

For Sale | 901 Sunvalley Blvd, Concord CA

\$3,750,000

8% Pro Forma Cap Rate | ±21,352 RSF6.49% Cap Rate based on current income

Contact Brokers

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)] Sunvalley Professional Cente
100	STAT MED Urgent Care
110	Site For Sore Eyes
201	
210	La seconda de la constanción
220	Center for Human Development
230	State Farm Insurance
240	SmileMakers Dental Care

901

901 Sunvalley Blvd | Concord, CA

Highlights

- ± 21,352 SF situated on 1.53 acres
- Adjacent to Sunvalley Mall
- 2 Story building serviced by an elevator and fire sprinklers
- 5/1,000 Parking Ratio
- Existing Zoning: Regional Commercial (RC) allowing a wide range of uses including Medical, Office and Retail
- Strong In-Place Tenants including Dominos, Stat Med, Site for Sore Eyes and others
- No Cost Ground Lease Through 2061

Available Suites

Suite 201 - 3,001 SF







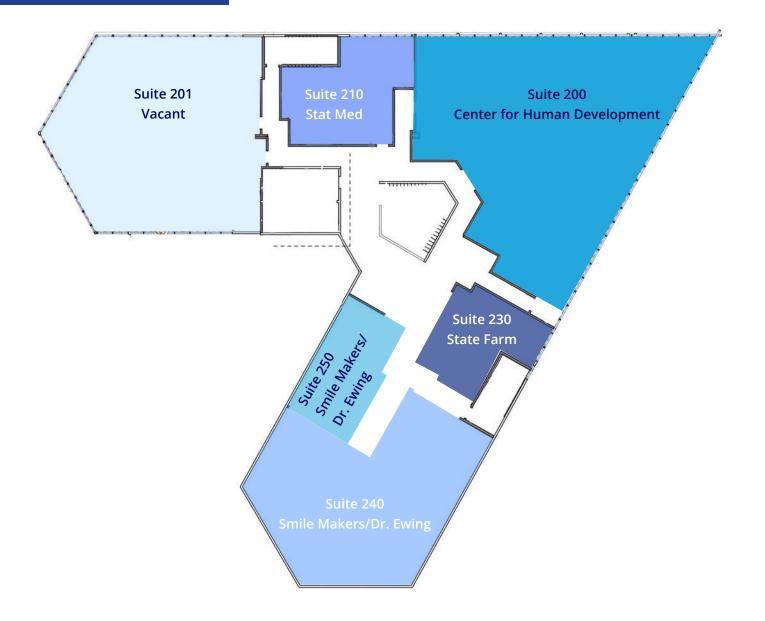


First Floor



901 Sunvalley Blvd | Concord, CA

Second Floor



901 Sunvalley Blvd | Concord, CA

Location Overview





Location Highlights



Located at High Traffic Intersection of Contra Costa Blvd and Sunvalley Blvd

Immediate Access to Hwy 680 and Easy Access to Highway 242



5 miles to Walnut Creek7 miles to Martinez29 miles to San Francisco



2.5 miles to BART

Transit

Retail Amenities

Short Distance to The Veranda and Willows Shopping Center

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