

FOR LEASE - SALVIO PACHECO SQUARE

Ground Floor Commercial And Retail For Lease - 2151 Salvio St, Concord, CA



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TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR LEASE: RETAIL SPACES

LEASE INFORMATION

Lease Type:	Triple Net: \$0.67 NNN	Lease Term:	5 Year to 10 Year
Total Space:	1,190 - 3,368 SF	Lease Rate:	\$1.95 - \$2.75 SF/mo + NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite U	Available	1,308 SF	.67 NNN	\$2.50 SF/month	Retail Space Available
Suite W	Available	3,368 SF	.67 NNN	\$1.95 SF/month	Retail Space Available
Suite R	Available	1,923 SF	.67 NNN	\$2.50 SF/month	Office/Retail Space Available
Suite S	Available	1,190 SF	.67 NNN	\$2.50 SF/month	Office/Retail Space Available
Suite B	Available	1,400 SF	.67 NNN	\$2.75 SF/month	Retail Space Available
Suite M	Available	1,942 SF	.67 NNN	\$2.50 SF/month	Office/Retail Space Available

FOR LEASE: COMMERCIAL AND RETAIL SPACES AVAILABLE

EXECUTIVE SUMMARY

2151 Salvio St



OFFERING SUMMARY

Retail SF: 1,190-3,368 SF

Available: 6 Suites

Retail Lease Rate: \$1.95-\$2.75/SF
(+ .67 NNN)

Building Size: 120,250 SF

Zoning: DB

PROPERTY OVERVIEW

Todos Santos Plaza, Concord's cultural and commercial center, is home to:

- Bi-weekly farmer's markets
- Weekly outdoor concerts
- Many other public events with major regional draw

PROPERTY HIGHLIGHTS

- Trade area of nearly 500,000 residents and a daytime population of over 50,000
- Less than one mile away from two high schools:
- Mt. Diablo High and Crossroads High
- Only 3 blocks from Concord BART station
- Easy access to I-680 and 242 Freeway
- High exposure and identity

