



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1805 & 1809 WILLOW PASS ROAD  
CONCORD, CA

PARK & SHOP / GROCERY ANCHORED  
SHOPPING CENTER - RETAIL SPACE



Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT 267  
[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)



## PROPERTY DETAILS



1805 & 1809 WILLOW PASS ROAD  
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### RETAIL SPACE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- 6,650+/- Square Foot Retail Space (currently occupied by a barber shop) – space is divisible to 3,000+/- Square Feet.
- Floor plan consists of retail area, large open retail showroom area, 2 large rooms, 4 smaller rooms, 3 restrooms, washer/dryer hook-ups, plumbing for 3 shampoo bowls, large glass storefront, rear access and more.
- Parking lots at the front and rear of the building.
- Busy Park & Shop Shopping Center with 99 Ranch Market, O'Reilly Auto Parts, Las Montanas Supermarket, Indiroot – The Indian Pantry, and many restaurants and services. Across the street from Grocery Outlet and Petsmart.
- In-line Space is located in building next to 99 Ranch Market
- Multi-tenant shopping center with a diverse range of businesses and services and in the surrounding area

| DEMOGRAPHICS        | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Est. Population     | 23,957   | 131,983   | 259,180   |
| Est. Avg. HH Income | \$75,986 | \$109,622 | \$128,046 |

## LEASE TERMS

### Terms

\$1.75 psf, NNN

(NNN's estimated at \$.76 psf)

