

# FOR LEASE

## Hospitality/Retail Opportunity on Highway 4

Sand Creek Rd. & HWY 4 | Brentwood, CA



### THE STREETS OF BRENTWOOD


Sand Creek Rd 27,238 VPD

Sand Creek Rd

**SAND CREEK RD. EXTENSION  
HWY 4 TO ANTIOCH  
NOW OPEN**

*Future Residential,  
School, And City Park  
Development*



**Available**

### SAND CREEK CROSSING




\*Traffic Counts Source: Regis 3/12/25



## 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 (78,688 VPD)
  - Sand Creek Road (31,563 VPD)
- Tremendous exposure
- Adjacent to The Streets of Brentwood and Sand Creek Crossing shopping centers



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# INNOVATION CENTER

Sand Creek Development | Brentwood, CA



## INNOVATION CENTER

The Innovation Center at Brentwood, a 300-acre mixed-use master planned project, is geared toward attracting development for a next generation business park and town center/ mixed-used development.

The project has unique connections to existing residential, existing lifestyle and regional retail, bicycle and pedestrian trails and a future planned BART station. The Economic Development Team is currently marketing the available 300 plus acres to a variety of life science/medtech and mixed-use developers.

This site represents one of the last large remaining "shovel ready" properties available in the entire San Francisco Bay Area. With 70 percent of the local community college-educated, excellent schools, safe neighborhoods, and plenty of parks, trails, etc., the Innovation Center is an ideal location of technology firms to consider expansion and/or relocation.





## SAND CREEK RD. EXTENSION

The project scope includes extension of Sand Creek Road from westerly of the existing terminus at State Route 4 to Heidorn Ranch Road approximately 2,300 LF. The improvements include constructing the central 56' of roadway (2 – 20' roadway and a 16' median), streetlights, wet and dry utilities, full width bridge (4-lane arterial) across Sand Creek, and related work linking State Route 4 to Heidorn Ranch Road.

This extension will expand Sand Creek Road at State Route 4 westward, connecting Sand Creek Road to Heidorn Ranch Road. This long-anticipated initiative projects to alleviate traffic congestion on adjacent streets, including Lone Tree Way, Balfour Road, and Deer Valley Road. Furthermore, this extension will provide Brentwood residents and emergency personnel an accelerated and safer route to Kaiser Permanente in Antioch.



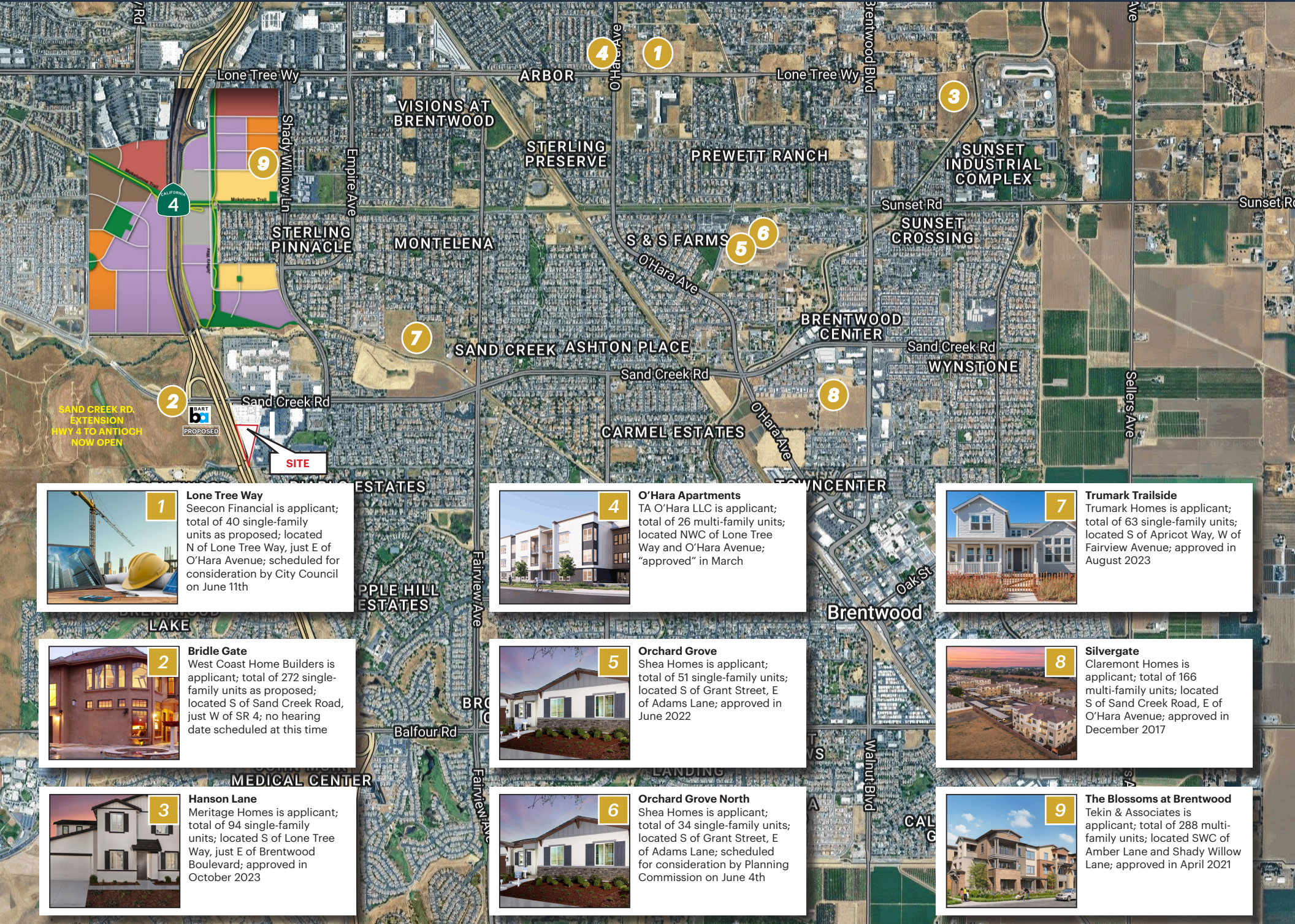
SAND CREEK EXTENSION INFO.





