



2766 + 2780 ARGYLL AVE.
CONCORD, CA 94520

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EXECUTIVE SUMMARY

2766 + 2780 Argyll Ave.

\$1,295,000 - each

Units A & B - 672 sqft.

1



1



Units C & D - 800 sqft.

2



1



Property Overview

Rare investment opportunity featuring 2766 & 2780 Argyll Ave in a prime Concord location. This dual-address property offers strong income potential with separate living spaces ideal for investors, owner-occupants, or multi-generational use. Situated on a generous lot in an established neighborhood, the property provides flexibility for rental strategies, future improvements, or long-term appreciation. Conveniently located near shopping, dining, schools, parks, and major commuter routes including Highway 4 and BART. Easy access to downtown Concord and surrounding employment hubs enhances tenant appeal. A solid asset for those seeking cash flow, versatility, and upside potential in Contra Costa County.

Rent Roll

2766 Argyll Ave., Concord, CA 94520

Unit	Rent	Deposit	Pro Forma	Move-In
A	\$1,600.00	\$1,600.00	\$1,850.00	10/13/2025
B	\$1,600.00	\$1,600.00	\$1,850.00	11/01/2025
C	\$1,900.00	\$1,900.00	\$2,400.00	11/01/2024
D	\$2,200.00	\$500.00	\$2,400.00	07/01/2025
4 units	\$7,300.00	\$5,600.00	\$8,500.00	

2780 Argyll Ave., Concord, CA 94520

	Unit	Rent	Deposit	Pro Forma	Move-In
	A	\$1,435.00	\$1,000.00	\$1,850.00	07/01/2025
	B	\$1,595.00	\$2,000.00	\$1,850.00	03/03/2023
	C	\$1,735.00	\$2,000.00	\$2,400.00	01/21/2021
	D	\$1,900.00	\$1,900.00	\$2,400.00	05/15/2025
Garage	23, 24, 25, 26, 27	\$120.00 each	\$0.00	\$1,000.00	08/01/2025
	4 units	\$7,265.00	\$6,900.00	\$9,500.00	
		Rent			
		\$14,565.00			

EXECUTIVE SUMMARY

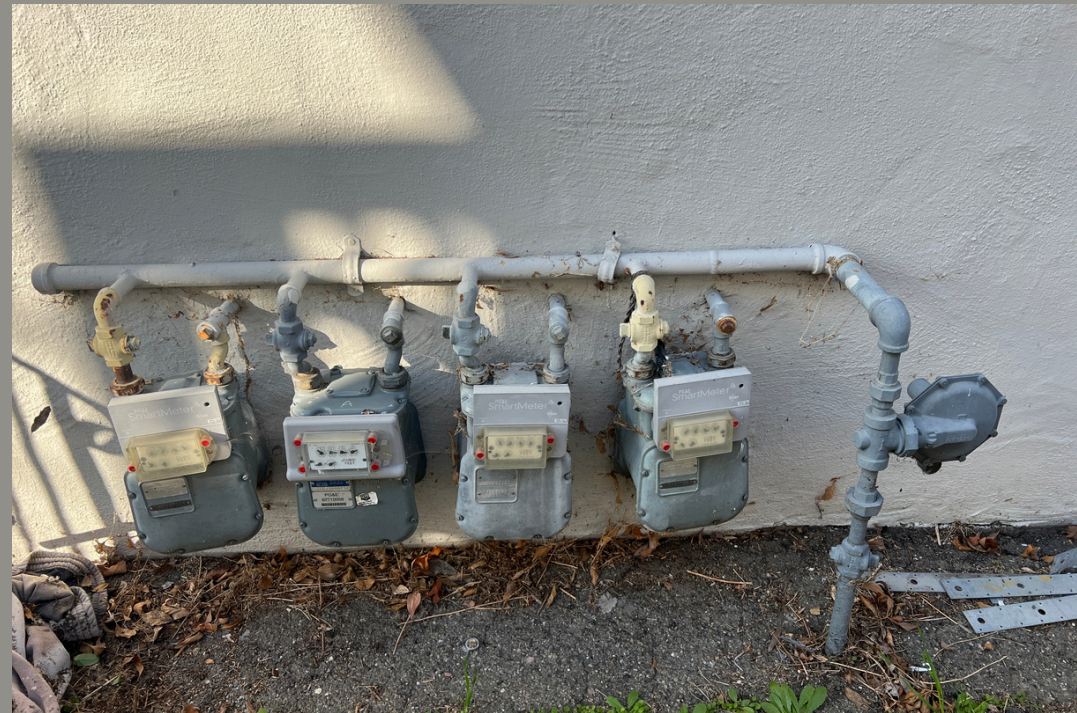
Fully occupied and income-producing, this Concord investment property offers immediate stability with significant value-add potential. Ideally located in a prime commute corridor near BART, freeways, and major employment centers, 2766 & 2780 Argyll Ave. provides consistent cash flow today with clear opportunities to enhance rents and overall performance. This is a rare chance to acquire a well-positioned, tenant-occupied asset in a strong rental market—perfect for investors seeking both reliability and upside.

