

# 2600

## Stanwell Dr.

CONCORD, CALIFORNIA

2600

Offering  
Memorandum



**CUSHMAN &  
WAKEFIELD**

OWNER / USER OR INVESTMENT OPPORTUNITY

**AGGRESIVE PRICE REDUCTION: \$4,850,000 (\$103/SF)**

# 2600

## Stanwell Dr.

CONCORD, CALIFORNIA

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## Executive Summary

### The Offering

Cushman & Wakefield, as exclusive advisor, is pleased to present to owner/users or value add investors, the opportunity to acquire the 100% fee-simple interest in 2600 Stanwell Drive (“the Property”), an approximately 46,908 square-foot office building, situated on two parcels totaling 2.86 acres in Concord, CA.



# Investment Highlights

## **Owner/User Opportunity**

With in-place rental income from Contra Costa County, and Open House

## **Large Parcel(s) Satisfy High Parking Needs**

2 Parcels totaling 2.86 acres, provides high parking ratio of  $\pm 5.19$  spaces per 1,000 SF leased, and satisfies higher density users, tenants, and/or additional parking needs.

## **Solar Power Field/Covered Parking**

On-site solar power field reduces operating costs, and provides covered (shaded) parking.

## **Access to Freeways, and Transit**

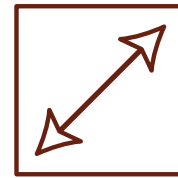
Central location with easy access to Highway 24, Interstate 680, and Highway 4. BART station is 10 minutes away.

**Amenities** - Proximity to Downtown Concord, The Veranda, The Willows and numerous Shops and Restaurants.

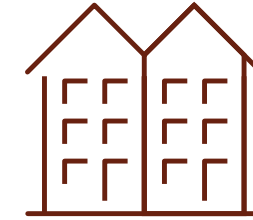
# Property Summary



**2600 Stanwell Dr.**  
Concord, California



**±46,908**  
Square Footage



**2(Two)**  
Stories



**58.38%**  
Leased



**243**  
5.19/1,000 SF Leased

## Offering Details

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Price: ~~\$5,865,000~~ **\$4,850,000**

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Price Per SF: ~~\$125~~ **\$103**

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Space Available  
for Occupancy By  
Owner/User: 19,521 SF

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# Property and Site Details

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**Property Address:** 2600 Stanwell Drive, Concord, CA

**Building / Stories:** One Building / Two Stories

**Public Record SF:** ±48,548 Square Feet

**Rentable SF (Leases):** ±46,908 Square Feet

**Rentable SF (LaserTech):** ±46,826 Square Feet

**Percent Leased:** 58.38% Leased

**Land Area:** 2.86 Acres. Two Parcels (2.21 Acres; and 0.65 Acres)

**Zoning:** Office Business Park (“OBP”) [Click Link Here](#)

**APN(s):** 112-270-007-1; 112-270-008-9

**Year Built:** 1978

**Parking:** 243 stalls

**Parking Ratio:** 5.19 / 1,000

**Solar Power:** Leased System which provides significant cost savings relevant to current power charges





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## Construction

<b>Structure</b>	Concrete Slab and Wood and Steel Frame
<b>Exterior Walls:</b>	Concrete and Masonry
<b>Roof:</b>	Membrane System

## Building Systems

<b>HVAC:</b>	Two (2) Boxcar Units
<b>Elevator:</b>	One (1)
<b>Stairwells:</b>	Five (5) total. Two (2) interior and Three (3) exterior.
<b>Interior Lighting:</b>	Mix of LED and Florescent
<b>Restrooms:</b>	Separate Men's and Women's on each floor
<b>Parking Ratio:</b>	5.19 / 1,000
<b>Solar Power:</b>	Leased System

## Utilities

<b>Electric:</b>	PG&E/Solar Panels
<b>Water:</b>	EBMUD
<b>Sewer:</b>	County
<b>Gas:</b>	PG&E

## Amenities

<b>Transportation Access</b>	Immediate Access to I-680; H-242 and H-4; 10 minute Drive to BART
<b>Restaurants and Shops</b>	Numerous retail shops and restaurants nearby

## SUN VALLEY SHOPPING CENTER

### EATERIES

- Anderson Bakery/Cafe
- BJ's Restaurant
- Dojo Ramen Bar
- Johnny Rockets
- McDonalds
- Red Robin
- Starbucks
- Subway
- Surf City Squeeze

