



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



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

LEASE TERMS

Terms

\$1.75 psf, NNN

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

Lease Incentives Negotiable



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

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AREA DESCRIPTION

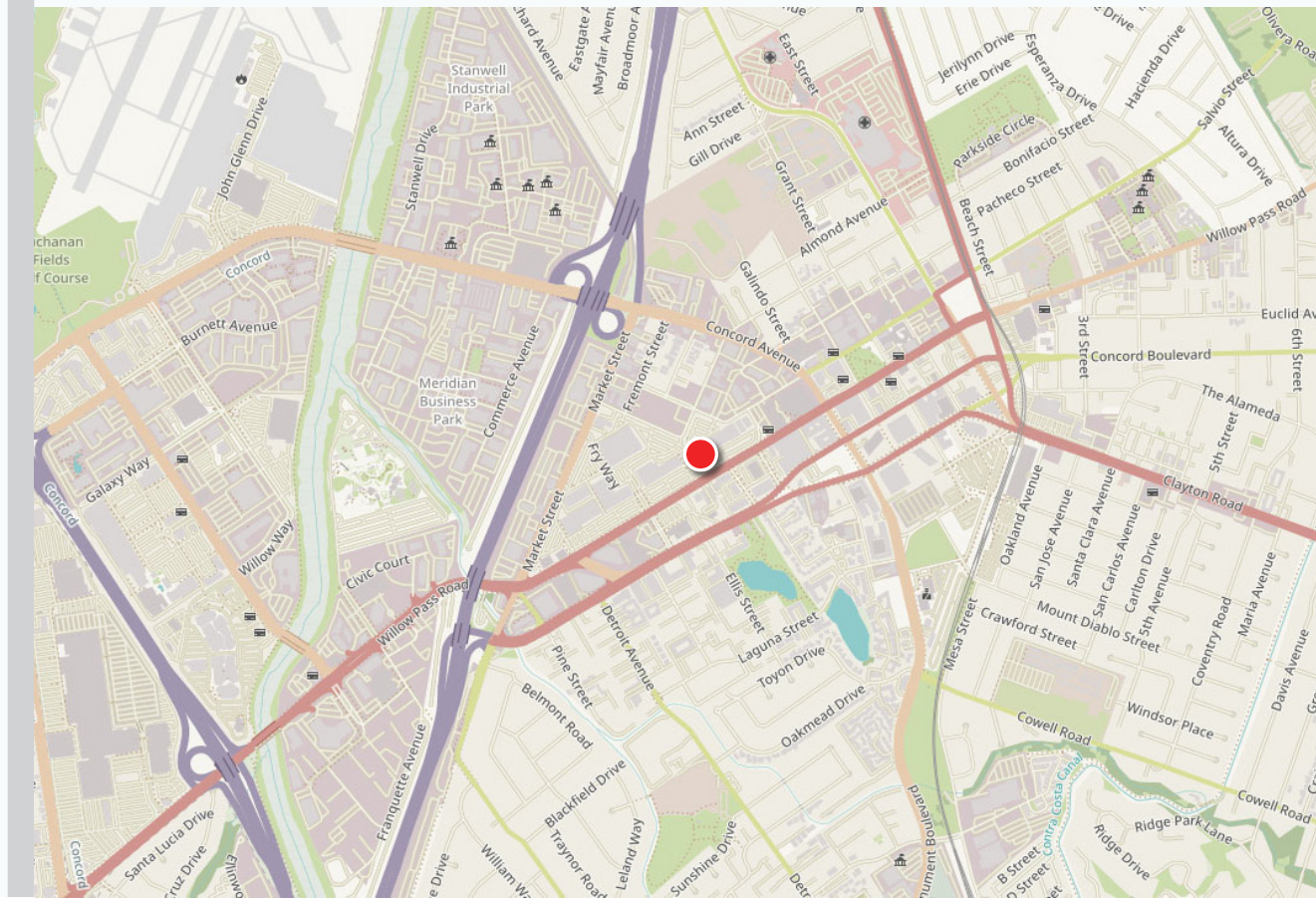


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DESCRIPTION OF AREA

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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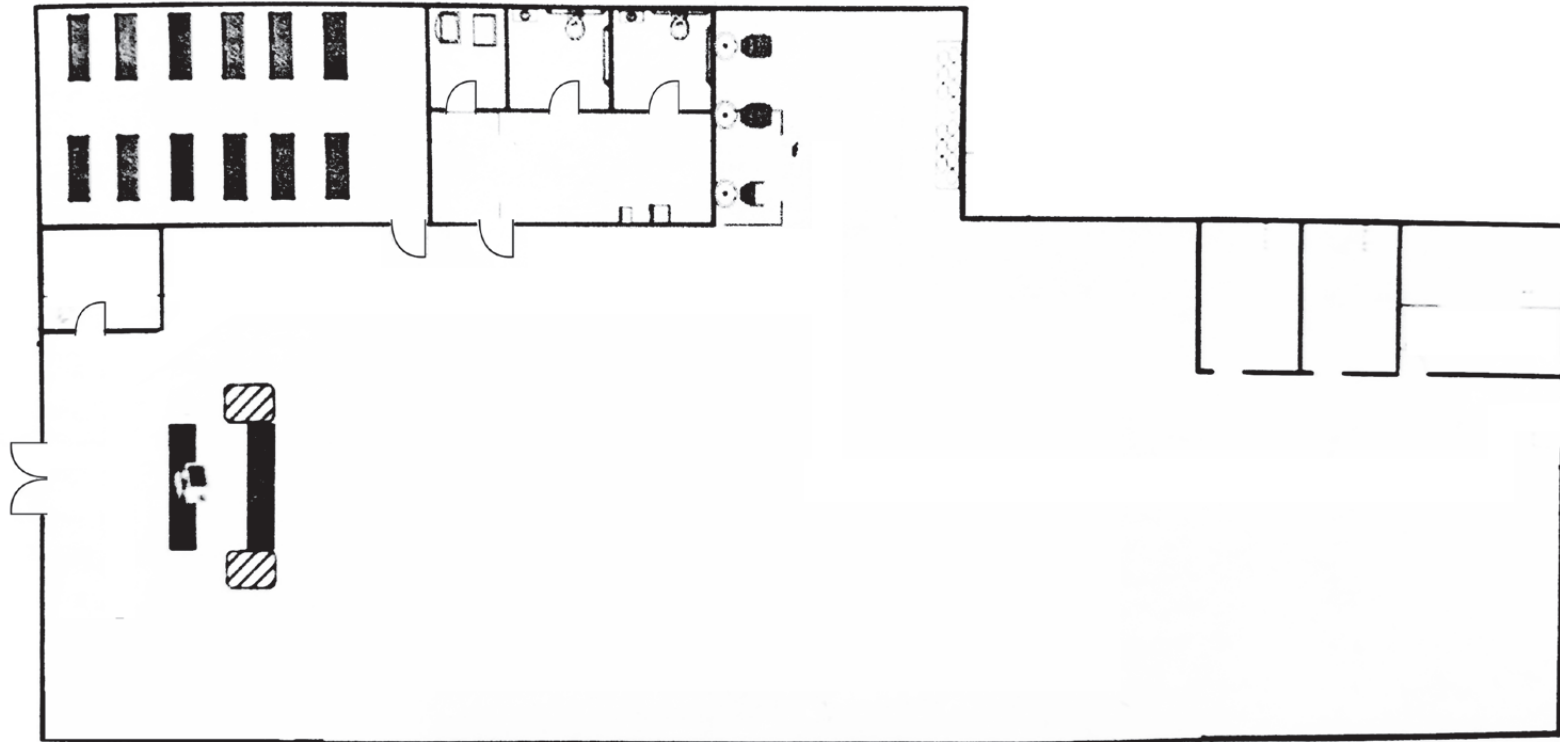


FLOOR PLAN



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Not to scale.

