

OFFICE SPACE AVAILABLE FOR LEASE



3500 Clayton Rd | Concord, CA 94519

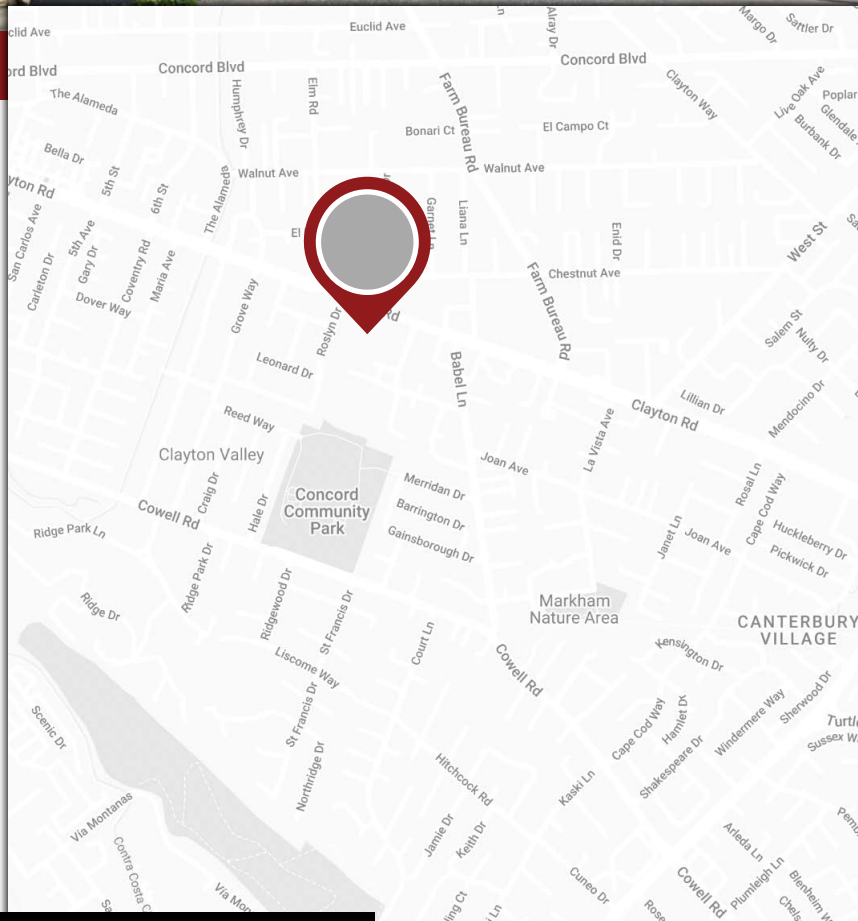


PROPERTY DESCRIPTION

AiCRE Partners is pleased to offer exclusive representation on the lease of 3500 Clayton Rd, Concord, CA. It is an excellent property located 1 block to bus stop and immediate proximity to multiple dining locations and 11 blocks from BART. Property is unique and has flexible use spaces.

PROPERTY HIGHLIGHTS

- 8,765 SF Office Building
- 24 Parking Stalls
- Two Stories
- +/- 0.42 Acres



FOR MORE INFORMATION CONTACT

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Aerial & Amenities Map



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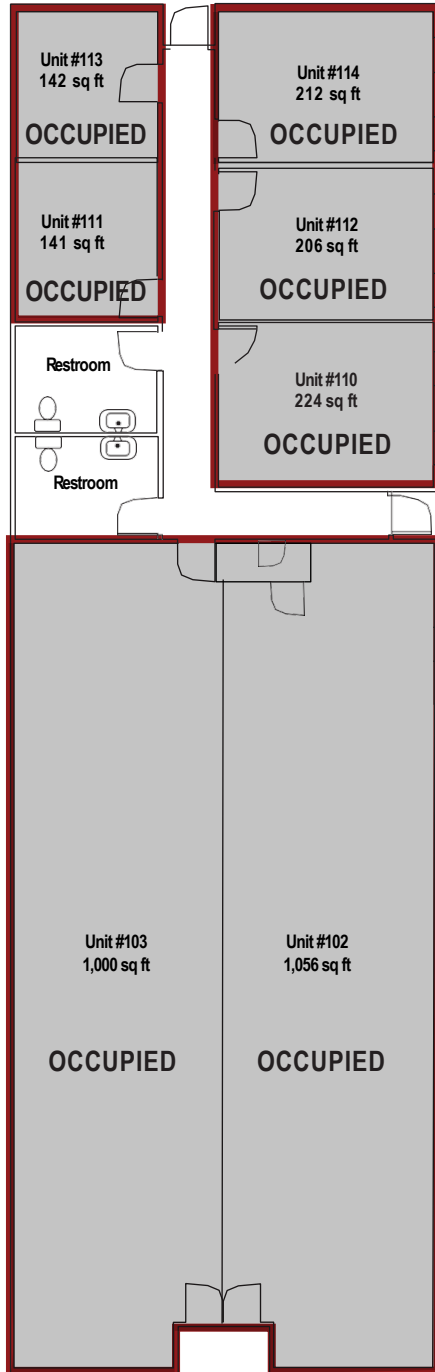