Lease Incentives Negotiable



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# AREA DESCRIPTION

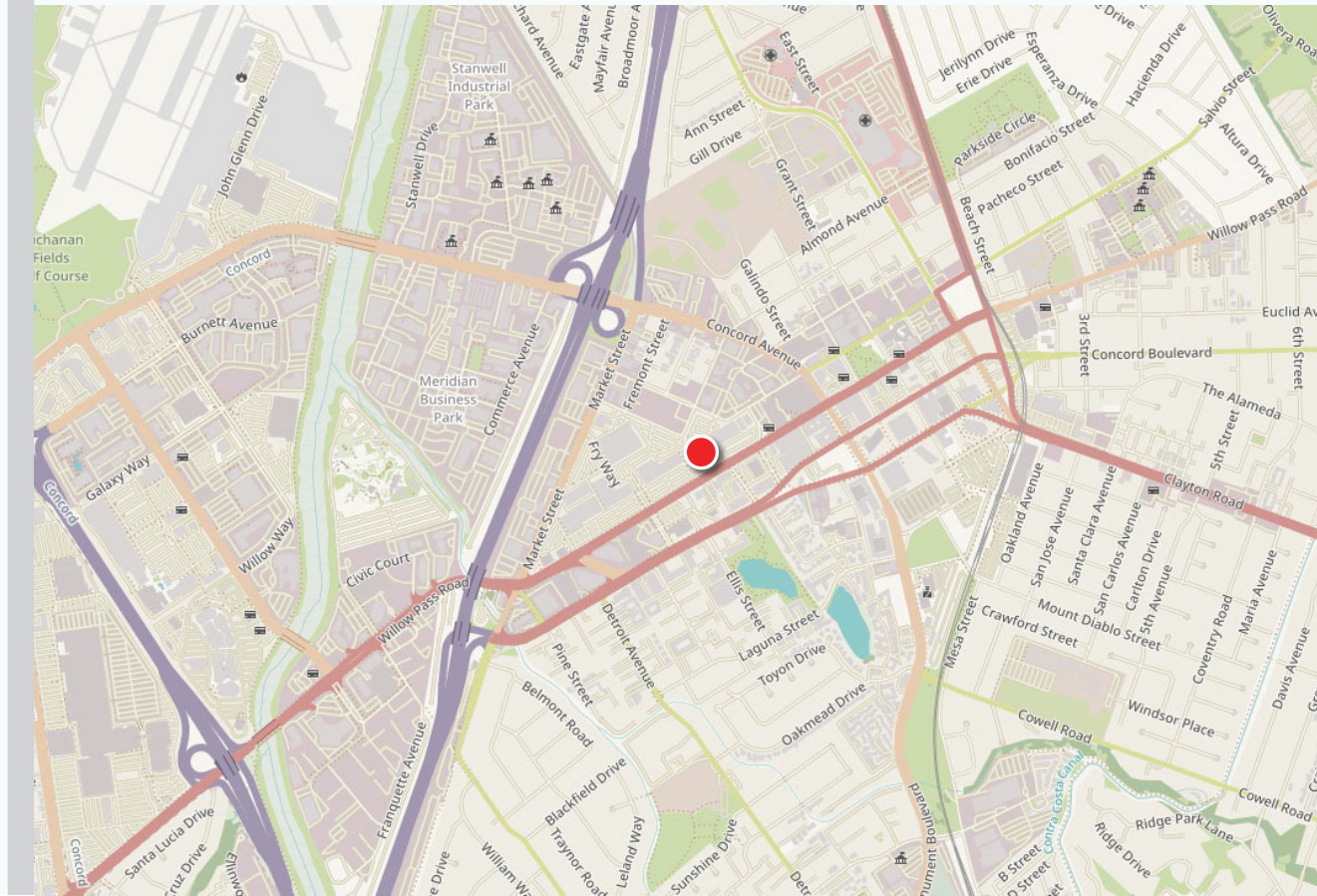


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## RETAIL SPACE FOR LEASE

### DESCRIPTION OF AREA

Very central and convenient — you're near downtown Concord, Todos Santos Plaza, Concord BART, Hwy 4, and 242. Mostly older residential and commercial mix — apartments, condos, town homes, strip malls, auto shops, and older single-family homes. Walkability is decent with stores, coffee shops, parks, and transit nearby.



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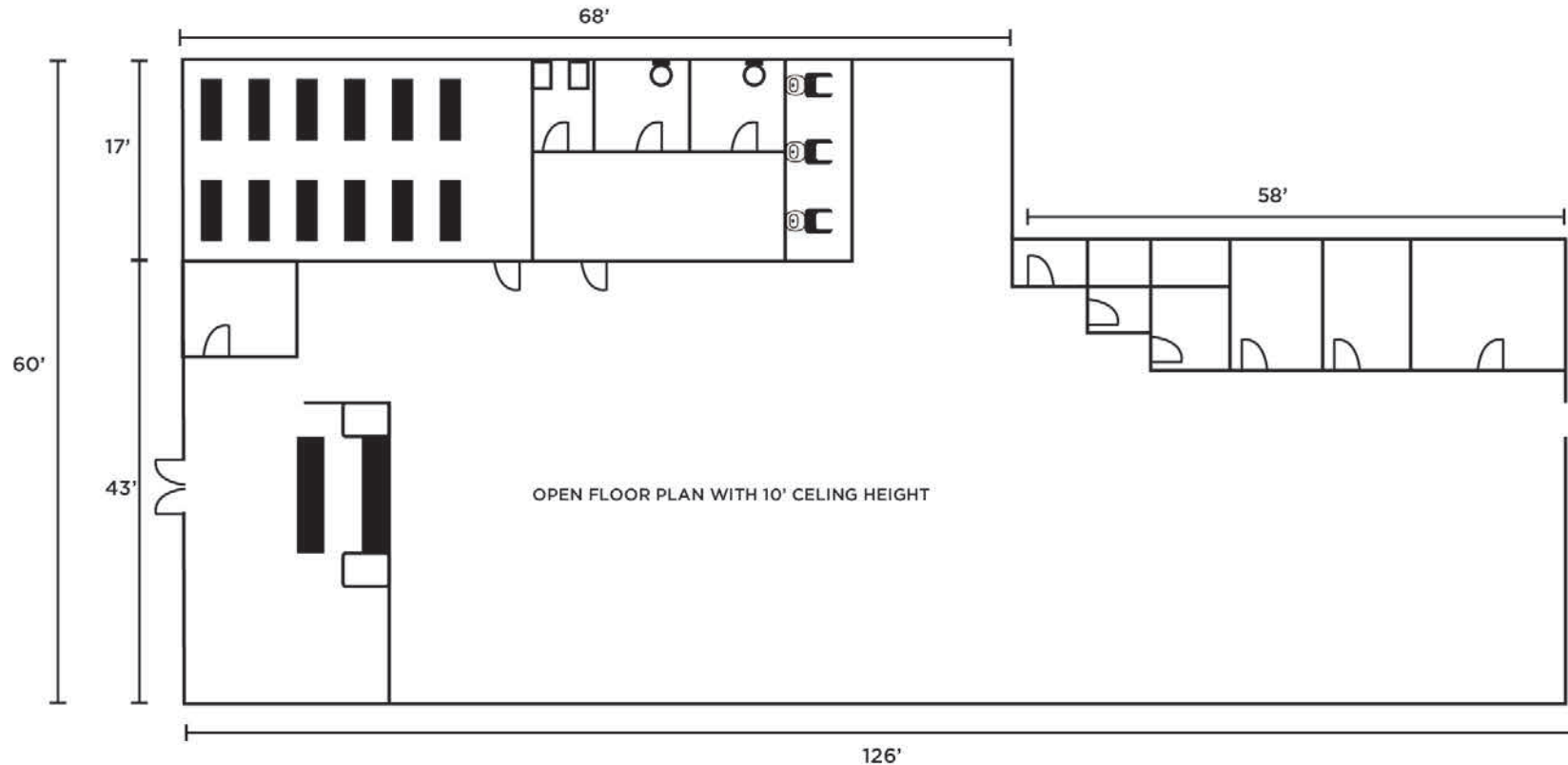


# FLOOR PLAN



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FOR LEASE**



NOT TO SCALE.

