

COMMITTEE MEMBERS  
Carlyn S. Obringer, Chair  
Ronald E. Leone, Committee Member

Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
www.cityofconcord.org



**Regular Meeting of  
the Housing &  
Economic  
Development  
Committee**

Monday,  
September 25, 2017

5:30 p.m.

Garden Conference  
Room, Wing A  
1950 Parkside Drive

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**AGENDIZED ITEMS** – The public is entitled to address the Committee on items appearing on the agenda before or during the Committee’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL**
2. **PUBLIC COMMENT PERIOD**
3. **REPORTS**
  - a. **Considering** – the installation of new entry and wayfinding signage for the Civic Center. **Report by Justin Ezell, Director of Public Works.**
  - b. **Considering** – the proposed work program for developing and implementing a pilot Retail Center Revitalization Program. **Report by Brian Nunnally, Business Development Manager.**
4. **ADJOURNMENT**

Next Meeting: Special Meeting  
Date: 10/9/2017 - 5:00 PM

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Distribution: City Council  
Valerie Barone, City Manager  
Susanne Brown, City Attorney  
Kathleen Tropa, Assistant City Manager  
Joelle Fockler, City Clerk



**3.a**

## Staff Report

**Date:** September 25, 2017

**To:** Council Committee on Housing & Economic Development

**From:** Valerie J. Barone, City Manager

**Reviewed by:** Kathleen Salguero Tropa, Assistant City Manager

**Prepared by:** Justin Ezell, Director of Public Works  
[Justin.ezell@cityofconcord.org](mailto:Justin.ezell@cityofconcord.org)  
(925) 671-3231

**Subject:** **Considering the installation of new entry and wayfinding signage for the Civic Center.**

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### Report in Brief

Staff has been exploring options to enhance entry and wayfinding signage at the Civic Center in order to improve street entry signage and navigation for campus visitors. Contained in this report is the outcome of the City-issued request for proposals from sign companies for the design, fabrication and installation of new Civic Center entry and wayfinding signage, along with information regarding potential funding sources for the project.

### Recommended Action

Staff recommends that the Committee direct staff to advance on one of the following three action items:

1. Initiate the “minimum option” project which involves the purchase and installation of three new entry signs for the Willow Pass Road, Parkside Drive, and Salvio Street entrances; or
2. Proceed to the full City Council with a committee and staff recommendation to fund and award a comprehensive wayfinding project to one of the responsive bidders; or
3. Hear the report, consider the materials provided, and provide direction to staff to proceed with a hybrid approach, or with no project at all.

## **Background**

One of the Council-adopted FY 2017-19 Strategic Initiatives (IM-6) (Attachment 1) focuses on Civic Center improvement projects. Among IM-6's deferred maintenance projects are replacement of the emergency generator; reactivation of the moat; new carpeting; replacement of the playground; ADA restroom improvements; exterior trim; and signage. These projects are in various stages of completion from the design stage to under construction.

With regard to the signage improvements, staff has identified two project options for Committee consideration. Option 1 is a "minimum option" project that simply updates the existing Civic Center "entry" signage. This option replaces the three existing, worn and weathered driveway entrance signs at Willow Pass Road, Parkside Drive, and Salvio Street. These signs are in poor condition and not easily readable. This option for consideration replaces the entry signs with ones that are consistent with the newer style entry signs at parks and within medians (see Attachment 2).

In addition, staff has requested proposals from professional sign companies to enhance both the entrance and on-campus wayfinding signage. This comprehensive wayfinding signage project is presented to the Committee as Option 2. The term "wayfinding" is used to describe a set of signs and other visual cues that provide direction to Civic Center campus visitors. Currently, the campus lacks appropriate wayfinding, and visitors are often confused when navigating to their campus destinations. The enhanced wayfinding signage proposals will be presented during the Committee meeting (see Attachment 2).

## **Analysis**

The entry and wayfinding signage project was initiated in order to improve public communication and navigation for visitors of the Civic Center campus. Staff believes that a successful project will consist of wayfinding signage designed to enhance the existing appeal of the style architecture and ambiance of the Civic Center. However, staff is cognizant of the need to stay within reasonable budgetary considerations.

Staff developed Option 1 as a cost saving measure. Option 1 is a "minimum option" that replaces three entry signs (Willow Pass Road, Parkside Drive, and Salvio Street) with the standard City signage seen at City parks and within medians. The minimum option is the most reasonably priced option at a cost of just \$15,000. It is important to note that this option does not include any additional wayfinding signage for the campus interior.

Staff also developed Option 2, which has three separate "sub-options." The City solicited proposals from professional sign companies for the design, fabrication and installation of the new entry and wayfinding signage. Design of the signage was included in the request for proposals as an experimental cost saving measure, as doing so eliminated the need to hire a separate design consultant. Three proposals were

received ranging from a low of \$119,000 to a high of \$206,000 for a comprehensive wayfinding signage program.

