



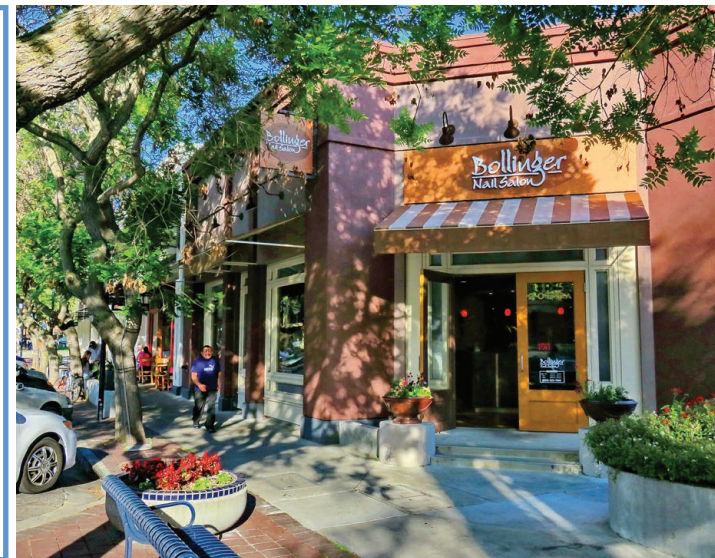
COME JOIN:
Ramen 101
3 SPACES AVAILABLE

CHIPOTLE
BURGER KING
FIRE WINGS

The Shops at Todos Santos, Downtown Concord



- Brand new redevelopment on high trafficked corner
- Convenient access to I-680 and Hwy 242
- Three blocks from Concord BART
- Across the street from Todos Santos Plaza, home to farmer's markets, summer concerts, and more, bringing over 200,000 visitors per year.
- Across the street from the newly remodeled Brendan Theatres, with over 500,000 annual visitors
- 2,000,000 SF of surrounding office space



Renderings



Location



Site Plan



Availabilities

2066 Salvio St.

3,745 SF Available October of 2018



1965 Mt. Diablo St.

2,330 SF Available
(2nd Generation Restaurant)



Brand New Shell on Salvio St.

