

RETAIL

NEWMARK KNIGHT FRANK



1965-1975 Diamond Boulevard, Concord, CA

Regency
Centers.



local feel
regional appeal...

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The Willows has long been a gathering place for friends, family and co-workers seeking a central place to meet, eat, shop and relax in an open-air, welcoming environment... where locals can find their favorite stores and different dining options, and restaurants and retailers enjoy a regional reach that extends far beyond Concord's borders.



project overview +



Billboard exposure along Interstate 680



Easy access from Willow Pass Road (Concord's primary retail thoroughfare)



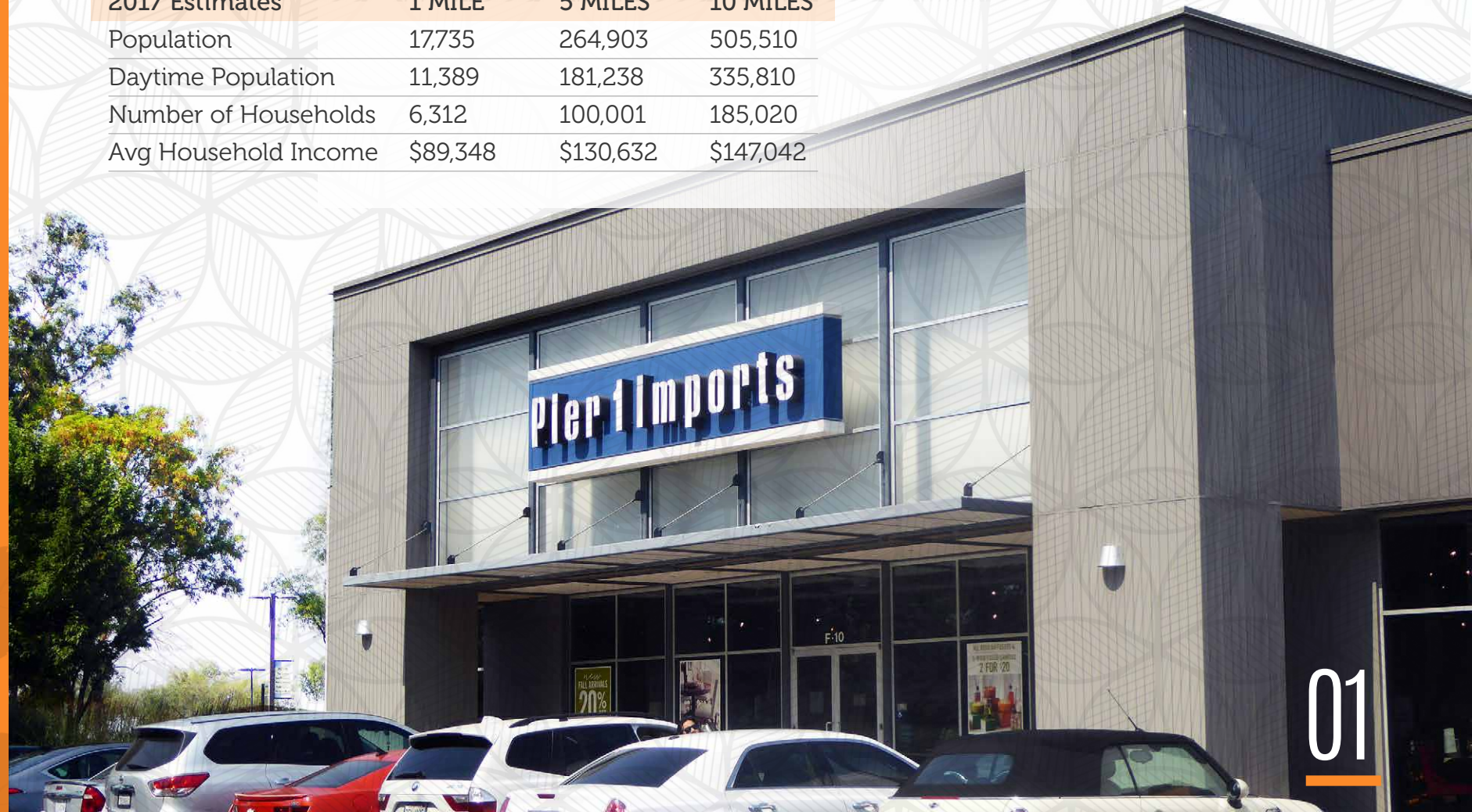
Immediate proximity to Sunvalley Shopping Center (Macy's, Sears, JCPenney, Nordstrom Rack, H&M, Abercrombie & Fitch, Pink, Uniqlo, Forever 21 and more)



Strong daytime component

DEMOGRAPHICS

2017 Estimates	1 MILE	5 MILES	10 MILES
Population	17,735	264,903	505,510
Daytime Population	11,389	181,238	335,810
Number of Households	6,312	100,001	185,020
Avg Household Income	\$89,348	\$130,632	\$147,042





available space +



Sunvalley Shopping Center

To Sacramento

Veranda Retail Center

Traffic Count 134,507 (est.)

To San Jose



Diamond Blvd.

Willow Pass Rd.

±21,000 square feet

±6,600 square feet

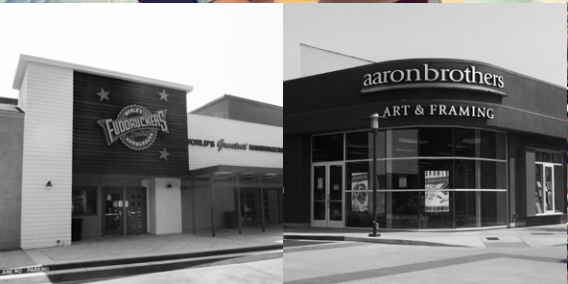
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siteplan +



Unit#	Current Tenant	Sq. Ft. (+/-)
1961	Lazy Dog	11,263
1965	US bank	4,000
1969	Bank of the West	5,000
1981	Claim Jumper	11,400
1989	Benihana	8,000
1991	Krispy Kreme	3,975
A010	UFC Gym	26,000
A020	UFC Expansion	3,016
B100	REI	29,486
B150	Dos Coyotes Border Cafe	4,294
B180	AVAILABLE	6,600
C010	Interior Space Design	6,229
C100	The Jungle	15,125
C160	Eureka!	3,700
D100	Old Navy	21,264
D010	Massage Envy	2,550
D130	ULTA Beauty	10,000
D150	Ike's Place	1,154
D290	Jamba Juice	1,357
E200	Panera Bread	5,316
E260	Fuddruckers	10,773
E340	Road Runner Sports	6,038
E300	Daiso	6,285
E361	Midici	4,740
F010	Pier 1 Imports	10,892
F060	Any Mountain	12,800
G	AVAILABLE	21,000



retailmarket +



REI, Ulta Beauty, Old Navy, Pier 1 Imports, Lazy Dog, Eureka!, MidiCi, Dos Coyotes, Jamba Juice, Krispy Kreme, Benihana, Panera, Ike's Place, Massage Envy, Daiso, Any Mountain, and Fuddruckers.

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areamap +





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