

FOR LEASE



1695

WILLOW PASS ROAD
CONCORD, CALIFORNIA

ONE OF A KIND SPACE



63,160 SF
40', 20' ceiling



22,700 CPD
traffic count

5 MILE DEMOGRAPHICS



262,432
population



\$159,130
household income

For more information, please contact:

I-Fong Lin

650.208.1332

apexproperty1980@gmail.com

Boris Itin

917.526.1791

bitin@apexpropertygroupllc.com

PROPERTY HIGHLIGHTS



63,160 divisible SF



5.85 acres



192 parking spaces,
550 total shared parking spaces



visibility from 



close to retail amenities and
residential communities



zoned for retail, restaurants, hotels,
entertainment, health, offices



within 5 miles: population 262,432
average household income \$158,130

1695 WILLOW PASS ROAD



BUILDING HIGHLIGHTS



one story concrete tilt-up building



40' ceiling height (front, 44,720 SF),
20' ceiling height (back, 59,440 SF)



1 cafe with kitchen, 4 offices, 2 restrooms,
movie theater, check out counter,
storage area, 2 shops



4 loading docks and 3 level bays



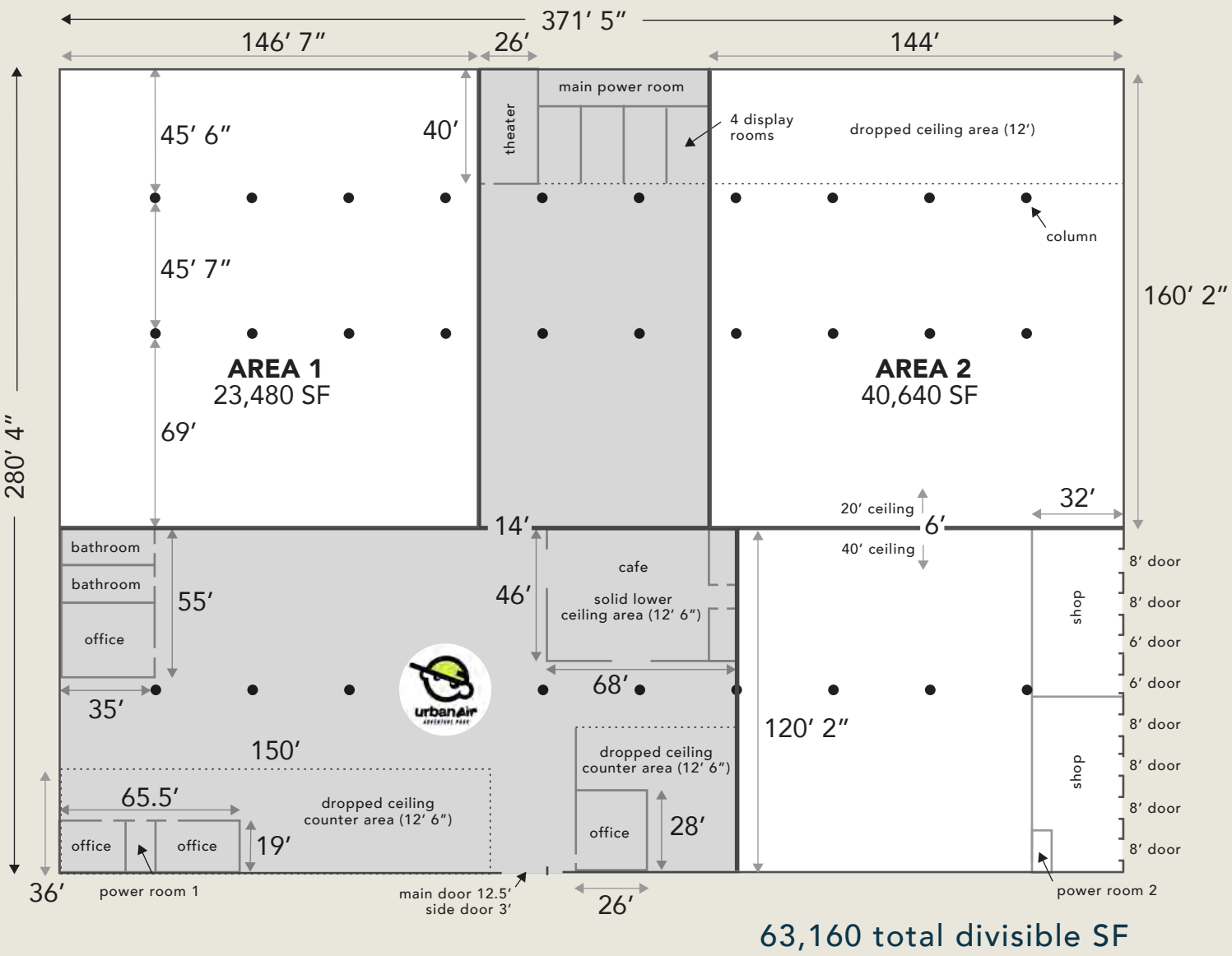
fire alarm and sprinkler system



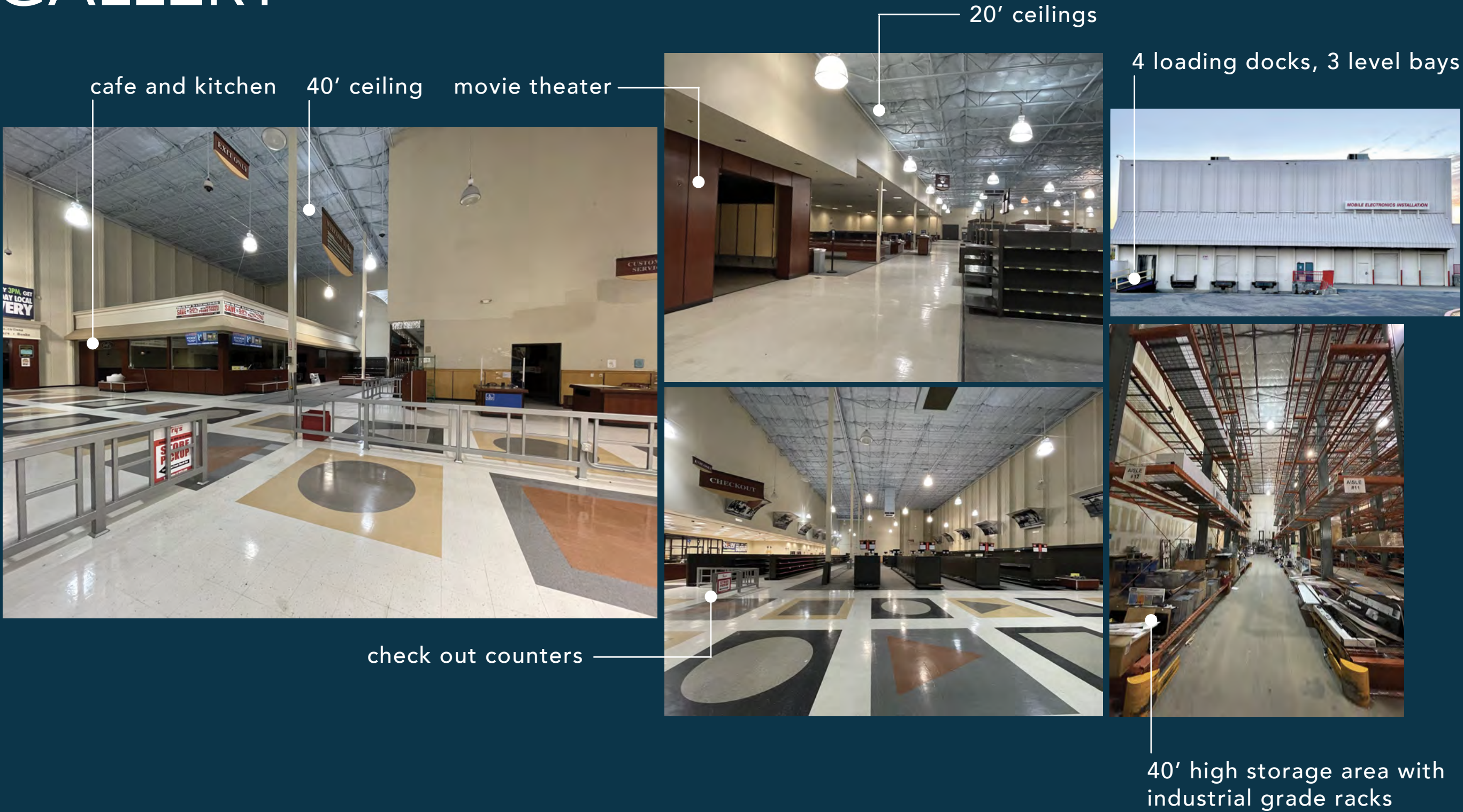
built 1978, renovated 2003



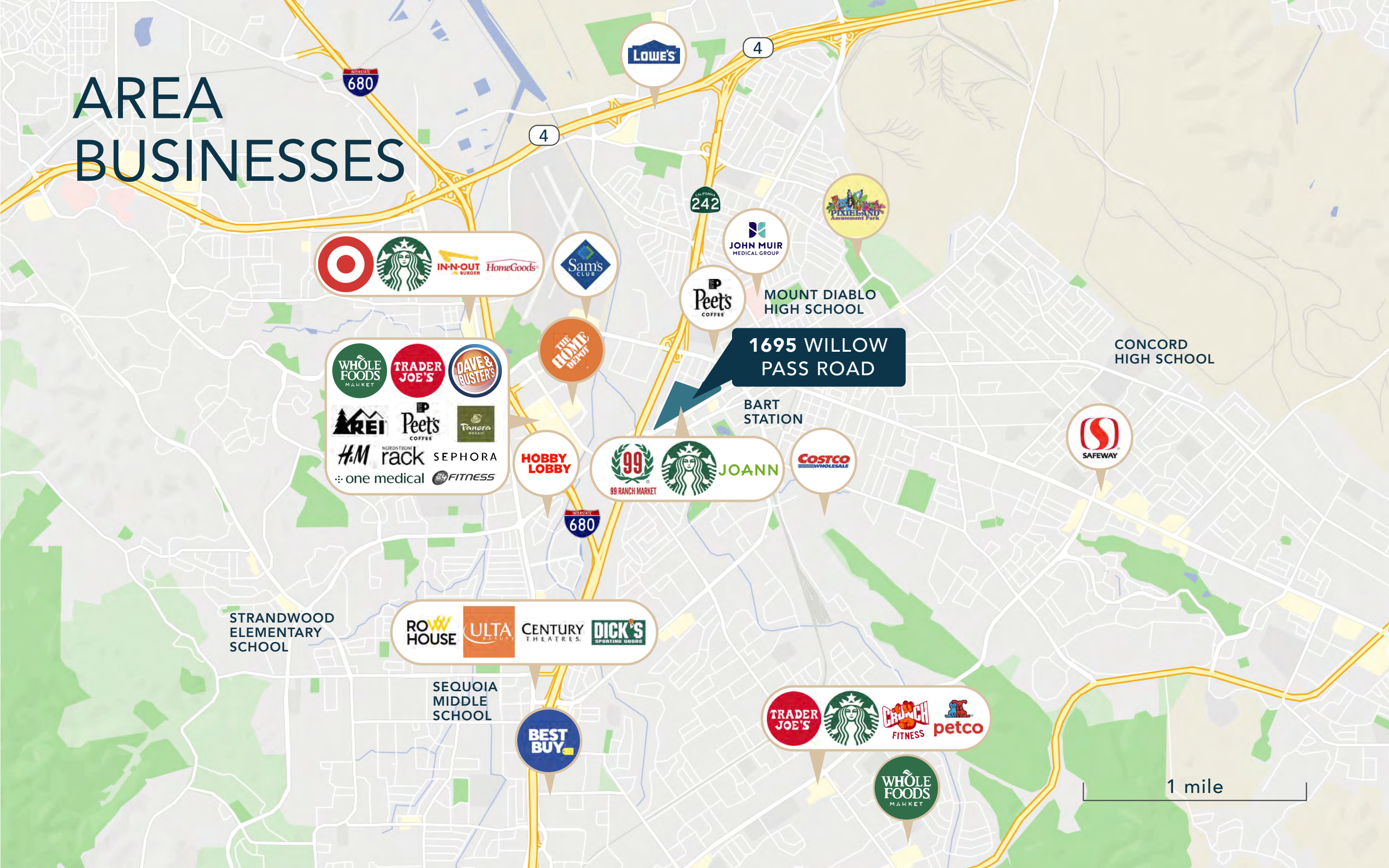
6,000 amps @480 volts, 3 phase,
backup generator 2,000 amps



