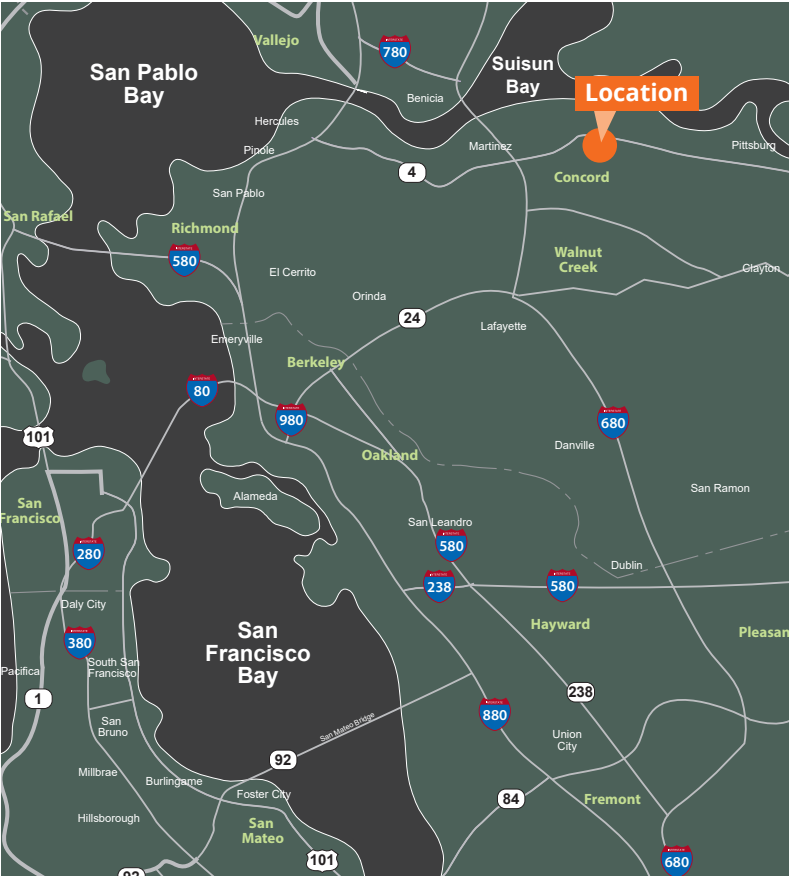
\$1,700,000

Price PSF

\$117

Occupancy

100% (Month to Month)



2024 Demographics	1 Mile	3 Mile	5 Mile
Avg. Household income	\$94,109	\$133,150	\$145,192
Population	23,141	147,299	257,676

Property Overview

Site Information

Address	1410 Danzig Plaza
APN	126-380-007-8
Site Size	1.03 Acres
Zoning	WMX
Parking	On-Site

Tenant Information

Occupancy	100%
Total Tenants	1
Lease Type	NNN

Land Use Information

WMX – West Concord Mixed-Use: The WMX district encompasses the area west of downtown, including Concord Avenue, the Walnut Creek Channel, and surrounding neighborhoods suited for a blend of commercial, office, retail, institutional, and multi-tenant office/warehouse uses with intensities up to a 4.0 FAR. Permitted uses include new auto dealerships, shopping centers, hotels, restaurants, office buildings, and a variety of multi-tenant commercial spaces—such as contractor showrooms and indoor storage—as well as public and quasi-public facilities.

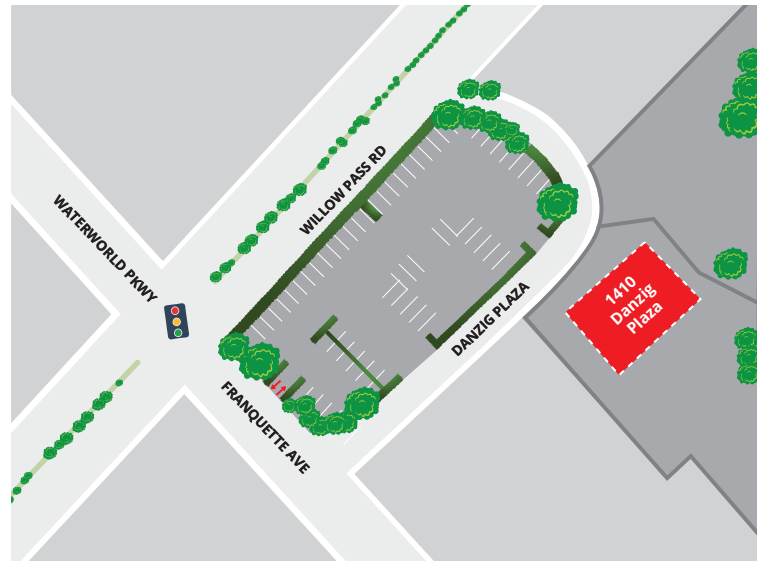
Building Information

Building Area	14,484 sq. ft.
Use	Office
Year Built	1969
Stories	2
Exterior Walls	Masonry / Concrete
Foundation	Concrete
Framing	Wood
Roof	Flat BUR Membrane

