

## FOR SALE OFFICE / RETAIL LAND Brentwood, California



- LOCATION:** Southeast corners of Balfour and Armstrong Roads, Brentwood, CA
- SIZE:** 3.6± acres
- ZONING:** PD-16, this zoning allows for a variety of uses, including restaurant, retail, general and medical office.
- CURRENT ENTITLEMENTS** **Parcel 1** currently has entitlements for a 33,200±sf mixed use development consisting of 7 freestanding buildings.

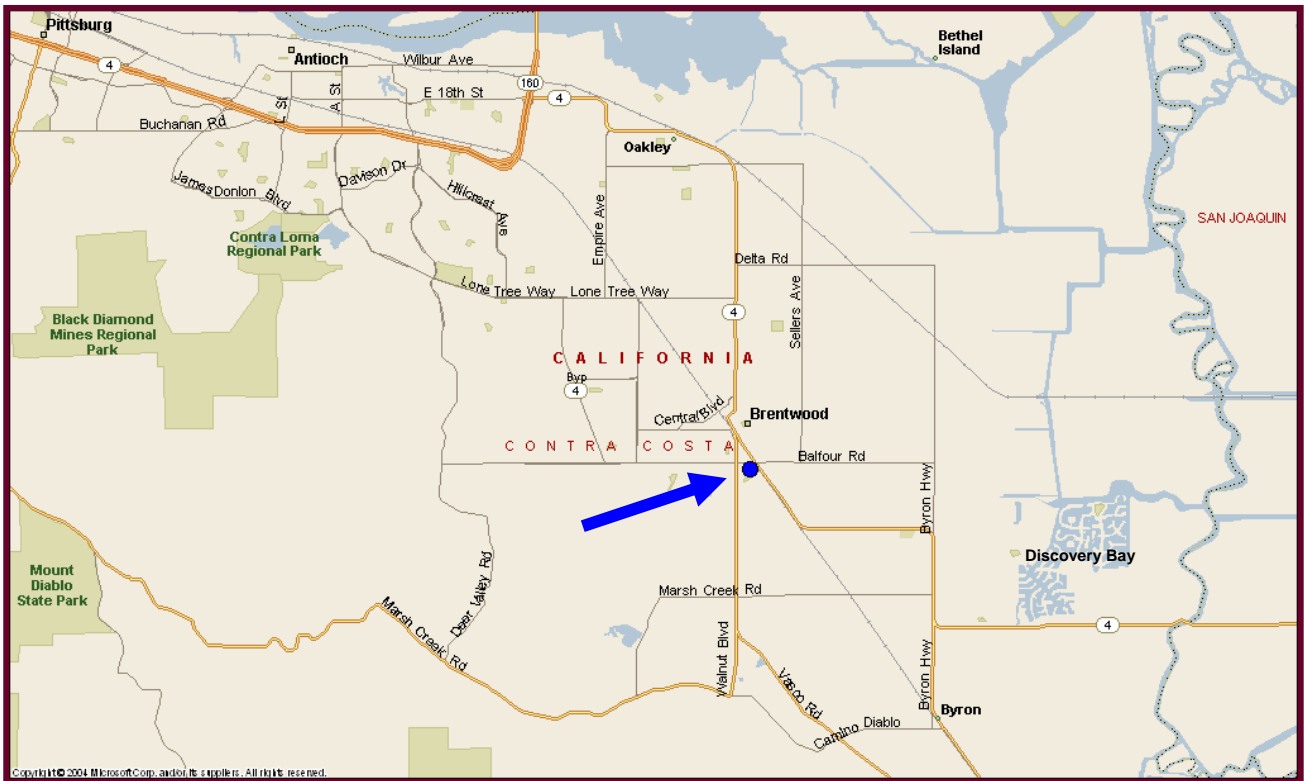
DEMOGRAPHICS:	<u>1 MILES</u>	<u>2 MILES</u>	<u>3 MILES</u>
POPULATION	7,798	20,081	29,806
AVERAGE HOUSEHOLD INCOME	\$80,058	\$81,944	\$82,610

