

For Sale & Lease | Office

±19,586 SF Office & Professional Buildings

1410 Monument Blvd. | Concord, CA

Colliers

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Property Overview



Highlights

- Highly visible property
- Prime signage placement on Monument Blvd, 33,328 ADT
- Owner-user or investor opportunity
- Vet hospital buildout on 1st floor
- Elevator
- Central location

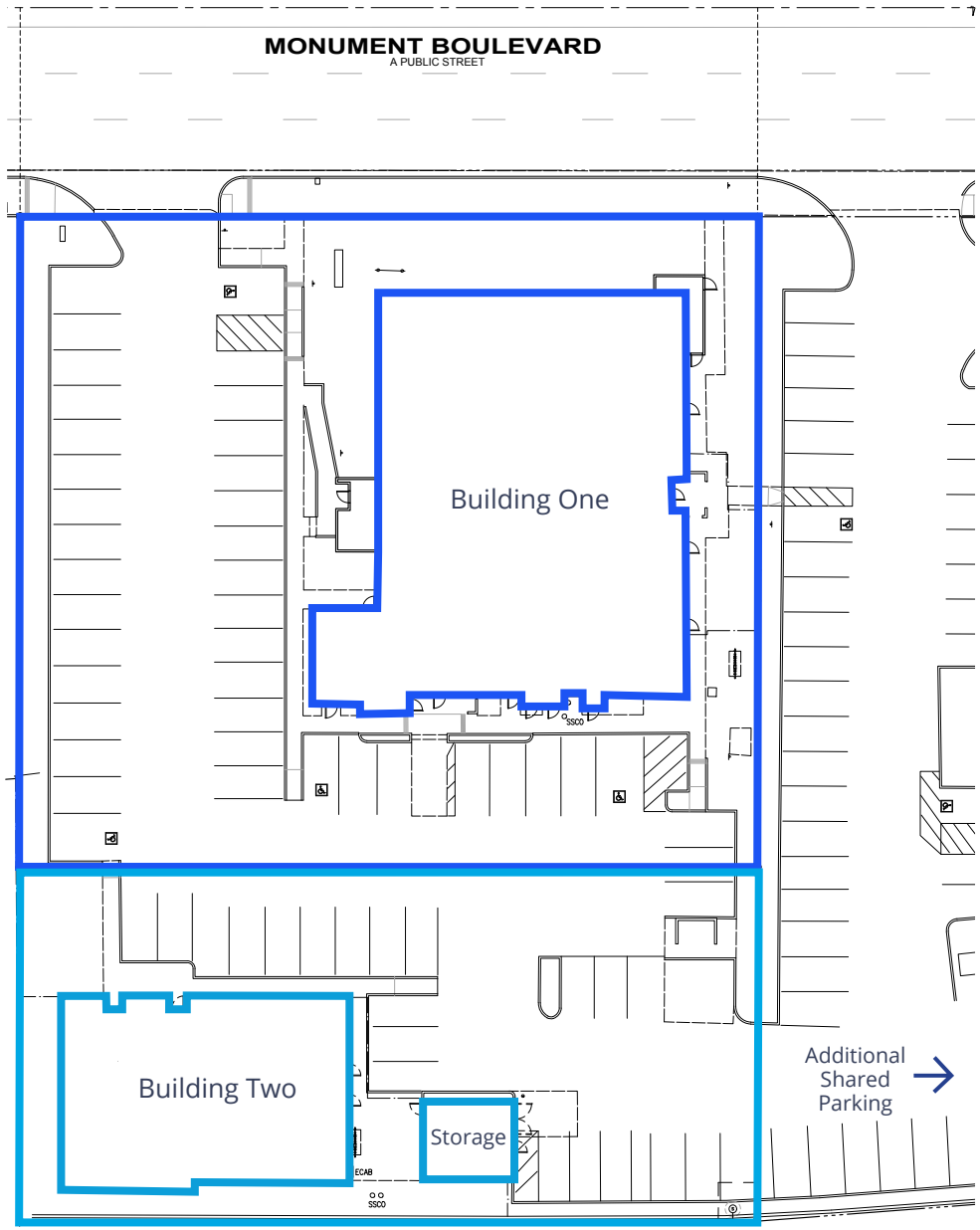




Site Plan

Building One: ±16,049 SF building situated on ±32,234 SF (0.74 Acres)