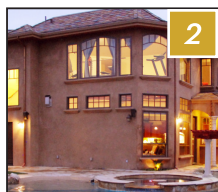
# NEW RESIDENTIAL DEVELOPMENTS

Sand Creek Development | Brentwood, CA



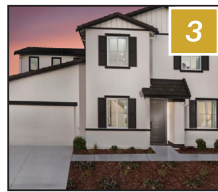
1

**Lone Tree Way**  
Seecon Financial is applicant; total of 40 single-family units as proposed; located N of Lone Tree Way, just E of O'Hara Avenue; scheduled for consideration by City Council on June 11th



2

**Bridle Gate**  
West Coast Home Builders is applicant; total of 272 single-family units as proposed; located S of Sand Creek Road, just W of SR 4; no hearing date scheduled at this time



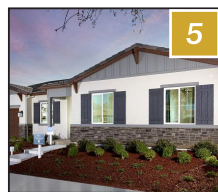
3

**Hanson Lane**  
Meritage Homes is applicant; total of 94 single-family units; located S of Lone Tree Way, just E of Brentwood Boulevard; approved in October 2023



4

**O'Hara Apartments**  
TA O'Hara LLC is applicant; total of 26 multi-family units; located NWC of Lone Tree Way and O'Hara Avenue; "approved" in March



5

**Orchard Grove**  
Shea Homes is applicant; total of 51 single-family units; located S of Grant Street, E of Adams Lane; approved in June 2022



6

**Orchard Grove North**  
Shea Homes is applicant; total of 34 single-family units; located S of Grant Street, E of Adams Lane; scheduled for consideration by Planning Commission on June 4th



7

**Trumark Trailside**  
Trumark Homes is applicant; total of 63 single-family units; located S of Apricot Way, W of Fairview Avenue; approved in August 2023



8

**Silvergate**  
Claremont Homes is applicant; total of 166 multi-family units; located S of Sand Creek Road, E of O'Hara Avenue; approved in December 2017



9

**The Blossoms at Brentwood**  
Tekin & Associates is applicant; total of 288 multi-family units; located SWC of Amber Lane and Shady Willow Lane; approved in April 2021

