



CALIFORNIA
4
78,668 ADT

Chick-Fil-A
(Coming Soon)

Slatten Ranch East
(N.A.P.)

LONE TREE WAY 48,957 ADT



LOCKEHOUSE

SLATTEN RANCH
ANTIOCH, CALIFORNIA
±1,200 SF RETAIL AVAILABLE FOR LEASE



ABOUT ANTIOCH

Antioch is located on the banks of the San Joaquin River in Contra Costa County in Northern California. Antioch is considered the Gateway to the Delta, with a population of over 100,000 people. Antioch offers a variety of employment, shopping, and vast recreational activities.

LOCATION DESCRIPTION

Slatten Ranch is a ±440,000 SF Power Center located at the prime location of the commercial corridor serving East Contra Costa County. Slatten Ranch is positioned at the intersection of Lone Tree Way and Highway 4, providing outstanding visibility and access.

PROPERTY PROFILE

AVAILABLE SPACE	±5,633 SF
	±23,000 SF
	±1,200 SF (Former Salon)
TRAFFIC COUNTS	Highway 4 78,668 ADT
	Lone Tree Way 48,957 ADT
	Shady Willow Lane 9,650 ADT
PROPERTY HIGHLIGHTS	• ±440,000 SF Power Center
	• Trade area’s premier retail center, anchored by Target, and Barnes & Noble
	• Located at the prime location of the commercial corridor serving East Contra Costa County
	• Positioned at the intersection of Lone Tree Way and Highway 4, providing outstanding visibility and access
	• Traffic counts at Lone Tree and Highway 4 of ±96,000 vehicles per day
• Well maintained and kept in top condition	



Traffic Counts Souce: CoStar 11/09/23

West Parcel

East Parcel (N.A.P.)

