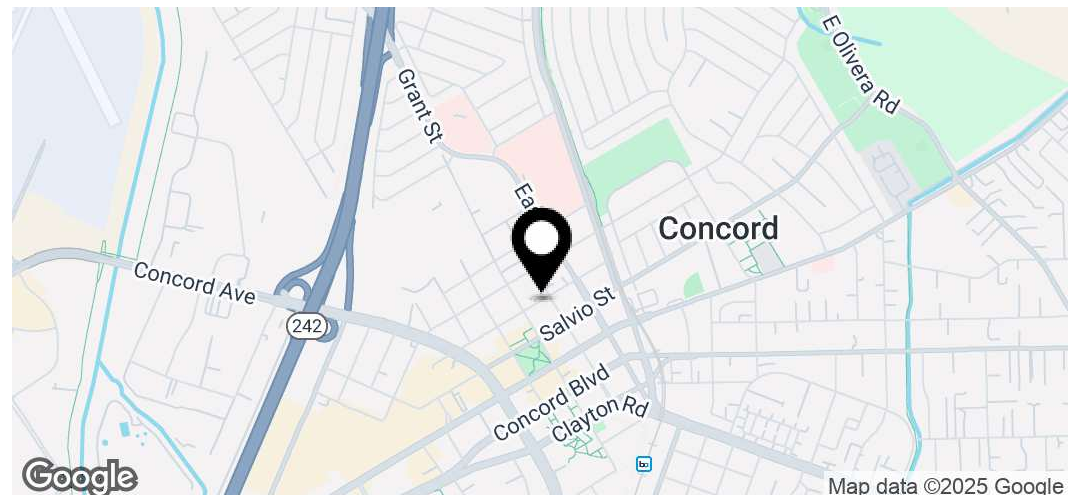


# 2291 Pacheco St

Concord, CA 94520

FOR SALE

Executive Summary



## Offering Summary

Price	\$925,000
Price / GSF	\$525.57
Occupancy	100%
NOI	\$0.00
GSF	1,760 SF
# of Floors	1
Site Size	5,760 SF
Parking Spaces / Ratio	5 / null
Year Built	1951

## Property Overview

Introducing a prime opportunity for office building investors, this well-maintained property offers a 1,760 SF building with a rich history, reflecting the character of the Concord area. With a desirable OZ/Commercial Mix Use zoning, this location presents an exceptional investment potential. Built in 1951, the property boasts a solid foundation and 100% occupancy, ensuring immediate returns. Situated in the vibrant Concord area, this property provides a lucrative investment in a sought-after commercial setting. Don't miss the chance to add this thriving asset to your portfolio and capitalize on the robust demand for office space in this dynamic market.

## Property Highlights

- 1,760 SF building
- Built in 1951
- Zoned OZ/ NTS

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**Drysdale Properties**  
1830 Tice Valley Boulevard  
Walnut Creek, CA 94595  
925.280.4920  
<https://www.bhhs.com/drysdale-properties-ca326>