Building Two: ±3,537 SF building situated on ±17,424 SF (0.4 Acres)



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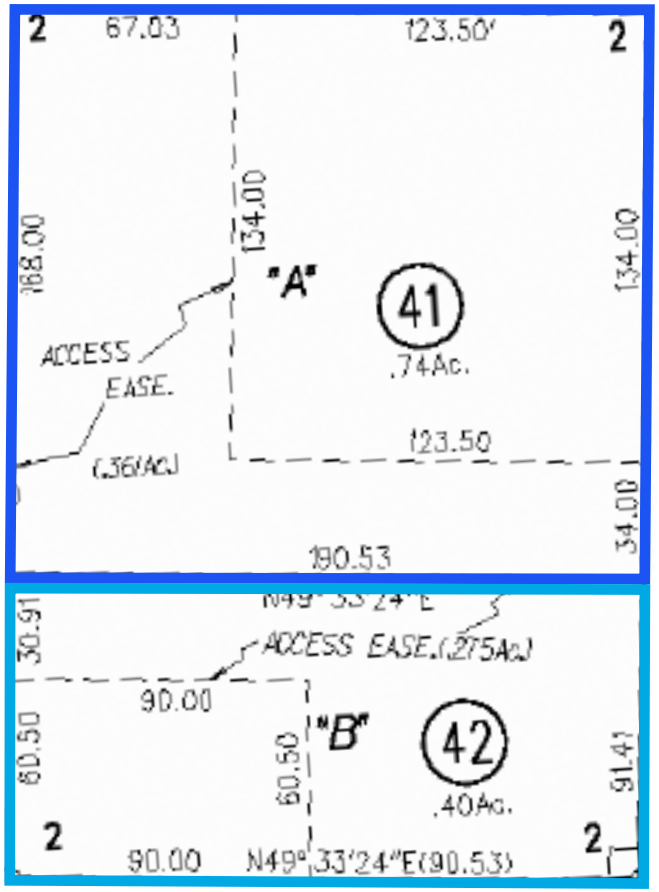
Property Overview

Property Details

Building One	• ±16,049 SF building situtated on ±32,234 SF (0.74 Acres) • APN: 147-030-041-7
Building Two	• Building Two: ±3,537 SF building situtated on ±17,424 SF (0.4 Acres) • APN: 147-030-042-5
Total SF	±19,586 SF
Year Built	1980
Zoning	Commercial Mixed Use (CMX)
Parking	65 stalls at 4/1,000 (additional shared parking)

