

FOR LEASE

High Profile Retail Opportunity on Highway 4 Sand Creek Rd & HWY 4 | Brentwood, CA



70,000 VPD

Subject Property

SAND CREEK RD 19,851 VPD

Future Residential,
School, And City Park
Development

THE STREETS OF BRENTWOOD

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SAND CREEK CROSSING

PROPERTY SUMMARY

Sand Creek Development | Brentwood, CA



ABOUT BRENTWOOD

Brentwood, CA is located 55 miles east of San Francisco in the Eastern Contra Costa region. The City of Brentwood has a long and storied history of agriculture and farming production and has since benefited from the East Bay's substantial economic expansion since the great depression. As a result, retail occupancy levels have remained high, and vacancy rates in Brentwood and the rest of the East bay are among the lowest in the county in comparison to other major markets. Brentwood has experienced immense residential growth over the last several years with no signs of stopping. The City offers unique agri-tourism experiences during the late spring and summer months, attracting people from all over the Bay Area.

LOCATION DESCRIPTION

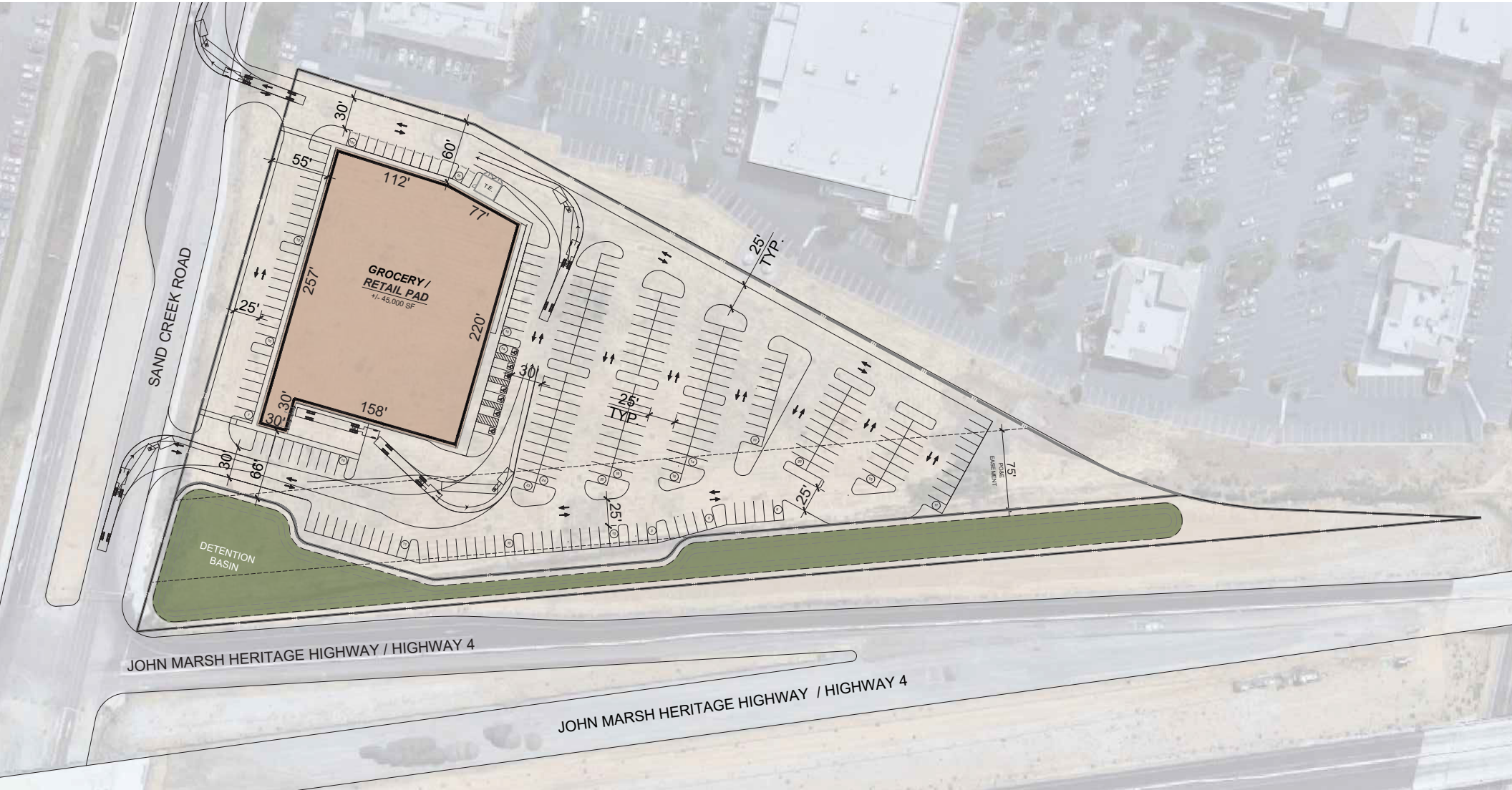
The Sand Creek Road development site is a 5.3 acre piece located at the intersection of Highway 4 and Sand Creek Road in Brentwood, CA. The site offers great freeway visibility and is adjacent to two of Brentwood's prominent shopping centers, Sand Creek Crossing and The Streets of Brentwood. The property's accessibility to Highway 4 makes this one of the most desirable sites in the area.