PROPERTY PHOTOS

2766 Argyll Ave.



2766 Argyll Ave.



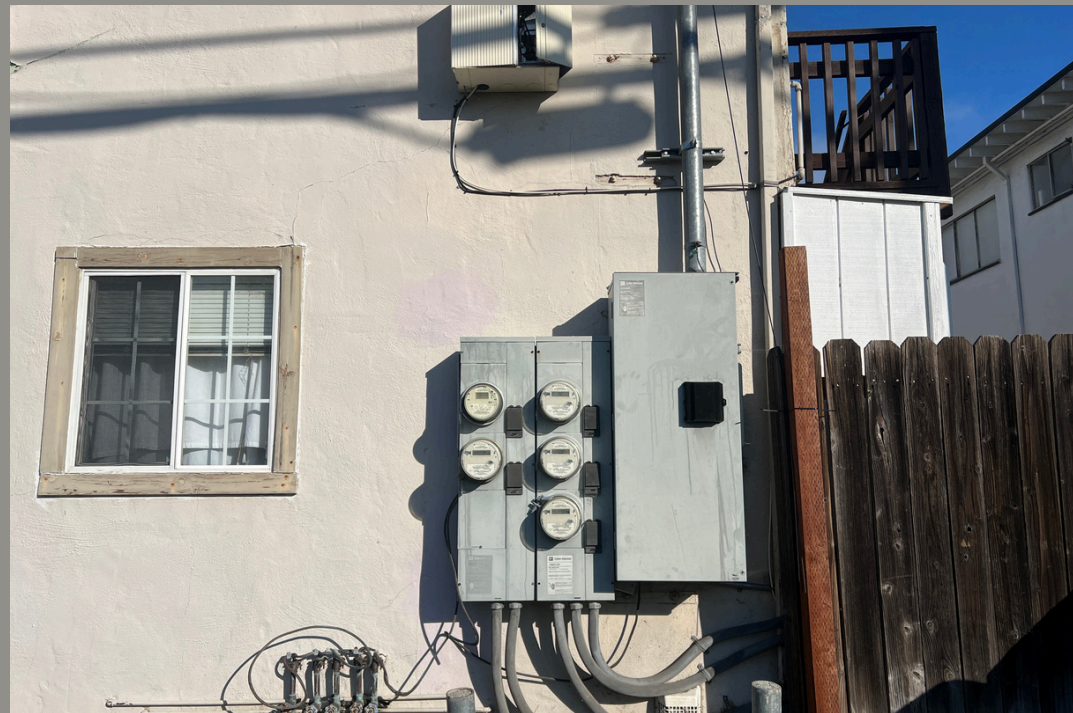
2780 Argyll Ave.



2780 Argyll Ave.



2780 Argyll Ave.



A satellite map of Concord, California, with a red pin marking a location on Broadway St, near the intersection with Solano Way. The map shows various landmarks and businesses, including Buchanan Field Airport, John Muir Medical Center, and several schools and parks. The red pin is located in the center-right of the map, near the intersection of Broadway St and Solano Way. The map also shows the surrounding area, including the city of Concord and the nearby cities of Pacheco and San Francisco. The map is labeled with street names, business names, and other geographical features. The red pin is a prominent feature, indicating the specific location of interest. The map is a detailed satellite view, showing the terrain, buildings, and other structures in the area. The red pin is a standard map icon, used to mark a specific location. The map is oriented with North at the top, and the red pin is located in the center-right of the frame. The map shows a mix of urban and suburban areas, with a mix of residential and commercial buildings. The red pin is located in a commercial area, near the intersection of two major roads. The map is a useful tool for finding locations and understanding the geography of an area. The red pin is a clear indicator of the location of interest, making it easy to find on the map. The map is a detailed and accurate representation of the area, showing the current state of the landscape and the locations of various landmarks and businesses. The red pin is a standard map icon, used to mark a specific location. The map is oriented with North at the top, and the red pin is located in the center-right of the frame. The map shows a mix of urban and suburban areas, with a mix of residential and commercial buildings. The red pin is located in a commercial area, near the intersection of two major roads. The map is a useful tool for finding locations and understanding the geography of an area. The red pin is a clear indicator of the location of interest, making it easy to find on the map. The map is a detailed and accurate representation of the area, showing the current state of the landscape and the locations of various landmarks and businesses.

CONTRA COSTA COUNTY OVERVIEW

Founded in 1850, Contra Costa County is one of California's original counties and forms the heart of the East Bay region of the San Francisco Bay Area. Translating to "opposite coast" in Spanish, its name reflects its location across the bay from San Francisco. The county seat is Martinez, and Concord is the largest city by population and area.

Spanning approximately 804 square miles—716 of land and 88 of water—the county is home to over 1.16 million residents. Known for its rich diversity, strong economy, and scenic landscapes, Contra Costa offers a balanced blend of suburban comfort, natural beauty, and urban accessibility.



2020 Demographics

410,000

HOUSEHOLDS

\$125,700

MEDIAN HOUSEHOLD INCOME

1,165,927

POPULATION

Regional Highlights

Scenic landscapes from Mount Diablo to the San Pablo Bay shoreline

Top-rated schools, parks, and vibrant suburban
downtowns

Convenient BART and freeway access to San Francisco & Silicon Valley

Diverse communities offering luxury, family, and waterfront living

Economy

- \$95B GDP with strong healthcare, energy, and professional sectors
- Major employers include Kaiser, Chevron, and John Muir Health
- Thriving commuter base to San Francisco and Silicon Valley
- Growing industries in green energy, tech, and advanced manufacturing

ABOUT US

Our team of experienced brokers and sales associates is dedicated to providing a full range of services to our clients, whether they are home buyers or sellers. We understand that real estate transactions can be overwhelming, which is why we work closely with our clients to ensure that their needs are met every step of the way. At The C Group, we are proud to embody the future of the real estate industry, while remaining grounded in the traditions of home. Our team is committed to redefining luxury, and we do so by offering top-notch services that are tailored to meet the unique needs of each client. If you are looking for a reliable and professional real estate company, look no further than The C Group. Contact us today to learn more about how we can help you buy or sell your next home.



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