Utilities

Electricity	PG&E
Gas	PG&E
Water/Sewer	Contra Costa Water District



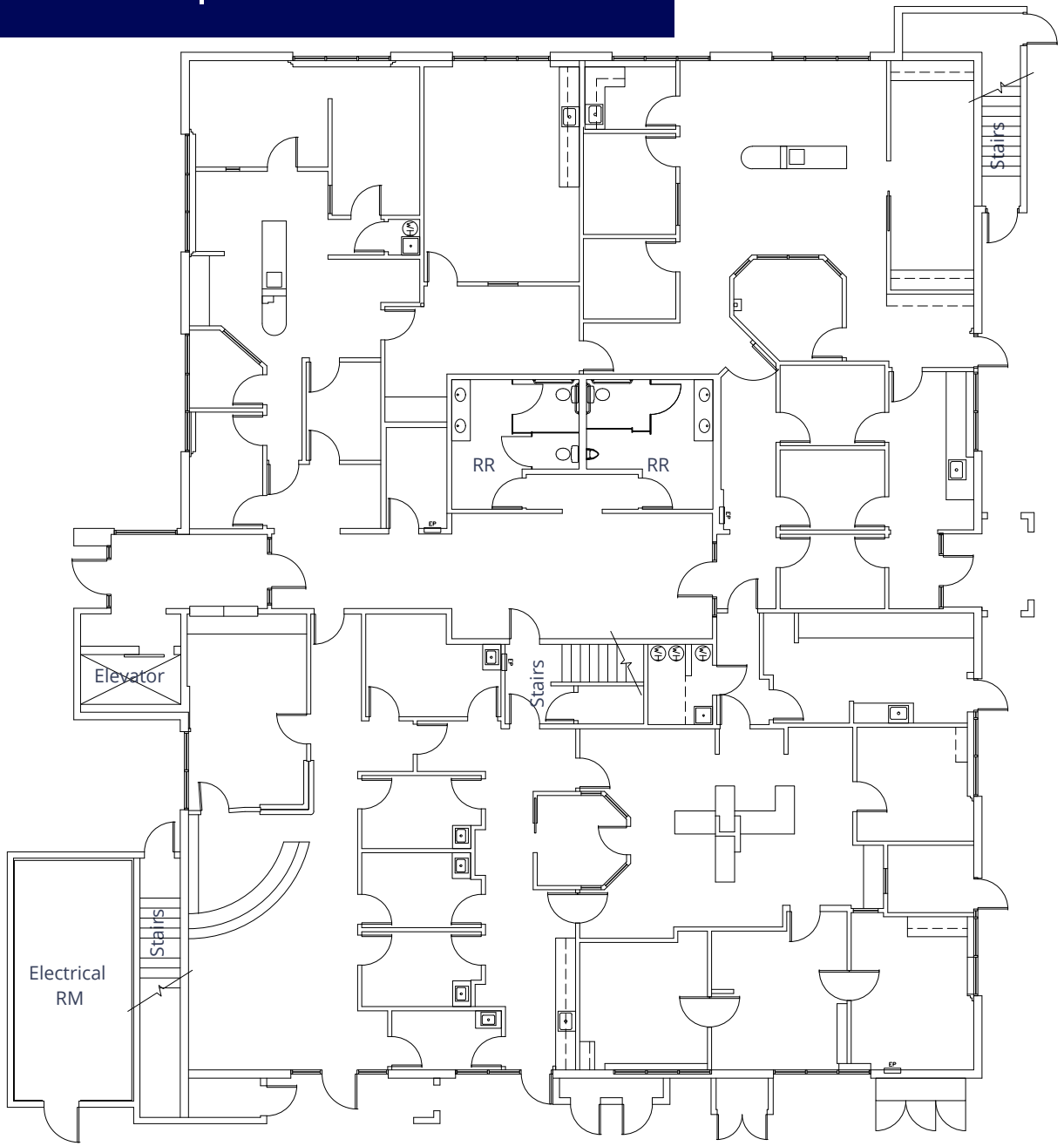
Permitted & Conditionally Permitted Zoning Uses

Land Use:	CMX	Allowed	Government Office:	ZC	Allowed
Hospital, Veterinary Clinic:	ZC	Allowed	Urgent Care Facility:	AP[4]	Conditional
Bank, Credit Union:	ZC[4]	Allowed	Religious Facility:	IP	Conditional
Administrative, Information Processing:	ZC	Allowed	Elementary, Middle, Secondary School:	MP	Conditional
Professional:	ZC	Allowed	College, University:	MP	Conditional
General:	ZC	Allowed	Trade School, Vocational Training:	AP	Conditional
Improvement, Instructional:	ZC	Allowed	Social Services Facility:	CMX	Allowed
Mixed-Use Projects:	AP	Conditional			