PROPERTY PROFILE

- Up to 45,000 SF (Divisible)
- 5.3 AC of land
- Retail/Restaurant drive-thru pads or hospitality opportunity
- Located at the heavily trafficked, signalized intersection of HWY 4 and Sand Creek Road
 - Highway 4 (70,000 VPD)
 - Sand Creek Road (19,851 VPD)
- Tremendous exposure
- Adjacent to The Streets of Brentwood and Sand Creek Crossing shopping centers

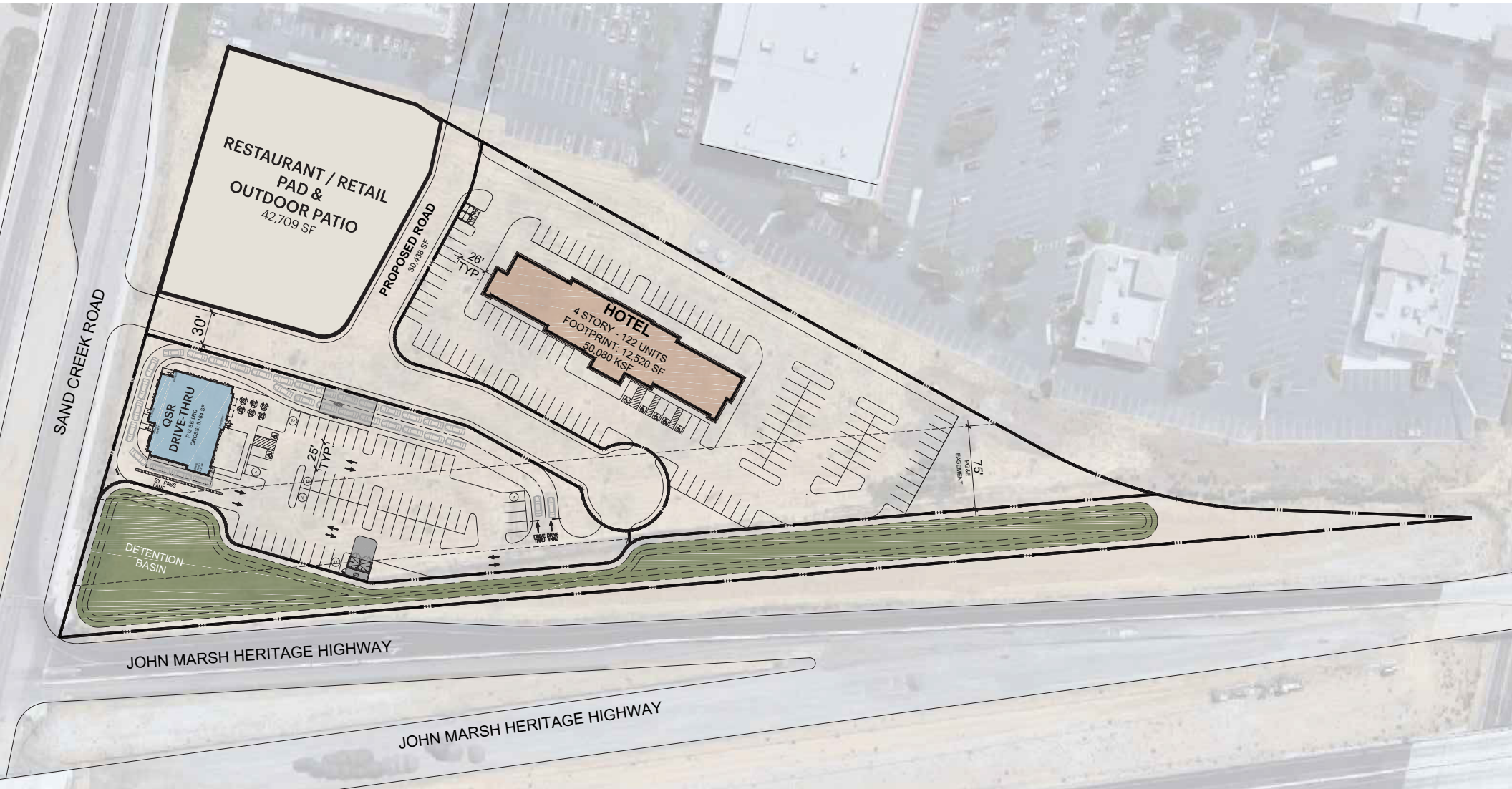
CONCEPTUAL SITE PLAN | BIG BOX RETAIL

