



# TREAT PLAZA

CONCORD, CALIFORNIA

RENOVATION COMPLETE | FOR LEASE

TREAT BLVD. - 36,089 ADT



OWNED AND  
PROFESSIONALLY MANAGED BY

ARGONAUT INVESTMENTS

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CONCORD, CALIFORNIA



## ABOUT TREAT PLAZA

Treat Plaza has just undergone an extensive renovation that has changed the identity of this highly visible 45,373 square foot shopping center. Now ready to serve the communities of Concord, Walnut Creek and Clayton.

Current tenants include The UPS Store, Togo's, Fast & Easy Mart, Pasta Primavera Cafe, Little Caesars Pizza and Supercuts, as well as regional tenants. Notable national credit retailers within close proximity to the center include: Starbucks, The Original Mels Diner, CVS, Staples and Safeway.

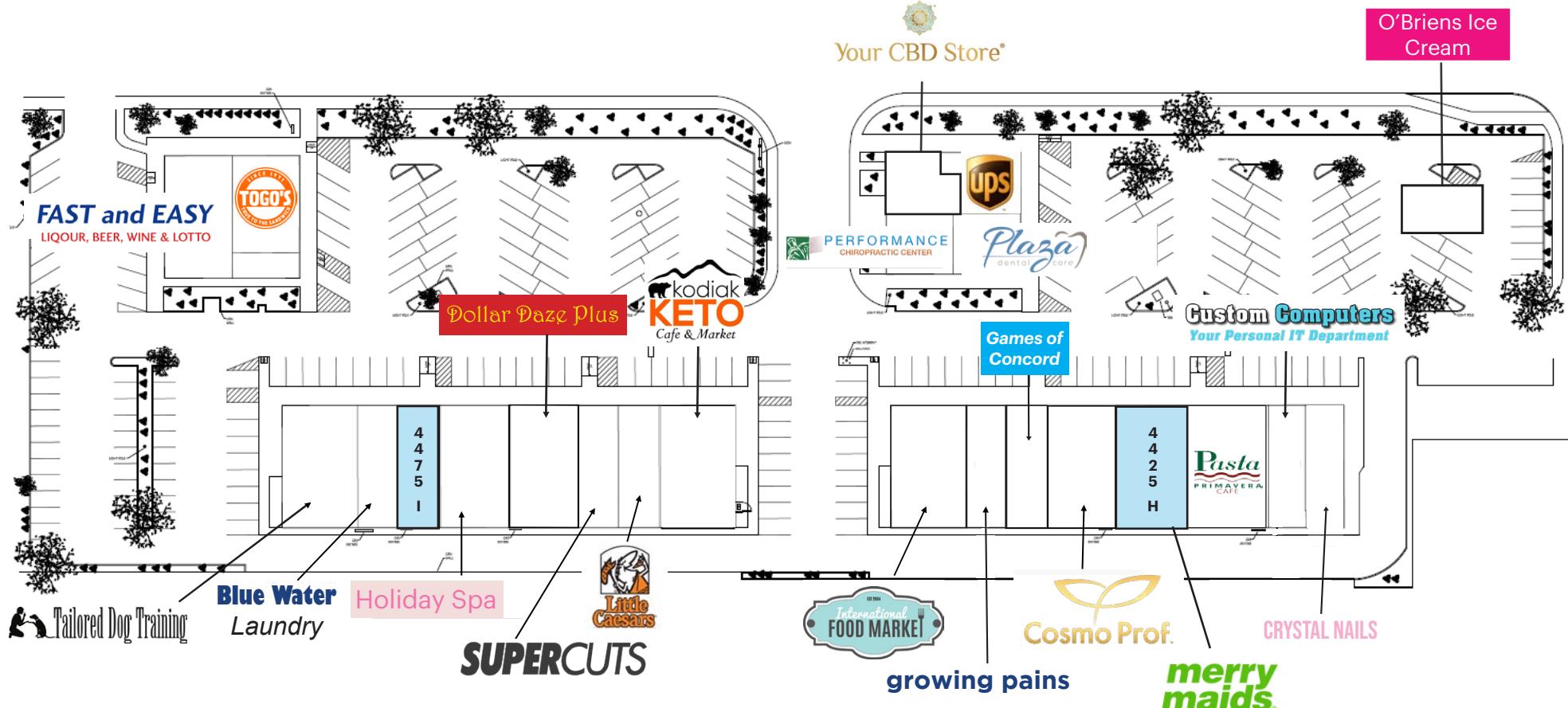
Treat Plaza pulls from a 365 degree trade area and is positioned on a highly trafficked intersection on Treat Blvd. at Clayton Rd. with around 55,453 (combined) vehicles per day. The location benefits from easy access to Treat Blvd, Ygnacio Valley Rd. and Clayton Rd.



