

# 301 OAK STREET, BRENTWOOD

Downtown Brentwood Restaurant Opportunity

Real Estate & Business For Sale



**LOCKEHOUSE**  
RETAIL GROUP

**OFFERING MEMORANDUM**

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# PROPERTY OVERVIEW

301 OAK STREET, BRENTWOOD, CA



DOWNTOWN  
BRENTWOOD

Located in the Heart of

## DOWNTOWN BRENTWOOD

301 Oak Street presents a rare opportunity to acquire a fully built-out, high-quality restaurant property with both indoor and expansive outdoor dining. Positioned on a prominent corner at Oak Street and First Street, the property benefits from strong visibility, walkability, and access to abundant nearby public parking.

The combination of a  $\pm 3,090$  SF interior and a  $\pm 1,800$  SF patio with its own bar and restrooms creates a highly functional, experience-driven layout capable of supporting high-volume food and beverage operations. With its historic character, flexible layout, and year-round outdoor seating, the property is well-positioned for continued restaurant use or repositioning to a new concept.

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## DOWNTOWN BRENTWOOD

Brentwood offers a vibrant, built-in customer base driven by consistent community events and strong seasonal foot traffic. The city's popular Summer Concert Series at City Park draws hundreds to thousands of attendees per event, bringing steady evening crowds and creating ideal exposure for nearby dining concepts. In addition, the weekly Brentwood Farmers Market, typically held on Saturdays, attracts a high volume of local residents and visitors who spend time shopping, dining, and exploring the downtown area.

Throughout the year, Brentwood also hosts well-attended community events such as Concerts in the Park, holiday parades, classic car shows, and seasonal festivals that further increase visibility and drive repeat traffic. These events consistently draw large crowds from Brentwood and surrounding East Bay communities, supporting a strong daytime and evening dining scene. This location benefits from both reliable weekly activity and high-impact annual events, making it an excellent opportunity for restaurant operators seeking consistent foot traffic and community engagement.



# SUMMARY HIGHLIGHTS

301 OAK STREET, BRENTWOOD, CA

## HIGHLIGHTS

- Prime downtown corner location with strong visibility and foot traffic
- Fully built-out restaurant with indoor and expansive outdoor dining
- ±204 total seats with bar service both inside and out
- Outdoor patio with dedicated bar and restrooms, usable year-round
- Flexible opportunity to acquire business, real estate, or both
- Strong fundamentals for a high-volume food and beverage concept
- Historic building with character and modern upgrade

## PARKING

The property is supported by ample nearby public parking, including convenient street parking along Oak Street and First Street, as well as additional municipal parking options within close proximity. There is no dedicated on-site parking.



Public Parking Garage

Source: Our Town Facebook Page



# OFFERING SUMMARY

301 OAK STREET, BRENTWOOD, CA

<b>ADDRESS:</b>	301 Oak Street, Brentwood, CA 94513
<b>Cross Street:</b>	First Street
<b>Total Seating:</b>	Contra Costa County
<b>APN:</b>	013-091-004

## BUILDING & SITE

<b>BUILDING SIZE:</b>	±3,090 SF (interior)
<b>Outdoor Patio:</b>	±1,800 SF / Seats 100
<b>Total Usable Area:</b>	±4,890 SF / Seats 204
<b>Lot Size:</b>	±6,000 SF (0.14 acres)
<b>Year Built:</b>	1896
<b>Zoning:</b>	Downtown Zone (DT)

## SETTING & LAYOUT

<b>INTERIOR SEATING:</b>	104 seats
<b>Outdoor Seating:</b>	100 seats
<b>Total Seating:</b>	±204 seats



# OFFERING SUMMARY

301 OAK STREET, BRENTWOOD, CA

## THE OFFERING

A rare opportunity to step into a fully built, high-capacity restaurant in one of Brentwood's most desirable downtown locations. The combination of scale, layout, and patio experience creates a platform for a strong food and beverage concept with immediate use and upside.

