

6965 LONE TREE WAY

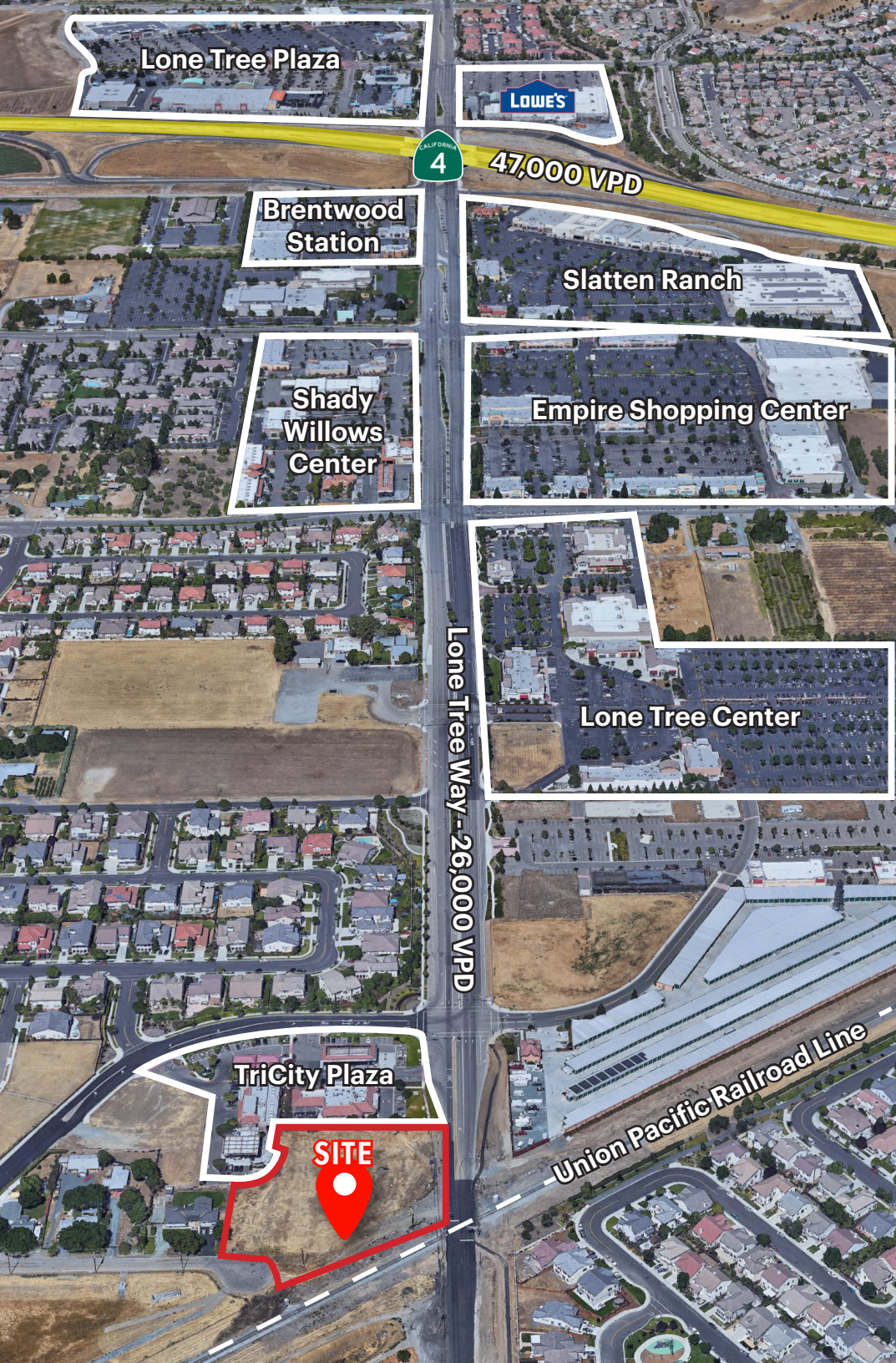
BRENTWOOD, CALIFORNIA
GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

