



Insight

WINTER 2008

A NEWSLETTER FOR THE CONCORD BUSINESS COMMUNITY

Economic Insight is a newsletter for the Concord business community. The City of Concord's Economic Development Program staff strives to provide articles, information, pictures and facts of interest to Concord business owners, property owners, business managers and employees. Each issue is designed to provide current information on developments and events in Concord that affect the business community.



Information about new developments in Concord!

There are always new development projects underway in the City of Concord. New condos, new retail shops, new homes and a new health research laboratory are all in various stages of construction. The following partial listing of some of the developments and businesses coming into Concord demonstrates the City's continued stability in an unpredictable economy and enviable location for businesses and residents alike.

New Development Projects Currently Underway:

Renaissance Condominiums at Willow Pass Road and Galindo Street

This new mixed-use multiple-family condominium and retail project will have 309 condominiums when it is completed and 4,500 sq. ft. of commercial tenants on the first floor. This development is near Todos Santos Plaza and will bring more residents into the core downtown area.

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Developments from page 1

Clayton Valley Shopping Center at 5400 Ygnacio Valley Road and Clayton Road

This 260,000 sq. ft. shopping center is currently undergoing a major multi-million dollar renovation. There are many new tenants coming into this center along with new buildings for long-time tenants like Longs Drugs. Additional anchor tenants that were recently announced include “Fresh & Easy”, a gourmet grocery store, and Ross, a discount clothing store. Overall construction on the center is expected to be completed in 2008.

Shops at Todos Santos

The property owner of the “Shops at Todos Santos,” located on Mt. Diablo Street, recently initiated façade improvements for the tenants, Peet’s Coffee and Sway. The shops have received new facades and signage and are an attractive addition to the downtown. Una Mas, a Mexican restaurant, and a hair/nail salon are expected to join them as tenants in 2008. Be sure to visit Todos Santos Plaza and take a look at the positive things occurring for businesses in the downtown.



John Muir Health Core Lab

This new 56,966 sq. ft. research and development laboratory is currently under construction at 5003 and 5015 Commercial Circle. It will be an excellent addition to John Muir’s health facilities in Concord and will employ approximately 275 people.



Peets Coffee at Todos Santos Plaza, Downtown Concord

Speculative Industrial Buildings on Arnold Industrial Way

54,272 sq. ft of new industrial condominiums are currently being constructed on Arnold Industrial Way (at Industrial Way) in preparation for occupancy by businesses looking to own their individual space.

Centre Point

This new subdivision of 99 single-family homes is currently under construction at Clayton Road and The Alameda. Forty-five homes are under construction so far on this 9.9 acre site.

Wisteria Residential Subdivision

This new 39 single-family home subdivision is located on Beach Street, off Willow Pass Road. These new homes are close to the downtown and will bring even more residents to this area.

Sendera Subdivision

This new residential project consisting of 76 single-family homes is located on Systron Drive, off of San Miguel Road.

Lexus Dealership

A new 177,704 sq. ft. Lexus Dealership has been approved for 2180 Diamond Boulevard (and Burnett Avenue). Construction on this new facility, replacing the former Chrysler dealership, should be starting in 2008.

Design Center by Home Depot

This newly designed home improvement center is the first of its kind in the United States. It recently opened in the former Expo Design Center building at 1461 Concord Avenue and is 93,000 sq. ft. of expansive designer showrooms, home décor, furnishings, fixtures and building supplies. This newest center by Home Depot is designed for residents looking to remodel their homes, rather than contractors, the typical customer for a standard Home Depot.

More detailed information about these developments can be viewed on our Web site: www.cityofconcord.org. From this home page, select “Quick Links” in the upper right-hand corner and click on “Current Projects Report”. This report indicates all of the major commercial, industrial and residential projects currently under construction in Concord, those projects that have been approved by the City, and projects that have been proposed and are currently in the review process. ♦

Finding the Right Location for Your Business

Did you know that the City has a free service to assist current and potential businesses in finding appropriate sites in which to locate or expand? The City partners with the local real estate community to maintain a list of available real estate inventory. This information, in the City's "Property Locator" section of the Web site, is conveniently available 24/7 on www.concordfirst.com, the dynamic Web page of the City of Concord's Economic Development Program. It can also be located on the City's general Web site: www.cityofconcord.org.