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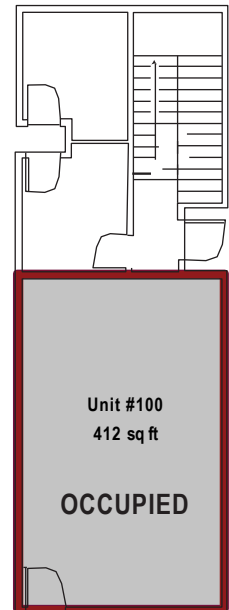
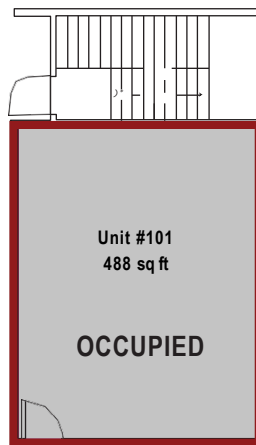


Suites Available



Suite	Rentable Sq Ft
100	412
101	488
102	1,056
103	1,000
110	224
111	141
113	142
112	206
114	212

* All measurements are approximated



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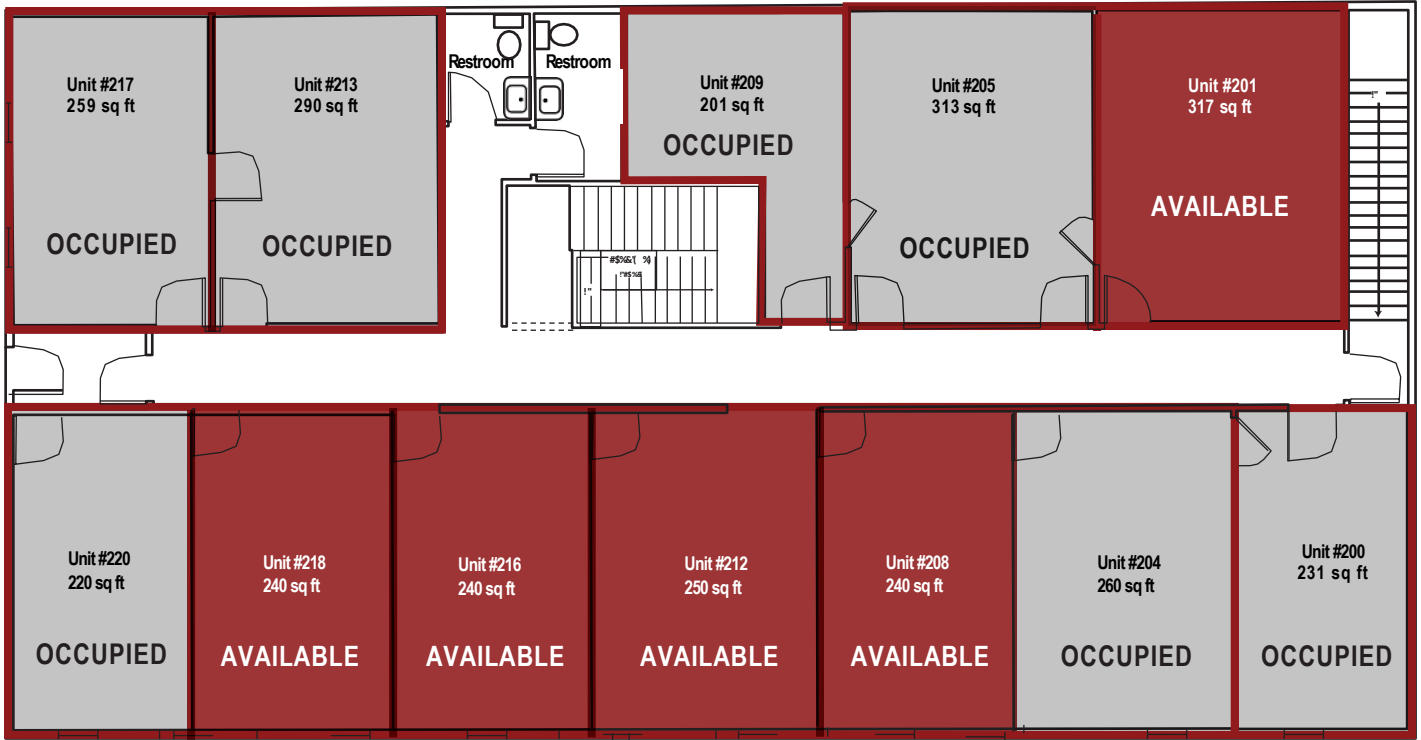