Attachment 2 provides a high-level summary of the three “sub-options” or proposals. Not included in the summary is the background information such as signage construction details (e.g. materials used). More detailed information on the proposals will be presented and discussed at the committee meeting. Each of the three proposals includes an additive alternate to install an LED marquee at the Willow Pass entrance. An LED marquee at this location could be used to display information such as upcoming city events.

### **Financial Impact**

Currently there is no funding specifically allocated for this project. However staff has identified the following potential funding sources, which could be used for the project:

#### **Funding source: CIP No. 2389 – Public Building Maintenance**

##### **Available amount: \$160,000**

This project included new carpet for the Senior Center, Council Chamber, and Civic Center A-wing. A total of \$200,000 was initially allocated for the work. The Council Chamber and Senior Center portions of the project were completed well under budget. The Civic Center A-wing portion of the project has been placed on hold. It was determined that the A-wing carpet has not yet reached the end of its useful life, and when it does, a more comprehensive project will be initiated to include interior painting and other associated work. Approximately \$162,000 is available in the project account. If these funds are reallocated for the wayfinding project, a new funding source will need to be identified when it comes time to complete the A-wing work.

#### **Funding source: CIP no. 2387 – Playground Replacement Program**

##### **Available amount: \$250,000**

This project formalizes a playground replacement program for the City. Playground equipment has a useful life of twenty years. A schedule has been developed to replace 27 individual sets of playground equipment using a 20-year life expectancy range. A total of \$1 million was allocated for Fiscal Years 2016-18 to replace four playgrounds. When staff developed the budgetary estimates for these four playgrounds, the best available information was used for calculating replacement costs. Staff has since updated the formula used to develop project costs using the Civic Center Playground project as the model (the Civic Center project was the first of four projects to be completed).

The new formula has reduced the total cost needed for the four projects by 25%, leaving a potential available balance of \$250,000. The remaining three playgrounds will be replaced this Fiscal Year. If a portion of the available funds are reallocated for the wayfinding project, instead of remaining earmarked for playground replacement, a new funding source will need to be identified for the five additional playgrounds that reach

the end of their useful life in the year 2020. The projected cost to replace these five playgrounds is estimated at \$668,000 using the new formula.

**Public Contact**

The Agenda was posted.

**Attachments**

1. Strategic Initiative IM-6
2. Wayfinding proposal high-level summary

**IM – 5                    Complete Phases III-IV of Project No. 2242 – Irrigation Pumping Systems *NEW!***

Description:            This project replaces irrigation pumping systems at Ellis Lake and Cambridge Park. Replacing these systems is necessary to provide healthy, safe athletic field playing surfaces and reliable irrigation for park landscaping. Funding for this project is available through Measure WW.

Status:                    Staff completed Phases I-II of this project during FY 2016-17

Timeline:                Expected completion by June 2018.

Lead Dept.:             Public Works

**IM – 6                    Initiate Civic Center Improvement Projects *NEW!***

Description:            Several projects are needed to address deferred maintenance issues at the Civic Center. This program will include replacement of the emergency generator; new carpeting in Wing A; moat reactivation; playground replacement; Council Chamber restroom ADA improvements; and exterior trim and entry signage.

Status:                    Staff is investigating various portions of this project and preparing scopes of work.

Timeline:                Initiate during Fiscal Year 2017-18. Individual projects will depend on scope, and will be determined as the project components are delineated, although staff anticipates completing identified projects by June 2018.

Lead Dept.:             Public Works

**IM – 7                    Initiate LED Streetlight Conversion Project - Planning Phase *NEW!***

Description:            The City converted its streetlights from high-pressure sodium to induction technology; the project was completed in 2012. This project will begin the planning stage of a multi-year project to convert induction lighting to LED. Planning the conversion project will also be a multi-year, multi-step process, including researching and testing various technologies and then identifying and securing funding for the work.

Status:                    Team of staff drafting initial plan and timeline.