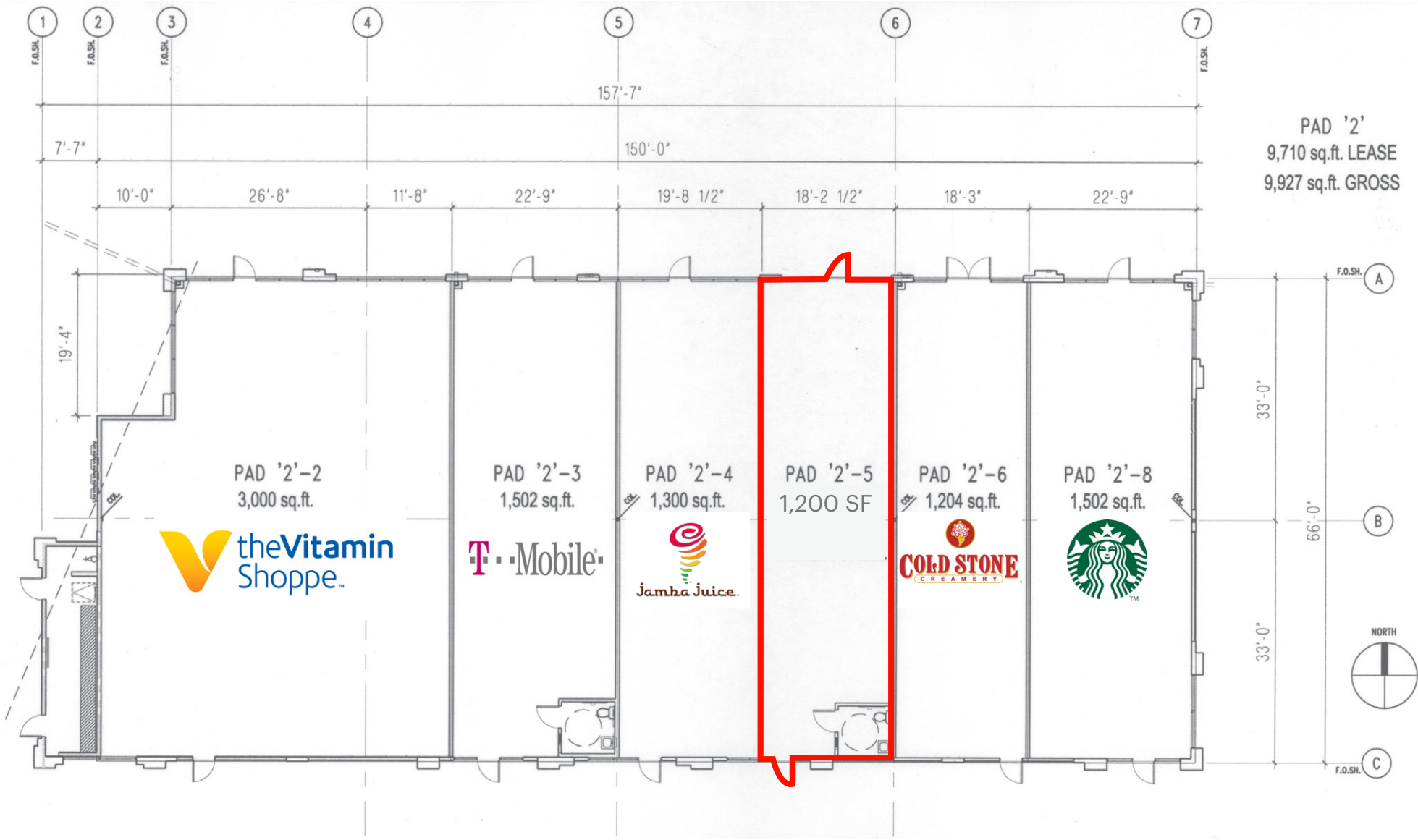




5779 Lone Tree Way

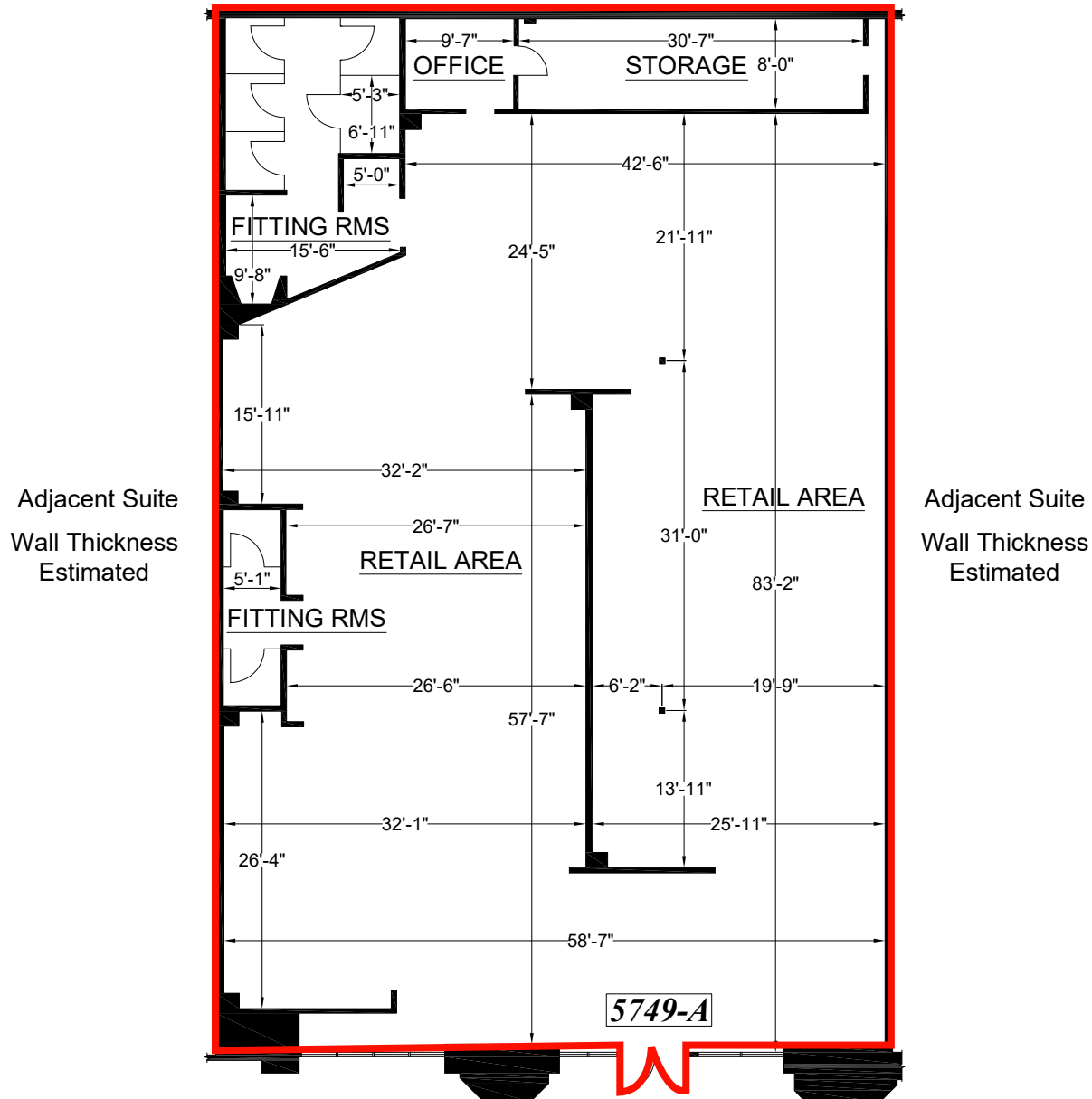
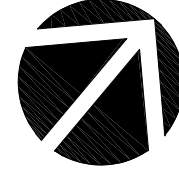