ADDITIONAL PHOTOS
2151 Salvio St

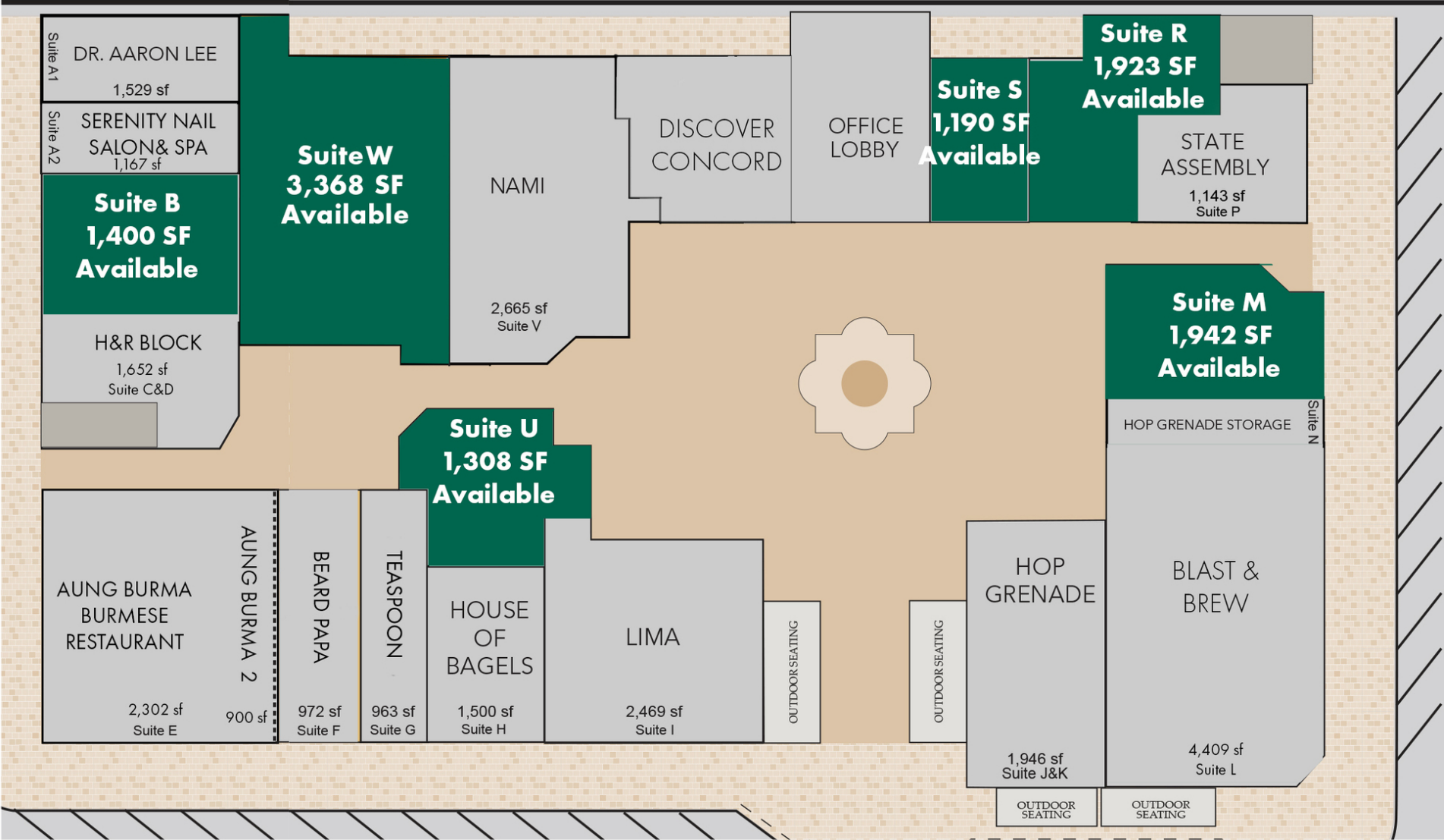


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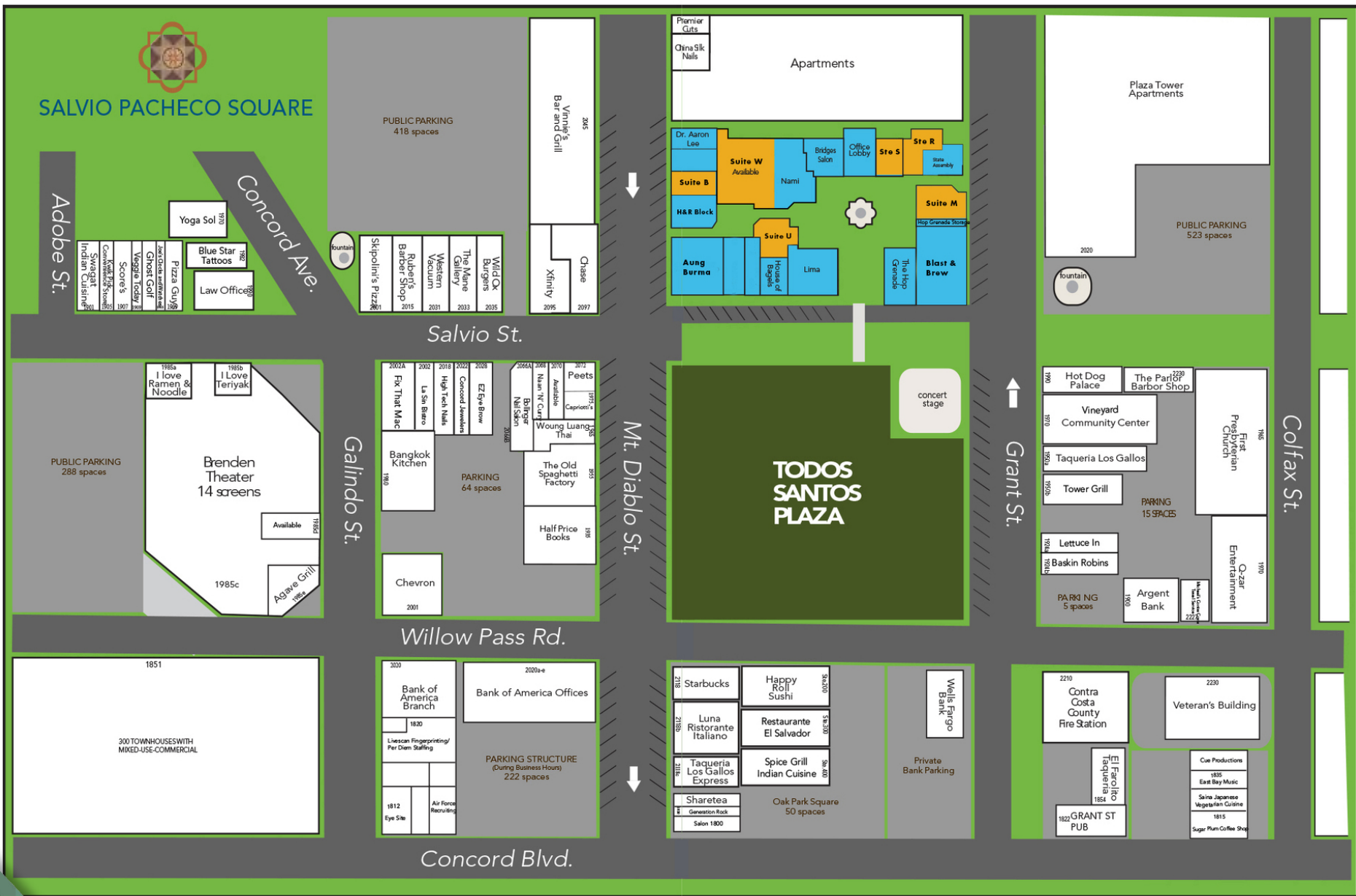
ADDITIONAL PHOTOS