Sand Creek Development | Brentwood, CA



CONCEPTUAL SITE PLAN | RETAIL PADS & HOSPITALITY

Sand Creek Development | Brentwood, CA



PARCEL MAP

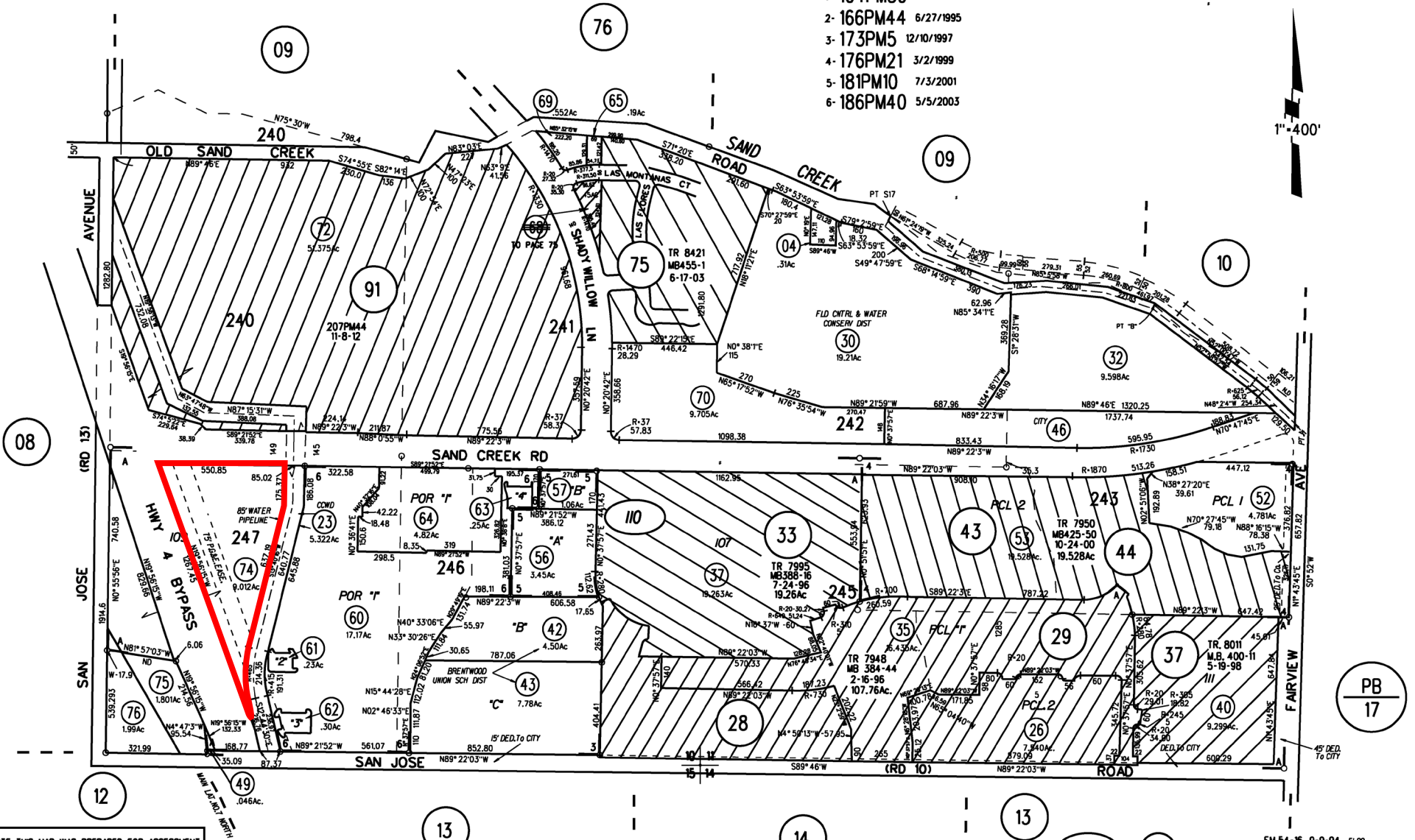
Sand Creek Development | Brentwood, CA

BRENTWOOD IRRIGATED FARMS SUB. NO. 6

A- POR TR 7948 MB 384-44 2/16/1996

- 1- 104PM50 2/25/1983
- 2- 166PM44 6/27/1995
- 3- 173PM5 12/10/1997
- 4- 176PM21 3/2/1999
- 5- 181PM10 7/3/2001
- 6- 186PM40 5/5/2003