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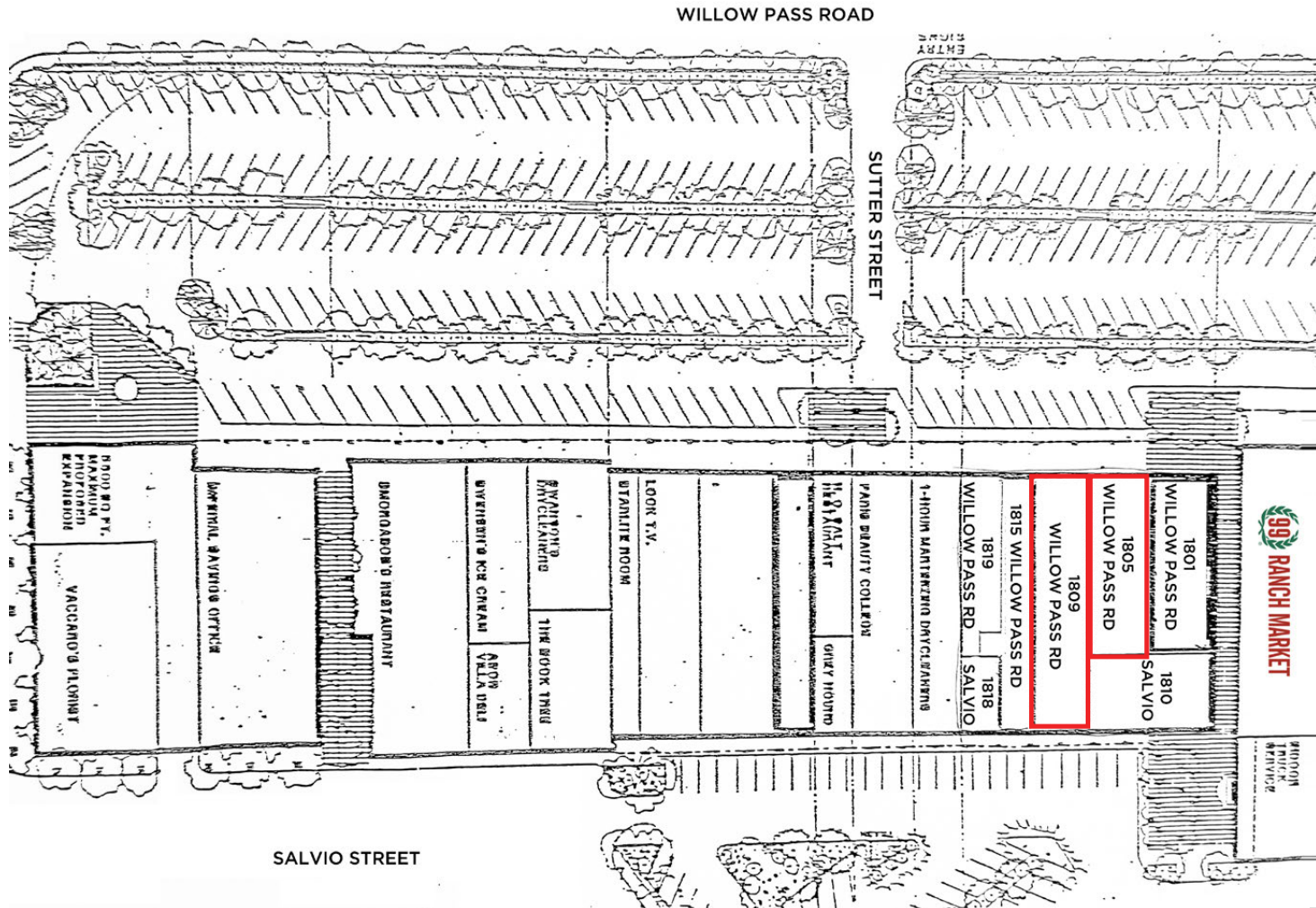


SITE PLAN



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TENANT	SUITE
Not Available	1801
AVAILABLE	1805
AVAILABLE	1809
Not Available	1815
Not Available	1819
Not Available	1810 Salvio
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PROPERTY PHOTOS



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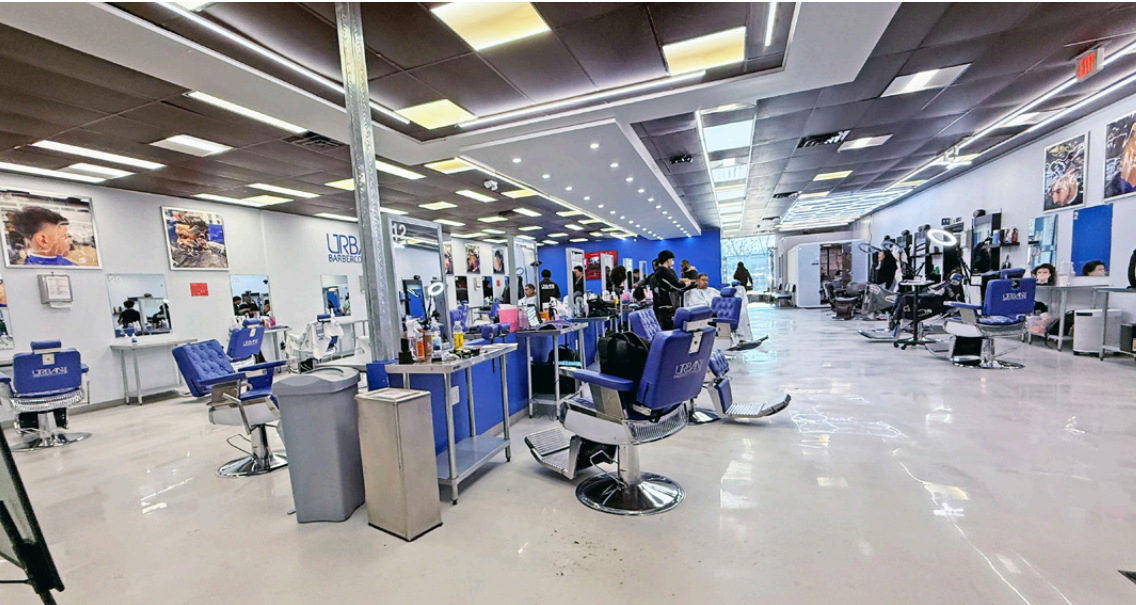