From either site, select "Property Locator" from "Quick Links" in the upper right-hand corner. The property locator system allows a user to inquire about potential retail, office, and industrial sites that are available for sale or lease. Once the type of site has been designated (office, retail, industrial, vacant land), and the desired size has been entered (1,000 sq. ft., etc.), the system provides a list of all properties that fit those specifications. Each property listing includes specifications and requirements, and most importantly, the real estate agent or property owner to be contacted for more information about that particular property.

This service is meant to assist businesses in finding appropriate sites and the real estate agents whom are listing those sites. It is a great resource for the City's current businesses which are looking to expand, and for potential businesses looking for a new location in the community. If a business has outgrown its current facility or the business owners are merely looking to relocate within the City of Concord, visit the Web site mentioned above, or

contact the Economic Development Program at 1-800-727-2254 for assistance.

The City's "Property Locator" is updated by the Economic Development Program staff, real estate agents, property managers, and property owners. If you are an owner or agent with property for sale or lease in Concord, please visit the site and ensure that we have your current listings. This free service is designed to assist current and potential businesses in finding the best locations for their

businesses. It is not meant to take the place of a qualified real estate agent, but rather is an economic development tool to assist businesses.

This service can also provide business and demographic reports within a 20-mile radius around properties that are available and listed on the system. If a business owner would like to find out more information concerning the demographics, income levels, or other types of businesses near a particular available property, please visit the Web site or contact the City. ♦

The screenshot displays the City of Concord website at www.cityofconcord.org. The "QUICK LINKS" menu is open, highlighting the "Property Locator" option. The "PROPERTY LOCATOR" tool is shown in a pop-up window, featuring a map of Concord, California, and a search form. The search form includes fields for "Type" (set to "All Types"), "Minimum Size", "Maximum Size", and "Square Feet". There are checkboxes for "Proposed for lease" and "Available for sale". Below the search form, there are instructions for searching for properties. The website footer includes the text "©2007 City of Concord, All Rights Reserved." and links for "Contact Us", "Accessibility", "Privacy", "Disclosure", and "Site Map".

And the 2007 Business Survey said...

The City of Concord sent out the 2007 Annual Business Survey to all of its licensed businesses in early 2007. It is an important opportunity for Concord business owners/operators to let the City know how well it is doing in meeting the needs of the business community. The information from these surveys helps the City to understand the overall business climate and issues that are affecting businesses. The surveys also provide information on businesses that may need assistance in the coming year with expansion or relocation plans.

A total of 441 businesses responded to the survey. Survey results indicated that Concord's business environment continues to be attractive to small businesses employing ten or fewer employees (80 percent). There are many major employers in Concord, such as Bank of America Technology Center, Chevron, Comcast, Conco Cement, Fry's Electronics, John Muir Health System, Macy's, Sears, Siemens, Systron Donner and Wells Fargo; however, small businesses continue to make up the majority of the City's business community.

The City appreciates and is committed to providing services to all of its businesses, large or small. Almost 60 percent of the businesses surveyed occupy space that is less than 5,000 sq. ft. Home-based businesses continue to expand in our community as well, with 19 percent of those surveyed indicating that they work out of their home.

Overall, businesses were satisfied with the City's services with more than 83 percent of those surveyed rating the services they received as satisfactory/good/excellent. The majority of those services were provided by the Business License Division, Permit Center and the Police Department. The businesses also gave excellent marks to this newsletter, *Economic Insight*, with over 95 percent deeming this publication as satisfactory/good/excellent.

Staff continues to follow up with businesses that indicated specific needs on the surveys, and expresses thanks to all those who participated in the 2007 Business Survey. The next survey will be mailed out in spring 2008. For questions about the survey, call the Economic Development Office at 925-671-3355. ♦

Need an Answer?

www.cityofconcord.org
www.concordfirst.com

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Permit Center (925) 671-3454
Planning Department(925) 671-3152
Potheses.....(925) 671-3228
Police Headquarters
General Information.....(925) 671-3232
Redevelopment Agency.....(925) 671-3355
Street Trees..... (925) 671-3444
*application is available on Web site above

CITY COUNCIL

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Helen M. Allen.....Vice Mayor
Guy S. Bjerke.....Councilmember
Laura M. HoffmeisterCouncilmember
Mark A. PetersonCouncilmember

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Thomas Wentling..... City Treasurer

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