## PROPERTY PROFILE

<b>LEASEABLE AREA</b>	±45,373 SF
<b>AVAILABLE SPACES</b>	±1,564 SF ±2,584 SF (Available in July 2021)
<b>SHOPS</b>	±130 SF - 2,584 SF
<b>TRAFFIC COUNT</b>	Treat Blvd. 36,089 ADT Clayton Rd. 19,364 ADT
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Newly Redeveloped 45,373 SF Shopping Center</li> <li>• Retail Shop Space Available</li> <li>• Excellent Visibility</li> <li>• Easy Access from Treat Blvd.</li> <li>• Abundance of Parking</li> <li>• Build-to-Suit Pad</li> <li>• Close Proximity to Ygnacio Valley Rd., Clayton Rd. and Located on Treat Blvd.</li> <li>• Monument Signage</li> </ul>

## TREAT BLVD. - 36,089 ADT



### Available Spaces

**4475 I** 1,564 SF

**\*4425 H** 2,584 SF

\*Coming Soon July 2021  
Please Do Not Disturb Tenants

# MARKET AERIAL



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
	21,556	118,000	239,814



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$132,301	\$133,564	\$146,326



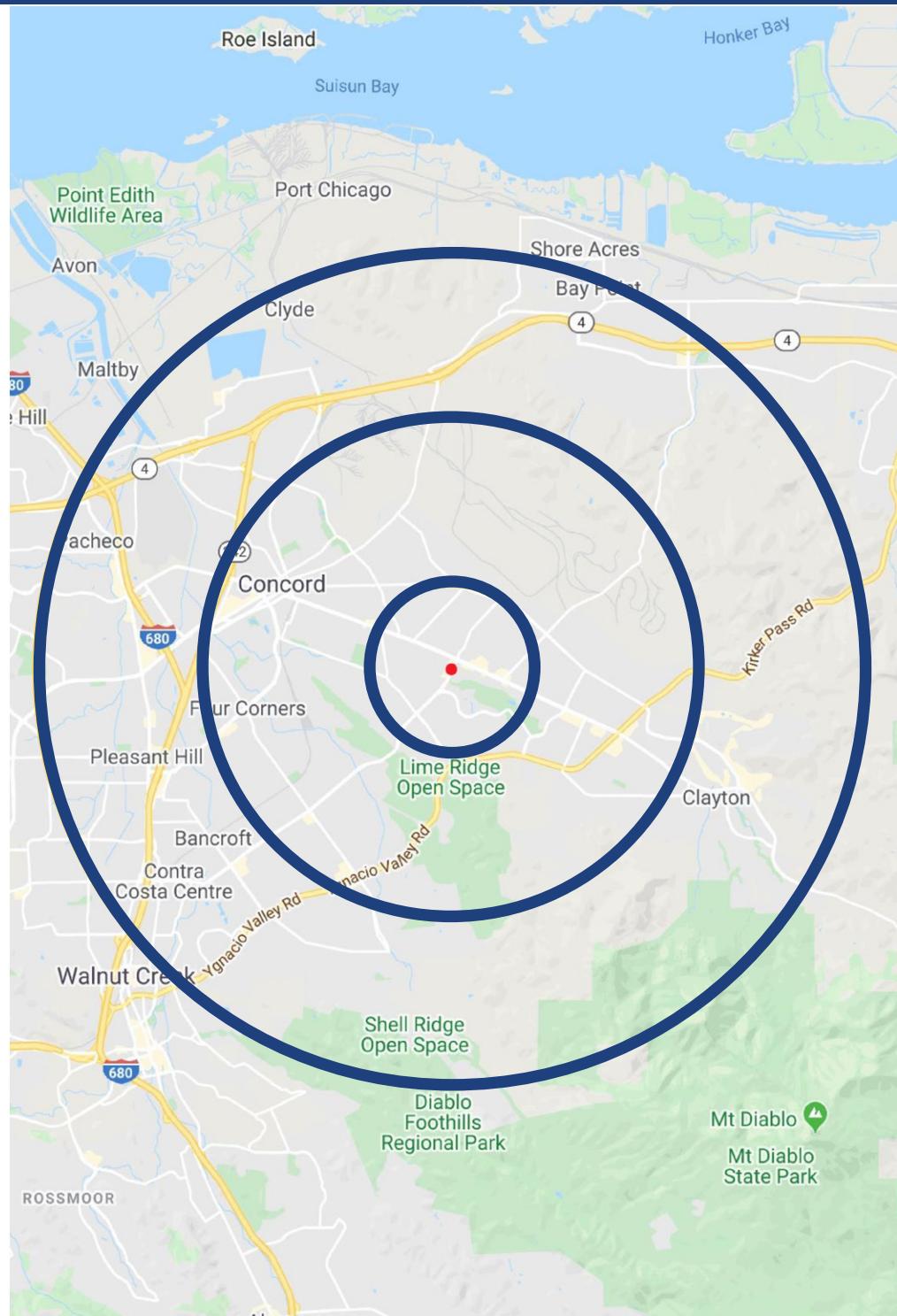
HOUSEHOLD INCOME DISTRIBUTION (\$200,000 or More)	1 MILE	3 MILES	5 MILES
	1,291	6,757	17,770



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	6,835	33,502	77,724



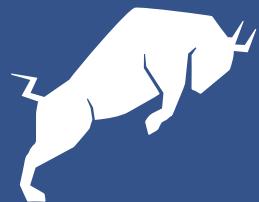
TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$324.39 M	\$1.71 B	\$3.85 B





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