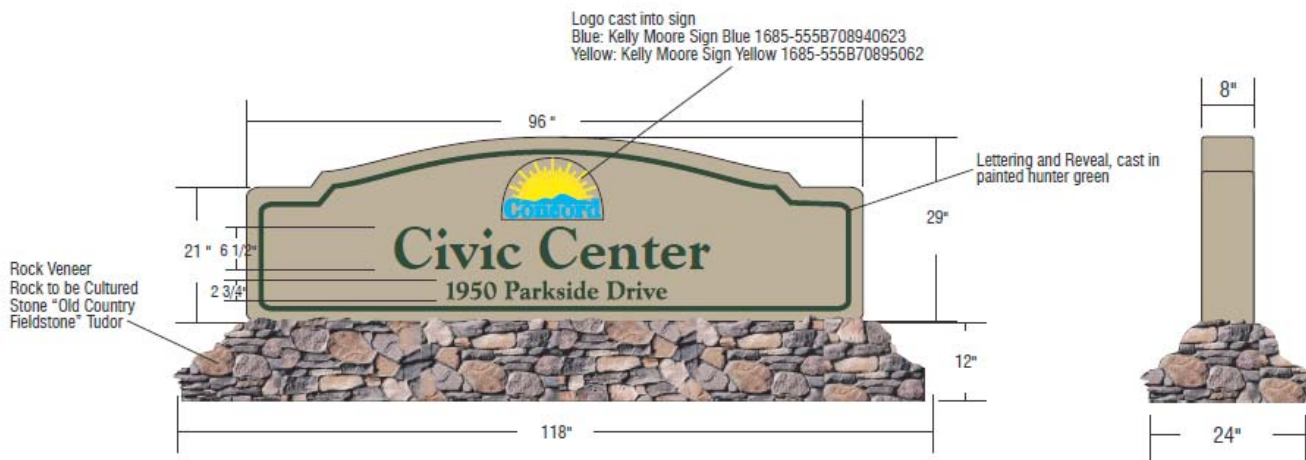
Timeline:                Expected completion by June 2019.

Lead Dept.:             Public Works

“Minimum Option” (Replace entry signage with standard city signage; does not include additional interior wayfinding signage)

Three entry locations: Willow Pass Road; Parkside Drive; Salvio Street

Cost: \$15,000





# Comprehensive Entry and Interior Wayfinding Signage Project



## LEGEND

### ENTRYWAY SIGNS

- E1 Willow Pass Road
- E2 Willow Pass Road and Parkside Drive
- E3 Parkside Drive
- E4 Salvio Street

### WAYFINDING SIGNS

- W1 Parking lot off Willow Pass Road
- W2 Green Court
- W3 IT
- W4 Parking lot off Salvio Street
- W5 Playground off Human Resources
- W6 Parking lot off Human Resources

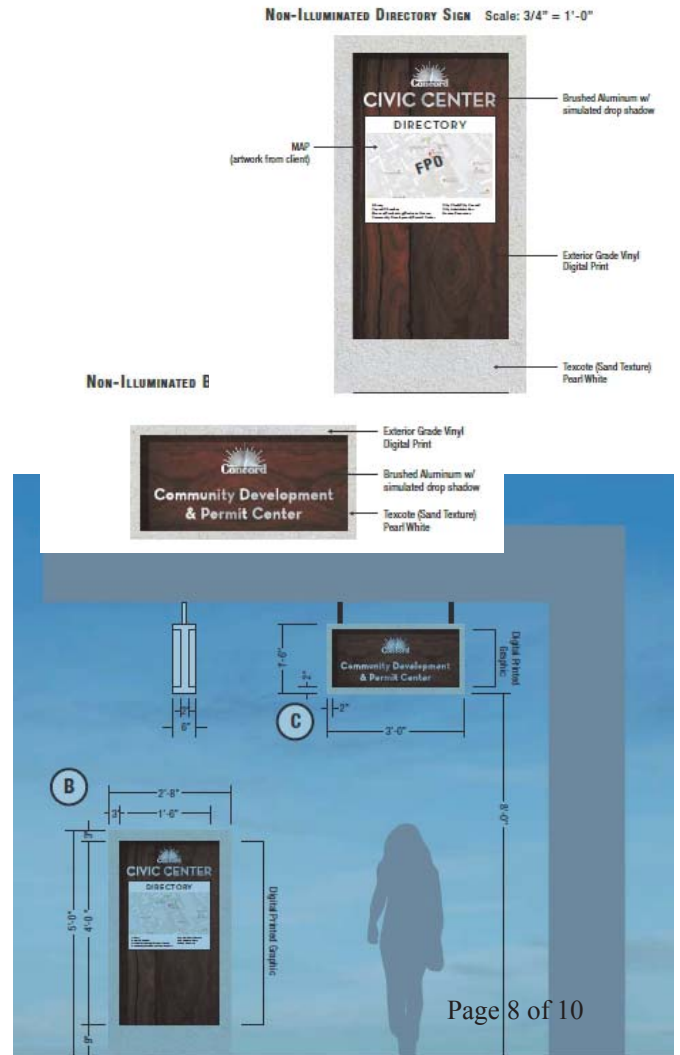
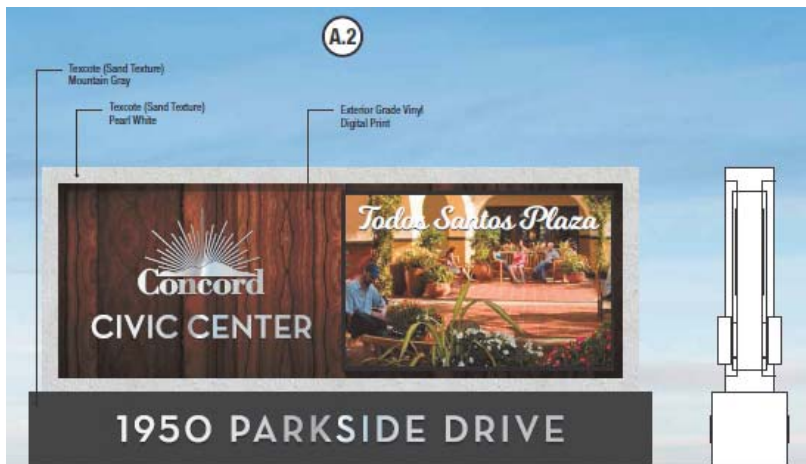
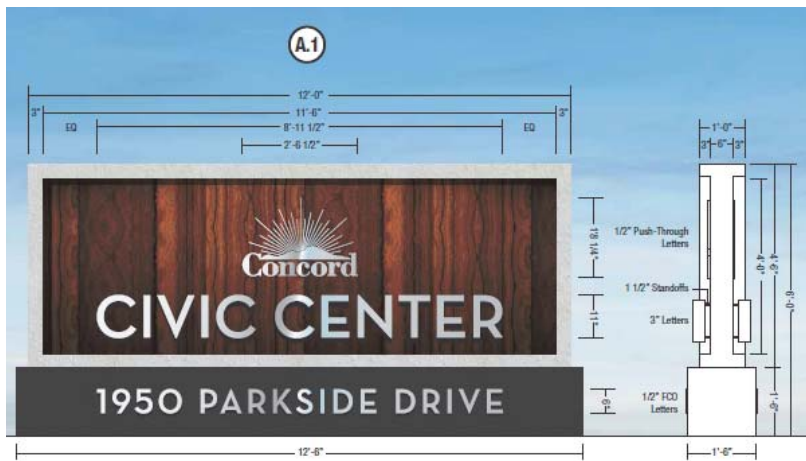
### BLADE SIGNS