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

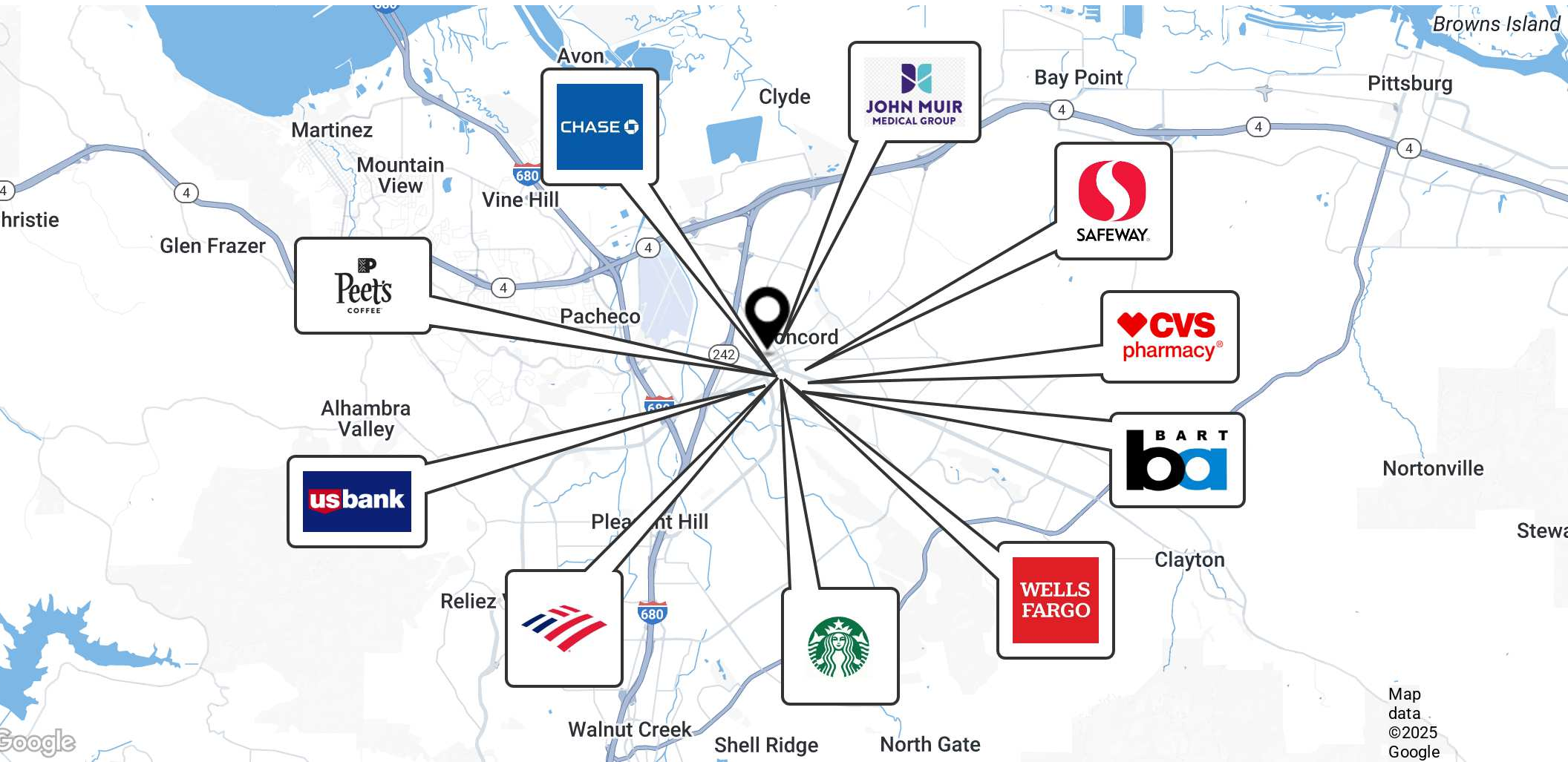
**DRYSDALE  
PROPERTIES**

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Location Map



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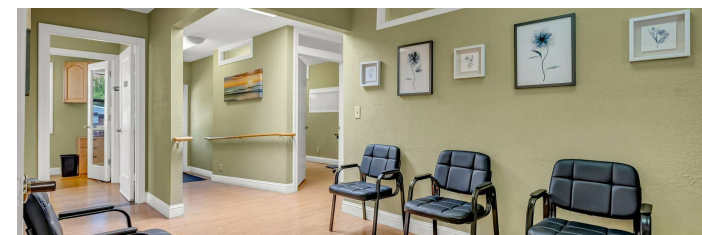
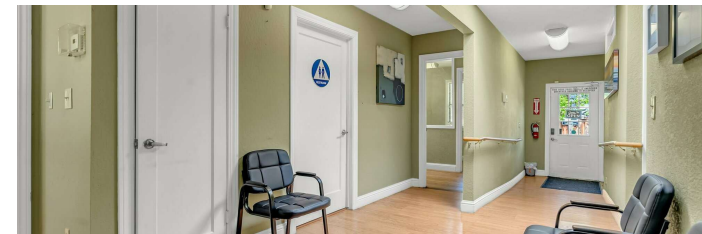
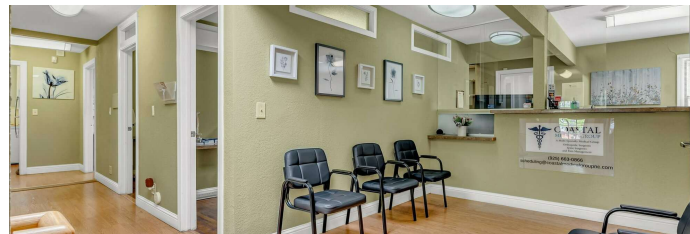


