FOR LEASE

Hospitality/Retail Opportunity on Highway 4

Sand Creek Rd. & HWY 4 | Brentwood, CA

LOCKEHOUSE

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 5.29 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.

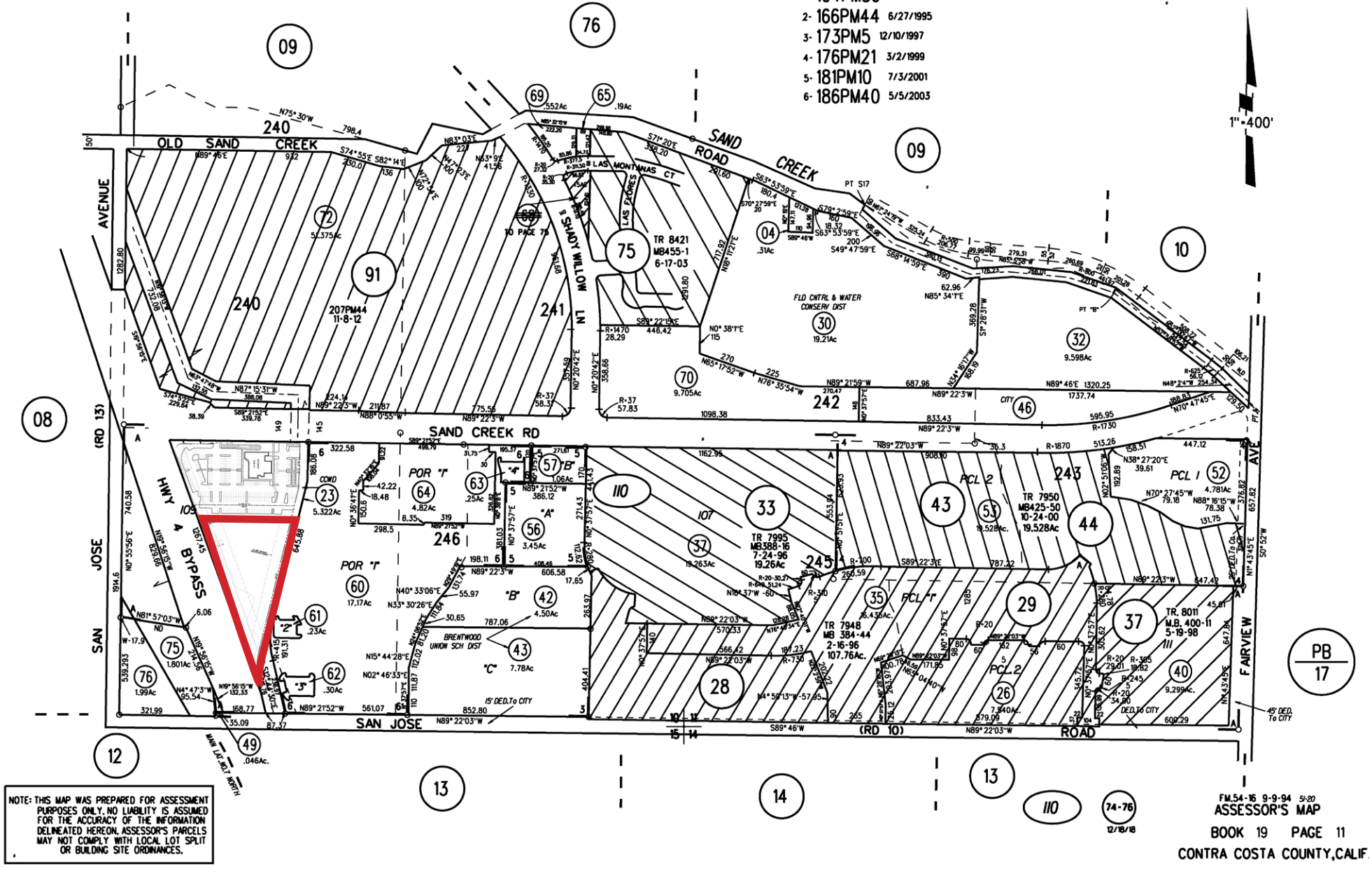
PROPERTY PROFILE

- 2.83 AC of Land Available
- 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