GALLERY



AREA BUSINESSES



DEMOGRAPHICS

2020

	5 MIN	10 MIN	15 MIN
Total population	42,915	173,450	297,621
2025 projected population	43,211	174,242	303,874
Total daytime population	64,165	174,210	296,204
Median age	34	38.9	40.9
Total households	15,254	66,012	117,233
Total owner occupied units	5705	37,018	70,911
Total renter occupied units	9495	28,994	46,322
Average household income	102,105	133,201	152,943
Median household income	77,343	101,792	115,901
Per capita income	36,211	51,012	58,984
Population 25 years +	31,234	123,510	217,276
Average household size	2.9	2.5	2.5

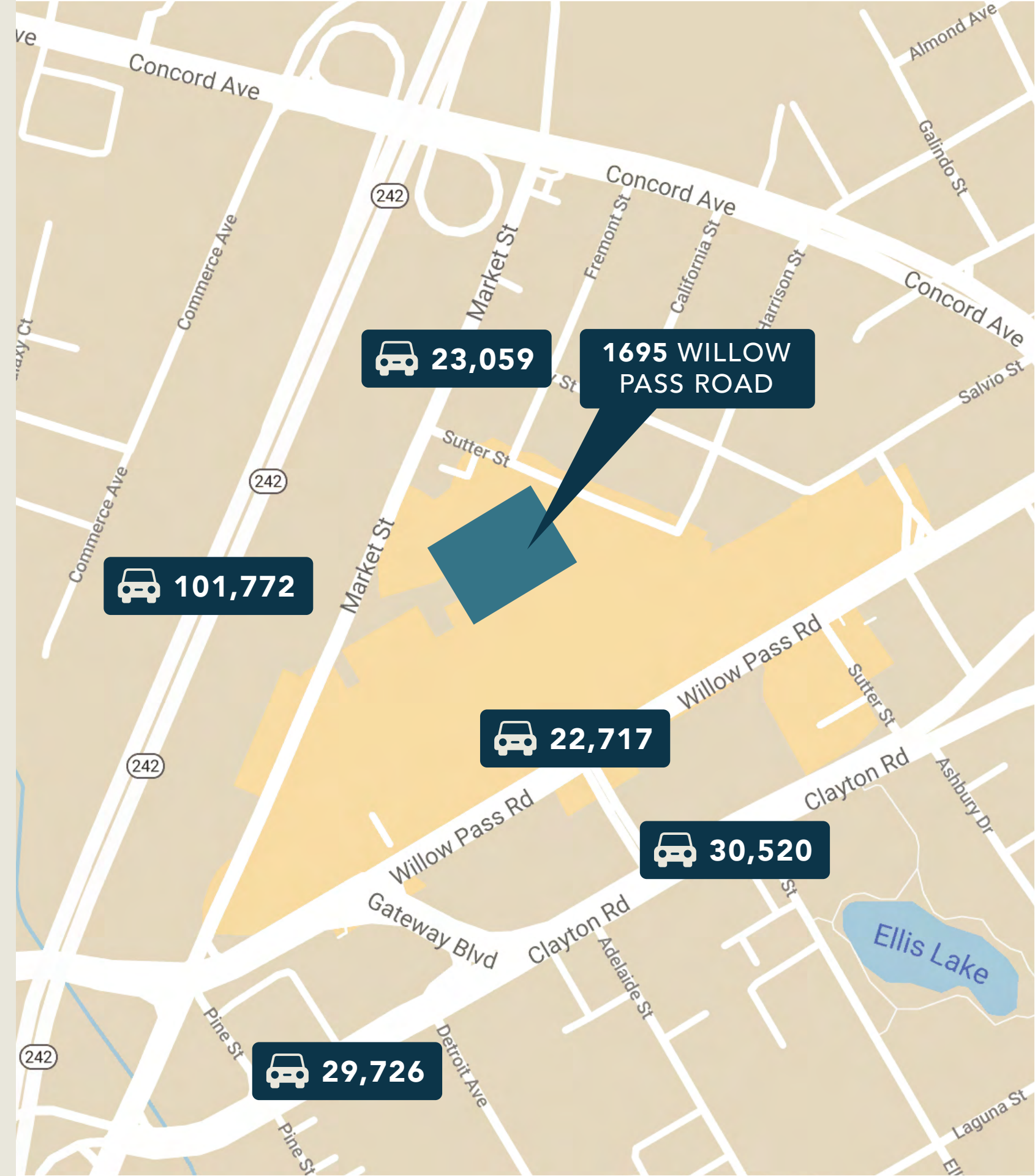
1695 WILLOW PASS ROAD



TRAFFIC AND TRANSPORTATION

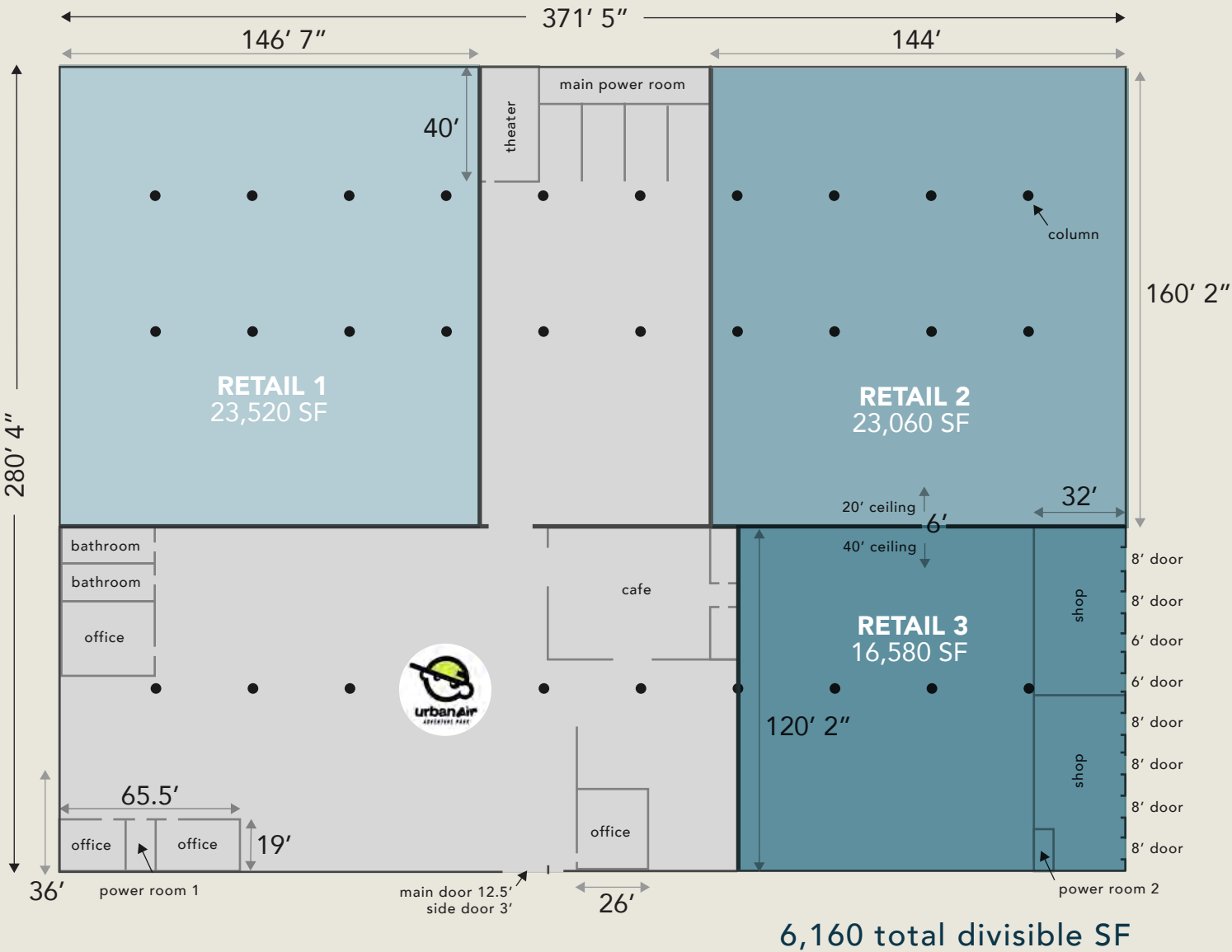
- ▶ visible from 
- ▶ 1 mile to 
- ▶ 0.9 miles to BART Concord Station
- ▶ 22 miles to the Port of Oakland
- ▶ 30 miles to Oakland International Airport
- ▶ 30 miles to San Francisco

1695 WILLOW PASS ROAD



HYPOTHETICAL FLOORPLAN

1695 Willow Pass Road can be leased in part or in full. Contact us to discuss the terms and possible division.



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