



78,668 ADT

Slatten Ranch East
(N.A.P.)

LONE TREE WAY 48,957 ADT



LOCKEHOUSE

SLATTEN RANCH

ANTIOCH, CALIFORNIA
±5,633, & ±27,060 SF RETAIL AVAILABLE



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	
	±27,060 SF	
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
 - 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

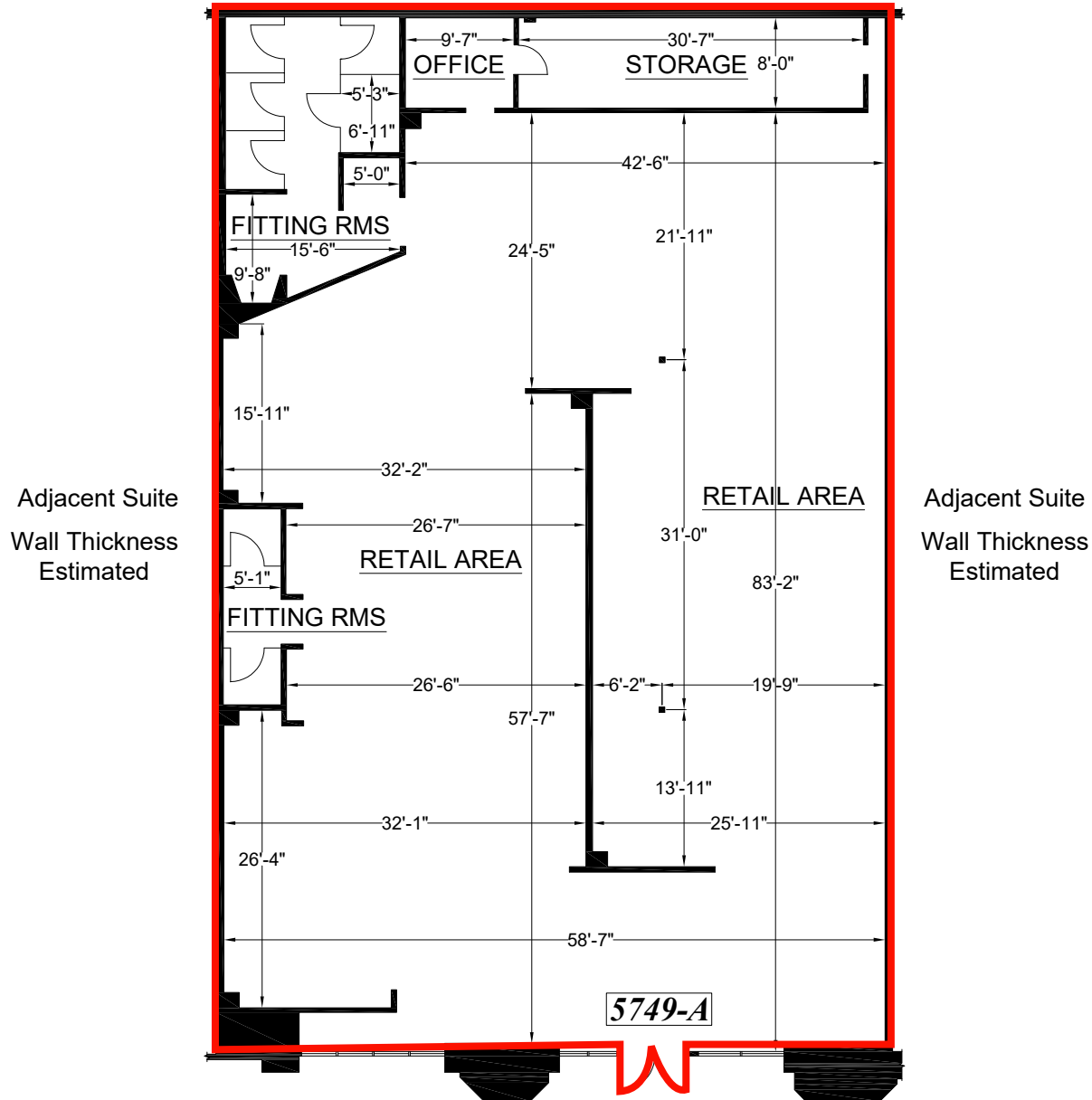
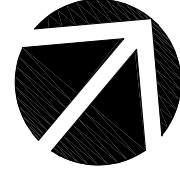
West Parcel

East Parcel (N.A.P.)