### SERVICES & SHOPPING

- Macy's
- Nordstrom Rack
- 24 Hour Fitness
- Bank of America
- AT&T
- Disney Store
- Sears
- JCPenney
- Sprint

## WILLOW SHOPPING CENTER

### EATERIES

- Benihana
- Claim Jumper
- Fuddruckers
- Ike's Place
- Jamba Juice
- Krispy Kreme
- Lazy Dog Restaurant
- Panera Bread
- The Jungle

### SERVICES & SHOPPING

- Any Mountain
- Cost Plus World Market
- Daiso Japan
- Old Navy
- REI
- UFC Gym
- US Bank
- Bank of the West

## THE VERANDA

### EATERIES

- Mikuni Japanese
- Peet's Coffee
- Super Duper Burger
- Whole Foods 365

### SERVICES & SHOPPING

- AAA
- City Sport Health Club
- Cost Plus World Market
- IMAX
- T.J. Maxx
- Travis Credit Union
- Xfinity



HomeGoods  
**TARGET**  
**ROSS**

**2600**  
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**6 FLAGS**  
**HURRICANE**

**THE HOME DEPOT**

**TRADER JOE'S**

**HONDA**

INTERSTATE  
**680**

INTERSTATE  
**680**

CALIFORNIA  
**242**

CONCORD AVE

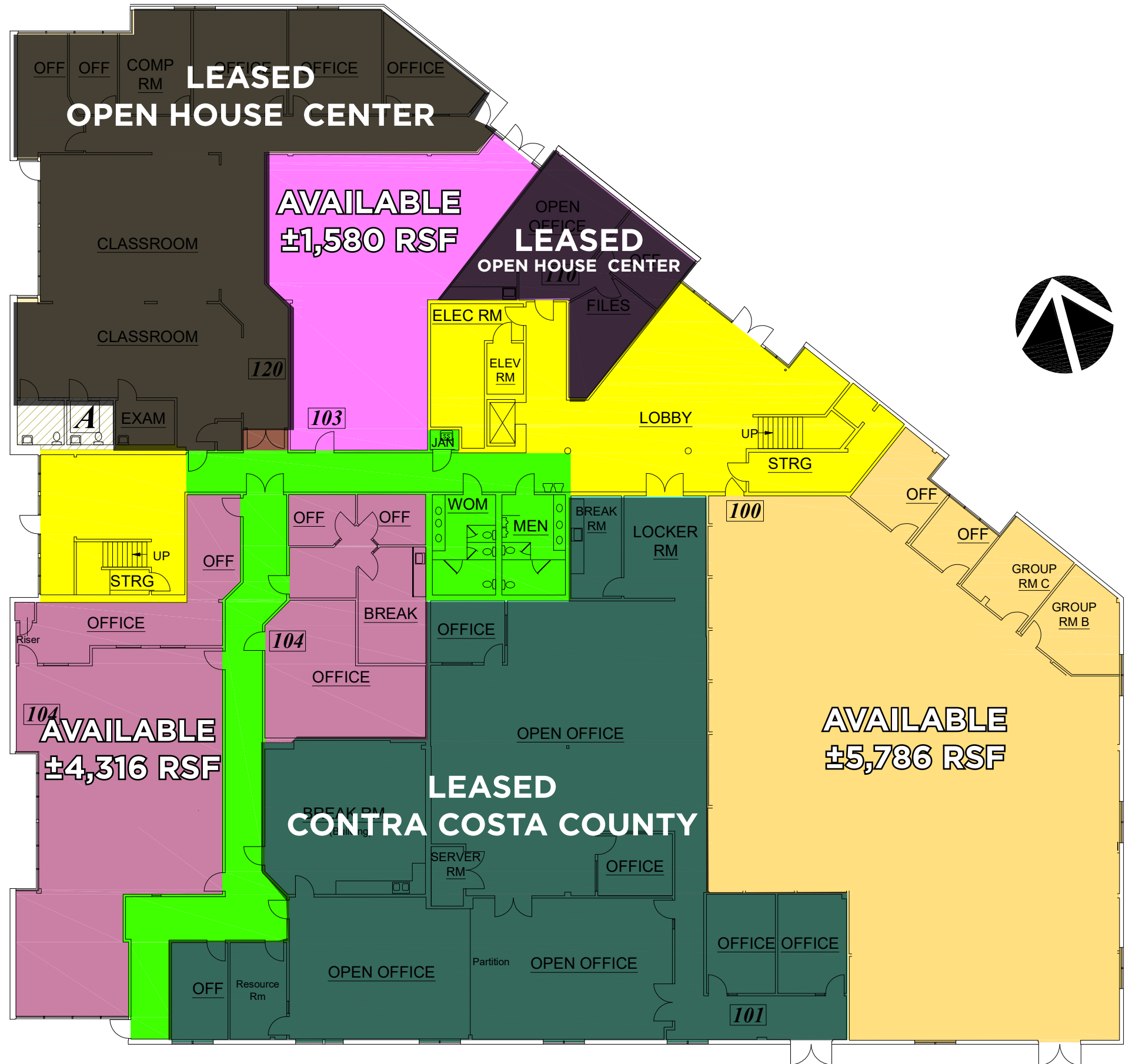
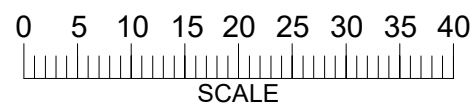
WALNUT CREEK