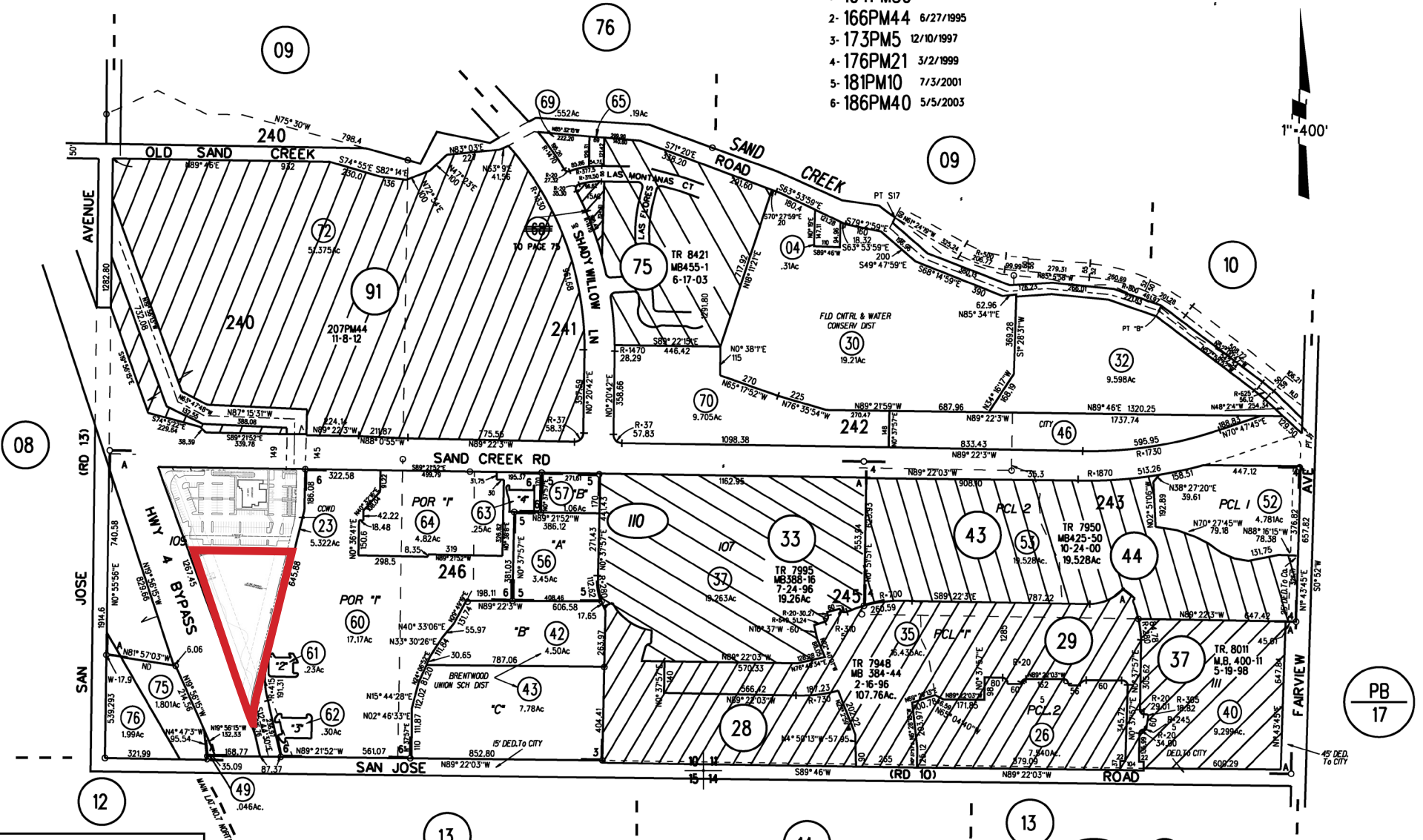


## BRENTWOOD IRRIGATED FARMS SUB. NO. 6

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.

FM 54-16 9-9-94 5-20  
ASSESSOR'S MAP  
BOOK 19 PAGE 11  
CONTRA COSTA COUNTY, CALIF.