## Floor Plan & Measurement Disclaimer:

The floor plan and all dimensions shown are provided for general reference purposes only. The building and space measurements have not been prepared, measured, or verified by a licensed architect, engineer, or other qualified professional. All dimensions and square footage are approximate and represent the Broker's best estimate based on available information.

Prospective purchasers, tenants, and other interested parties should not rely upon these measurements for any purpose, including space planning, construction, permitting, or determining rentable or usable area. Any party requiring precise dimensions or square footage should obtain their own independent measurements and verification through a qualified professional before making any decisions or commitments.

Broker, Owner, and their respective agents make no representation or warranty, express or implied, as to the accuracy or completeness of the floor plan or measurements and expressly disclaim any liability for errors, omissions, or discrepancies.

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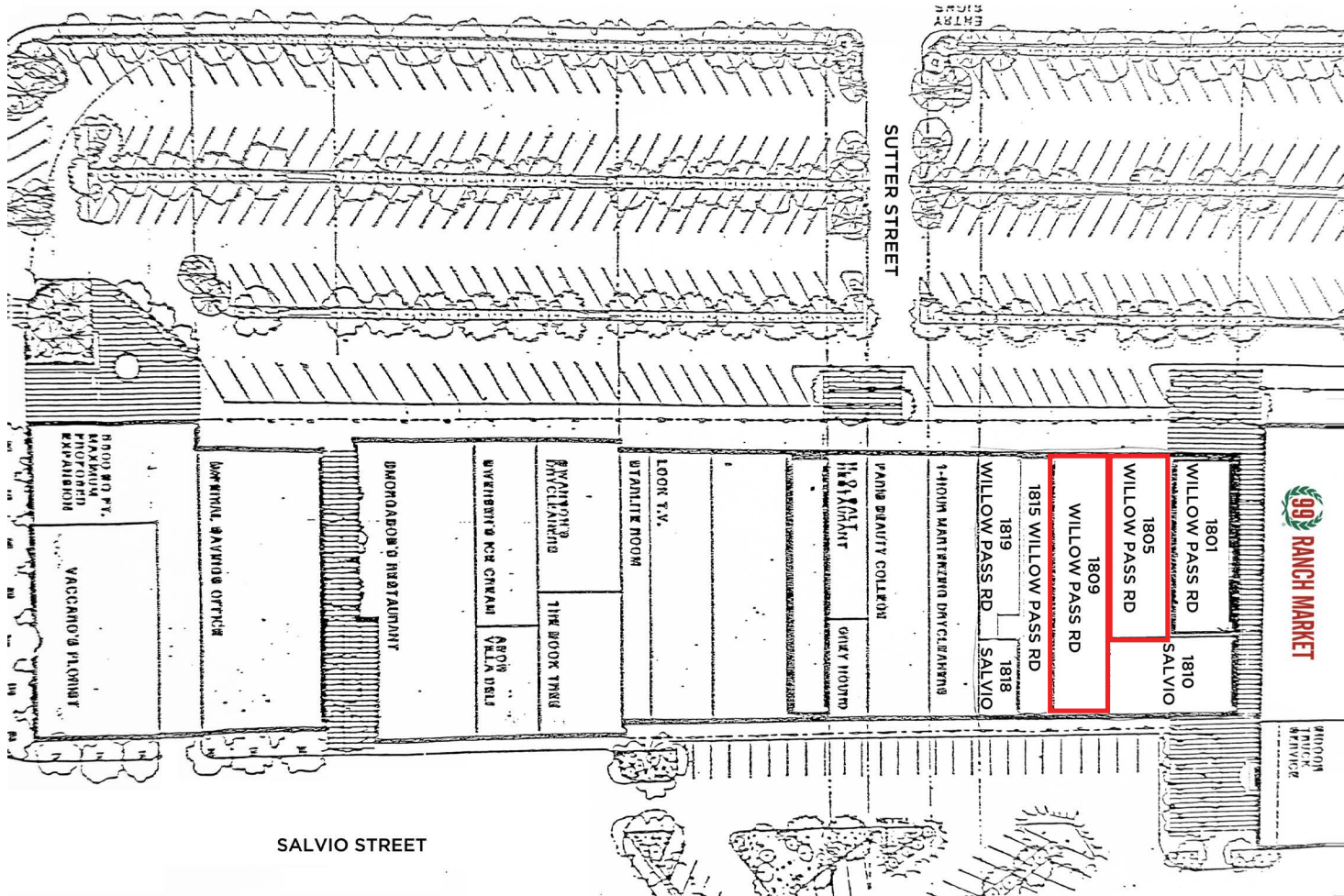
# SITE PLAN



