

FOR LEASE

2520 Somersville Road, Antioch, CA 94509



Divisible to 20,000 - 75,000 SF | One or Two Stories



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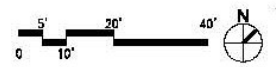
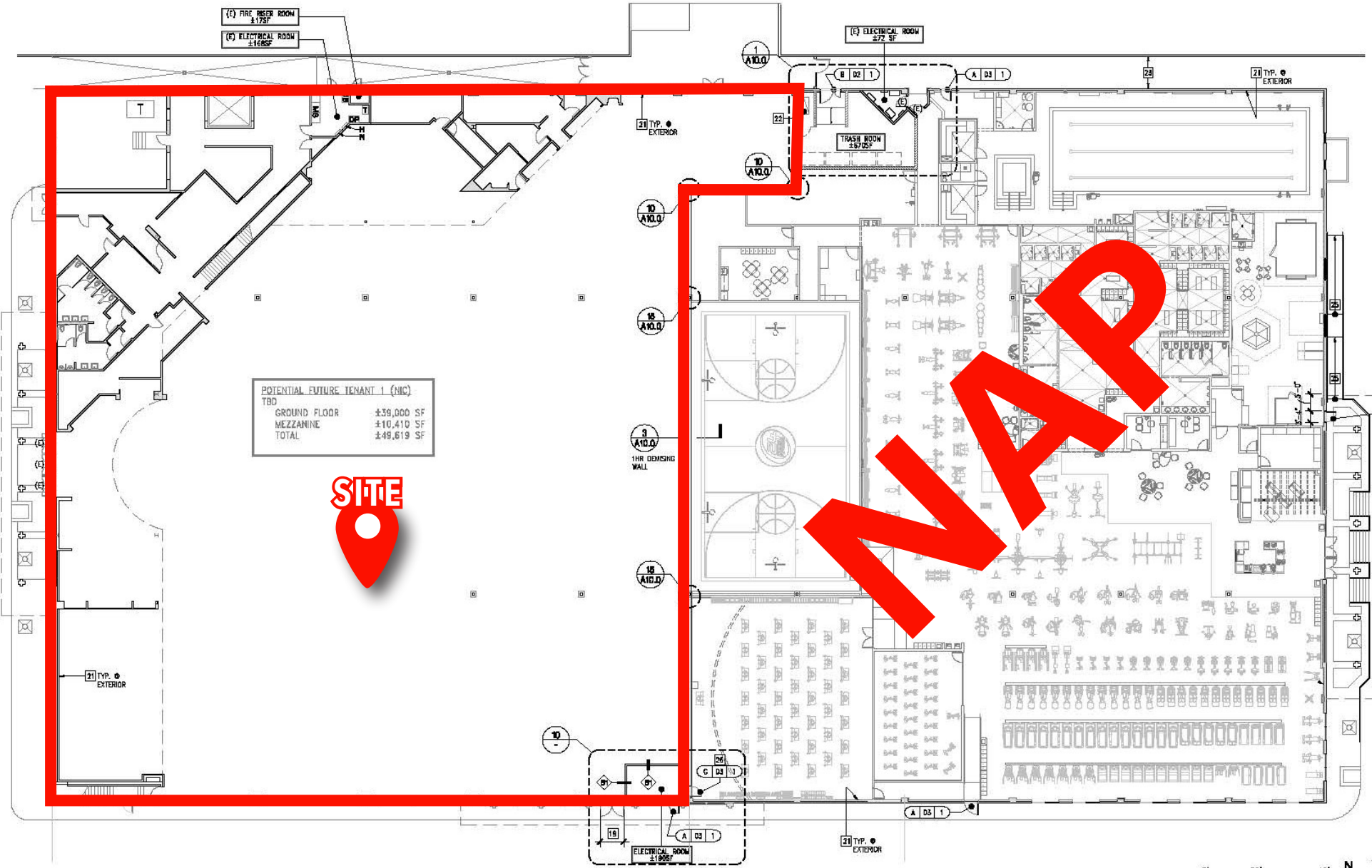
PROPERTY SUMMARY

ADDRESS	2520 Somersville Rd., Antioch, CA 94509
SIZE	Ground Floor ± 39,000 SF Mezzanine ± 10,410 SF Total ± 49,410 SF (can be expanded up to 75,000 SF)
RENT	Call Broker
NNN	\$1.37 PSF per Year (2024 Estimate)
ZONING	https://codelibrary.amlegal.com/codes/antioch/latest/antioch_ca/0-0-0-30107

HIGHLIGHTS

- Adjacent to 24 Hours Fitness and Smart & Final
- High Ceilings Can Support a Multitude of Uses
- Off of Highway 4
- Abundant Parking On-Site
- New Anchors Opening across the Street
- Clear Heights of 22'