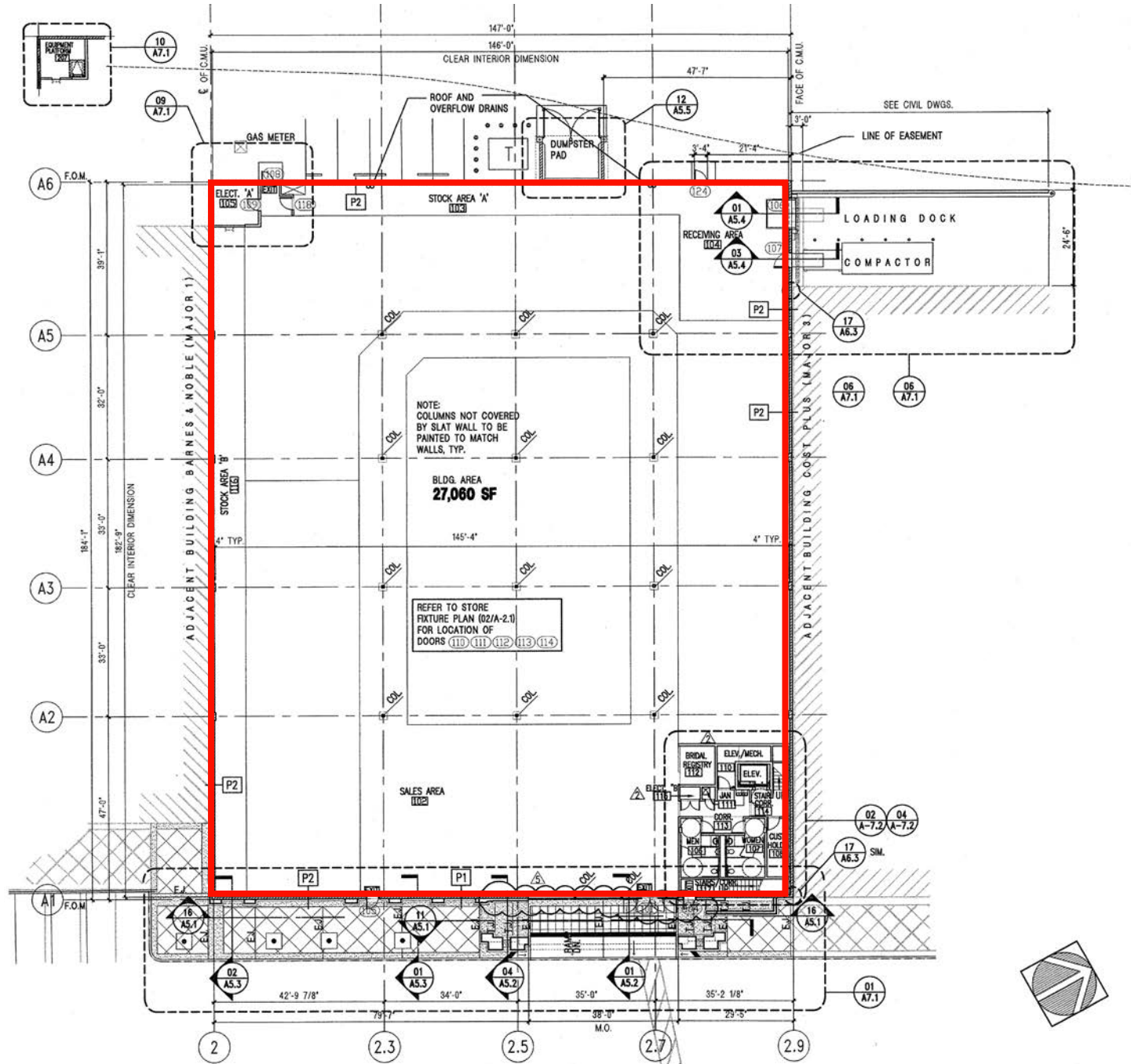


FLOOR PLAN

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



FLOOR PLAN | ±27,060 SF



STORE FRONTS





MARKET AERIAL



LONE TREE PLAZA

TRADER JOE'S	Peets COFFEE	THE HOME DEPOT	Chevron
IN-N-OUT BURGER	MATTRESS FIRM	Never Stop.com	Sport Clips
KOHL'S	Michaels	petco	MOD
NUTRISHOP	EMPORIO ARMANI	FedEx Office	ROCKEN JUMP

SLATTEN RANCH SHOPPING CENTER

TARGET	Starbucks	five BEL'W	carter's	PETSMART	BevMo!
pet food express	M	GameStop	chili's	PIZZA EXPRESS	Office DEPOT
the Habit BURGER GRILL	BEST BUY	WOBBY LOBBY	OLD NAVY	KIRKLAND'S	jcpenney
				MATTRESS FIRM	

CHASE	7 ELEVEN	TO BELL	(Opening Soon) COSTCO WHOLESALE
STAT MED URGENT CARE	FITNESS		

SHADY WILLOW PLAZA

Bank of America	WING BROS	Starbuck's
ampm	Quickly	JOE'S SCHWAB
goodwill	KFC	SHIRAZONI PASTRY RESTAURANT

LONE TREE CENTER

O'neilly AUTO PARTS	Walgreens	WinCo FOODS
FIVE GUYS BURGERS and FRIES	firestone	NATION'S GIANT

BRENTWOOD SHOPPING CENTER

McDonald's	UNIFY	DOLLAR TREE
MIDAS	Speedee	Liberty Mutual INSURANCE

