

**FOR SALE
OR LEASE**

1505 WILLOW PASS ROAD

CONCORD • CALIFORNIA



±14,080 SF RETAIL SHOWROOM AND WAREHOUSE

OFFERING MEMORANDUM

SALE CONTACT

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LEASE CONTACTS

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NEWMARK

EXECUTIVE SUMMARY

Newmark and Econic Company, as exclusive advisors, are pleased to offer the opportunity to purchase or lease 1505 Willow Pass Road (the "Property") in Concord, California. The Property contains approximately 14,080 square feet of retail showroom/warehouse space situated on 1.06 acres and offers excellent visibility along Willow Pass Road (±30,983 vehicles per day).

Offering Price	\$5,000,000
Lease Price	Contact Leasing Agents
Size	±14,080 square feet plus additional mezzanine with 3 private offices
Delivered	Vacant
Zoning	DMX (Downtown Concord Mixed-Use) www.codepublishing.com/CA/Concord/#!/Concord18/Concord1845.html#18.45



PROPERTY HIGHLIGHTS

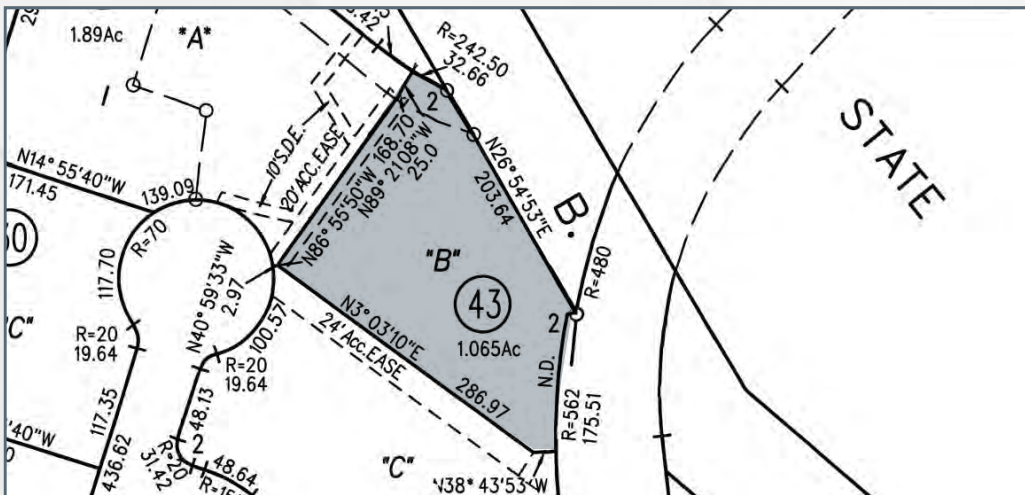
- Functional free-standing building with ample parking (±4/1,000 square feet)
- Heavy power (1200 amps), dock high loading, sprinklers and 19-25 foot clear heights in the warehouse area
- Visibility from Highway 242
- Dock loading with pit leveler
- Approximately 9,000 square feet of clear span warehouse