- B1 Administration
- B2 Council Chambers
- B3 Business License & Finance
- B4 Permit Center Conference Room
- B5 Permit Center

### INTERIOR PERMIT CENTER BLADE SIGNS

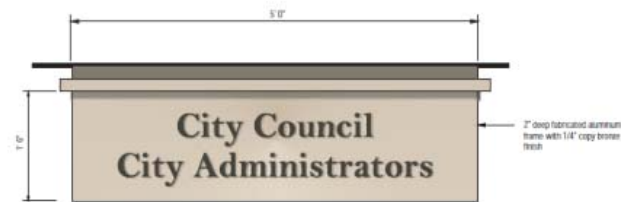
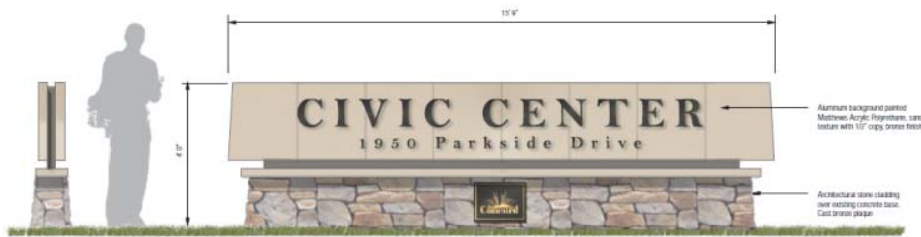
- Int.1 Permit Center From Counter
- Int.2 Permit Center Front Counter
- Int.3 Permit Center From Counter

AD ART – Option 1  
 \$119,064  
 (\$135,873 with marquee)





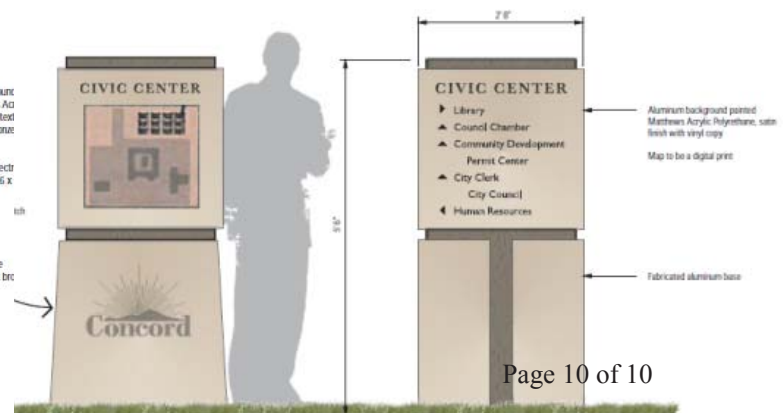
Arrow Sign Company  
 \$186,978  
 (\$206,370 with marquee)