2151 Salvio St





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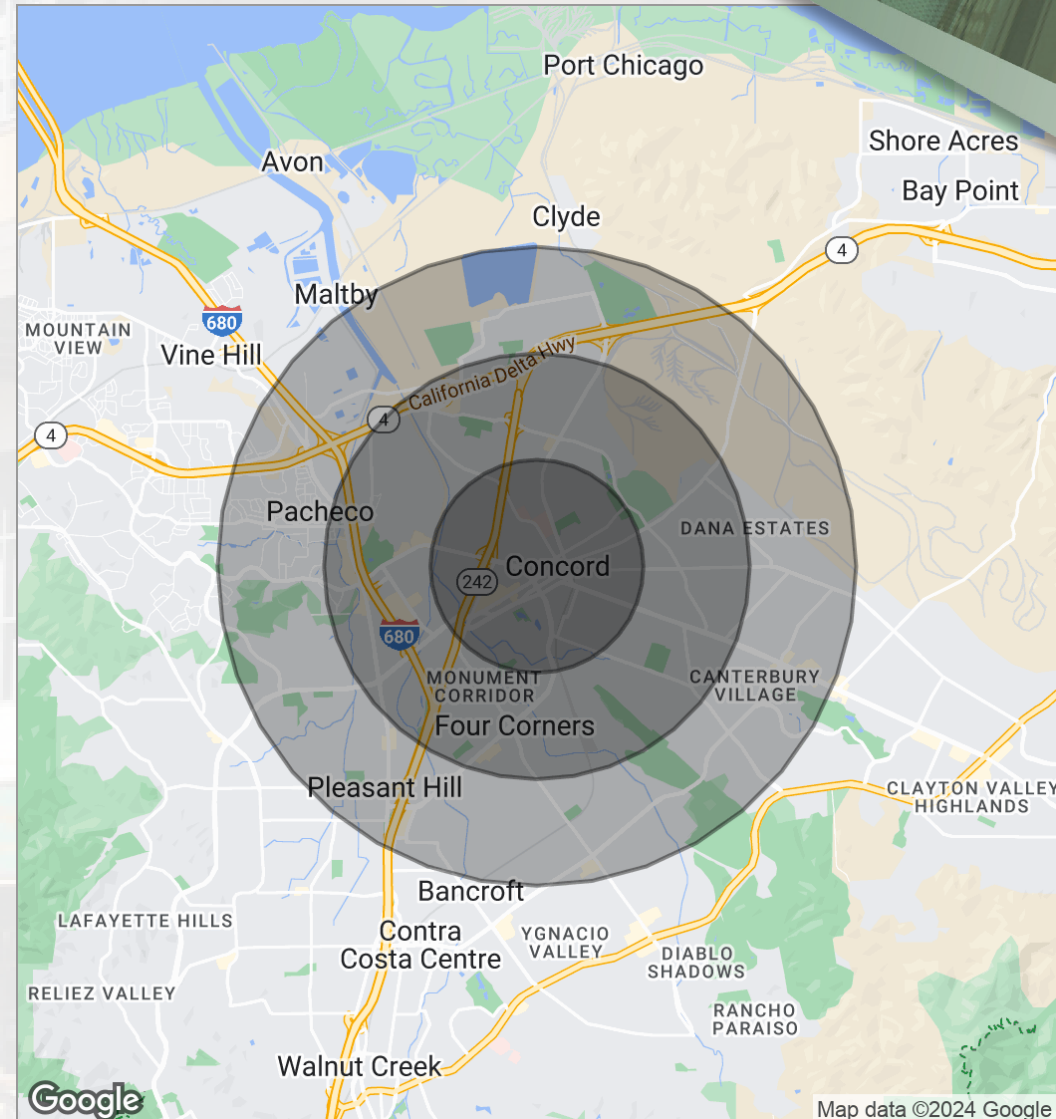
FOR LEASE: COMMERCIAL AND RETAIL SPACES AVAILABLE

DEMOGRAPHICS MAP

2151 Salvio St

POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,298	70,730	130,392
Median age	34.4	34.9	36.7
Median age (Male)	32.6	33.4	35.2
Median age (Female)	36.7	37.2	38.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,004	25,969	49,614
# of persons per HH	2.7	2.7	2.6
Average HH income	\$61,974	\$66,528	\$75,410
Average house value	\$469,028	\$438,254	\$491,642

* Demographic data derived from 2020 ACS - US Census





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