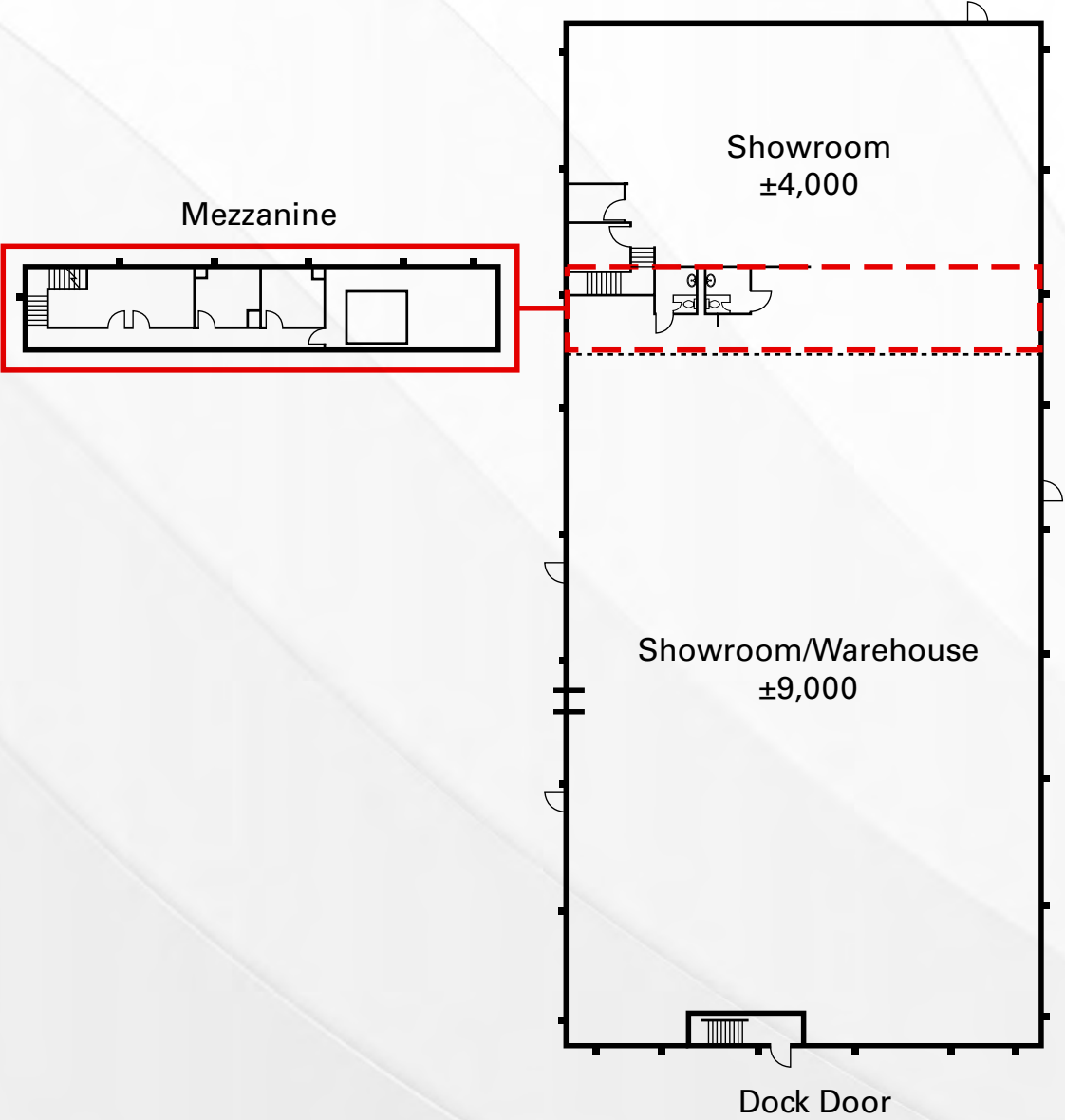


PROPERTY INFORMATION

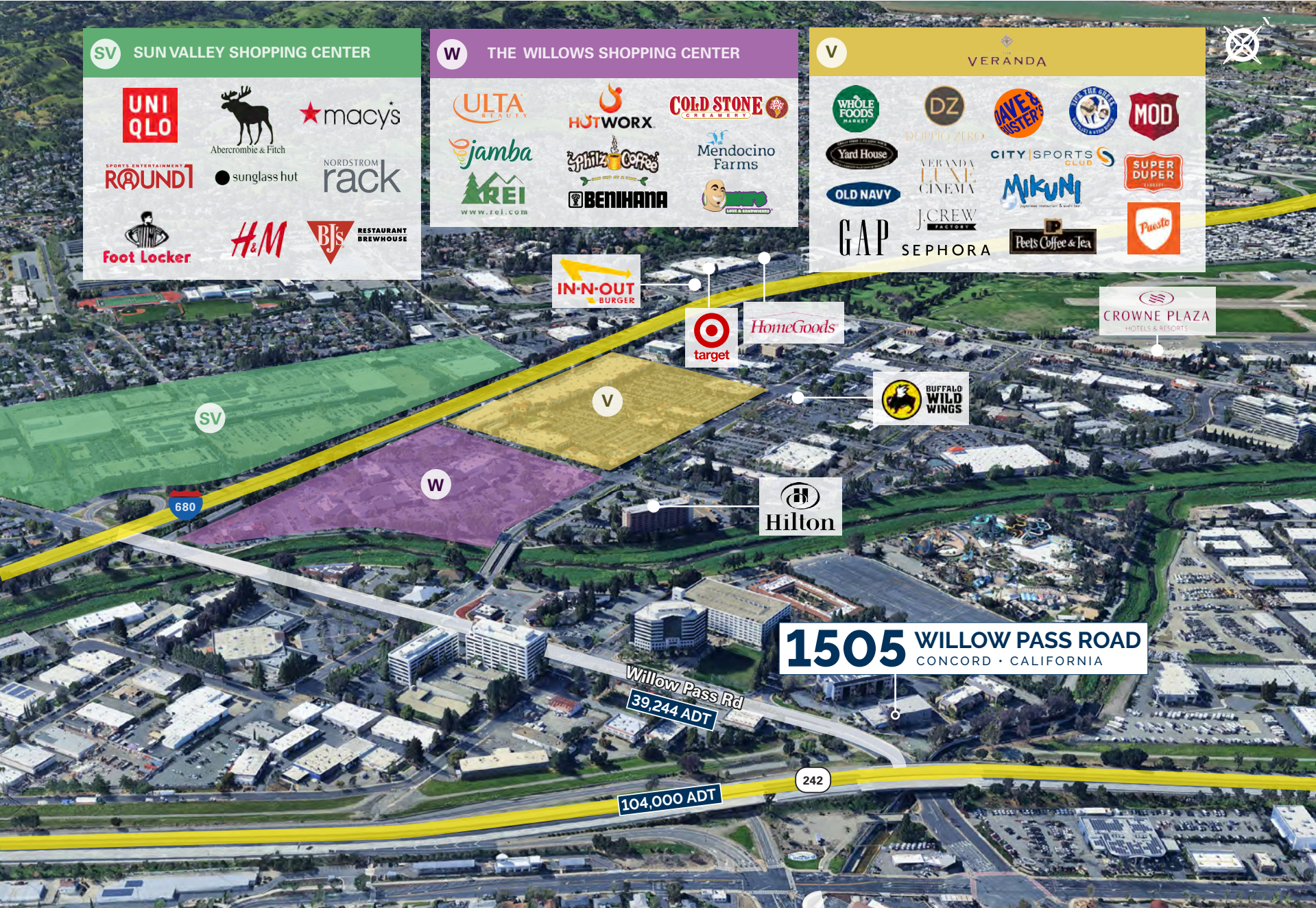
Address	1505 Willow Pass Road, Concord CA
APN	126-300-043-0
Improvements	±14,080 square feet (public record)
Site	1.06 acres
Doors	1 dock high door with pit leveler
Power	1200 amps
Sprinklers	Yes
Zoning	DMX (Downtown Mixed Use)
Parking	±4/1,000 – potential for fenced yard



FLOOR PLAN



MARKET AERIAL





DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (June 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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