POPULATION

1 MILE	3 MILES	5 MILES
17,819	91,828	166,788



DAYTIME
POPULATION

1 MILE	3 MILES	5 MILES
10,024	50,876	82,482



ESTIMATED
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,056	30,828	52,786



ESTIMATED AVERAGE
HOUSEHOLD
INCOME

1 MILE	3 MILES	5 MILES
\$97,024	\$112,193	\$123,401



ESTIMATED AVERAGE
HOUSEHOLD
NET WORTH

1 MILE	3 MILES	5 MILES
\$915,023	\$1.23 M	\$1.37 M



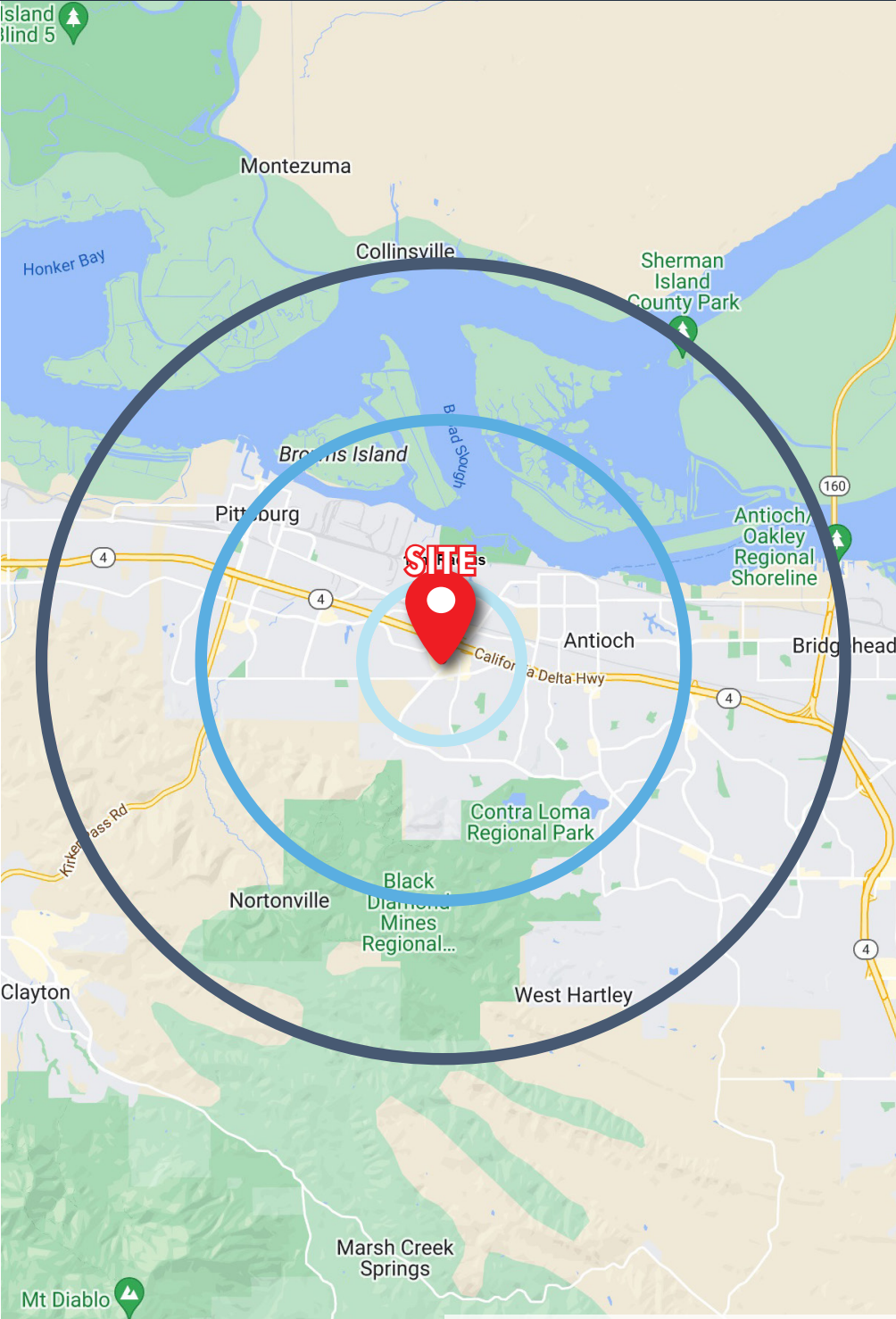
COLLEGE DEGREE
BACHELOR DEGREE
OR HIGHER

1 MILE	3 MILES	5 MILES
16.4%	20.0%	23.0%



TOTAL RETAIL
EXPENDITURES

1 MILE	3 MILES	5 MILES
\$414.16 M	\$2.34 B	\$2.28 B



*Demographics Source: Sites USA REGIS Online 1/10/24



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