

1531 Monument Boulevard, Concord, California 94520



I-680 = 233,000 ADT

MONUMENT BLVD - 40,000 ADT

SITE

FOR SALE ± 2,400 SF Building on 9,017 SF Lot



JIM SHEPHERD
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(925) 627-7902
License #01260555

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1531 Monument Boulevard is on a major Retail Corridor of Concord with impressive Demographics. Surrounded by Major Retailers, 1531 Monument Boulevard is a Prime Location with Heavy Foot Traffic as well as High Traffic Counts of 40,000 ADT.



Demographics	1 Mile	3 Miles	5 Miles
Population	30,399	159,501	279,088
Daytime Population	8,082	81,524	145,052
AHHI	\$73,410	\$100,304	\$110,855
AHH Net Worth	\$826,681	\$1,204,261	\$1,323,773
Bachelors Degree +	28.0%	43.1%	45.3%
Total Retail Expenditure	\$262 M	\$1.95 B	\$3.67 B

PROPERTY

Offering Price:

Address: 1531 Monument Blvd, Concord, CA 94520

Cross Streets: Lacey Lane & Reganti Drive

APN: 128-280-040-6 Lot Area: 9,017 SF / 0.21 Acres

Built: 1965 (Remodeled Since)

GLA: ±2,400 SF Building

Lot Area: 9,017 SF

County: Contra Costa

Zoning: Commercial Mixed Use (CMX)

Parking: On Site

HIGHLIGHTS

- Great Owner/User Opportunity
- Great Visibility Street Front Along Busy Monument Boulevard
- High Traffic Counts of 40,000 ADT
- Two-Tenant Building
- High Foot Traffic Counts
- Remodeled Building with Updated Features

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Financial Overview

PRICE: \$768,000

Capitalization Rate - In-Place	5.1%
Capitalization Rate - Pro Forma	7.5%
Price Per Square Foot	\$2.00
Gross Leasable Area	2,400 SF
Lot Size	9,017 SF

IN-PLACE INCOME	TYPE	PSF	CURRENT
Gross Scheduled Income			\$49,536
Operating Costs			(\$10,368)
Net Operating Income			\$39,168

PRO FORMA INCOME	TYPE	PSF	TOTAL
New Retail Tenant 1	NNN	\$2.00	\$2,400
New Retail Tenant 2	NNN	\$2.00	\$2,400
Gross Scheduled Income			\$67,968
New NNN Reimbursement			(\$10,368)
Net Operating Income			\$57,600

Rent Roll

SUITE	TENANT	TYPE	SF	TERM START	TERM END	OPTIONS	MINIMUM MONTHLY RENT	MONTHLY RENT/SF
1	Nice Cuts	Service	1,200	MTM	N/A	N/A	\$2,064	\$1.72
2	Fabiola's Quinecenera	Retail	1,200	MTM	N/A		\$2,100	\$1.75
TOTAL			2,400				\$4,164	\$3.47

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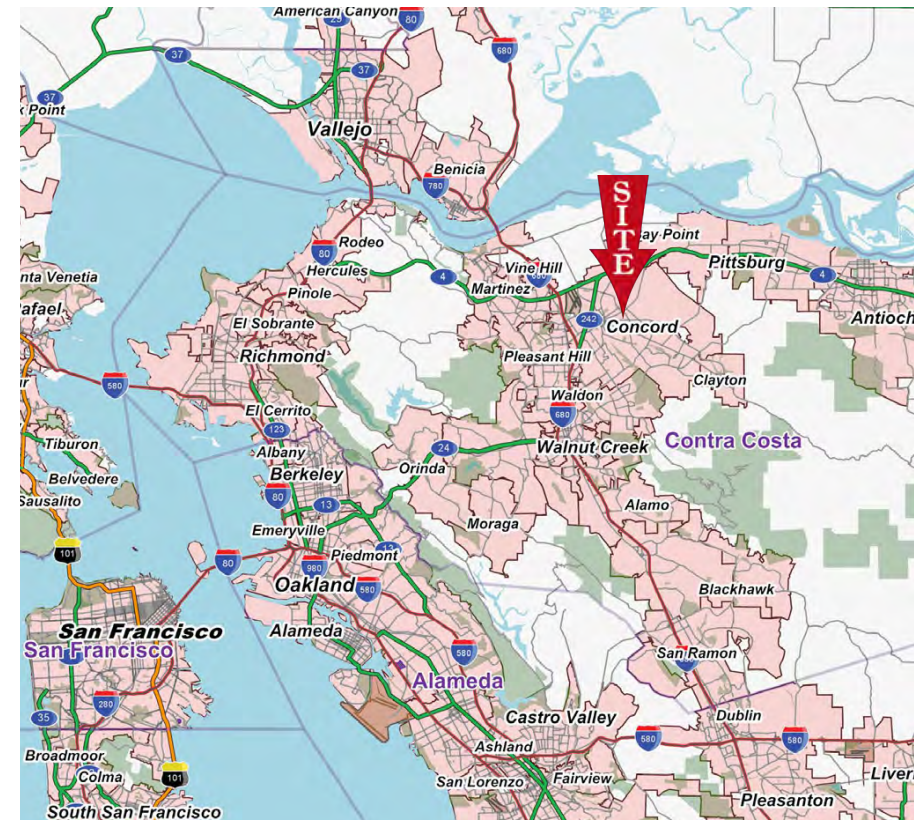
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CITY OVERVIEW

Nestled in the Bay Area, only 30 minutes from San Francisco, Concord is the largest job center in Contra Costa County. Concord has the most available amount of BART stations, reverse commutes, and lower costs of doing business. Being the largest city in Contra Costa County, one of the fastest growing counties in the region, Concord has been named "The Next Big Thing".



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