

# 1038

SHARY CIRCLE  
CONCORD, CALIFORNIA



**±2,168 - ±8,672 SF WAREHOUSE SPACES FOR LEASE**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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1038 SHARY CIRCLE, CONCORD, CA



## PROPERTY HIGHLIGHTS

- ±2,168 - ±8,672 SF Warehouse Spaces Available for Lease
- Flexible demising options - ability to accommodate smaller users
- Concrete tilt-up construction
- Each suite features a grade-level roll-up door
- ±18' clear height
- Industrial business park (IBP) Zoning - suitable for most light industrial & non-auto uses

## LOCATION HIGHLIGHTS

- Located within the Shary Industrial Park in Concord
- Immediate proximity to Costco and established retail corridor
- Convenient access to Concord BART station
- Amenity-rich environment supporting employees and clientele

## ECONOMIC DATA

Contact Brokers for Pricing

## PRESENTED BY:

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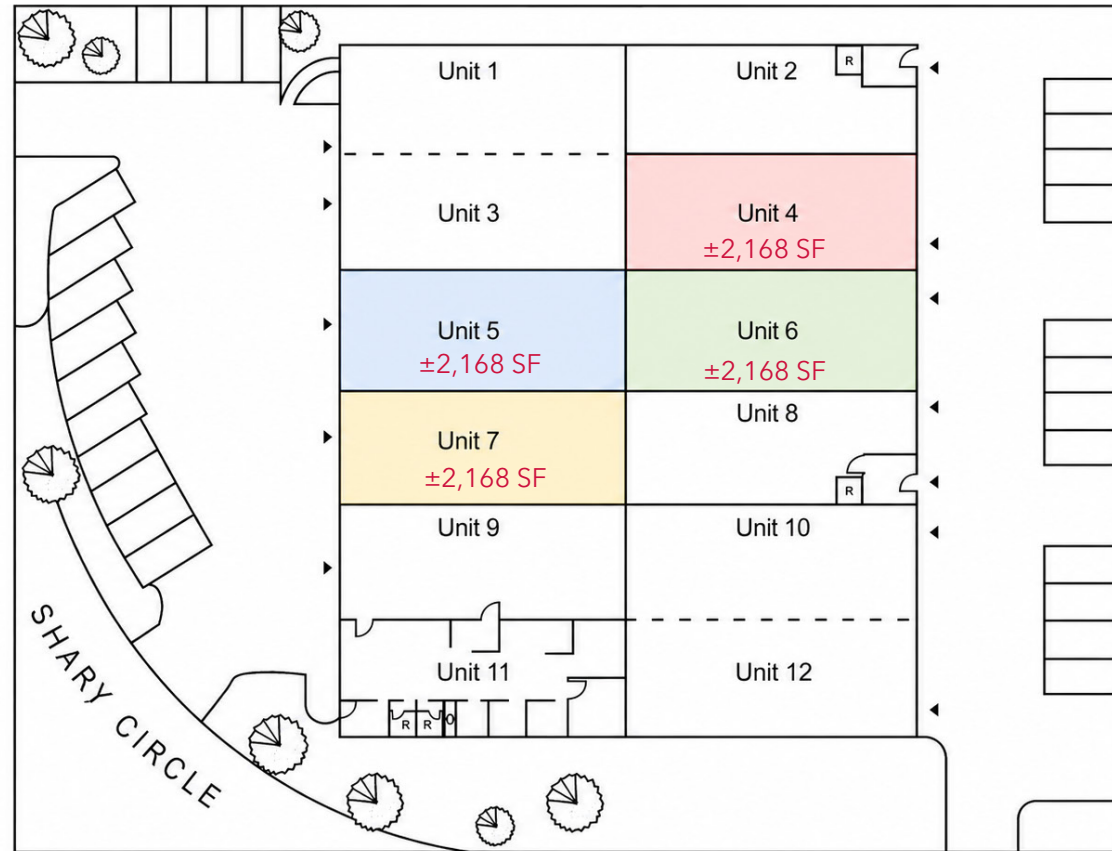
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## FLOOR PLAN:



UNITS 4 & 6 CAN BE  
COMBINED

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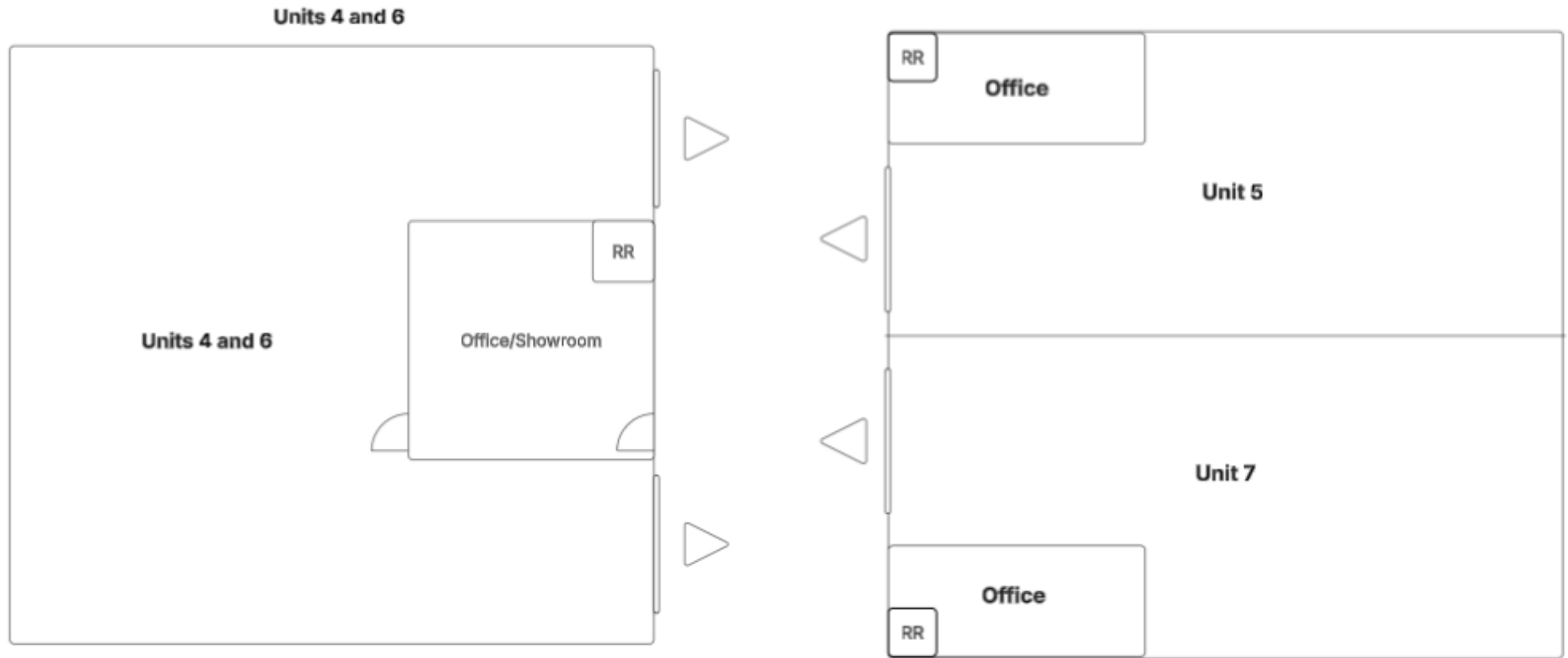
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## HYPOTHETICAL FLOOR PLANS:



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## PROPERTY PHOTOS:



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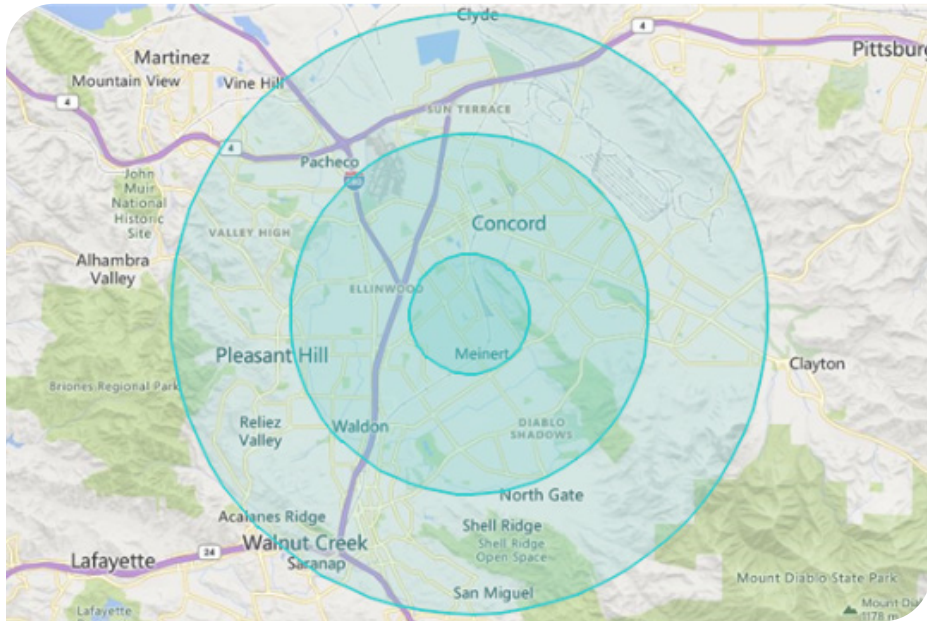
## LOCATION OVERVIEW AND NEARBY AMENITIES:









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## DEMOGRAPHICS:



	1 MILE	3 MILES	5 MILES
 POPULATION	28,290	152,949	266,177
 MEDIAN AGE	37	41	42
 AVERAGE HOUSEHOLD INCOME	\$109,813	\$138,725	\$152,418
 AVERAGE HOUSEHOLDS	10,398	61,868	109,188
 TOTAL ESTABLISHMENTS	655	4,187	9,380
 TOTAL CONSUMER SPENDING	\$775 M	\$5 B	\$9 B

\*Demographics source: Landvison

