

OFFICE/MEDICAL SPACES AVAILABLE FOR LEASE

4415 COWELL RD, CONCORD, CA

UNDER NEW OWNERSHIP!



PRESENTED BY:

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OFFICE/MEDICAL SPACES FOR LEASE

4415 COWELL RD, CONCORD

LISTING DATA:

Suite 100: 1,313±SF Suite 200F: 205±SF
Suite 200A: 245±SF Suite 210C: 676±SF

PROPERTY INFORMATION:

- Renovations Underway
- Elevator Served
- Medical and Traditional Office Zoning
- .3 miles to Clayton border
- 3 miles to Downtown Concord

ECONOMIC DATA:

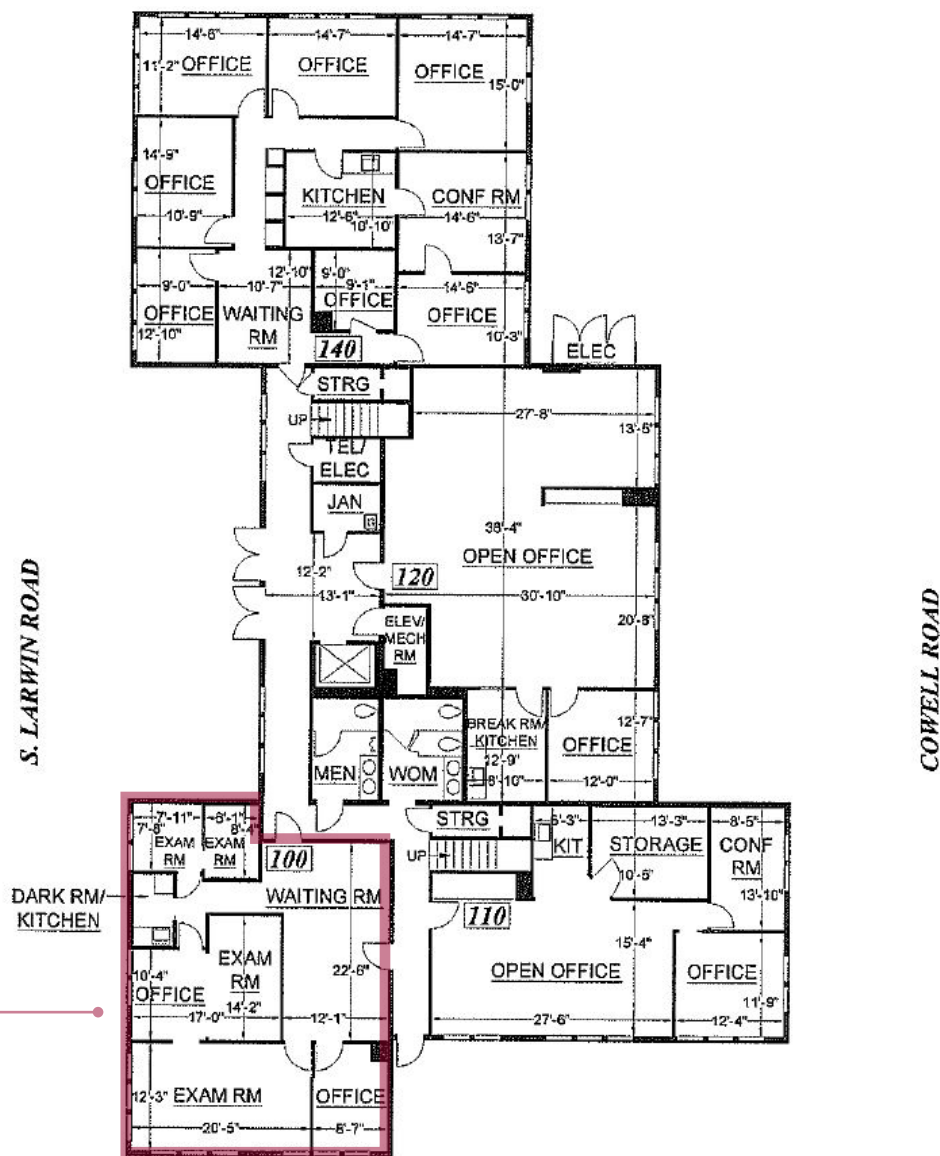