**OFFERING PRICE:** \$1,499,000

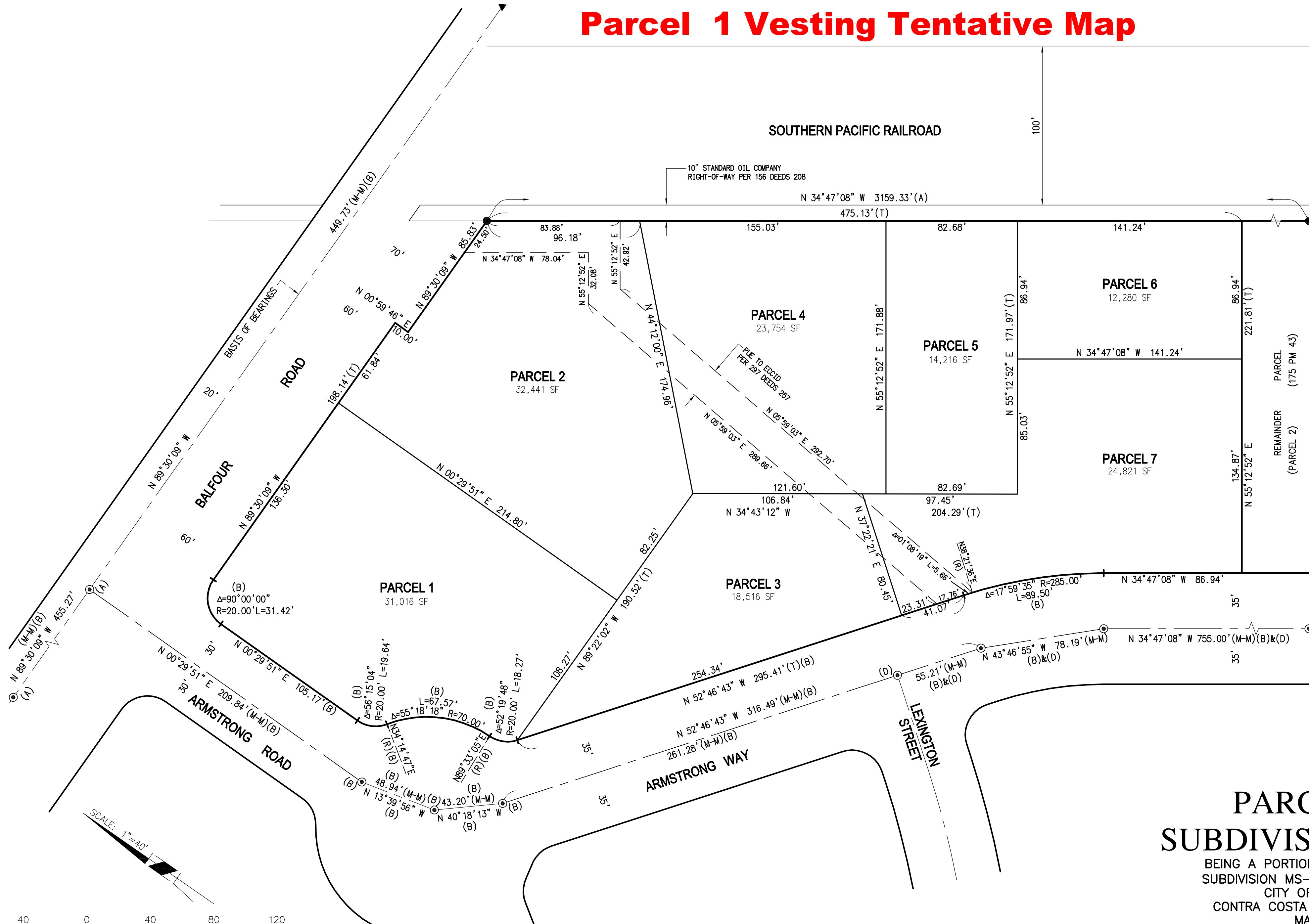
**FEATURES:**

- Approximately 22,000 cars per day at the intersection of Balfour and Brentwood Blvd.
- First commercial area as you enter Brentwood from Discovery Bay
- Nearby tenants include: Food Maxx, Walgreens, Starbucks, Jamba Juice, Kragen, Ace Hardware, and Bank of the West
- High income and high growth area





# Parcel 1 Vesting Tentative Map



- MONUMENT LEGEND**
- FOUND 3/4" REBAR AND CAP "LS 5077" PER (A) UNLESS NOTED
  - ▲ FOUND RAILROAD SPIKE "SH-1" PER (A), (B) & (C)
  - ⊙ FOUND STANDARD STREET MONUMENT PER RECORD INDICATED
  - (M-M) MONUMENT TO MONUMENT
  - (R) RADIAL BEARING
  - SF AREA IN SQUARE FEET
  - (T) TOTAL

- RECORD REFERENCES**
- (A) 372 MAPS 7 - SUB 7736
  - (B) 424 MAPS 10 - SUB 8383\*
  - (C) 175 PM 43 - SUB MS 351-98
  - (D) 424 MAPS 30 - SUB 8411\*
- \* DATA CONVERTED TO FEET

**BASIS OF BEARINGS**  
 THE BEARING OF N89°30'09"W FOR THE CENTERLINE OF BALFOUR ROAD PER (B) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**NOTE**  
 SEE SHEET 3 FOR RECIPROCAL ACCESS EASEMENT DATA

**PARCEL MAP SUBDIVISION MS**  
 BEING A PORTION OF PARCEL TWO OF SUBDIVISION MS-351-98 (175 PM 43) CITY OF BREWOOD, CONTRA COSTA COUNTY, CALIFORNIA MAY, 2007