**B1** BLADE SIGN      SCALE: 1" = 1'-0"  
 Quantity: 1 per (5)



**E1** DOUBLE-FACED MONUMENT SIGN - MESSAGE CENTER OPTION      SCALE: 1/2" = 1'-0"







## **Staff Report**

**Date:** September 25, 2017

**To:** Council Committee on Housing & Economic Development

**From:** Valerie J. Barone, City Manager

**Reviewed by:** Kathleen Salguero Tropa, Assistant City Manager

**Prepared by:** Brian Nunnally, Business Development Manager  
[Brian.nunnally@cityofconcord.org](mailto:Brian.nunnally@cityofconcord.org)  
(925) 671-3018

**Subject:** **Review and consideration of the proposed work program for developing and implementing a pilot Retail Center Revitalization Program.**

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### **Report in Brief**

During its annual goal setting workshop on April 1, 2017, the City Council identified as a priority the revitalization of aging retail centers. Council directed staff to research and identify retail properties, particularly along Clayton Road, that would benefit from redevelopment and/or a host of possible improvements, such as façade updates, improved lighting and landscaping, leasing of vacant store fronts, renovated parking lots, etc.

Presented in this staff report is a Work Program for this project. After Committee review, the Work Program will be brought before the full Council.

### **Recommended Action**

Provide input on the Work Program.

### **Background**

The majority of the existing retail shopping centers on Clayton Road were developed between 1963 and 1978, with some small outbuildings in the centers added in the mid-to late-1980's. Commercial centers need to be maintained and refreshed to continue to function as vital retail centers or they deteriorate over time, like any facility or center. If retail centers are not maintained and new investment does not occur, retail centers can fall into disrepair and become less successful as evidenced by some centers along

Clayton Road. There are several centers with a number of vacant storefronts that lack amenities and adequate lighting and landscaping.

At its April 1, 2017, goal setting workshop, the City Council prioritized as a new project revitalization of retail centers primarily along the Clayton Road corridor from Port Chicago Highway to Ygnacio Valley Road. Staff was directed to develop a program to identify the underlying issues that contributed to the declining viability of these retail properties and to develop strategies to improve conditions at these locations.

Policy development for this project will be provided by a Council Committee; depending upon which parcels are ultimately selected, it may be the Housing and Economic Development Committee or an ad-hoc Council Committee. The City Council will have final approval for the Retail Center Revitalization Program (Program) – the process, the sites selected, and the comprehensive site specific strategies that will comprise the overall Program. Staff will develop the Program with the support of a technical firm in real estate/land economics. A staff team has already been created that includes representatives from various divisions/departments, including the City Manager's office, the City Attorney's office, Code Enforcement, Police, Economic Development, Building, and Planning. Brian Nunnally from the Economic Development Division is the project lead under the direction of John Montagh and Andrea Ouse.

#### Work Program

***Purpose of a Pilot Retail Center Revitalization Program:*** The program aims to create a package of incentives and enforcement tools to facilitate center revitalization or redevelopment. The goal is to reduce commercial vacancies, correct deteriorated conditions, increase shopping appeal, and beautify the corridor, ultimately improving retail performance and eliminating blight and quality of life problems associated with the underperforming centers.

A draft list of some potential incentive and enforcement strategies is included as Attachment 1. While there are a number of strategies that could be deployed, not all may be appropriate or effective at all potential locations. In addition, each strategy, whether an incentive to encourage reinvestment into the center or enforcement in nature, will entail a cost that will depend largely on the specific circumstances at each location. Therefore, staff recommends the approach outlined below to identify locations and develop a customized strategy.

***Retail Center Selection Methodology:*** A number of criteria could be used to identify centers along the Clayton corridor that are candidates for revitalization. Staff recommends the following factors be considered:

- a. Retail/commercial center fronting Clayton Road.

- b. Minimum 40,000-square foot center to maximize resources and target the largest and most visible of centers. There are nine centers that meet this criterion.
- c. Length of Clayton Road frontage and visibility from public vantage points so that improvements are clearly visible to the public.
- d. Number and types of code enforcement activities, PD calls for service and crime statistics as an indication of crime and blight.
- e. Property owner interest in pilot program participation, which will help determine type of strategies and which locations may be more receptive to reinvestment.
- f. Age of center to potentially prioritize oldest centers first.
- g. Physical condition of site and buildings so those centers in the most disrepair may be prioritized.
- h. Center's vacancy rate to address empty storefronts and improve retail performance.
- i. Recent permit activity (i.e., planned renovations, new tenant activity) that indicates a property owner's potential willingness to participate

There are nine centers along the roughly 4.5-mile stretch of Clayton Road that meet at least some of these criteria (Attachment 2). Staff recommends that the Work Program initially focus on two to three properties that will be approved by a Committee and the City Council based on an initial evaluation of the criteria identified above. The Committee is not yet being asked to identify specific properties because staff has not completed its initial assessment based on the above criteria; rather the Committee is being asked to provide input on the selection criteria itself and the proposed process to develop site specific revitalization strategies.