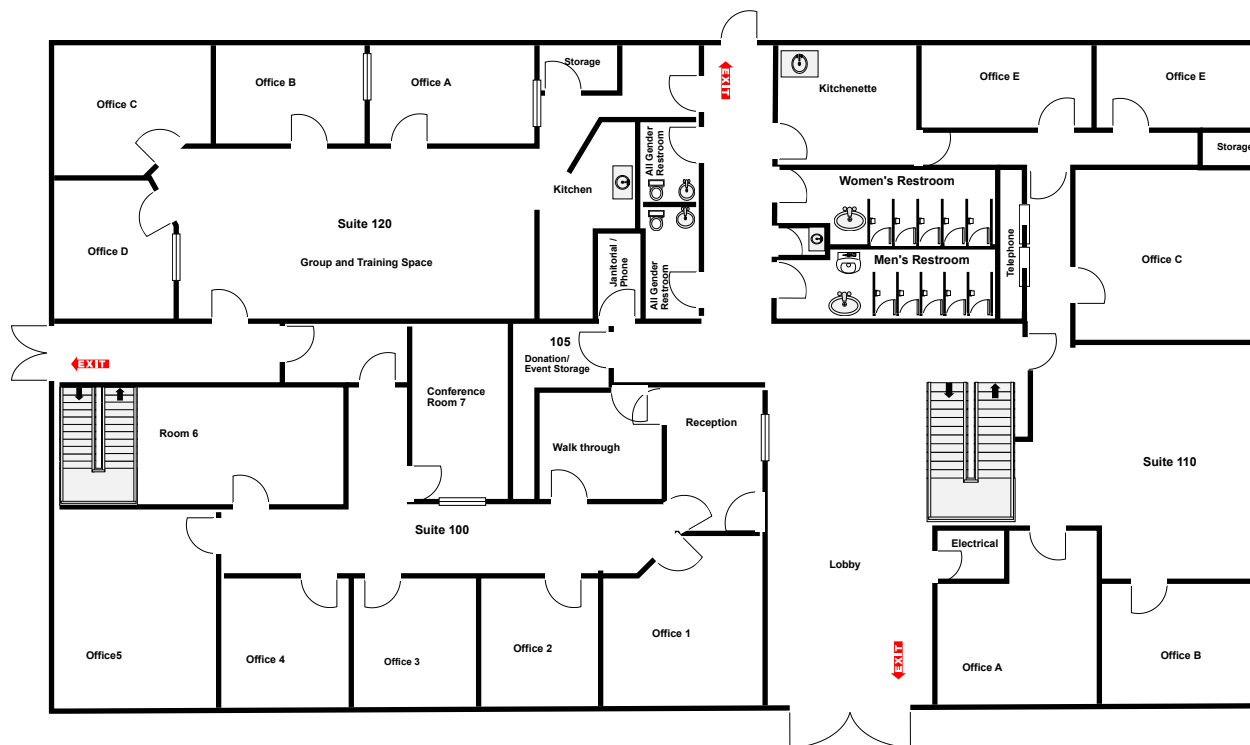
Potential Uses Under WMX Zoning

Professional Services	Retail Sales
Medical / Dental	Food & Beverage
Health Club / Fitness	Light Manufacturing
Schools / Education	Hospitality

Site Plan



First Floor



Second Floor



Property Location



INTERSTATE
680

Willow Pass Road

1410 Danzig Plaza

242

Willow Pass Road

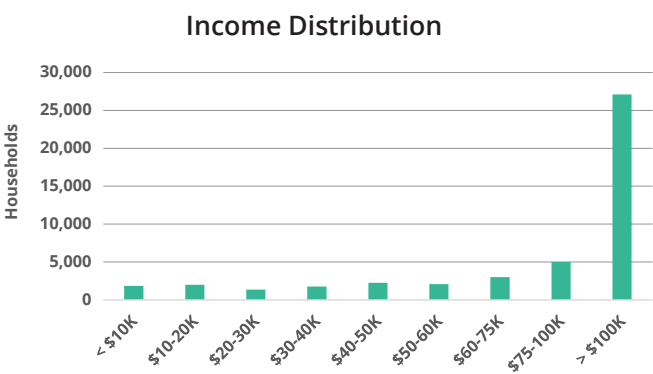
City of Concord by the Numbers

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.