# Amenities Map

# Floor Plan First Floor

BUILDING SUMMARY	SQ.FT.
Total Rentable	46,826
Total Occupant Storage	0
Total Usable	41,016
Total Tenant	40,959
Total Ancillary	57
Total Occupant	41,016
Floor Service	3,096
Building Service	2,582
Inter-Building Service	131
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	413
Total Unenclosed Covered Gallery	0
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	22,360
Total Occupant Storage	0
Total Usable	19,342
Total Tenant	19,316
Total Ancillary	26
Total Occupant	19,342
Floor Service	1,657
Building Service	2,359
Inter-Building Service	131
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0





# Floor Plan Second Floor

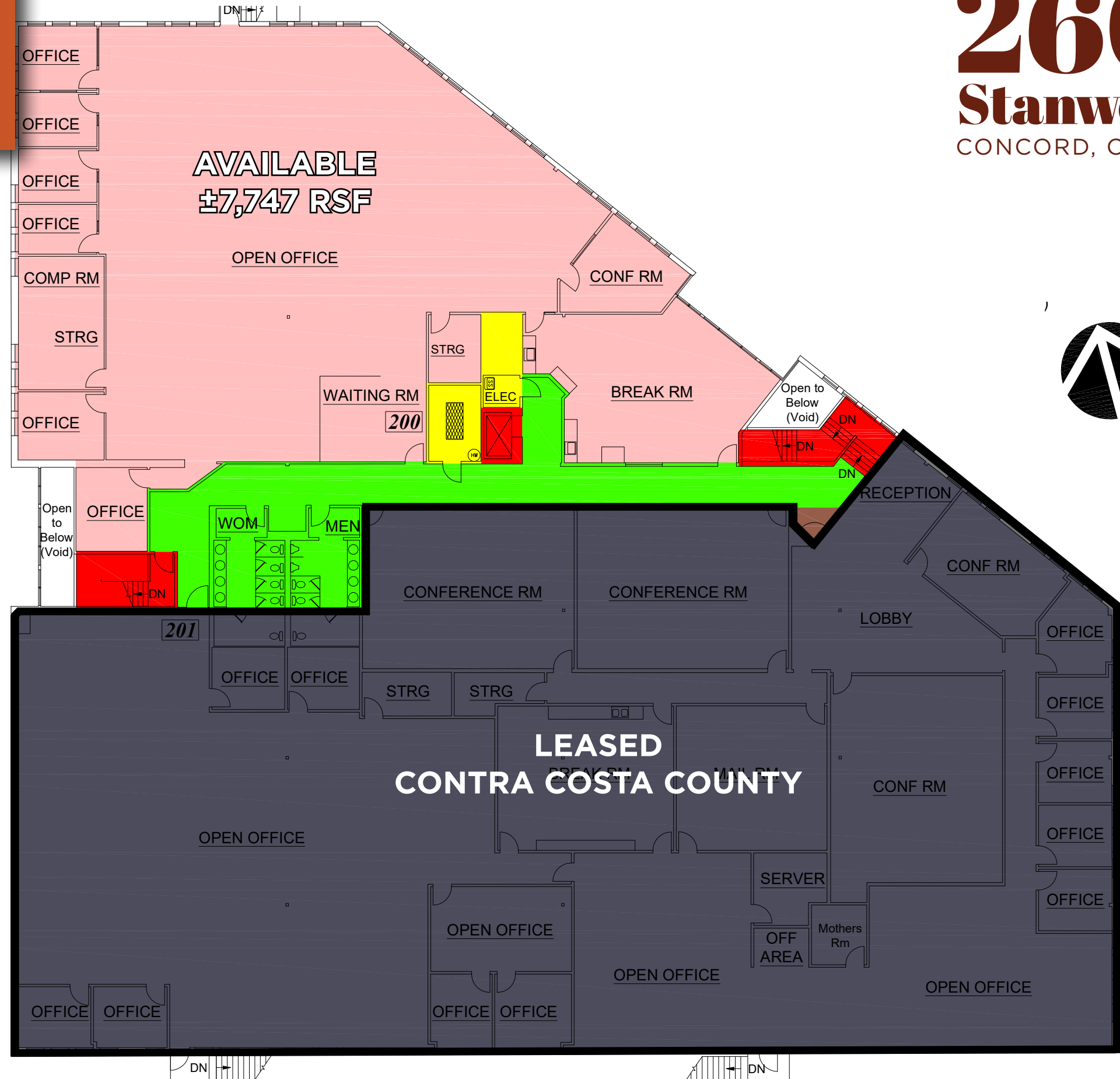
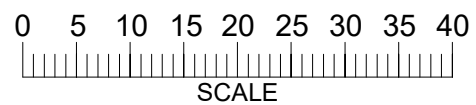
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FLOOR SUMMARY	SQ.FT.
Total Rentable	24,466
Total Occupant Storage	0
Total Usable	21,674
Total Tenant	21,642
Total Ancillary	31
Total Occupant	21,674
Floor Service	1,439
Building Service	223
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	413
Total Unenclosed Covered Gallery	0
Total Parking	0

