

FOR SALE

**Images have been AI enhanced.*

Value Add Investment | Owner-User

1670 CHALLENGE DRIVE, CONCORD, CA

Contact Brokers

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Property Overview

1670 CHALLENGE DRIVE, CONCORD, CA

Colliers is pleased to present 1670 Challenge Drive in Concord, California, a compelling multi-tenant investment and owner-user opportunity with significant value-add potential.

The property's existing tenant mix consists primarily of month-to-month and short-term lease structures, providing a new owner with flexibility to reposition the asset. Investors can pursue opportunities to renew or restructure existing leases, increase rents where supported by the market, improve lease terms and income stability, and strategically re-tenant available space.

For an owner-user, the flexible lease structure provides the opportunity to occupy a portion of the property while retaining income from existing tenants, with the potential to expand into additional space over time as leases expire or tenants vacate.

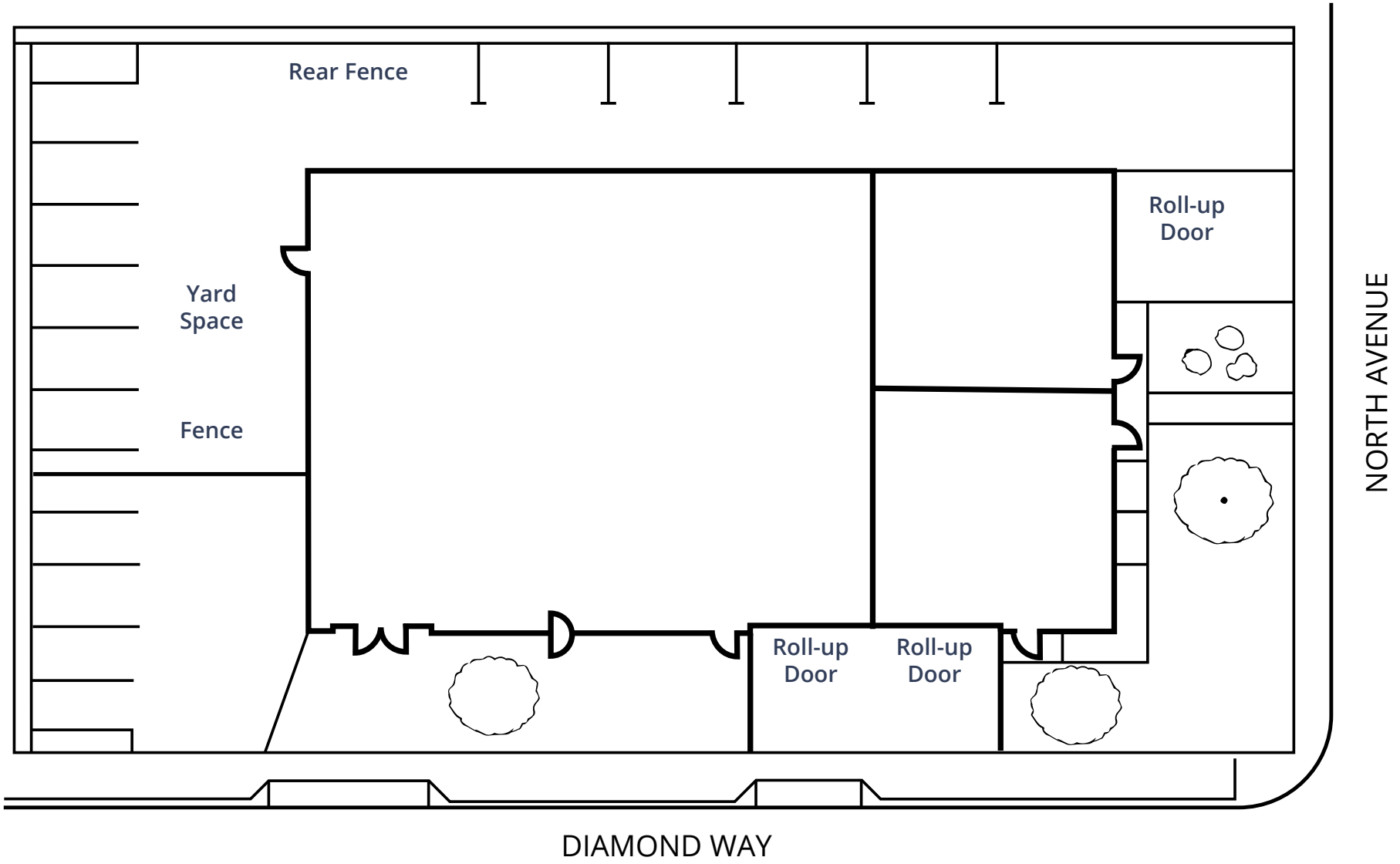
With in-place rental income, near-term leasing flexibility, and owner-user potential, 1670 Challenge Drive offers multiple paths to create long-term value through active management and strategic leasing.