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Additional Photos



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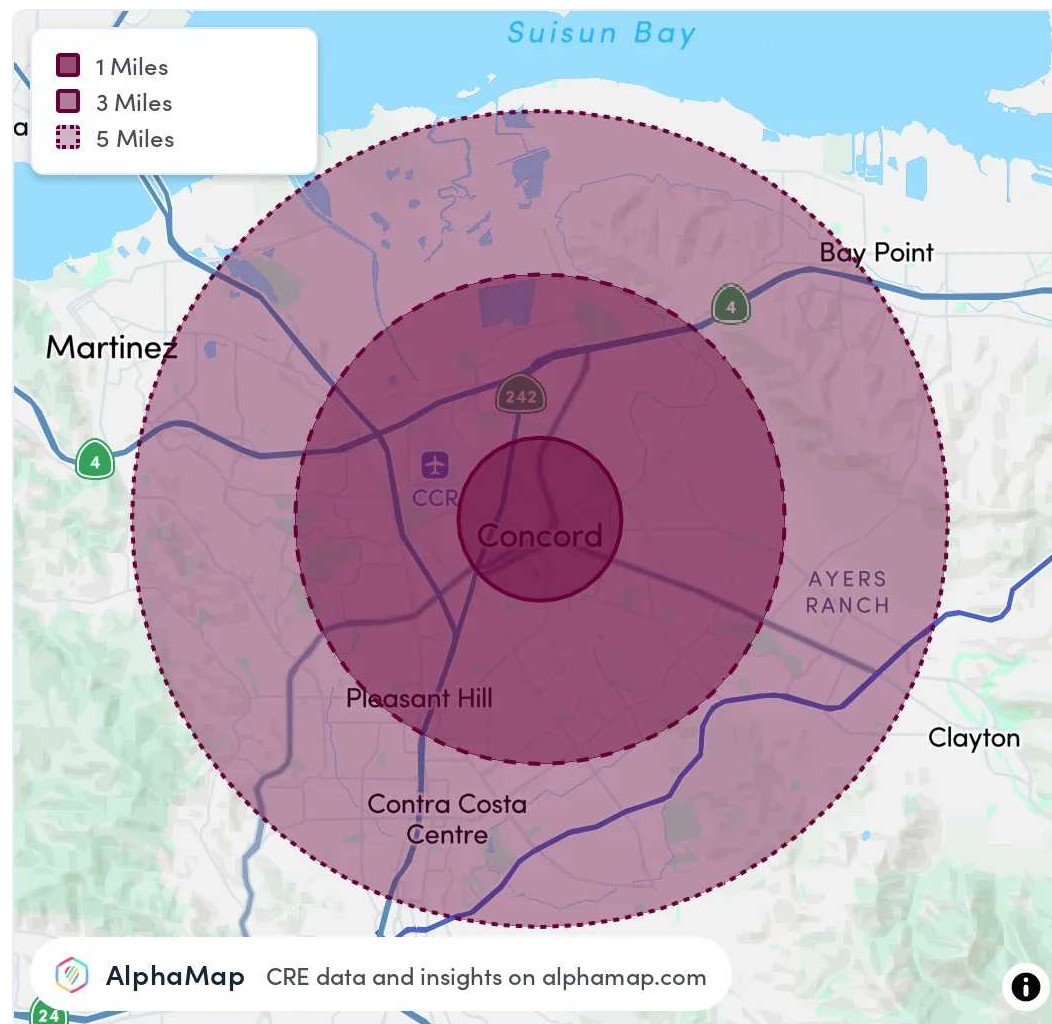
FOR SALE

Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	24,891	123,032	252,442
Average Age	39	41	42
Average Age (Male)	38	40	40
Average Age (Female)	40	42	43

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	9,225	45,819	94,979
Persons per HH	2.7	2.7	2.7
Average HH Income	\$111,714	\$143,746	\$163,489
Average House Value	\$703,408	\$773,106	\$887,046
Per Capita Income	\$41,375	\$53,239	\$60,551

Map and demographics data derived from AlphaMap



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