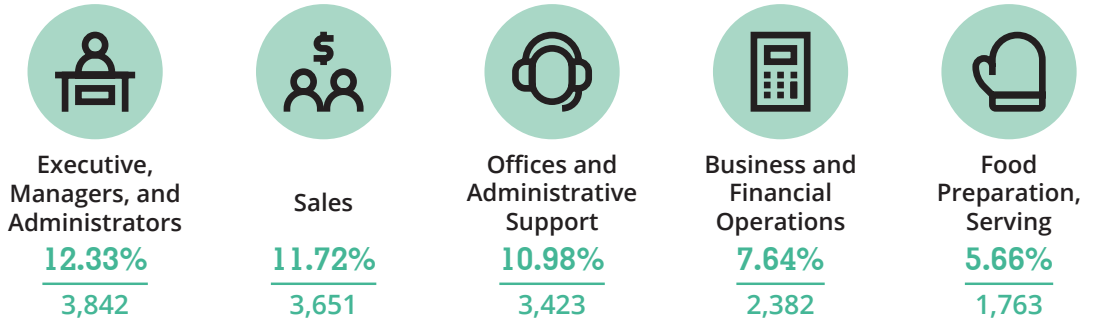


- 12% less than the county
- 20% more than the state
- 50% more than the nation



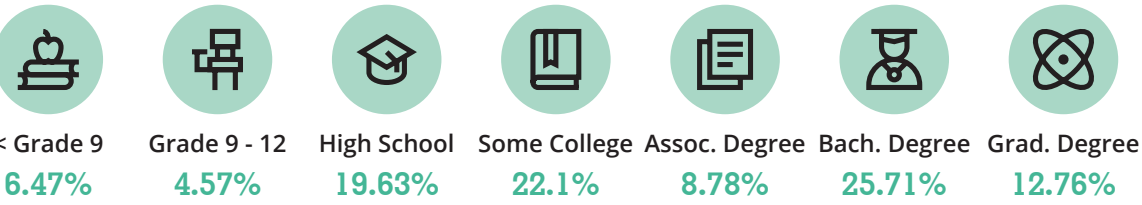
Labor Force

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



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.



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.



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

petco
Heritage Square
TRADER JOE'S
ANYTIME FITNESS

H&M
EXPRESS
Firestone
Sunvalley Shopping Center
LENSCRAFTERS
Foot Locker
CHAMPS SPORTS
RESTAURANT BJ's BREWHOUSE
SAFEGWAY
Red Robin
RACK
DAISO
Krispy Kreme
BENIHANA
Willows Shopping Center
Chick-fil-
KREI
BARNES & NOBLE
VERANDA LUXE
CINEMA & IMAX
SEPHORA
The Veranda
WHOLE FOODS MARKET
Yard House
SUPER DUPER
UNIQLO
HILTON

SixFlags
HURRICANE HARBOR

Willow Pass Road
Denny's

SHERRMAN WILLIAMS
HOBBY LOBBY
Guitar Center

1410 Danzig Plaza

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.

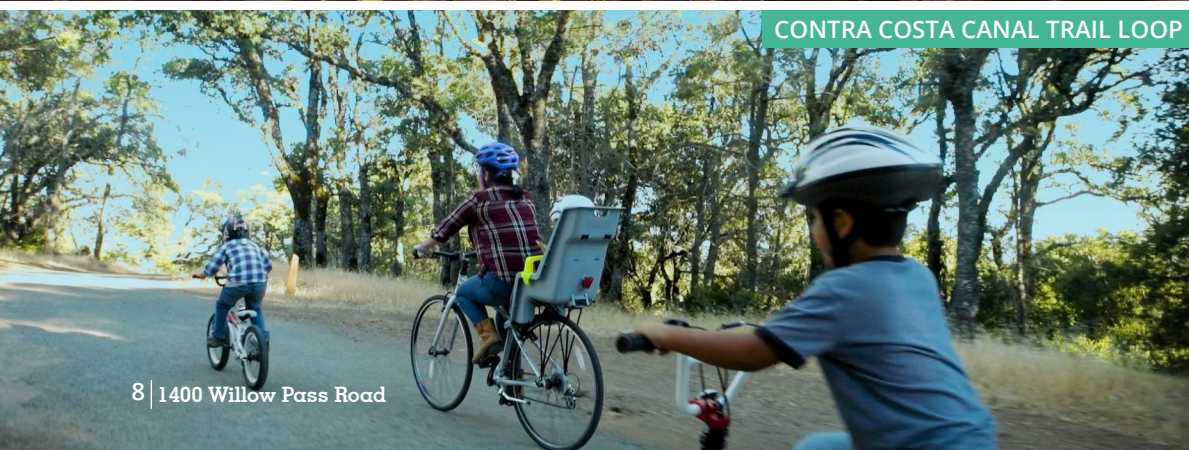
With a healthy job market, low unemployment rates, and a growing population, Concord is well-positioned for continued economic expansion. The city's flourishing retail sector, commitment to attracting new businesses, and vibrant downtown area further bolster its economic prospects. Concord offers a compelling 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

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1410 DANZIG PLAZA CONCORD, CA 94520 (THE "PROPERTY")

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