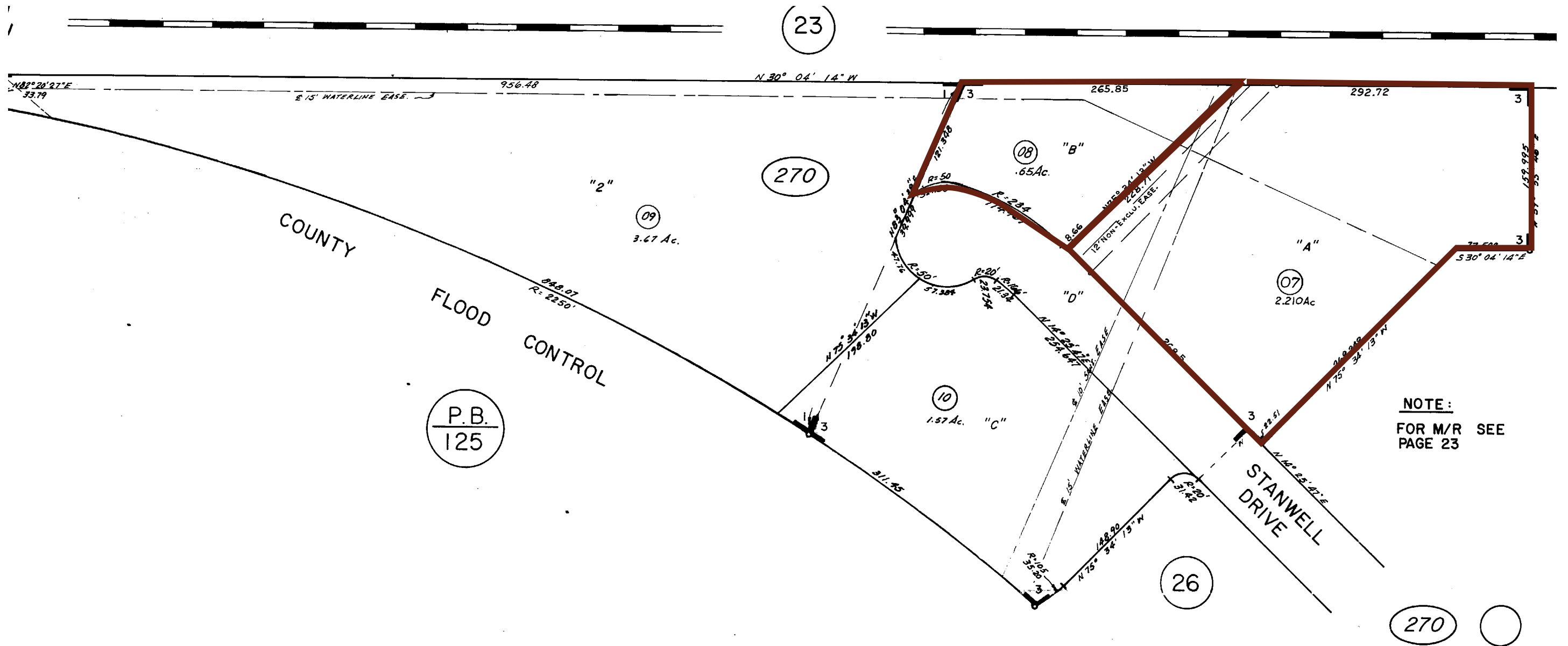
Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
200	6,863.1	7,747.3	7,747.3	1.1288	16.5
201	14,810.6	16,718.7	16,718.7	1.1288	35.7

AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,  
METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.06 %



# Parcel Map



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BUCHANAN FIELD  
AIRPORT

CONCORD  
FLYING CLUB

WALNUT CREEK

STANWELL DR.

RICHARD AVE

SOLANO WAY



CONCORD AVE.

Site Aerial

# Exterior Photos





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Interior Photos



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# Sales Comparables



**2331-2341 Stanwell Dr.**

**City:** Concord, CA  
**Building Size:** 9,865 SF  
**Sold:** \$2,595,000  
**Price/SF:** \$263.05  
**Property Type:** Class C R&D Building  
**Date Sold:** 04/05/2022



**2440 Stanwell Dr.**

**City:** Concord, CA  
**Building Size:** 11,250 SF  
**Sold:** \$2,925,000  
**Price/SF:** \$260.00  
**Property Type:** Class B Office Building  
**Date Sold:** 05/18/2022



**2300 Stanwell Dr.**

**City:** Concord, CA  
**Building Size:** 21,600 SF  
**Sold:** \$5,550,000  
**Price/SF:** \$256.94  
**Property Type:** Class B Medical/Office Building  
**Date Sold:** 10/14/2021



**3000 Clayton Road**

**City:** Concord, CA  
**Building Size:** 30,206 SF  
**Sold:** \$7,200,000  
**Price/SF:** \$238.36  
**Property Type:** Class B Office Building  
**Date Sold:** 06/30/2022



**5000 Marsh Dr.**

**City:** Concord, CA  
**Building Size:** 12,960 SF  
**Sold:** \$3,000,000  
**Price/SF:** \$231.48  
**Property Type:** Class B Office Building  
**Date Sold:** 08/31/2022



**2520 Stanwell Dr.**

**City:** Concord, CA  
**Building Size:** 24,036 SF  
**Sold:** \$4,300,000  
**Price/SF:** \$178.90  
**Property Type:** Class B Office Building  
**Date Sold:** 03/06/2020



# Confidentiality Agreement

Call Broker for more details, and/or to sign a **Confidentiality Agreement** to obtain *Rent Roll* and *Operating Expenses*.

# Tenant Overview



## **CONTRA COSTA COUNTY**

Employment and Human  
Services - Staff Development;  
Central Mail Service.



## **OPEN HOUSE CENTER**

A non-profit social and wellness  
day program for adults with  
developmental disabilities.

# The City of Concord

## Overview

Concord is a suburban bedroom community of San Francisco and Oakland. There are numerous high quality office buildings in Concord. Office space is affordable compared to neighboring Walnut Creek. Back office and clerical jobs within the city have increased over the years. Bev Mo is headquartered in Concord. Concord is also home to the regional retail mall known as the Sun Valley Shopping Center, numerous auto dealerships, and Costco. John Muir Health's Concord Medical Center, a 244 licensed bed hospital is located in Concord.

## Retail Amenities

The focal point of downtown Concord is Todos Santos Plaza, which encompasses an entire city block and is known for its farmers market, free summer concerts, and plentiful restaurants. Much of the area immediately around downtown Concord has recently been redeveloped, with new high-density apartment and condominium projects that take advantage of the proximity to BART and public transportation and to the nice pedestrian areas surrounding the park. Concord is also home to The Veranda, the Willows Shopping Center, and the Concord Pavilion, a major regional outdoor amphitheater concert venue.

## Strong Transportation

- Concord is served by a strong highway network including Interstate 680, Highway 242, and Highway 4.
- Concord is also served by Bay Area Rapid Transit (BART) commuter train system.
- Buchanan Field Airport is a public county-owned airfield centrally located in the City of Concord. It is served by JetSuiteX, JSX a public charter plane operator with direct flights between Concord, California, and John Wayne Airport, Orange County CA, and also Harry Reid International Airport, Las Vegas, NV. It also offers private jet service and hangar service.



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