

OFFICE/MEDICAL SPACES AVAILABLE FOR LEASE

4415 COWELL RD, CONCORD, CA

**UNDER NEW
OWNERSHIP!**



PRESENTED BY:

Alex Peck
925-239-1414
apeck@lee-associates.com
Lic.ID#01981426

Tanner Mandelaris
925-239-1421
tmandelaris@lee-associates.com
Lic.ID#02224565



OFFICE/MEDICAL SPACES FOR LEASE

4415 COWELL RD, CONCORD

LISTING DATA:

Suite 100: 1,313±SF Suite 200F: 205±SF
Suite 200A: 245±SF Suite 210C: 676±SF

PROPERTY INFORMATION:

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

ECONOMIC DATA:

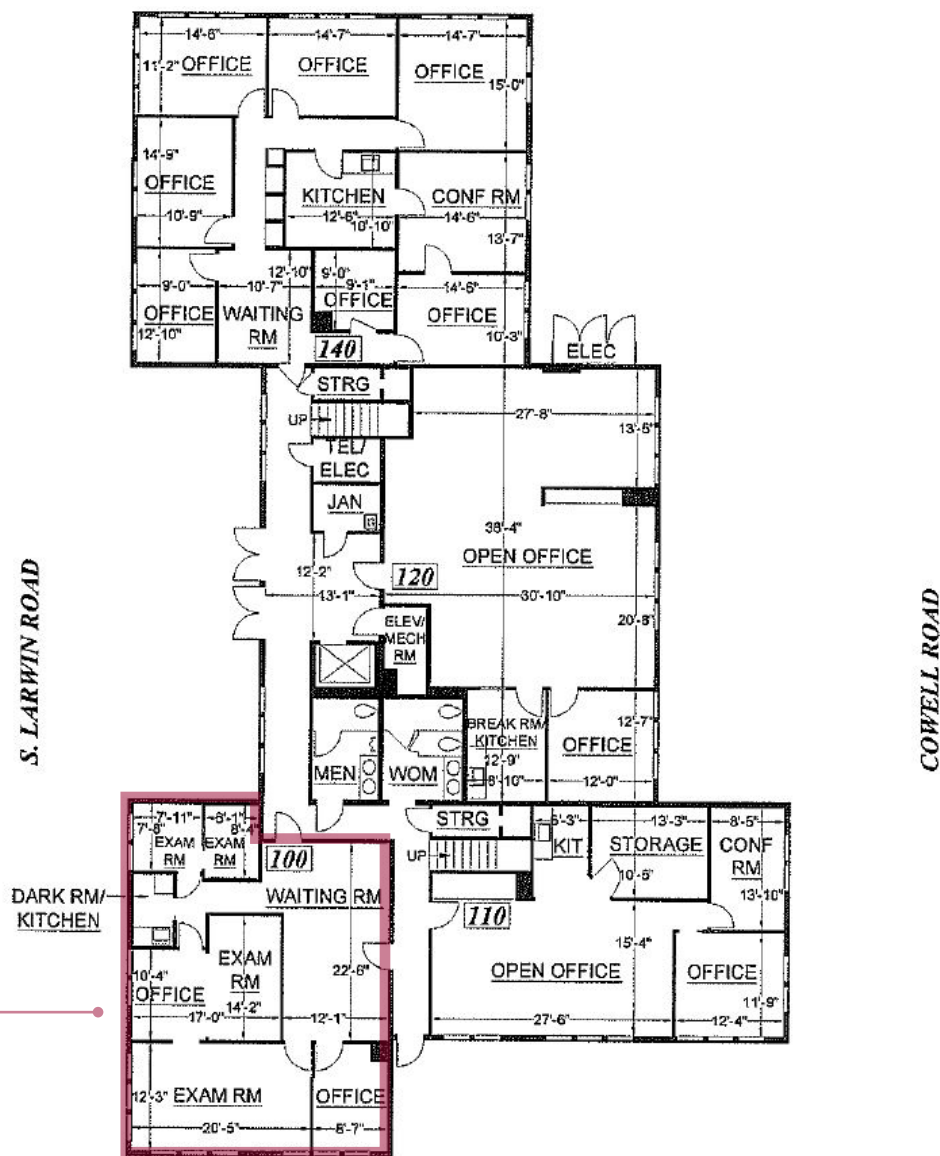
\$1.75/SF GROSS



OFFICE/MEDICAL SPACES FOR LEASE

4415 COWELL RD, CONCORD

FLOOR PLAN: SUITE 100 - 1,313 RSF



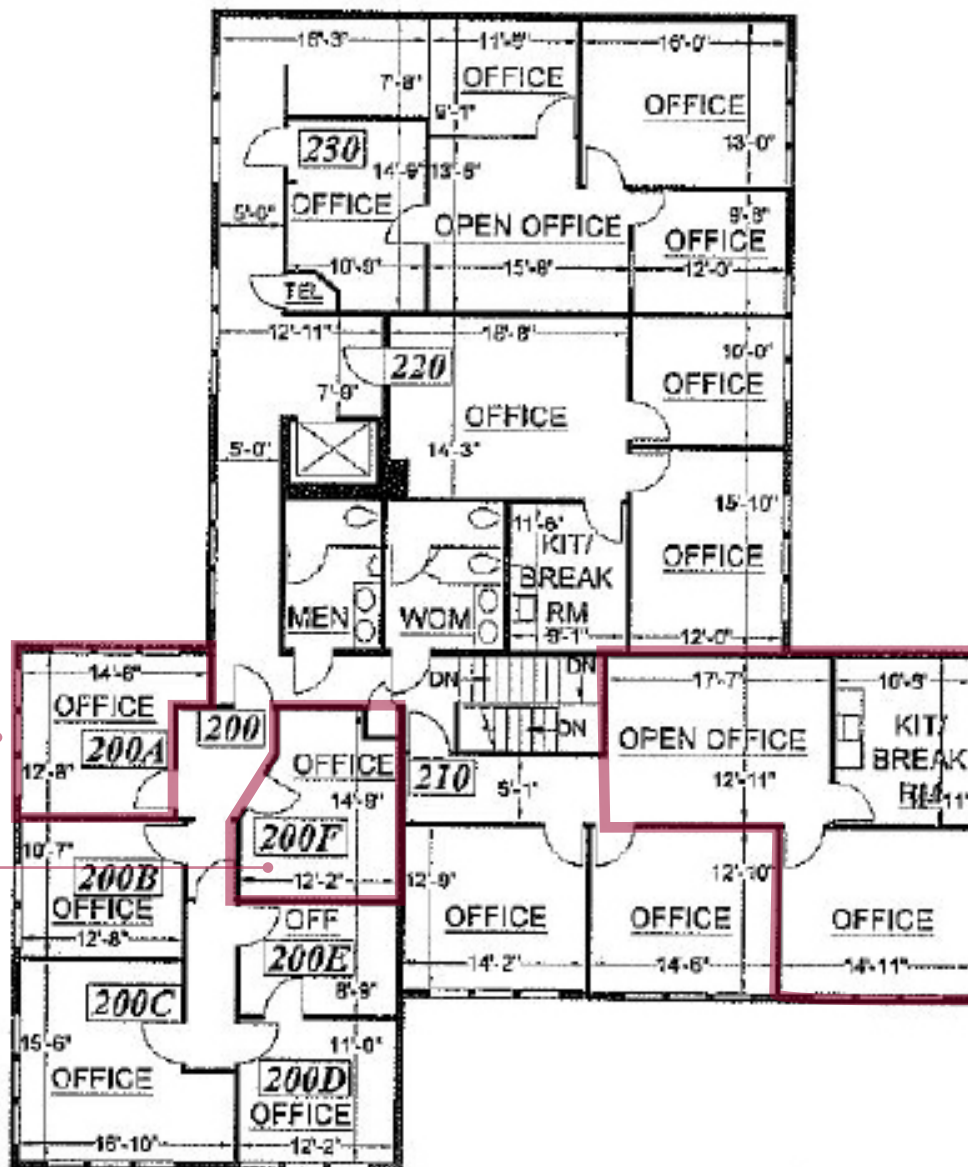
Suite 100: 1,313±SF



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FLOOR PLAN: SECOND FLOOR



Suite 200A: 245 ±SF

Suite 200F: 205 ±SF

Suite 210C: 676±SF



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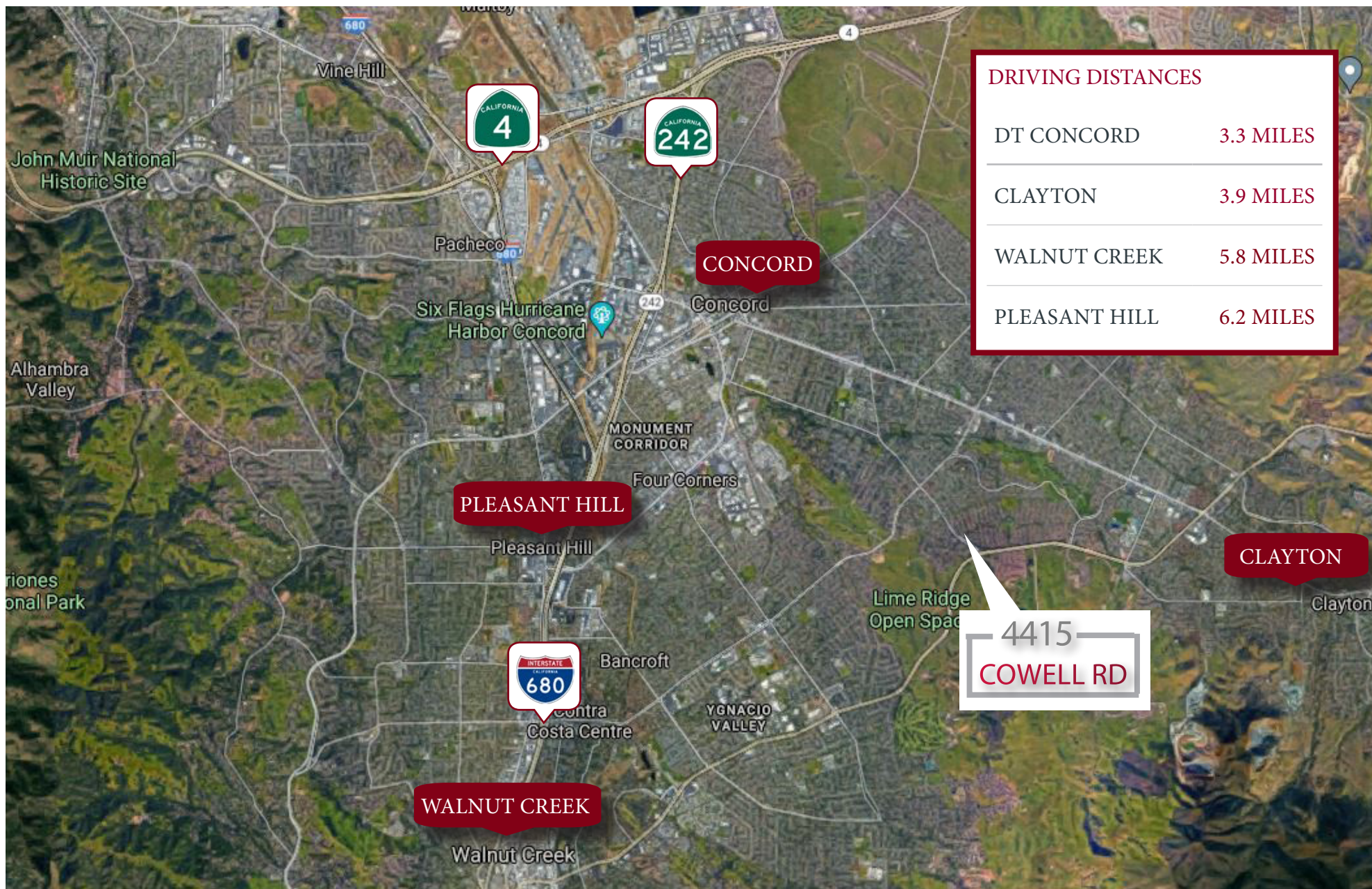