PROPERTY PHOTOS



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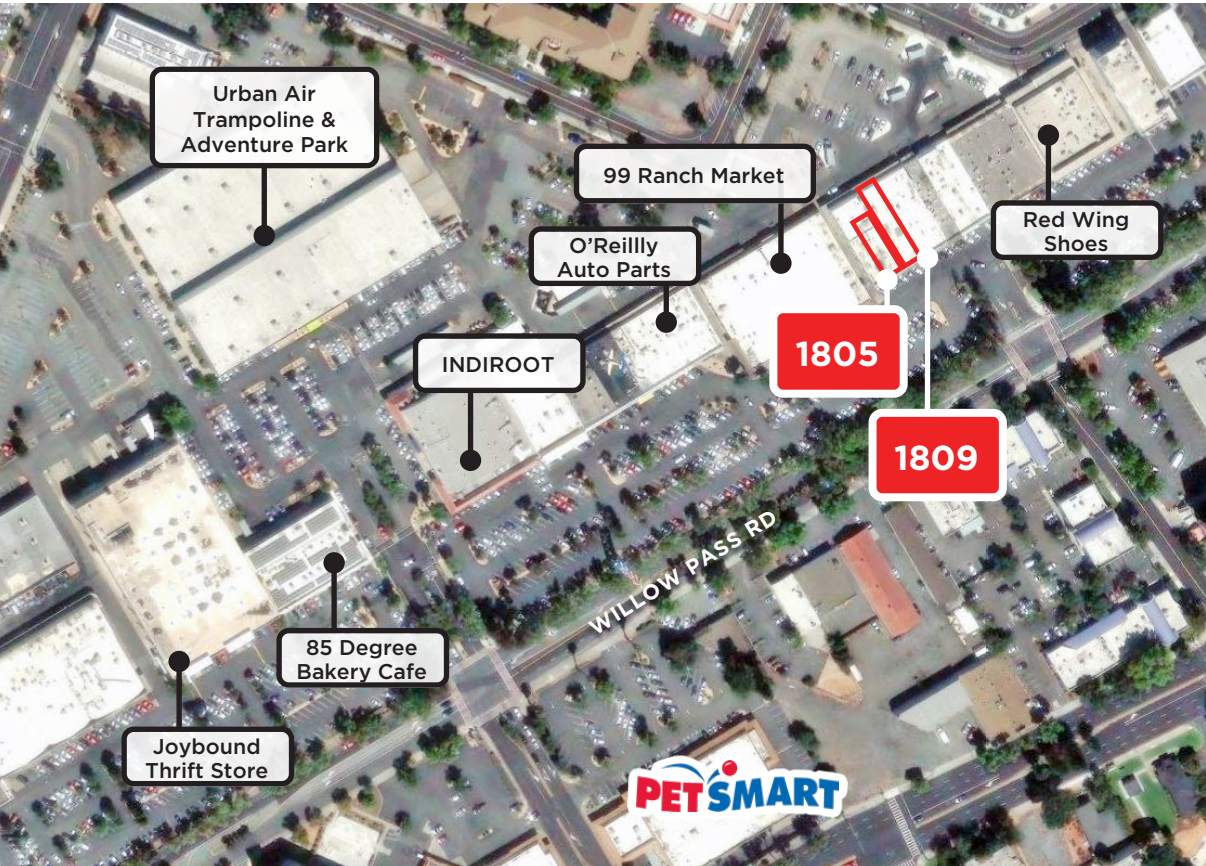


VICINITY AERIAL



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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