

# FOR LEASE

## MERIDIAN SQUARE

1100 Concord Avenue, Concord, CA 94520



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## Property Summary



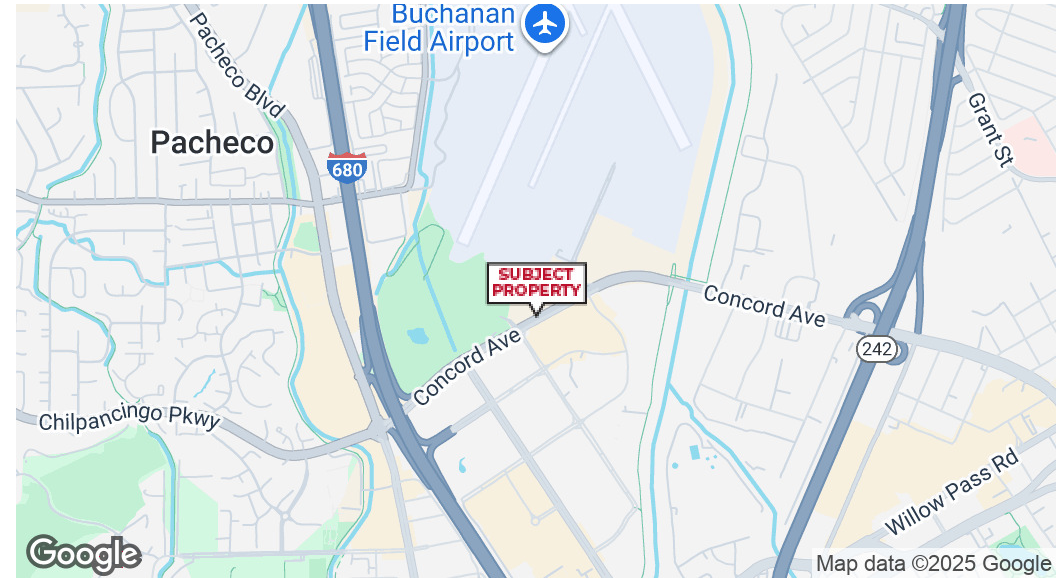
### PROPERTY HIGHLIGHTS

- 2nd generation restaurant space
- End cap with outside seating
- Located on signalized intersection of Concord Ave (46,731 AADT) and Meridian Park Blvd. (14,538 AADT)
- Irreplaceable infill location with immediate access to two prominent highways
- Interstate 680 (129,000 AADT) less than a third of a mile to the west and access to State Highway 242 (119,00 AADT) less than a mile east
- Outparcel to high performing Trader Joe's anchored retail center
- Affluent demographics within five mile radius
- Population of 235,146
- Average household income of \$168,136
- Close proximity to Diablo Valley College - 22,000+ students



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### OFFERING SUMMARY

Lease Rate:	\$52.00 SF/yr (NNN)
Number of Units:	6
Available SF:	±2,600 SF
Lot Size:	±1.49 Acres
Building Size:	±14,346 SF
Property Type:	Retail

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Property Description

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## PROPERTY DESCRIPTION

Meridian Square is a retail outparcel to a high performing Trader Joe's retail center in Concord, Ca. Strategically located at the signalized intersection of Concord Ave (46,731 AADT) and Meridian Park Blvd (14,538 AADT), Meridian Square has several national retailers including **Panda Express, Habit Burger, The Kebab Shop, Wingstop, and Mattress Firm**. Other prominent retailers in the center include **Trader Joe's, Petco, Starbucks, Anytime Fitness, and Ashley Furniture**. This property is surrounded by dense residential population (121,741 within 3 miles). Meridian Square has excellent access with ingress and egress along both Concord Ave. and Meridian Park Blvd.

## LOCATION DESCRIPTION

Meridian Square is located at the Southeast corner of Concord Ave. and Meridian Park Blvd. This property is located property on a heavily traveled arterial located between two prominent Highways, with immediate access to Interstate 680 (129,000 AADT) less than one third of a mile to the west and State Highway 242 (119,000 AADT) less than a mile east. Meridian Square is less than a mile away from Diablo Valley College with 22,000 + students and Mount Diablo High School with 14,000 + students.

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# FOR LEASE

Site Plans

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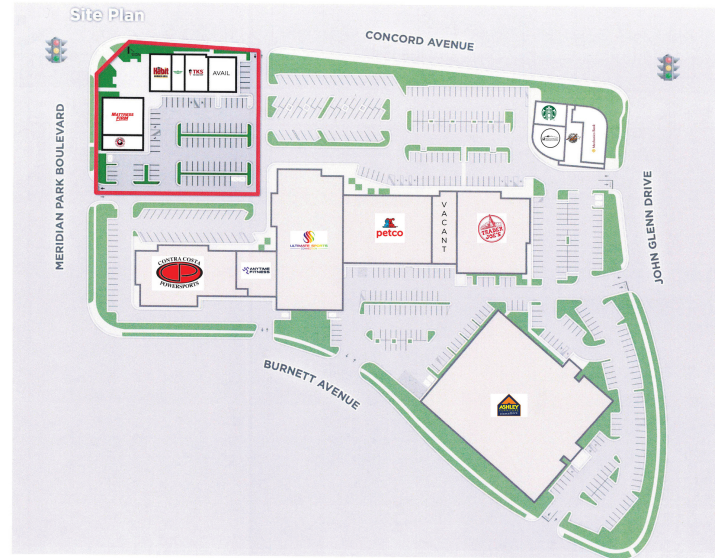
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Lease Spaces

# MERIDIAN SQUARE

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,600 SF	Lease Rate:	\$52.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10	Available	2,600 SF	NNN	\$52.00 SF/yr	-



# FOR LEASE

Aerial Map

## MERIDIAN SQUARE

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Meridian Square  
1100 Concord Avenue

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,853	125,035	235,146
Median age	40	41	42
Median age (Male)	39	40	41
Median age (Female)	41	42	43
Total households	3,441	46,840	90,417
Total persons per HH	2.6	2.7	2.6
Average HH income	\$132,413	\$146,813	\$168,136
Average house value	\$623,391	\$796,326	\$931,466



Google

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Retailer Map

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