NEARBY AMENITIES:



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LOCATION OVERVIEW:



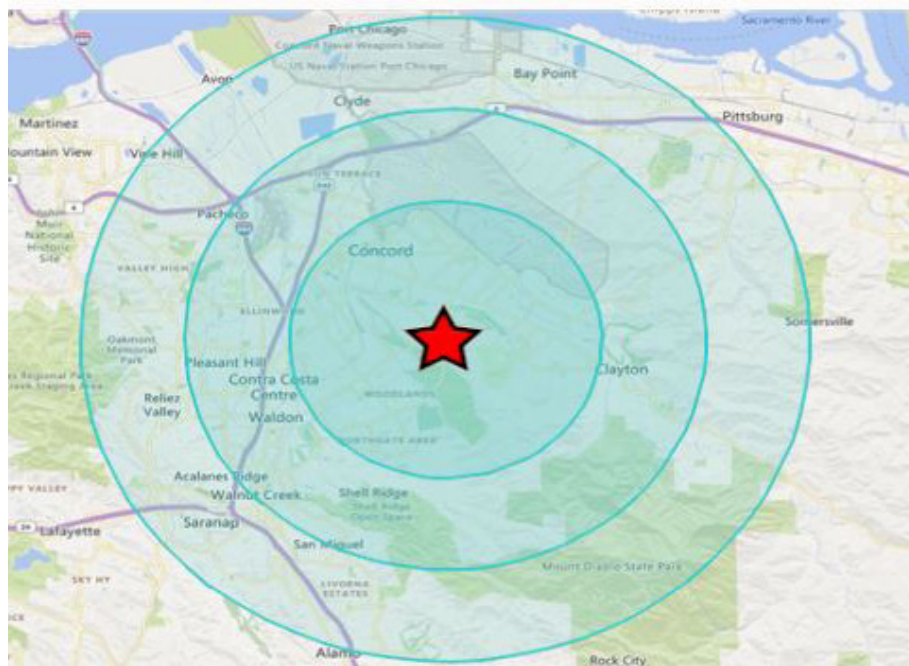
| DRIVING DISTANCES | |
|-------------------|-----------|
| DT CONCORD | 3.3 MILES |
| CLAYTON | 3.9 MILES |
| WALNUT CREEK | 5.8 MILES |
| PLEASANT HILL | 6.2 MILES |









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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