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Building One | First Floor

360° View Virtual Tour



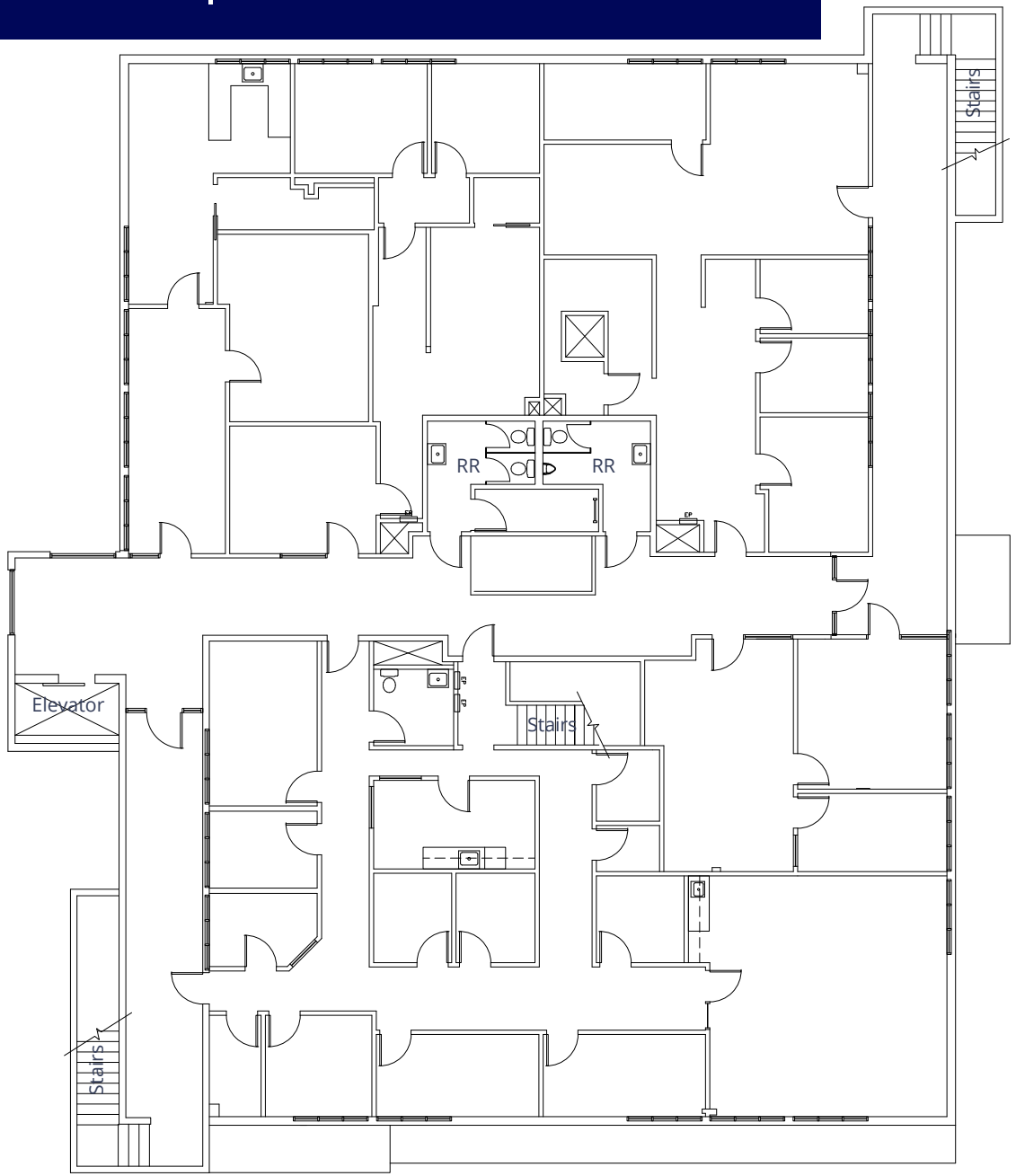
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Building One | Second Floor