FLOOR PLAN | ±1,200 SF

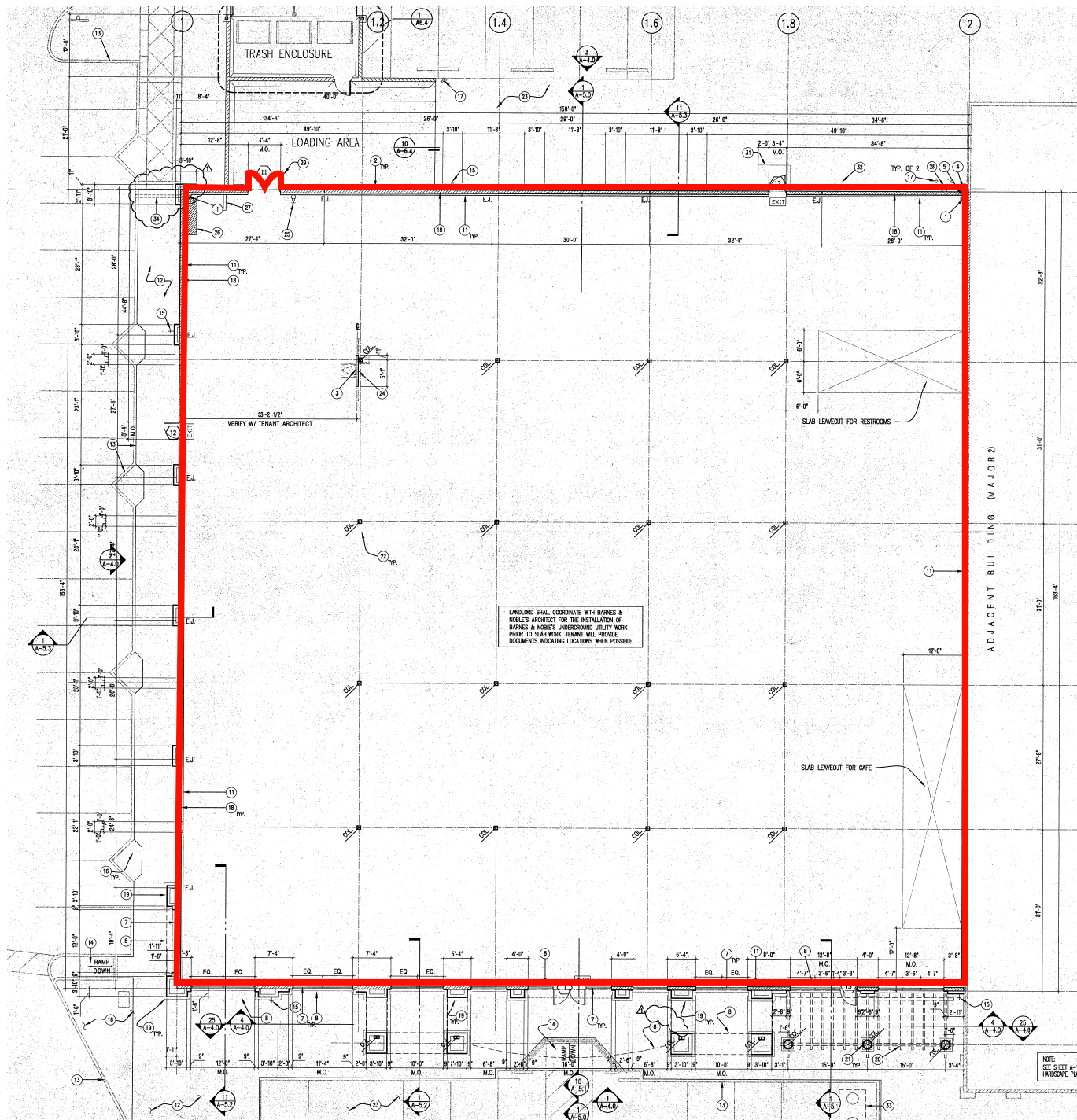


FLOOR PLAN

**Measured Area: 5,633 s.f.*



FLOOR PLAN | ±23,000 SF DO NOT DISTURB TENANT



STORE FRONTS





MARKET AERIAL



Traffic Counts Source: Regis USA 4/08/24



POPULATION

1 MILE	3 MILES	5 MILES
11,226	119,075	197,240



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$179,959	\$153,917	\$150,630