Staff recommends that it begin an initial evaluation of the nine locations with the assistance of a real estate/land economics consultant. The consultant will evaluate the Clayton Road retail corridor and develop guidelines for best practices to help craft incentives as well as enforcement and land use/entitlement tools to create successful outcomes.

The consultant will provide staff and Council with a data-driven outlook on the factors influencing the current state of the national, regional and local retail market in general, and the Clayton Corridor in particular. Further, the consultant will provide insight into the market positioning of the corridor and potential strategies for improvement, repositioning or redevelopment. This professional real estate perspective will help the Council and staff understand if the struggling centers are experiencing temporary, short-term market decline vs. a chronic, long-term decline. Further the consultant will assist staff in pursuing revitalization or redevelopment based on each center's particular issues rather than a one-size-fits-all approach. This level of technical support is estimated to cost approximately \$30,000.

Once the consultant and staff have prepared an initial assessment of the nine locations and the strategy options to revitalize or redevelop, staff will bring that information back through the committee process to the City Council to confirm two to three locations that best meet the criteria and represent the greatest opportunity to effect improvements.

**Site-Specific Strategy Development:** Once the locations have been confirmed, staff will focus on developing a comprehensive strategy that is customized for each location's particular circumstances and needs. These site specific strategies for the two or three locations would then be brought back through the committee process to the full Council for consideration. Because program costs will vary depending on the proposed work plan, costs associated with each site will be delineated at that point. The site strategies will include options for Committee and Council to consider as well as an implementation plan.

Many aspects of the overall program may be applicable to other locations in the City and the Council can consider extending this program City wide. The consultant support at this time is specific to just the Clayton Road corridor.

**Business Outreach:** Staff will reach out to all retail center owners and tenants identified in Attachment 2, the Greater Concord Chamber of Commerce and the Concord Small Business Association throughout the process to ensure that affected businesses are informed. Additionally, all meetings of the Committee and the Council will be posted public meetings. Should some of the implementation tools involve the City's general plan and zoning code, the items will go before the Planning Commission. All Planning Commission meetings would also be public.

**Tentative Timeline:** Staff anticipates the timeline for development and implementation of the program will be:

Sept. 2017:	Notify business stakeholders; HED Committee meeting; receive input on proposed Work Program development.
Oct. 2017:	Finalize Market Study consultant scope of work, begin initial market assessment.
Nov. 2017:	Notify business stakeholders; Council considers proposed Work Program development.
Dec.2017:	Notify business stakeholders; Committee and Council confirm proposed sites.
Jan / Feb. 2018:	Staff develops site specific strategies.
Mar. 2018:	Business stakeholders notified; Committee considers final report with market study, site strategies and implementation plan.
Apr. 2018	Business stakeholders notified; Council considers final report with market study, site strategies and implementation plan.



### **Financial Impact**

A real estate / land economics consultant will cost approximately \$30,000, which can be absorbed within the Community & Economic Development Department Budget.

Other financial impacts depend on several factors, some of which include the number of properties impacted, the extent and cost of redevelopment undertaken, and the fiscal impact of various Program strategies that the Council may implement, such as fee reductions or new taxes, and staff time. If the program were successful there would be increases to property tax and sales tax revenue.

### **Public Contact**

The Agenda was posted. Retail owners and tenants of 40,000 square feet or larger centers along Clayton Road were notified as was the Greater Concord Chamber of Commerce and the Concord Small Business Association.

### **Attachments**

1. Possible Incentives/Possible Enforcement Actions
2. List of Retail Centers along the Clayton Road corridor that are 40,000 square feet and larger

**Possible Incentives/Possible Enforcement Actions**

*I. Possible Incentives*

- i. Staff-level streamlined review for compliant projects
- ii. Establish a “concierge” program so that a team of Staff members assists an applicant through the development review process
- iii. Develop Commercial Design Guidelines and provide technical assistance for façade renovations (similar to Park ‘N’ Shop)
- iv. Reduced or waived fees, including Design Review fees
- v. Façade improvement loans or grants to cover all or some of the project design and/or construction costs
- vi. Update the Sign Regulations to create clarity around commercial signage requirements
- vii. Investigate a Fee/Tax rebate program for participating property owners
- viii. Provide Retail Marketing assistance
- ix. Conduct Crime Prevention Through Environmental Design’ (CPTED) assessment
- x. Review land use and entitlement process to target strategies that could stimulate investment and revitalization of the property

*II. Possible Enforcement*

- i. Fines for code violations
- ii. Fines for non-compliance with Property Maintenance Agreements or Conditions of Approval
- iii. Establishment of a Vacancy Tax
- iv. Stepped-up police and code enforcement actions to address onsite disruptive and criminal activities
- v. Other proactive Code Enforcement responses to problematic activities occurring within the retail center