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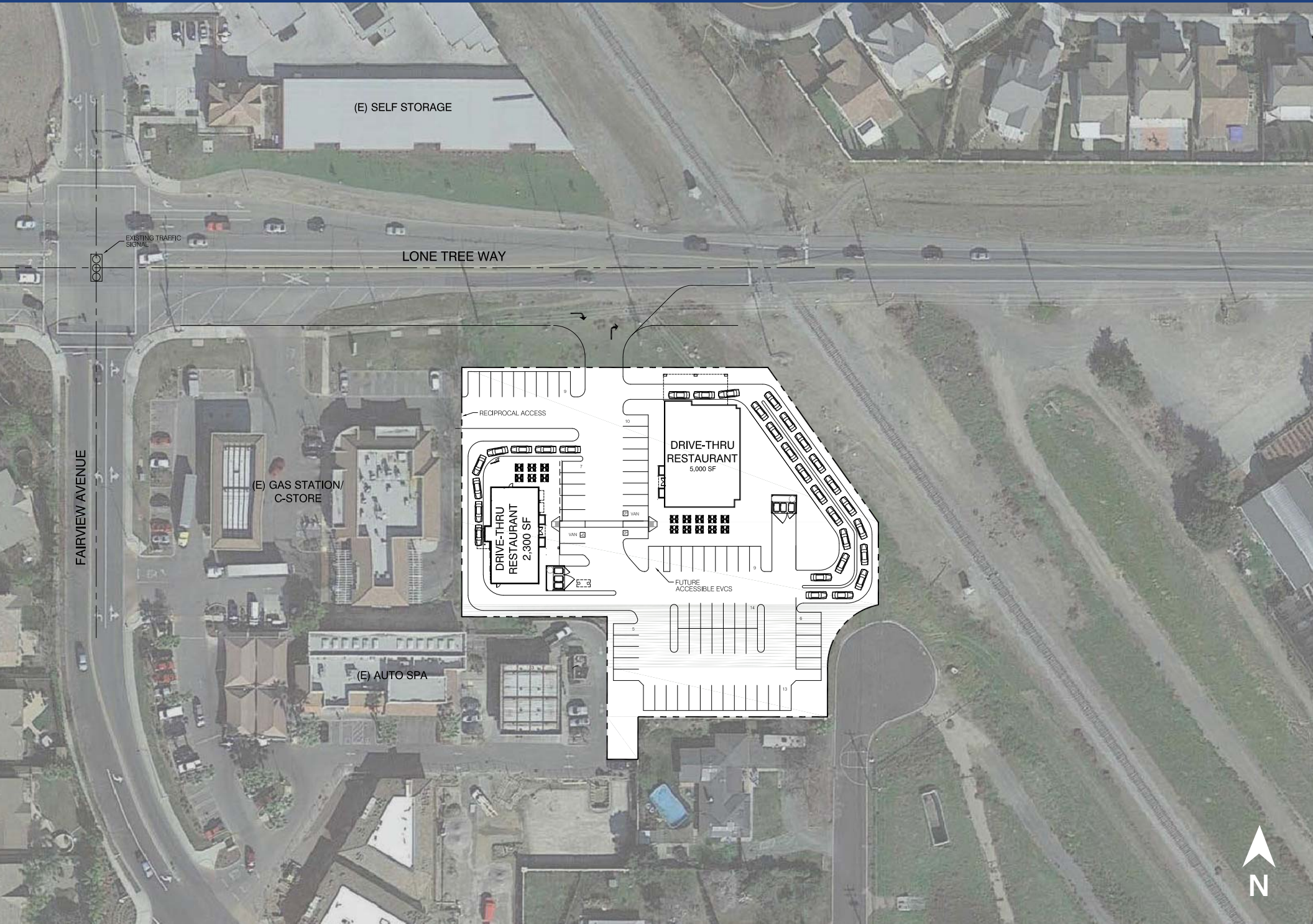


PROPERTY PROFILE

Leaseable Area	1.88 Acres
Available Space	Drive Thru, Freestanding Building, Shop Space in Various Sizes
Seeking	<ul style="list-style-type: none">• QSR Drive-Thru• QSR Non Drive-Thru• Auto Repair/Supplies• Education/Day Care Facilities• Banks• Health Care• Furniture• Fitness• Convenience Stores/Gas• Grocery• Mattress• Specialty Store• Wireless• Home Improvement• Drug Store• Dollar Store

HIGHLIGHTS

- Ready for a Commercial Development
- Part of TriCity Plaza
- Gas Station and Car Wash on Surrounding Parcels
- Utility Infrastructure in Place
- Close Proximity to the Highway 4 Bypass
- Frontage has High Traffic Counts on Lone Tree Way and is a Major Thoroughfare Through the TriCity Area



MARKET AERIAL





POPULATION

1 MILE	3 MILES	5 MILES
13,452	115,333	176,691



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$176,310	\$130,476	\$130,212



HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
1,115	6,150	9,301



MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
181	2,291	3,873



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
3,086	21,080	32,885



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$192.31 M	\$1.38 B	\$2.13 B