HOUSEHOLD INCOME DISTRIBUTION \$200,000 OR MORE

1 MILE	3 MILES	5 MILES
33.9%	27.5%	26.6%



MEDIAN HOME VALUE \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
20.4%	19.3%	19.9%



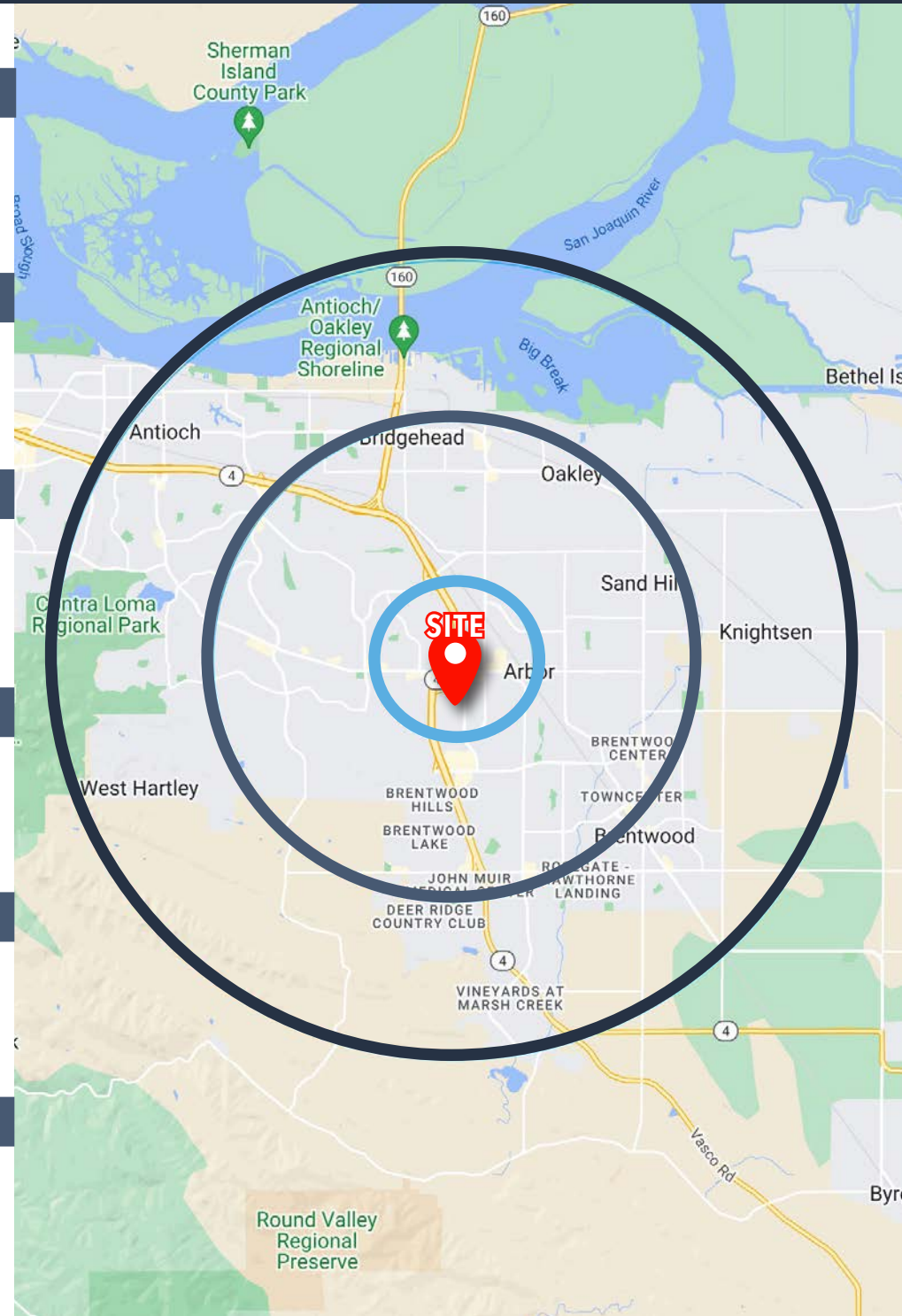
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
37.5%	31.3%	30.7%



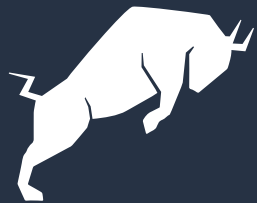
TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$170.29 M	\$1.64 B	\$2.75 B



SLATTEN RANCH

ANTIOCH, CALIFORNIA



LOCKEHOUSE

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