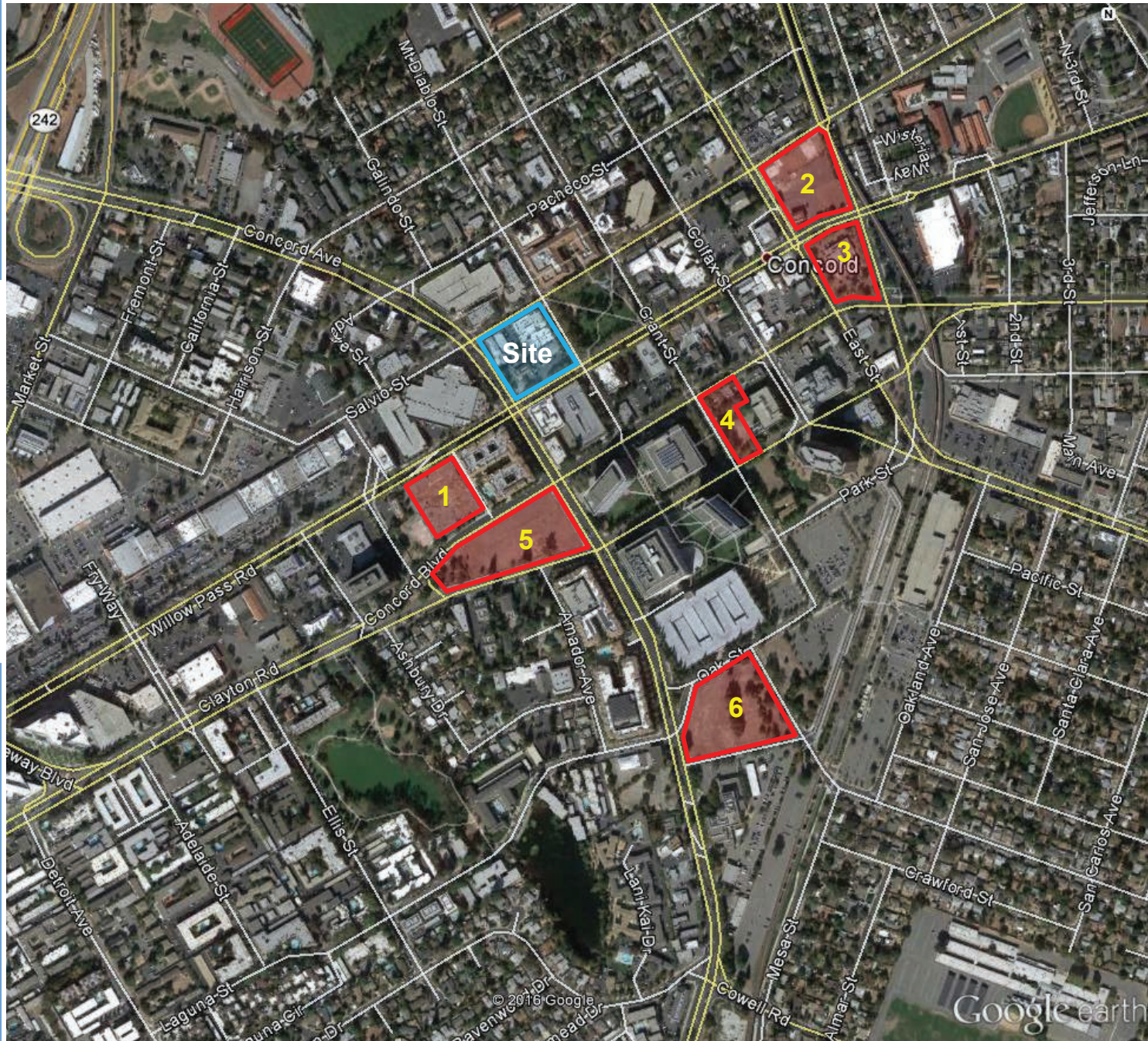
1,040 SF Available



Neighborhood Overview



Residential Developments



Active Developments

1. Renaissance, Phase II
170 New Residential Units
Under construction
2. The Village
220 New Residential Units
Entitlements expected spring 2017
3. Blockbuster Site
170 New Residential Units
Permits expected November 2016

Planned Developments

4. Browman Purchased 1-Acre
Multifamily development most likely
5. City has negotiated ENA with
Avalon Bay for a Multifamily project
that will likely have street retail as well
6. Oak Street site
City going to RFP in October
Multifamily development most likely

Todos Santos Plaza

The focal point of downtown Concord is Todos Santos Plaza, which encompasses an entire city block and is known for its heavy foot traffic, farmers markets, free summer concerts, and a healthy amount of surrounding retail and office properties. Much of the area in the immediate downtown has been recently redeveloped, with high density apartment and condominium projects to take advantage of the city's transit oriented location.

All Events:

Farmers' Market: Tuesdays: Year-round, 10 a.m.-2 p.m./Thursdays: April 20 - October 26, 4-8 p.m.

Music and Market Series: Thursday evenings, May 18-September 14, 2017, 6:30-8 p.m.

Tuesday Night Blues: Tuesday Evenings in July. July. 6:30-8 p.m. Free all-Blues series.

MomDay in the Park and All Area Music Festival: Saturday, May 13, 2017

Cool Concord Cars: July 11, 2017, 5:30 - 7:30 p.m.

July 4th Celebration: Registration: 6:45 a.m. Parade: 10 a.m.

Concord's official Tree-Lighting, Carriage Rides, Santa's Grand Arrival, 1st Saturday in December.



2017 Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Est. Population	25,589	133,441	262,615
Est. Households	9,057	48,549	98,633
Est. Avg. HH Income	\$66,157	\$89,511	\$108,231
Est. Med. HH Income	\$58,268	\$80,399	\$96,156
Est. Total Businesses	1,882	6,887	11,901
Est. Total Employees	18,519	65,876	118,388

retailwest

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