

1038

SHARY CIRCLE
CONCORD, CALIFORNIA



±2,168 - ±4,336 SF WAREHOUSE SPACES FOR LEASE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ±2,168 - ±4,336 SF Warehouse Spaces Available for Lease
- Flexible demising options - ability to accommodate smaller users
- Concrete tilt-up construction
- Each suite features a grade-level roll-up door
- ±18' clear height
- Industrial business park (IBP) Zoning - suitable for most light industrial & non-auto uses

LOCATION HIGHLIGHTS

- Located within the Shary Industrial Park in Concord
- Immediate proximity to Costco and established retail corridor
- Convenient access to Concord BART station
- Amenity-rich environment supporting employees and clientele

ECONOMIC DATA

Contact Brokers for Pricing

PRESENTED BY:

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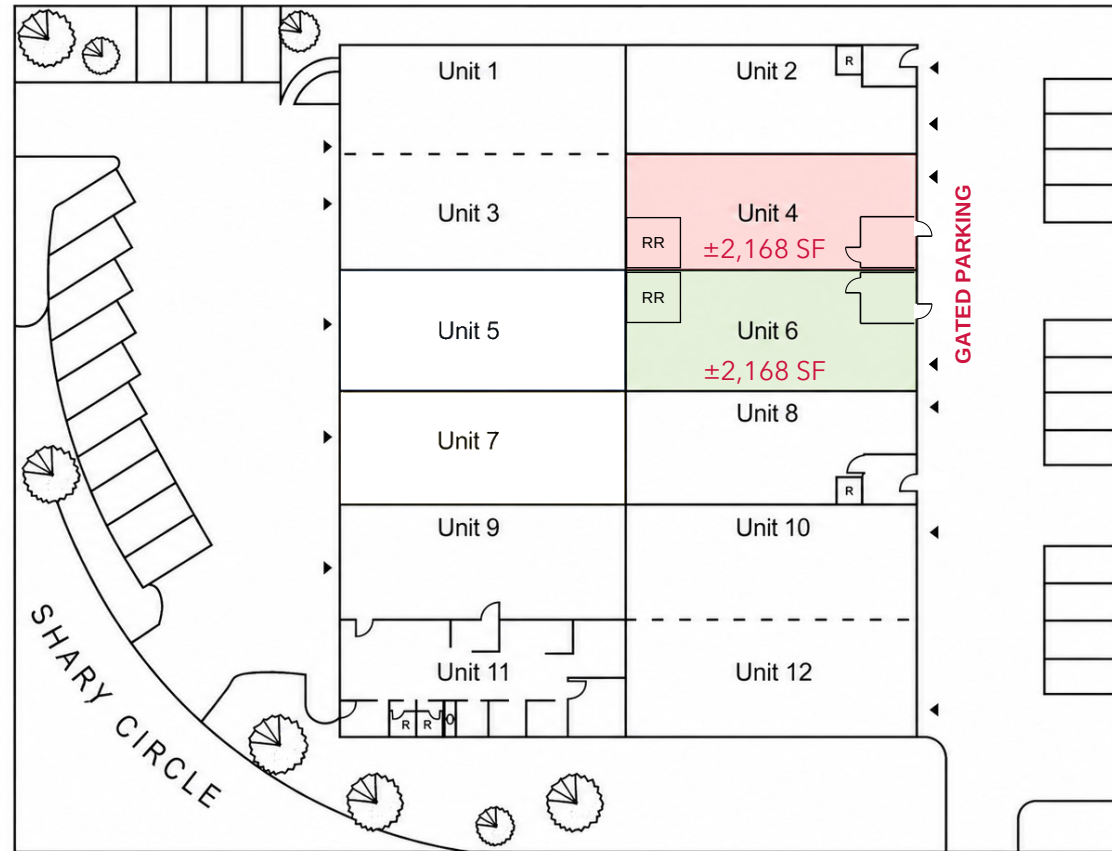
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FLOOR PLAN:



UNITS 4 & 6 CAN BE
COMBINED

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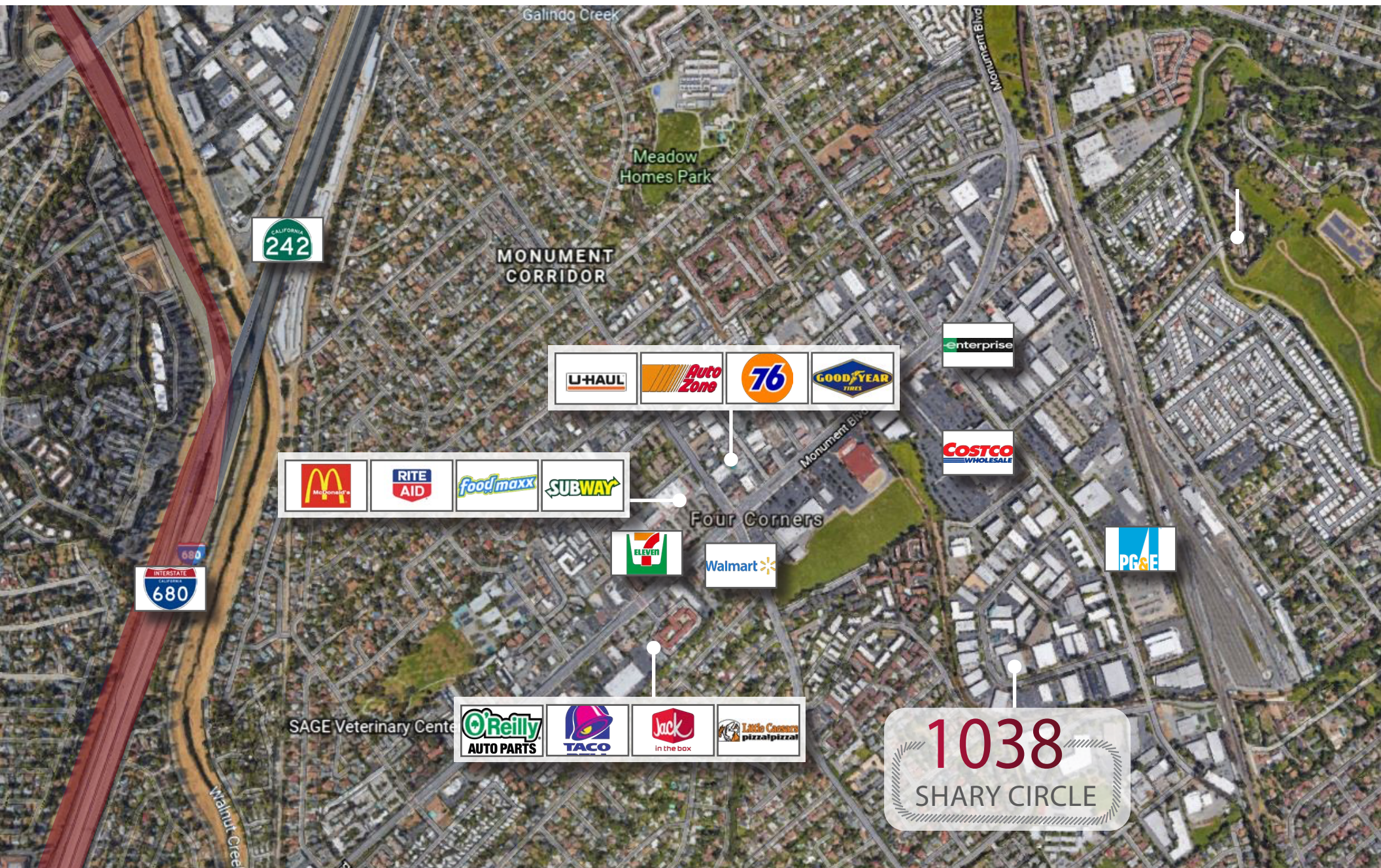
PROPERTY PHOTOS:



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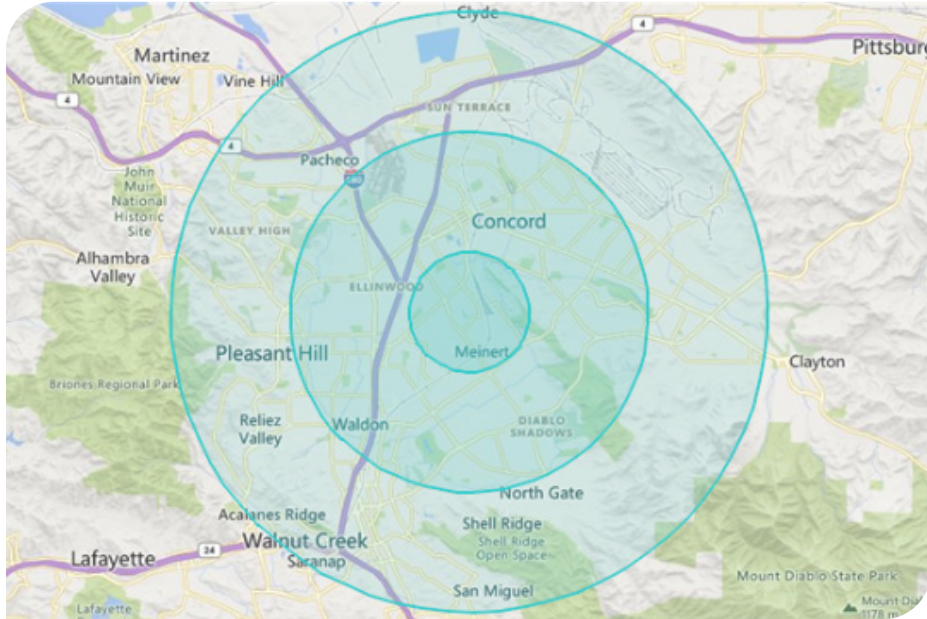
LOCATION OVERVIEW AND NEARBY AMENITIES:



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DEMOGRAPHICS:



		1 MILE	3 MILES	5 MILES
	POPULATION	28,290	152,949	266,177
	MEDIAN AGE	37	41	42
	AVERAGE HOUSEHOLD INCOME	\$109,813	\$138,725	\$152,418
	AVERAGE HOUSEHOLDS	10,398	61,868	109,188
	TOTAL ESTABLISHMENTS	655	4,187	9,380
	TOTAL CONSUMER SPENDING	\$775 M	\$5 B	\$9 B

*Demographics source: Landvision