

1956 Colfax St. Concord. CA

The Successor Agency to the former Redevelopment Agency of the City of Concord is offering the following property for sale:

The property is an approximately 10,890-square foot parcel located at 1956 Colfax Street, Concord, CA 94520 (APN 126-074-019) (“Property”). The Property is improved with a paved parking lot with approximately 19 striped parking stalls and is currently subject to a month-to-month parking lease. An existing light pole located on the Property will be disconnected from City power prior to closing.

Asking \$425,000

The Property is being offered for sale in **“AS IS”** condition, without any representation or warranty as to its physical or environmental condition or development potential pursuant to the Successor Agency’s Long Range Property Management Plan as approved by the Successor Agency’s Oversight Board and the State of California Department of Finance.

The above asking price has been determined based on a broker’s opinion of value obtained by the Successor Agency.

The Successor Agency proposes to use its standard form of Purchase and Sale Agreement to dispose of the properties, which may be obtained from Transwestern, the brokerage firm representing the Successor Agency.

Interested parties are invited to submit an offer to purchase with the following information:

- Proposed purchase price
- Financing contingencies (if any)
- Timing for close of escrow
- Due diligence period
- Scope of due diligence activities (all costs and expenses to be borne by buyer)
- Evidence of buyer’s financial wherewithal to purchase the property
- A redline of the Successor Agency’s form Purchase and Sale Agreement clearly identifying Buyer’s proposed changes. The Successor Agency will consider the scope and extent of such changes when deciding to reject or accept offers.

Those interested in making a formal offer to purchase either or both of the properties need to submit offers including all of the above information by **12:00 noon on Friday, March 2, 2018** to:

Edward F. Del Beccaro or Matt Hatfield
Transwestern
500 Ygnacio Valley Road, Suite 100
Walnut Creek, CA 94596
(925) 357-2000
(CA BRE License numbers, respectively; 00642167, 01937755)

The Successor Agency reserves the right to reject any or all offers. The Successor Agency further reserves the right to accept an offer at a purchase price that is lower than one or more other proposed offers.

No offer can be accepted by the Successor Agency unless and until the offer is memorialized in a Purchase and Sale Agreement that has been formally approved by the City Council, as Successor Agency governing board, and by the Successor Agency's Oversight Board, each at a duly noticed public meeting.

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