



For Sale | 901 Sunvalley Blvd, Concord CA

\$3,750,000

8% Pro Forma Cap Rate | ± 21,352 rentable SF

6.49% Cap Rate based on current income

### Contact Brokers

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901

901 Sunvalley Professional Center
100 STAT MED Urgent Care
110 Site For Sore Eyes
201
210
220 Center for Human Development
230 State Farm Insurance
240 SmileMakers Dental Care

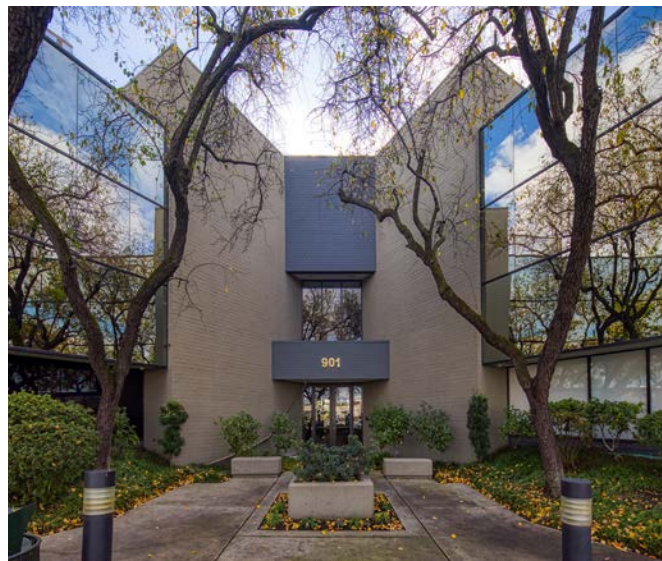
901 Sunvalley Blvd | Concord, CA

# Highlights

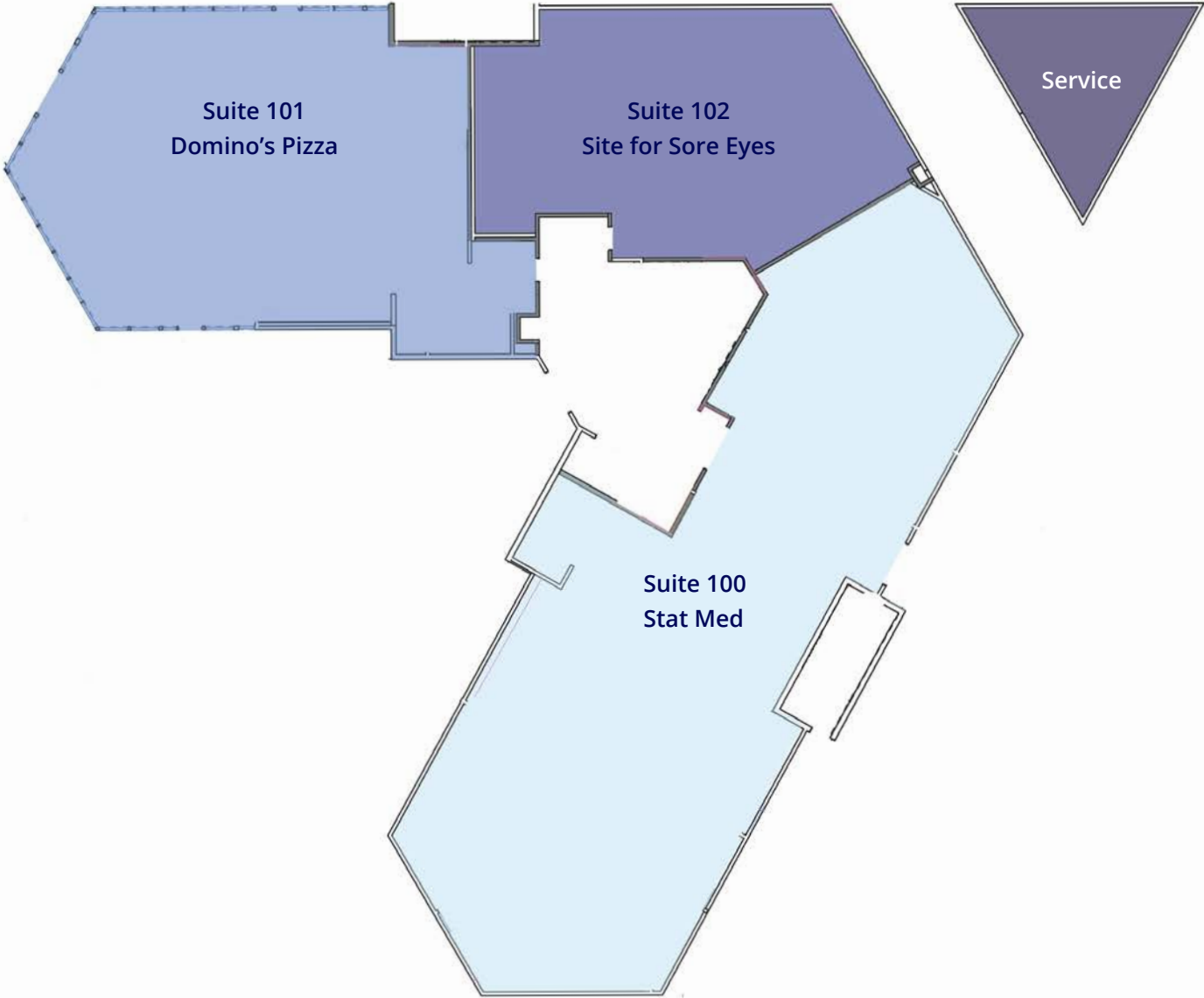
- ± 21,352 SF situated on 1.53 acres
- Adjacent to Sunvalley Mall
- 2 Story building serviced by an elevator and fire sprinklers
- 5/1,000 Parking Ratio
- Existing Zoning: Regional Commercial (RC) allowing a wide range of uses including Medical, Office and Retail
- Strong In-Place Tenants including Dominos, 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



# Location Overview



## Location Highlights



Access

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

Immediate Access to Hwy 680 and Easy Access to Highway 242



Nearby Cities

5 miles to Walnut Creek  
7 miles to Martinez  
29 miles to San Francisco



Transit

2.5 miles to BART



Retail Amenities

Short Distance to The Veranda and Willows Shopping Center