Property Details

- Building Size: ±10,611 SF
- Land Area: ±0.61 Acres / ±26,071 SF
- Property Type: Multi-Tenant Industrial / Office-Warehouse
- Construction: Concrete Tilt-Up
- Year Built: 1964
- Clear Height: 18'
- Loading: 3 Drive-In / Grade-Level Doors
- Parking: 10 Spaces
- Zoning: Industrial Business Park
- APN: 127-232-005-0
- Current Occupancy: 100%
- Lease Profile: Short-Term / Month-to-Month
- Pricing: Contact Brokers for Pricing

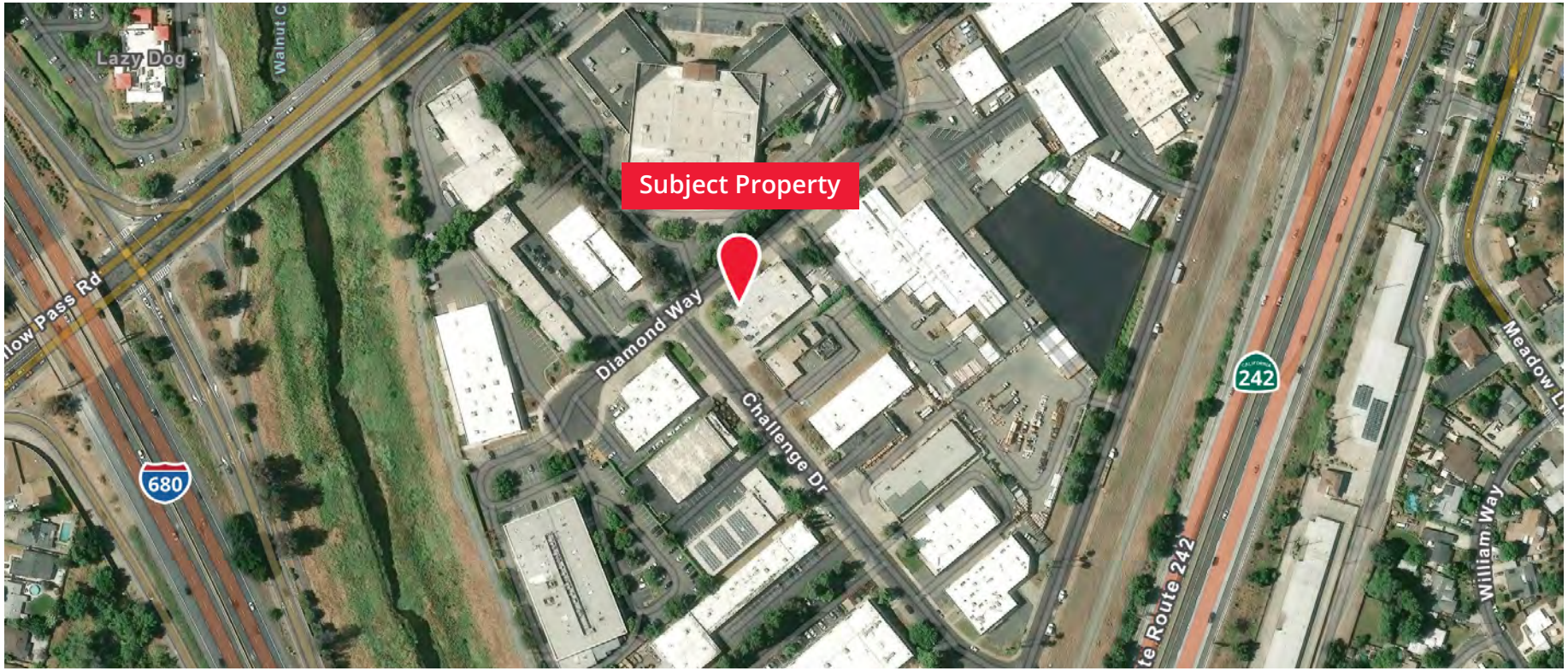
Site Plan

1670 CHALLENGE DRIVE, CONCORD, CA



Rent Roll

1670 CHALLENGE DRIVE, CONCORD, CA



Tenant	Address	Size (SF)	Lease Type	Monthly Base Rent	Expenses (28%)	Monthly Net Rent	Net Rent PSF
1	1256 Diamond Way	±7,000	Gross	$6,700.00	$1,876.00	$4,824.00	$0.69
2	1674 Challenge Drive	±2,311	Gross	$2,000.00	$560.00	$1,440.00	$0.62
3	1670 Challenge Drive	±1,300	Gross	$1,800.00	$504.00	$1,296.00	$0.72
Total		**±10,611**		**$10,500.00**	**$2,940.00**	**$7,560.00**	**$0.71**

