

KOHL'S PAD SITE - Ground Lease Only

5511 Lone Tree Plaza Drive, Brentwood, CA 94513 (#758)



HIGHLIGHTS

- ±32,670 SF Pad Site Available for Ground Lease
- Prime location in Lone Tree Plaza Shopping Power Center
- Adjacent to Costco (Q2 2025 Opening)
- Access from Lone Tree Way and Lone Tree Plaza Drive
- Immediate Freeway Access to Highway 4 Bypass
- Primary Trade Area Population of ±275,000 people
- [Zoning RC \(Regional Commercial\)](#)

NEARBY AREA ANCHORS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,517	101,022	194,353
HOUSEHOLDS	3,135	30,977	61,903
AVG. HOUSEHOLD INCOME	\$164,359	\$169,563	\$158,499
CONSUMER SPENDING	\$148.9 M	\$1.5 B	\$2.85 B

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