BRENTWOOD STATION

Wendy's	BIRCHWOOD WILD WINGS	verizon
CHUCK & CHEESE'S	Shell	Outdoor Living

THE STREETS OF BRENTWOOD

amc	SPROUTS FRESH MARKET	GameStop
VICTORIA'S SECRET	Vine + Grain	HOT TOPIC
DSW DESIGNER SHOES	HOLLISTER CALIFORNIA	ULTA BEAUTY
Starbucks	TULLYS	Bath Body Works
zumiez	sunglass hut	

SUNSET PLAZA

AHZEETU Korean Bistro	Dore's	Pete's ICE CREAM
ANYTIME FITNESS	UNITEDCLIPS	

SHOPS AT FAIRVIEW

DOLLAR TREE	CVS pharmacy	SHERWIN WILLIAMS
Jack In the Box	Chianti's RISTORANTE	Bagel Street Cafe

TOWN CENTER PLAZA

SAFeway	CVS pharmacy	BR Baskin Robbins
Willy's	TOGO'S	MOUNTAIN MEATS
BURGER KING	DAD'S GARB	WELLS FARGO

SAND CREEK CROSSING

Raley's	Party City	HomeGoods	TJ-maxx	GNC
City FURNITURE	KELLY-MOORE PAINTS	Round Table	Krispy Kreme	Peets COFFEE
ROSS DRESS FOR LESS	ups	menchie's	See's CANDIES	

SAFeway	PIZZA EXPRESS	Ritas
MR PICKLE'S PREMIUM BEER	PIZZA EXPRESS	CHASE

Walgreens	BNP PARIBAS	ameci PIZZA KITCHEN	metro
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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%