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Suites Available



Suite	Rentable SqFt
200	231
201	317
204	260
205	313
208	240
209	201
212	250
213	290
216	240
217	259
218	240
220	220

* All measurements are approximated

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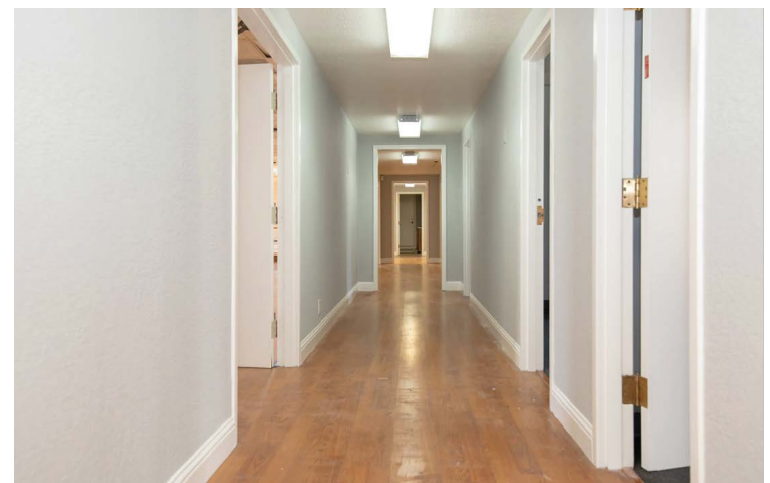


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Property Photos



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Location Overview



2024 Summary

	1 MILE	3 MILES	5 MILES
Population	18,913	123,885	256,611
Households	6,987	45,504	96,449
Families	4,621	30,068	63,692
Average Household Size	2.66	2.69	2.63
Owner Occupied Housing Units	4,546	26,362	60,384
Renter Occupied Housing Units	2,441	19,142	36,065
Median Age	41.9	40.4	41.2
Median Household Income	\$117,770	\$111,266	\$126,682
Average Household Income	\$149,397	\$148,872	\$171,940

2029 Summary

	1 MILE	3 MILES	5 MILES
Population	18,940	124,292	258,890
Households	6,937	45,390	96,734
Families	4,588	29,910	63,678
Average Household Size	2.69	2.71	2.65
Owner Occupied Housing Units	4,601	26,552	60,751
Renter Occupied Housing Units	2,336	18,838	35,983
Median Age	43.2	41.9	42.6
Median Household Income	\$141,535	\$126,313	\$147,086
Average Household Income	\$174,924	\$170,862	\$195,621



Concord is the largest city in Contra Costa County, California. Concord is a city in California northeast of San Francisco. Nearby, Briones Regional Park features views of the Diablo Valley and a trail to Diablo Foothills Regional Park, with wildflowers and views of San Francisco Bay. A former coal-mining site, Black Diamond Mines Regional Preserve includes grasslands, pepper trees and lilies. The multi-use Iron Horse Regional Trail connects Concord to the city of Pleasanton.

Concord has been primarily a bedroom community for San Francisco and Oakland over the last forty years, but during the last decades, jobs within the city have increased. Round Table Pizza is headquartered in Concord. Concord also has a strong retail sector including the Sunvalley Shopping Center, which used to be one of the 50 largest malls in the United States, auto dealerships, and Costco.

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DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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