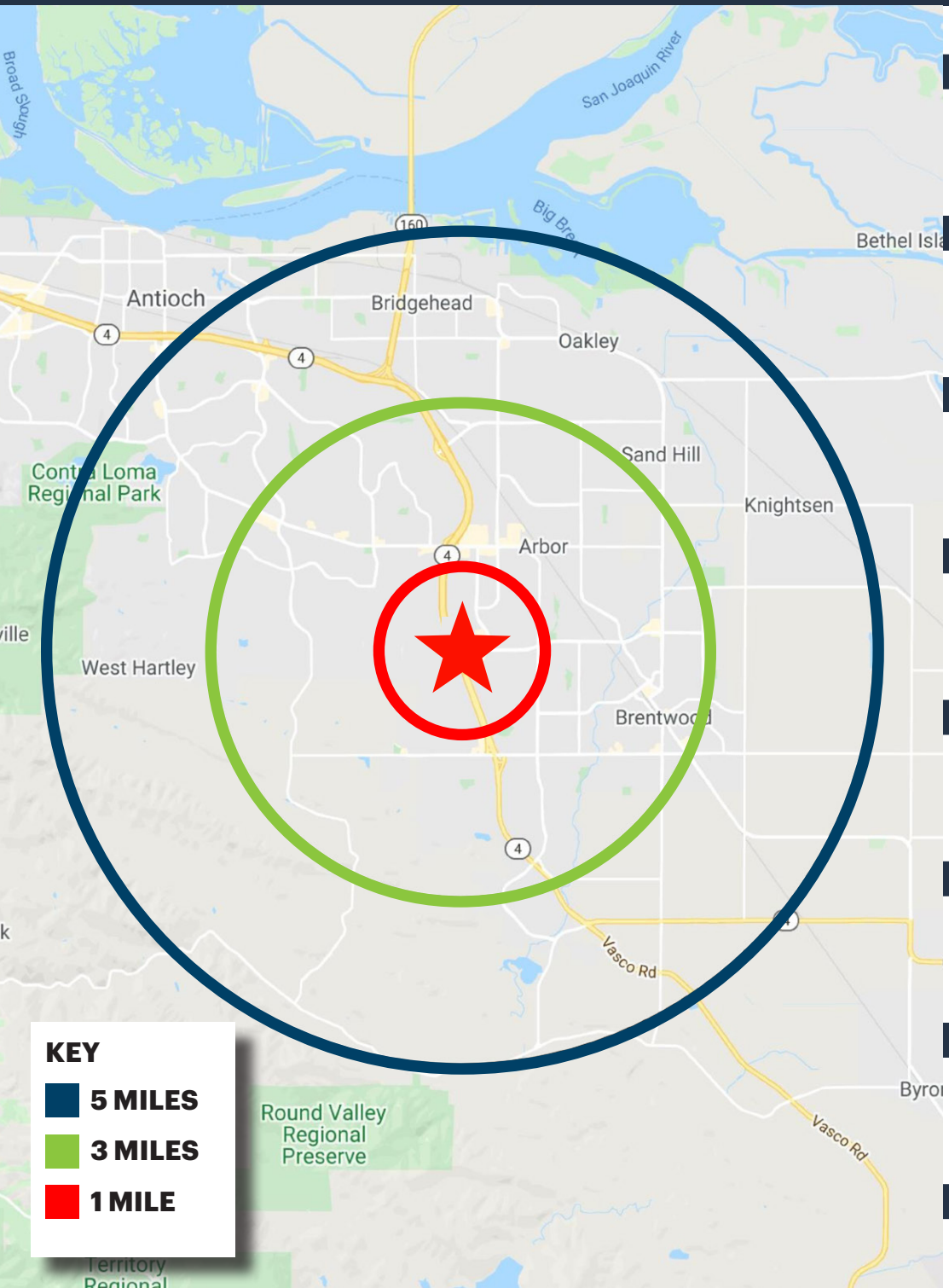
PARCEL MAP

Sand Creek Development | Brentwood, CA

Lockehouse Retail Group | www.**LOCKEHOUSE**.com



LONE TREE PLAZA
TRADER JOE'S
Peet's COFFEE
THE HOME DEPOT
Chevron
IN-N-OUT BURGER
MATTRESS FIRM
SportClips HAIRCUTS
KOHL'S
Michaels
petco
MOD
NUTRISHOP
CHIPOTLE MEXICAN GRILL
FedEx Office
ROCKIN' JUMP
CHASE
7-ELEVEN
TACO BELL
STAT MED URGENT CARE
24 HOUR FITNESS
LOWE'S
LONE TREE WAY - 26,000 VPD
SLATTEN RANCH SHOPPING CENTER
TARGET
BARNES & NOBLE BOOKSELLERS
BED BATH & BEYOND
carter's
PETSMART
pet food express
GameStop
chili's
PANDA EXPRESS
Office DEPOT
Panera BREAD
the Habit BURGER GRILL
BEST BUY
HOBBY LOBBY
OLD NAVY
KIRKLAND'S
jcpenney
MATTRESS FIRM
SHADY WILLOW PLAZA
Bank of America
Carl's Jr.
ampm
Quickly
goodwill
KFC
SHIRASONI JAPANESE RESTAURANT
LONE TREE CENTER
O'Reilly AUTO PARTS
Walgreens
WinCo FOODS
FIVE GUYS BURGERS and FRIES
Firestone
NATIONS GIANT
BRENTWOOD SHOPPING CENTER
McDonald's
UNIFY
DOLLAR TREE
MIDAS
SpeeDee Oil Change
Liberty Mutual INSURANCE
BRENTWOOD BLVD. - 24,000 VPD
70,000 VPD
CALIFORNIA 4
BRENTWOOD STATION
Wendy's
BUFFALO WILD WINGS GRILL & BAR
verizon
CHUCK E. CHEESE'S
Shell
Brentwood Outdoor Living
SAND CREEK RD. - 19,851 VPD
SUNSET PLAZA
AHZEETU Korean Bistro