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## RETAIL SPACE FOR LEASE

WILLOW PASS ROAD



| TENANT           | SUITE          |
|------------------|----------------|
| Not Available    | 1801           |
| <b>AVAILABLE</b> | <b>1805</b>    |
| <b>AVAILABLE</b> | <b>1809</b>    |
| Not Available    | 1815           |
| Not Available    | 1819           |
| Not Available    | 1810<br>Salvio |
| Not Available    | 1810<br>Salvio |

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## PROPERTY PHOTOS



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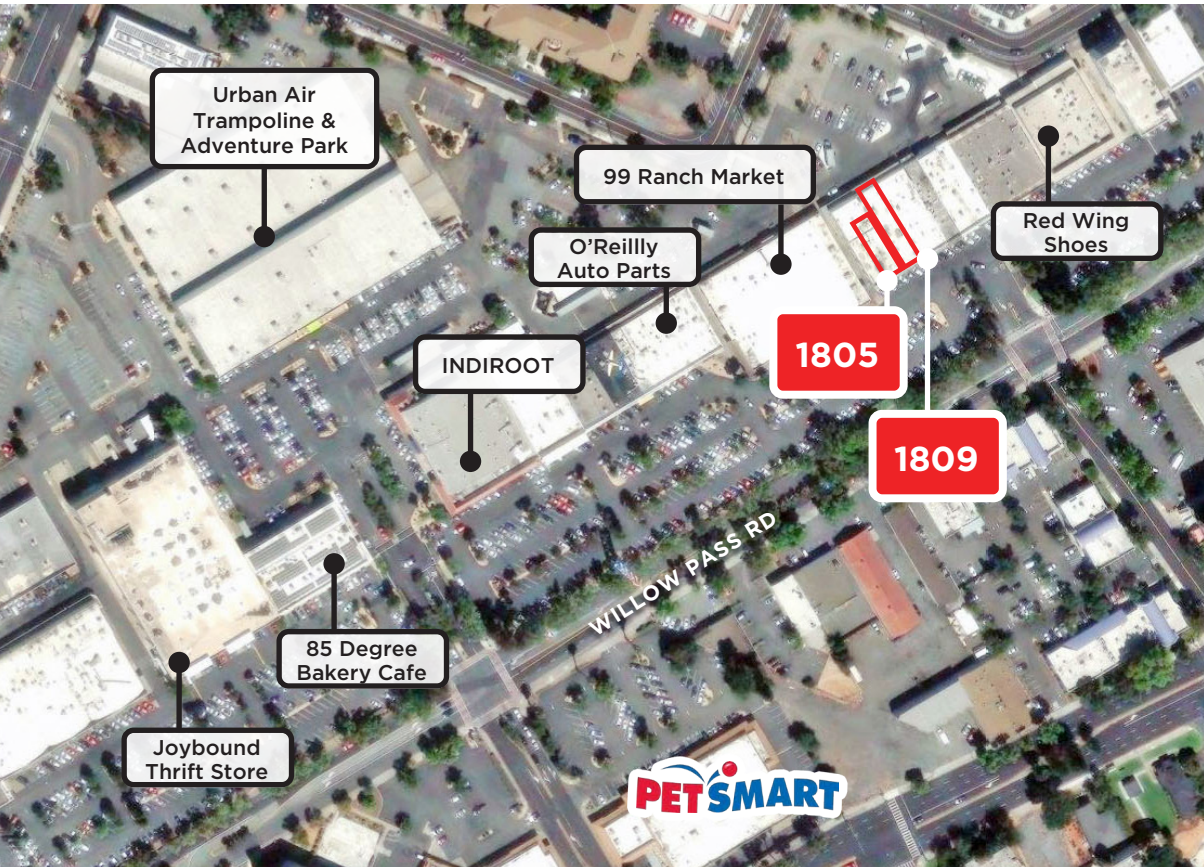
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## VICINITY AERIAL



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## LOCATION MAP



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