# MARKET AERIAL

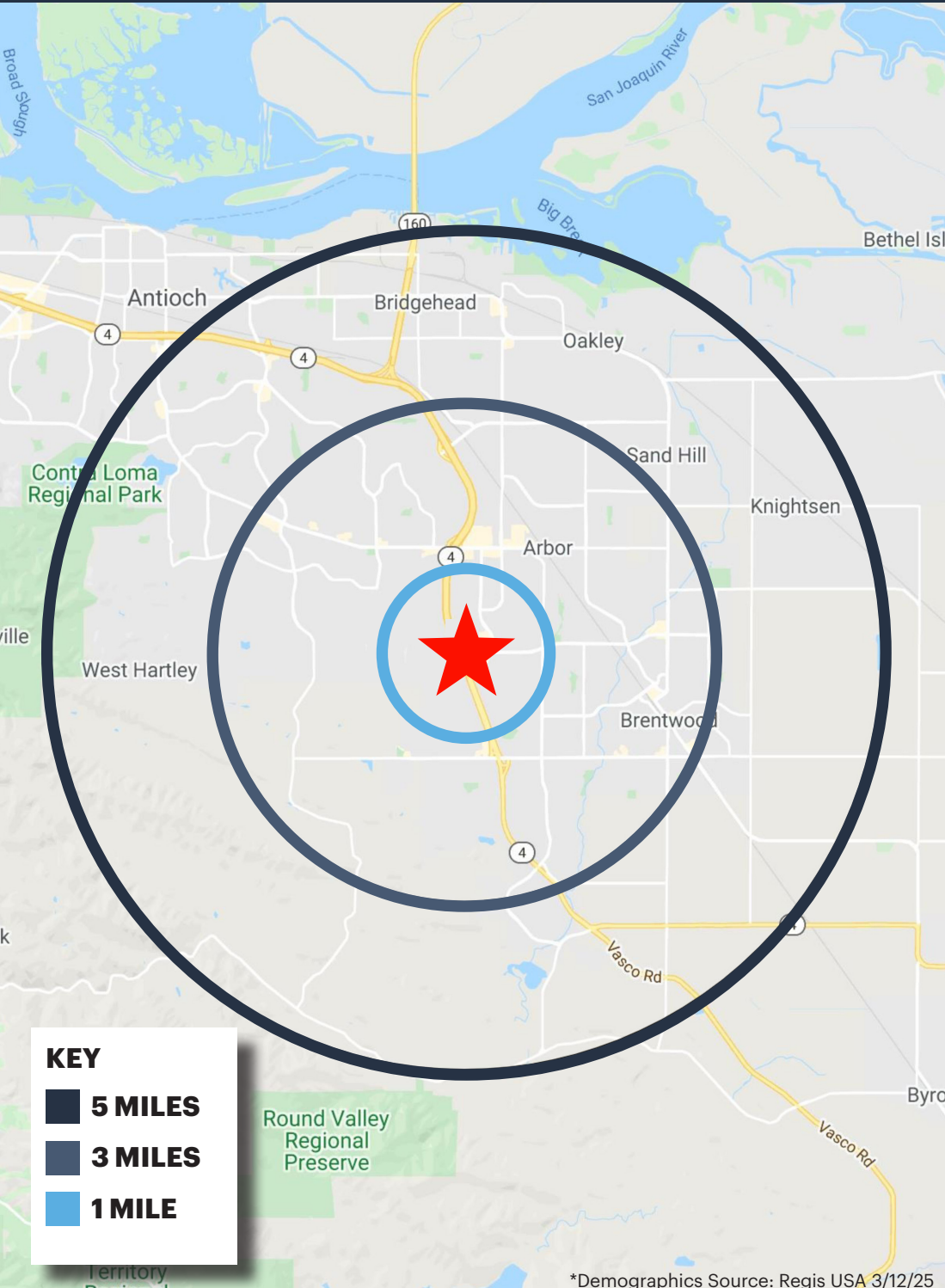
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LockeHouse Retail Group | www.LOCKEHOUSE.com



\*Traffic Counts Source: Regis 3/12/25





**KEY**

- 5 MILES
- 3 MILES
- 1 MILE

\*Demographics Source: Regis USA 3/12/25

### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
10,333	94,198	178,693



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
2,152	15,729	27,104



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$181,042	\$173,490	\$160,542



### BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
40.4%	36.9%	32.1%



### HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$229.37 M	\$2.02 B	\$3.71 B



### HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
1,070	1,056	720



### HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
43.1%	41.7%	41.2%



### HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
19.2%	20.8%	19.0%







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Sources: Demographics & Traffic Counts - Sites USA Regis 2024. Photography - PG 6 - [Innovation Brentwood](#), [Los Mendanos College](#), [City of Brentwood](#), [West Coast Home Builders](#), [Meritage Homes](#), [Internet Archive](#), [Shea Homes](#), [Trumark Homes](#), [Claremont Homes](#), [The Blossoms at Brentwood](#), [Asmsheet Metal](#), [City of Brentwood](#)