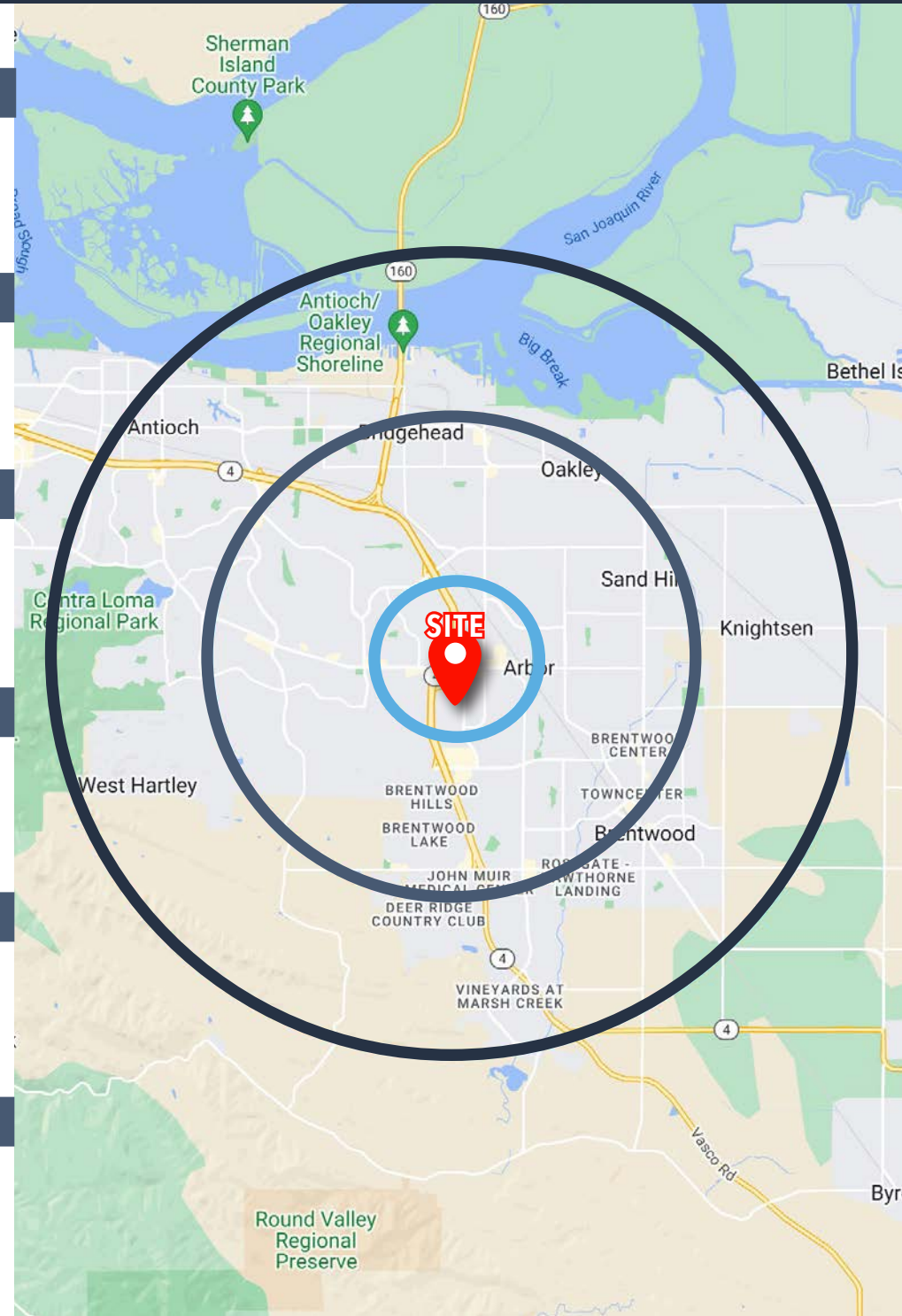
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



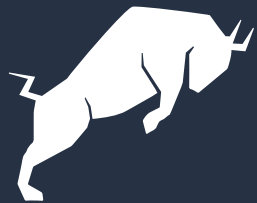
TOTAL RETAIL EXPENDITURES

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



SLATTEN RANCH

ANTIOCH, CALIFORNIA



LOCKEHOUSE

ETHAN GOLDSTEIN

(925) 627-7904

egoldstein@lockehouse.com

License #02237354

NICK SCHMIDTER

(650) 548-2688

nick@lockehouse.com

License #01801511

JIM SHEPHERD

(925) 627-7902

jim@lockehouse.com

License #01260555