K-24
L-24



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

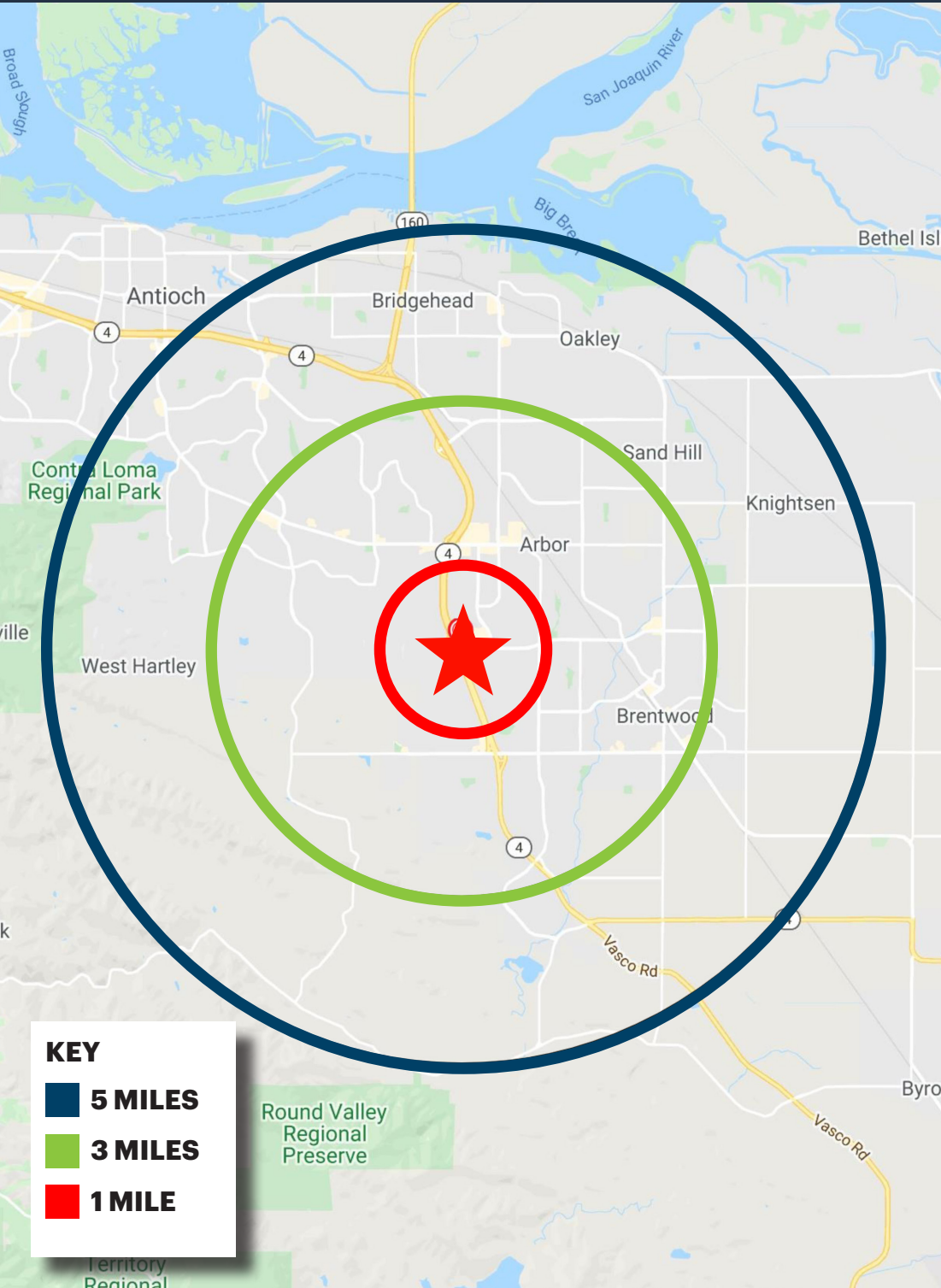
MARKET AERIAL

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DEMOGRAPHICS

Sand Creek Development | Brentwood, CA



KEY

- 5 MILES**
- 3 MILES**
- 1 MILE**

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
8,878	92,448	174,251



DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
1,981	20,700	33,157



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$156,747	\$139,688	\$129,961



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
2,210	19,946	33,561



HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$123.3 M	\$1.17 B	\$2.1 B



HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
861	986	668



HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,277	12,689	23,510



HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
49	1,179	2,354