Contact brokers for pricing



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4415 COWELL RD, CONCORD

FLOOR PLAN: SUITE 100 - 1,313 RSF



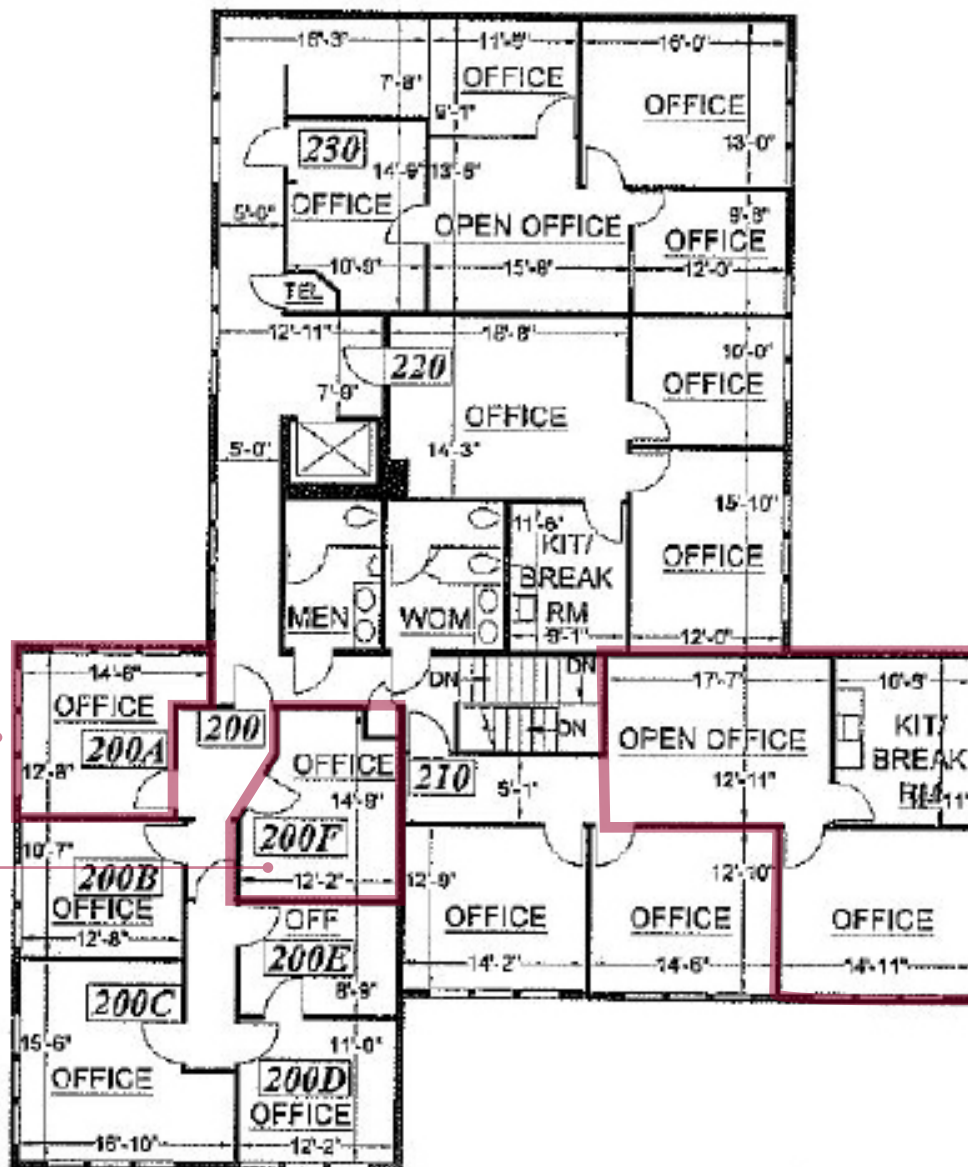
Suite 100: 1,313±SF



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FLOOR PLAN: SECOND FLOOR



Suite 200A: 245 ±SF

Suite 200F: 205 ±SF

Suite 210C: 676±SF



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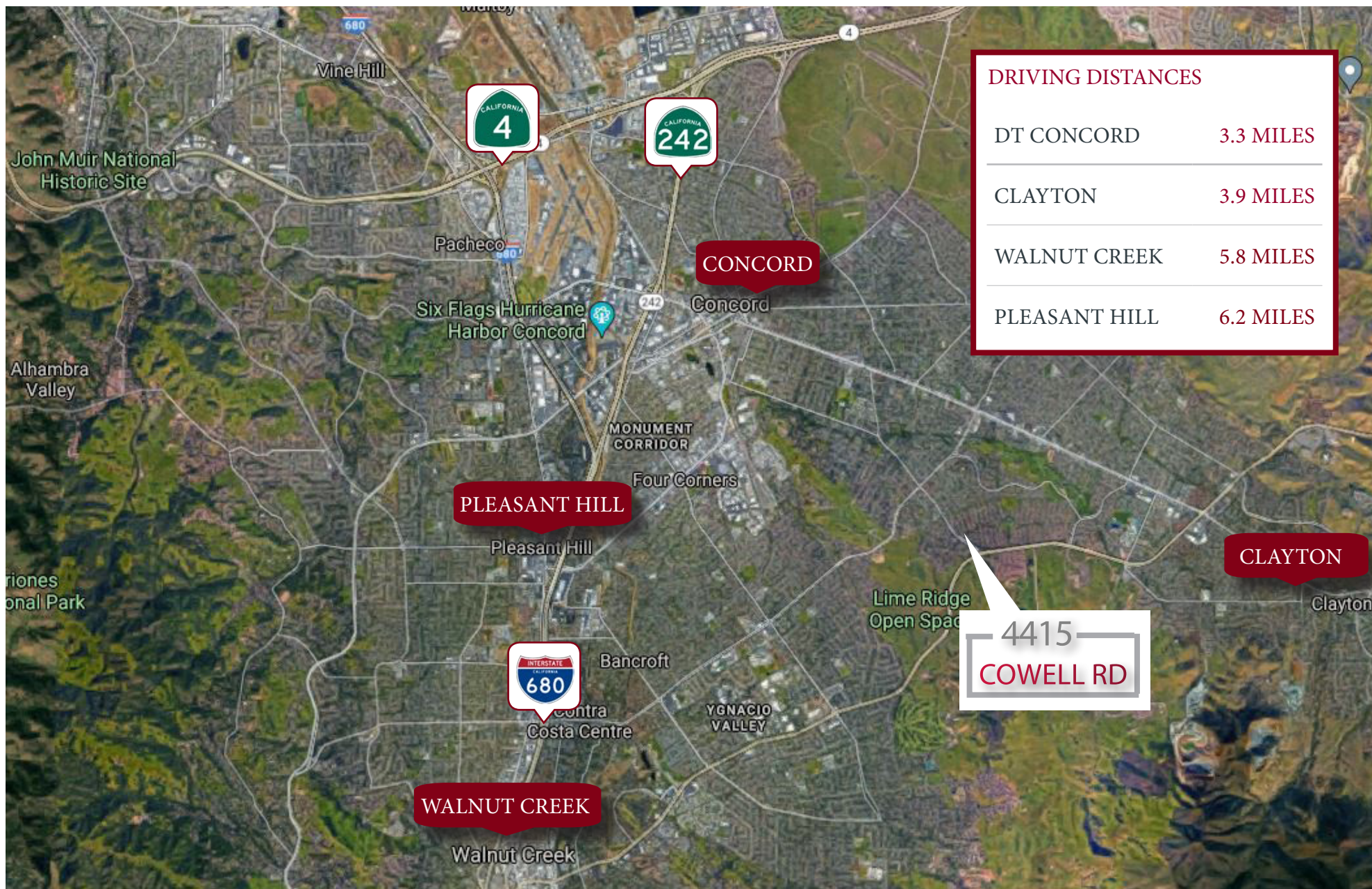
NEARBY AMENITIES:



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LOCATION OVERVIEW:



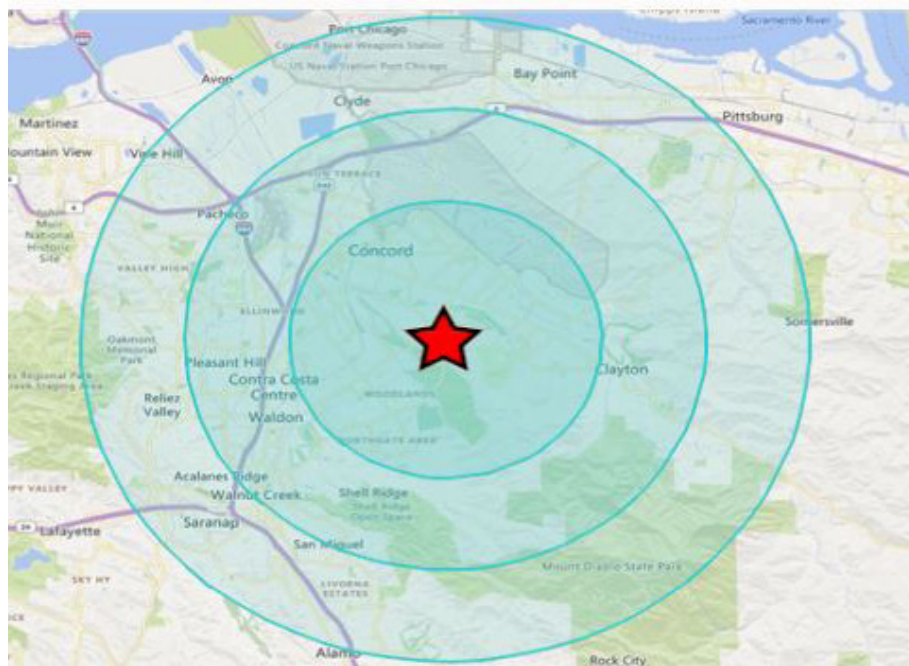
DRIVING DISTANCES	
DT CONCORD	3.3 MILES
CLAYTON	3.9 MILES
WALNUT CREEK	5.8 MILES
PLEASANT HILL	6.2 MILES









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DEMOGRAPHICS:



	1 MILE	3 MILES	10 MILES
 POPULATION	134,099	246,060	525,414
 MEDIAN AGE	41	41	42
 AVERAGE HOUSEHOLD INCOME	\$128,258	\$133,527	\$141,533
 AVERAGE HOUSEHOLDS	48,997	95,575	199,179
 TOTAL ESTABLISHMENTS	2,982	7,086	13,382
 TOTAL CONSUMER SPENDING	\$3.8 B	\$7.6 B	\$15.8 B

*Demographics source: CoStar

