



Please Note:
Sketch plan is
conceptual only.
Neither the Seller
nor its agents
have submitted
plan or made any
applications to a
public agency.



PUBLISHED RESERVE: \$1,175,000

LAST ASKING: \$1,750,000

SIZE: 14,988± square foot building on 32,670± square foot site

ZONING: Downtown Mixed-Use (DMX)

PROPERTY INSPECTION DATES: By Appointment only. Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This redevelopment/commercial site is located on the southwest corner of Galindo Street and Laguna Street on the periphery of the Concord downtown business district. The property's neighborhood is a good mix of development including residential, retail and commercial, and is well-connected to local and regional roadways and highways, including Interstate-680. Concord Police Headquarters are located directly across the street as well as a newly constructed luxury apartment building that is adjacent to the property. Recent development in the immediate area is primarily residential given the location proximate to downtown and nearby Concord BART Station, located ¼ mile northeast of the property.

The site is currently improved with a 14,988± s.f. commercial/retail building situated on two tax lots, comprised of 32,670± square feet. The property was formerly operated as a Yamaha and Kawasaki dealership allowed under the previous Downtown Business zoning. The current DMX zoning, which went into effect August 23, 2012, does not permit automotive and showroom uses. Retail, professional services, business support, restaurant, health clubs, grocery, office (including medical), multi-family (100/units per acre) and residential uses are permitted. (Please see Supplemental Information Package for zoning and redevelopment information.)

There are two buildings situated on the site constructed in 1955 and 1967, and are in overall fair condition. The main showroom/office building is one and a half stories and contains 5,304± square feet on the first floor and 1,500± square feet in the mezzanine. The showroom has an extensive window line with 100 feet of frontage along Galindo Street with access off of Laguna Street. It has one 10 x 12 feet roll up loading door, multiple pedestrian doors and skylights. The warehouse/service building is a single story building containing 8,184± square feet with four 12 x 12 roll up doors and two 10 x 12 roll up doors. Electricity, gas and telephone services are connected to the site along with public water and sewer in place. There are 34 parking spaces on an asphalt-paved surface parking lot.

LOCATION: 1395 Galindo Street – Concord, CA, 94520. APN: 126-133-010-2; 126-133-011-0

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012