DEPARTMENT OF VETERANS AFFAIRS (VA)

Office of Construction and Facilities Management (CFM)
Office of Real Property (ORP)
Sources Sought Notification **36C24W26Q0100**

Concord, CA

REQUEST FOR INFORMATION (RFI) / SOURCES SOUGHT FOR LEASE

The Government is seeking a minimum of 4,708 to a maximum of 6,674 of American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) Occupant Area (ABOA) square feet (SF) of contiguous space within the Area of Consideration set forth below. in Concord, California. The space needs to be contiguous. Operations will be for outpatient readjustment counseling needs for Veterans. The property shall include 30 on-site surface parking spaces. Veteran beneficiaries in this catchment area will gain access to a greater range of services closer to where they live in lieu of being referred out to the community. The Government seeks to award a lease contract for 10 years firm term and 10 years soft term due to both immediate and future known requirements.

Notice: *This advertisement is a notice of a potential opportunity. This advertisement is not a solicitation for offers, nor is it a request for proposals. The purpose of this advertisement is to identify potential sources and suitable locations, and is not intended to pre-qualify or disqualify any potential offers. The Government will not pay for any costs incurred as a result of this advertisement. The Government cannot provide any warranty, expressed or implied, as to the accuracy, reliability or completeness of contents of the furnished information found within this advertisement; Government is under no responsibility to respond to and is unable to answer any inquiries regarding this advertisement. Respondents are advised that the Government assumes no responsibility to award a lease based upon responses to this advertisement.*

The space shall be in a quality building, constructed of sound and substantial construction, and shall be in compliance with Federal Laws & Regulations governing Federal Leases, Building and Fire codes, and the Americans with Disabilities Act (ADA). If not a new Building, the Space offered shall be in a Building that has undergone or will be completed by occupancy, modernization, or adaptive reuse for the Space with modern conveniences.

VA will consider space located in an existing building as well as a building being constructed for multi-tenant use and not specifically a build-to-suit for VA use only.

Access to public transportation shall be located within the immediate vicinity of the building, but generally not to exceed a walkable one mile as determined by the Contracting Officer. Alternatively, two or more public or campus bus lines usable by Veterans shall be located within the immediate vicinity of the building, but generally not to exceed a walkable ¼ mile. Offered

space must meet government requirements for fire safety accessibility seismic and sustainability standards per the terms of the lease. Offered space shall not be in the 100-year floodplain.

The VA is conducting market research/seeking capable sources from bondable and experienced firms that are classified and registered in www.vetbiz.va.gov as either a Service-Disabled Veteran-Owned Small Businesses (SDVOSB) or Veteran-Owned Small Businesses (VOSB). The NAICS Code is *531120 Lessors of Nonresidential Buildings*, and the small business size standard is $30 million annual revenue. Responses to this notice will assist the VA in determining if the acquisition should be set-aside for competition restricted to SDVOSB or VOSB concerns in accordance with 38 USC Sec. 8127. Although this notice focuses on SDVOSB and VOSB, we encourage ALL small businesses and other interested parties to respond for market research purposes.

Expressions for offeror shall be sent no later than **5:00 PM PDT** on **Wednesday, August 19, 2026.** The VA is seeking the following space:

City, State	**Concord, California**	
Delineated Area (Extended refers to a reasonable distance outside the stated boundary)	**North:**	Marina Vista Ave, Hwy 680, California Delta Hwy 4
	East:	Treat Blvd, Denkinger Rd, Concord Blvd, Willow Pass Rd, Evora Rd.
	South:	Oak Park Blvd, N Main St, Treat Blvd
	West:	Pleasant Hill Rd, Alhambra Ave
Minimum Sq. Ft. (RSF)	6,355	
Maximum Sq. Ft. (RSF)	6,674	
Reserved Parking Spaces (Total)	30 (ADA included)	
Reserved Parking Spaces (Surface)	30	
Reserved Parking Spaces (Structure)	0	
Termination Rights (after Firm Term)	180 Days	
Firm Term	120 Months	
Soft Term	120 Months	

Additional Requirements:

(1) Offered Space shall be located on a single floor within one building; preferably be located on the first (1st) floor. If the offered space is above the first (1st) floor, the space shall be equipped with a minimum of one (1) passenger elevator able to accommodate a standard combination (passenger/freight) elevator.