360° View Virtual Tour



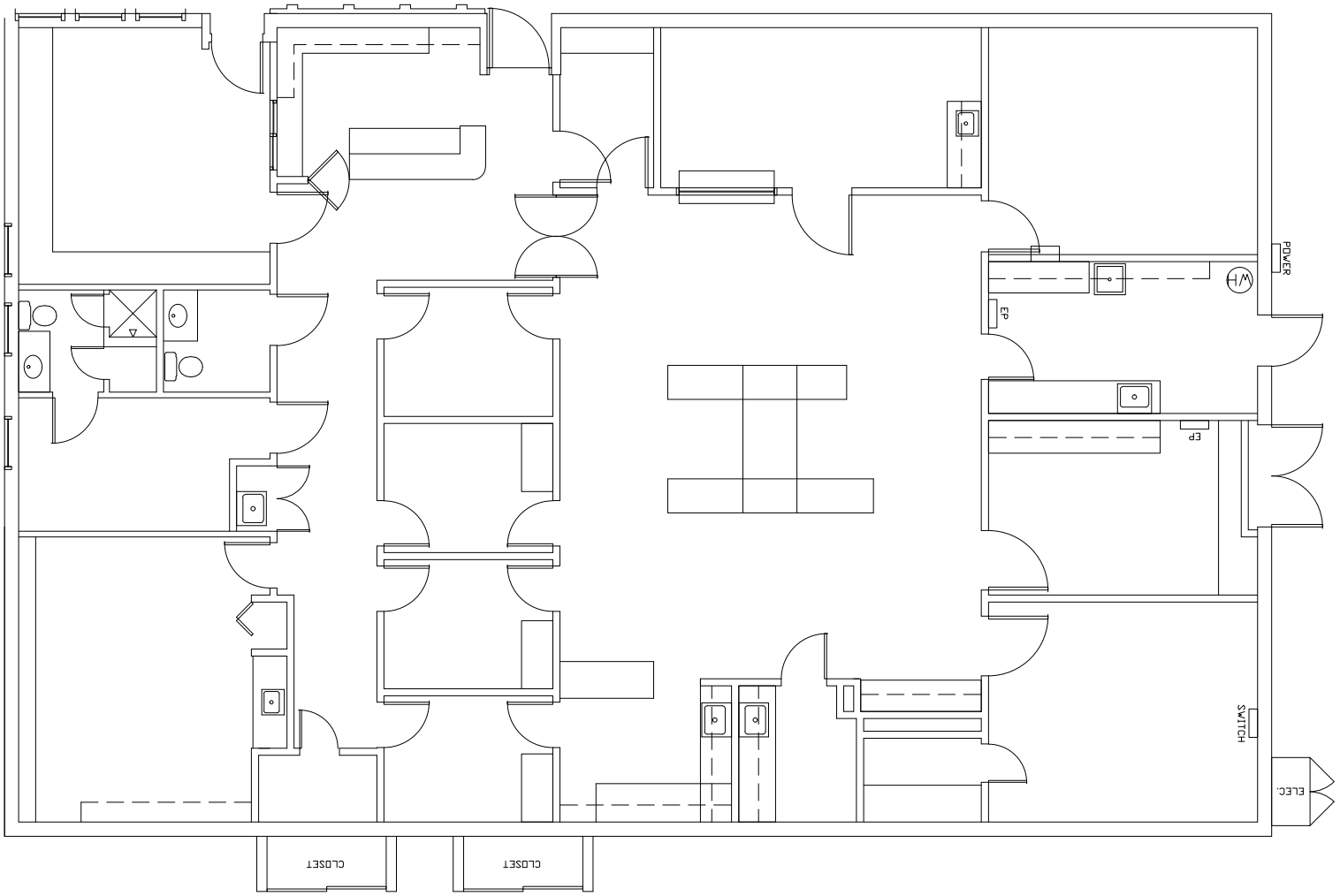
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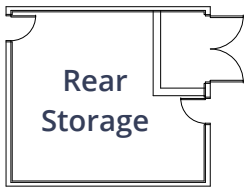
*Plan not to scale

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Building Two | As Built Plan

360° View Virtual Tour





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Plan not to scale

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Location Overview