1

**CVS/Big 5 - Concord Terminal - 2677-2689 Clayton Rd**



Location: **CVS/Big 5**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94519**

Developer: -  
 Management: -  
 Recorded Owner: **Trust Ceres**

Expenses: **2016 Tax @ \$2.01/sf Parcel**  
 Number: **113-288-010-3**  
 Parking: **118 Surface Spaces are available; Ratio of 2.83/1,000 SF**  
 Amenities: **Signage**

Building Type: **General Retail/Freestanding**  
 Status: **Built 1963**  
 Stories: **1**  
 RBA: **41,650 SF**  
 Typical Floor: **41,650 SF**  
 Total Avail: **No Spaces Currently Available**  
 % Leased: **100%**



Location: **680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail/Freestanding**

Status: **Built 1989**

Stories: **1**

RBA: **40,843 SF**

Typical Floor: **40,843 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
 Management: -  
 Recorded Owner: **NG Concord Properties, LLC**

Expenses: **2008 Tax @ \$3.11/sf Parcel**  
 Number: **115-561-003**

Parking: **270 free Surface Spaces are available; Ratio of 6.61/1,000 SF**  
 Amenities: **Pylon Sign**

## Dianda Plaza - 4505 Clayton Rd



Location: **Dianda Plaza**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail**

Status: **Built 1969**

Stories: **1**

RBA: **90,000 SF**

Typical Floor: **90,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Linda Dianda Sutton Separate Property Trust**

Expenses: **2015 Tax @ \$0.92/sf**

Parcel Number: **115-420-044, 115-420-045**

Parking: **301 free Surface Spaces are available; Ratio of 3.34/1,000 SF**

Amenities: **Pylon Sign**



Location: **TJ Maxx Plaza**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Developer: -  
 Management: -  
 Recorded Owner: **Dhi Trust**

Expenses: **2015 Tax @ \$0.79/sf Parcel**  
 Number: **115-520-001**

Parking: **300 Surface Spaces are available; Ratio of 6.67/1,000 SF**  
 Amenities: **Pylon Sign**

Building Type: **General Retail**

Status: **Built 1968**  
 Stories: **1**  
 RBA: **45,800 SF**  
 Typical Floor: **45,800 SF**  
 Total Avail: **No Spaces Currently Available**  
 % Leased: **100%**





Location: **680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail/Freestanding**

Status: **Built Dec 1990**

Stories: **1**

RBA: **49,497 SF**

Typical Floor: **49,497 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
 Management: -  
 Recorded Owner: **Vertical Investments Llc**

Expenses: **2016 Tax @ \$0.32/sf Parcel**  
 Number: **116-010-022-6**

Parking: **19 Surface Spaces are available; Ratio of 6.81/1,000 SF**



Location: **Kmart**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail/Freestanding**

Status: **Built 1978**

Stories: **1**

RBA: **90,349 SF**

Typical Floor: **90,349 SF**

Total Avail: **4,273 SF**

% Leased: **95.3%**

Developer: -  
 Management: **Tresstle Management**  
 Recorded Owner: **Vineyard Concord /lp**

Expenses: **2013 Tax @ \$3.00/sf; 2013 Ops @ \$1.08/sf** Parcel  
 Number: **133-111-010**





Location: **Lucky Supermarket**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail/Supermarket**

Status: **Built 1977, Renov 2000**

Stories: **1**

RBA: **51,000 SF**

Typical Floor: **51,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
 Management: -  
 Recorded Owner: **Rmp Properties LLC**

Expenses: **2016 Tax @ \$2.71/sf; 2011 Ops @ \$1.32/sf Parcel**

Number: **133-111-009-6**

Parking: **80 free Surface Spaces are available; Ratio of 1.57/1,000 SF**

Amenities: **Pylon Sign**



Location: **Mavericks Sports Club**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **General Retail/Freestanding**

Status: **Built 1985**

Stories: **1**

RBA: **63,550 SF**

Typical Floor: **63,550 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: **2015 Tax @ \$1.75/sf**

Parcel Number: **120-081-061, 120-081-062**

Parking: **135 free Surface Spaces are available; Ratio of 2.02/1,000 SF**

## Bel Air Shopping Center - 4300 Clayton Rd



Location: **Clayton Rd & Treat Blvd**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: **2016 Tax @ \$0.15/sf**

Parcel Number: **133-150-009-8**

Amenities: **Pylon Sign**

Street Frontage: **94 feet on Clayton Rd**

Parking: **5 free Surface Spaces are available**

Building Type: **Retail/Service Station (Neighborhood Center)**  
 Bldg Status: **Built 1964**  
 Building Size: **15,682 SF**  
 Typical Floor Size: **15,682 SF**  
 Stories: **1**  
 Land Area: **0.36 AC**  
 Total Avail: -  
 % Leased: **100%**  
 Total Spaces Avail: **0**  
 Smallest Space: **0 SF**  
 Bldg Vacant: -