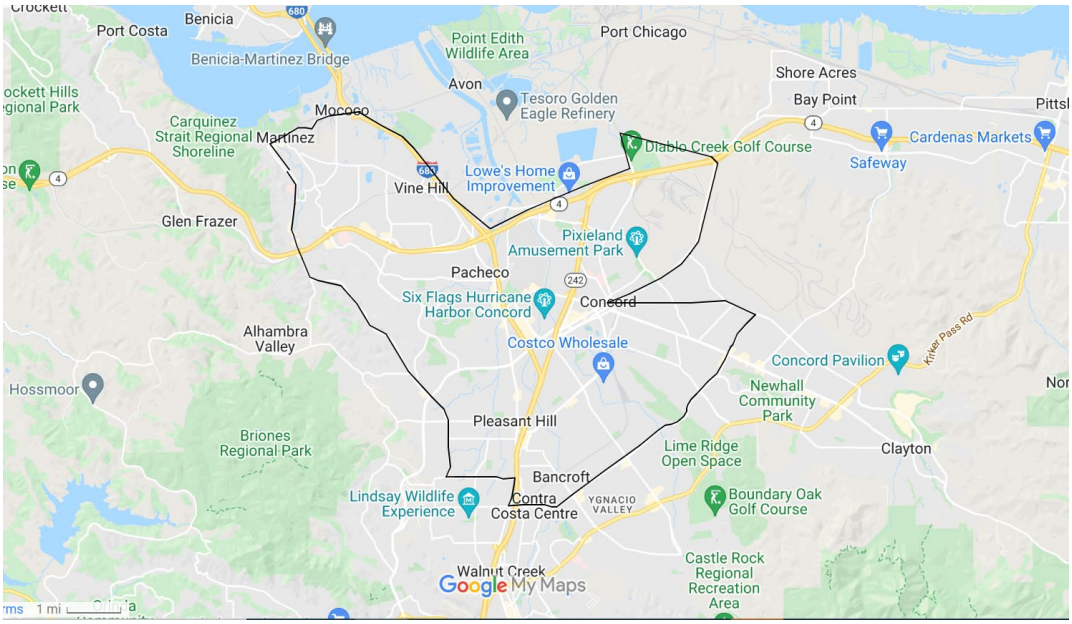
(2) Offered space shall not be in the FEMA 100-year flood plain.

(3) Offered space shall be zoned and compatible for VA's intended use.

(4) Offered space will not be considered if located in close proximity to a property with incompatible uses, including but not limited to the following uses: liquor establishments, Cannabis dispensaries, drug and alcohol treatment centers, correctional facilities, establishments where firearms are sold/discharged, railroad tracks, or within flight paths.

(5) Offered space must meet Federal and Local Government requirements for fire safety, physical security, accessibility, seismic, and sustainability standards per the terms of the solicitation for offers or requests for proposals.

(6) A fully serviced lease is required.



All submissions must be received no later than 5:00 PM PDT on Wednesday, August 19, 2026, to both Christy Snider, Lease Contracting Officer, via e-mail at Christy.Snider@va.gov and David Han, Senior Contract Specialist, via email at David.Han6@va.gov, with "Sources Sought Notification 36C24W26Q0100" in the subject line.

Interested offerors shall include the following:

- Name and Address of Current Property Owner
- Description of Adjacent properties
- Proof of Ownership
- Proof of Representation
- Pictures
- Space Layout
- Proof property is within the delineated area (see Attachment)

****DO NOT INCLUDE PRICING**

This will be a fully-serviced lease with a term of twenty (20) years with the VA having the option to vacate the premises with a 180-day notice after the Firm Term of 10-Years.

The Government is limited by law (40 USC 278a, as Amended 10-1-81) to pay no more than the appraised fair rental value for space.

Please note: This advertisement is not a solicitation for offers, nor is it a request for proposals. A solicitation for offers will be issued by the Department of Veterans Affairs at a later date. All interested parties will submit a request for solicitation in writing to the attention of Ms. Snider at the above-mentioned address. Interested offerors should submit one (1) electronic copy of

specific information concerning their properties. A site investigation of all properties will be conducted. Complete access of all properties will be required at the time of the site investigation.