Doré
Poke's ICE CREAM
ANYTIME FITNESS
UNITEDCLIPS
THE STREETS OF BRENTWOOD
amc
SPROUTS FARMERS MARKET
GameStop
HOT TOPIC
sunglass hut
VICTORIA'S SECRET
Vine + Grain
ULTA BEAUTY
AT&T
SUBWAY
chico's
DSW DESIGNER SHOE WAREHOUSE
HOLLISTER
Bath & Body Works
orangetheory FITNESS
TORRID
maurices
TILLY'S
VITALITY BOWLS
zumiez
RED ROBIN
Available
SHOPS AT FAIRVIEW
DOLLAR TREE
CVS pharmacy
SHERWIN WILLIAMS
Jack in the box
Chianti's RISTORANTE
Bagel Street Café
DOLLAR GENERAL
FAIRVIEW AVE. - 14,000 VPD
TOWN CENTER PLAZA
SAFEWAY
CVS pharmacy
BR baskin robbins
Willy's
TOGO'S
MOUNTAIN MIKE'S PIZZA
BURGER KING
DAD'S CAFE
WELLS FARGO
BALFOUR RD. - 37,000 VPD
SAND CREEK CROSSING
Raley's
Party City
HomeGoods
TJ maxx
GNC LIVE WELL
City FURNITURE Gallery
KELLY-MOORE PAINTS
Round Table PIZZA
Krispy Kreme DOUGHNUTS
Peet's COFFEE
ROSS DRESS FOR LESS
ups
menchie's frozen yogurt
See's CANDIES
SAFEWAY
PANDA EXPRESS
Rita's
MR. PICKLE'S SANDWICH SHOP
EXTREME PIZZA
CHASE
food maxx
Walgreens
BNP PARIBAS
ameci PIZZA KITCHEN
metro by T-Mobile



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

LOCKEHOUSE

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Sources: Demographics & Traffic Counts - SItes USA Regis 2022. Photography - PG 6 - City of Brentwood