## Bel Air Shopping Center - 4420 Treat Blvd



Location: **680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Developer: -  
Management: -  
Recorded Owner: **Bel Air Development Company**  
Expenses: **2016 Tax @ \$1.87/sf**

Parcel Number: **133-150-123-7**

Amenities: **Drive Thru**

Street Frontage: **126 feet on Bel Air Dr**

Parking: **50 free Surface Spaces are available; Ratio of 4.76/1,000 SF**

Building Type: **Retail/Freestanding (Neighborhood Center)**  
Bldg Status: **Built 1989**  
Building Size: **10,515 SF**  
Typical Floor Size: **10,515 SF**  
Stories: **1**  
Land Area: **0.31 AC**  
Total Avail: **6,657 SF**  
% Leased: **36.7%**  
Total Spaces Avail: **1**  
Smallest Space: **6,657 SF**  
Bldg Vacant: **6657**



## Bel Air Shopping Center - 4424 Treat Blvd



Location: **680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **Retail/Freestanding (Neighborhood Center)**  
Bldg Status: **Built 1973**

Building Size: **34,740 SF**  
Typical Floor Size: **34,740 SF**  
Stories: **1**  
Land Area: **3 AC**

Developer: -  
Management: -  
Recorded Owner: **Bel Air Development Company**  
Expenses: **2016 Tax @ \$0.54/sf**

Total Avail: -  
% Leased: **100%**  
Total Spaces Avail: **0**  
Smallest Space: **0 SF**  
Bldg Vacant: -

Parcel Number: **133-150-124-5**

Anchor Tenant(s): **CVS Pharmacy**  
Amenities: **Pylon Sign**

Street Frontage: **152 feet on Bel Air Dr**

Parking: **50 free Surface Spaces are available; Ratio of 1.44/1,000 SF**

## Bel Air Shopping Center - 4474 Treat Blvd



Location: **680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **Retail/(Neighborhood Center)**

Bldg Status: **Built 1963**

Building Size: **525 SF**

Typical Floor Size: **525 SF**

Stories: **1**

Land Area: **3.73 AC**

Total Avail: **-**

% Leased: **100%**

Total Spaces Avail: **0**

Smallest Space: **0 SF**

Bldg Vacant: **-**

Developer: -  
Management: -  
Recorded Owner: **Bel Air Development Company**  
Expenses: **2015 Tax @ \$37.42/sf**

Parcel Number: **133-150-122**

Street Frontage: **34 feet on Treat Blvd(with 1 curb cut)**

Parking: **10 free Surface Spaces are available**

# Bel Air Shopping Center - 4476-4494 Treat Blvd



Location: **Bel Air Shopping Center**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Developer: -  
 Management: -  
 Recorded Owner: -

Parcel Number: **133-150-108, 133-150-121**

Cross Street: **Treat Blvd. & Clayton Rd.**  
 Street Frontage: **187 feet on Clayton Rd**

Parking: **220 Surface Spaces are available; Ratio of 5.25/1,000 SF**

Building Type: **Retail/Storefront (Neighborhood Center)**  
 Bldg Status: **Built 1963, Renov 1984**

Building Size: **21,374 SF**  
 Typical Floor Size: **21,374 SF**  
 Stories: **1**  
 Land Area: **8 AC**

Total Avail: **21,374 SF**  
 % Leased: **0%**  
 Total Spaces Avail: **5**  
 Smallest Space: **1,675 SF**  
 Bldg Vacant: **21374**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st / Suite 4476	8,500	8,500	8,500	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 4478	1,675	1,675	1,675	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 4482	2,578	2,578	2,578	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 4486	2,250	2,250	2,250	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 4496	6,371	6,371	6,371	Withheld	Vacant	Negotiable	Direct

## Bel Air Shopping Center - Staples - 4498 Treat Blvd



Location: **Staples**  
**680 Corridor North Cluster**  
**Concord Submarket**  
**Contra Costa County**  
**Concord, CA 94521**

Building Type: **Retail/Freestanding (Neighborhood Center)**  
Bldg Status: **Built 2003**  
Building Size: **20,631 SF**  
Typical Floor Size: **20,631 SF**  
Stories: **1**  
Land Area: **0.66 AC**  
Total Avail: **-**  
% Leased: **100%**  
Total Spaces Avail: **0**  
Smallest Space: **0 SF**  
Bldg Vacant: **-**

Developer: **-**  
Management: **Staples, Inc.**  
Recorded Owner: **Bel Air Development Company**  
Expenses: **2016 Tax @ \$0.52/sf**

Parcel Number: **133-150-121-1**

Anchor Tenant(s): **Staples**

Street Frontage: **198 feet on Clayton Rd**  
**195 feet on Treat Blvd**

Parking: **60 free Surface Spaces are available; Ratio of 2.91/1,000 SF**