Photo Gallery

1670 CHALLENGE DRIVE, CONCORD, CA







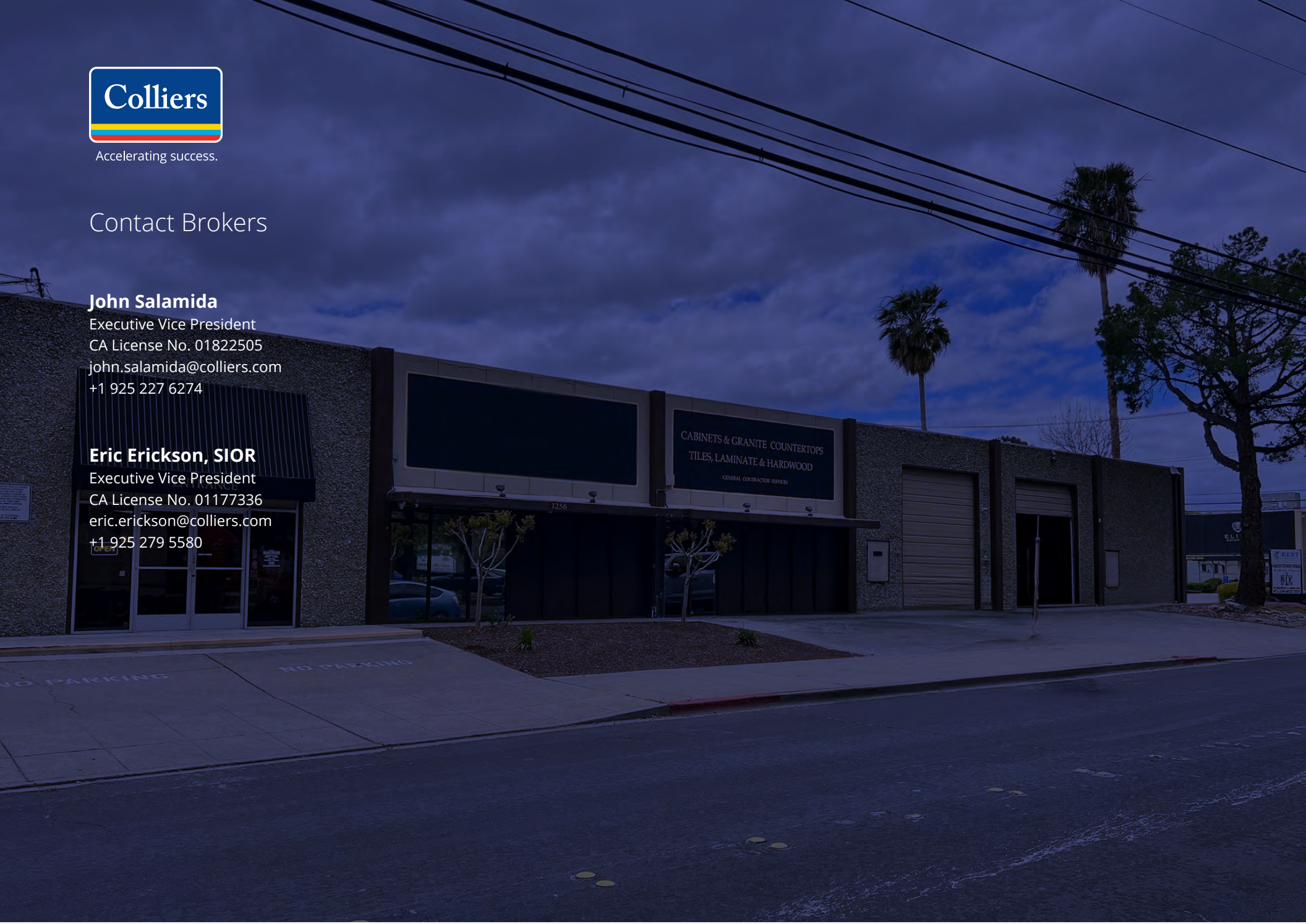


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October 30, 2026