## FOR SALE – REAL ESTATE & BUSINESS

**Total:** \$3,200,000

**Note:** Includes Fee Simple, all FF&E's and liquor license. Not business name.

## BUSINESS ONLY (LEASEBACK)

**Total:** \$750,000

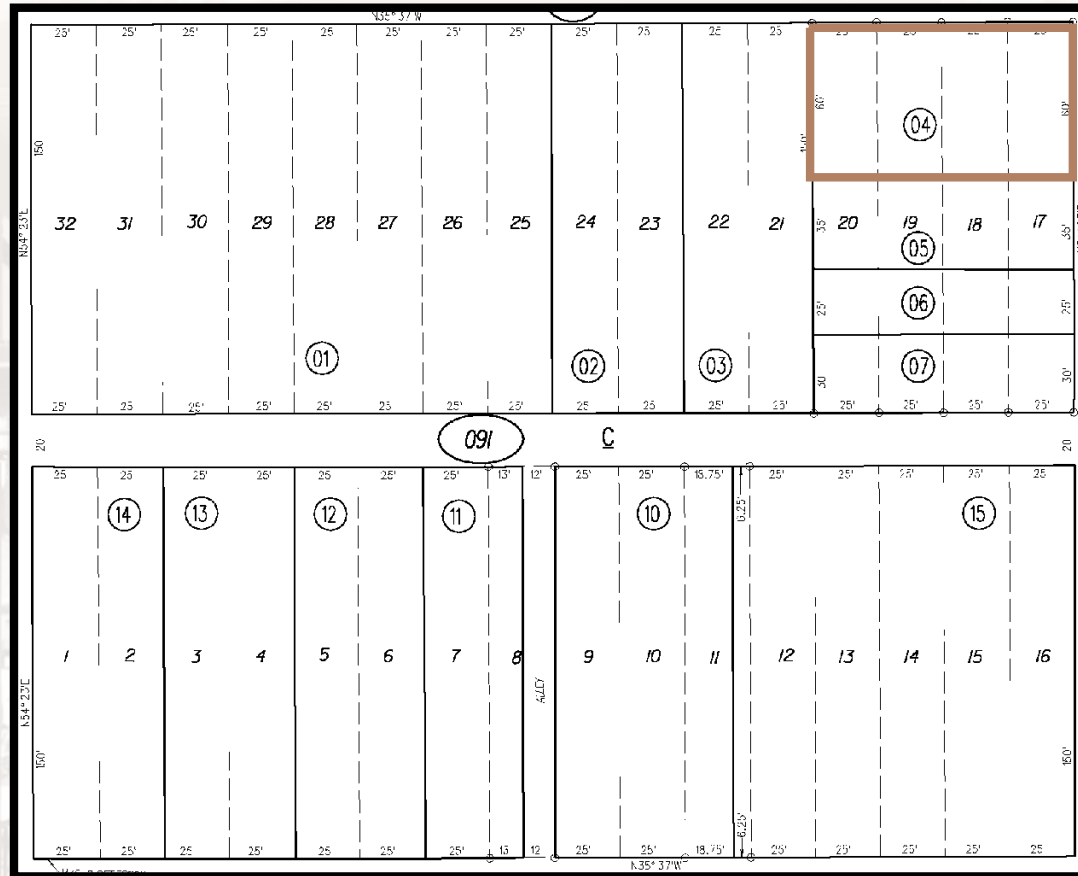
**Note:** Includes All FF&Es and liquor license. Not business name



# PARCEL MAP

301 OAK STREET, BRENTWOOD, CA

FIRST STREET



MAPLE STREET

OAK STREET

RAILROAD AVE

# BRENTWOOD AERIAL VIEW

## LONE TREE

TRADER JOE'S	Peet's COFFEE	THE HOME DEPOT	Chevron
IN-N-OUT BURGER	MATTRESS FIRM	heavenly.com	SportClips HAIRCUTS
KOHL'S	Michaels Where Creativity Happens	petco	MOD
NUTRISHOP	CHIPOTE MEXICAN	FedEx Office	ROCKET JUMP

## SHADY WILLOW

Bank of America	WING BROS	Carls Jr
ampm	Quickly	Three LES SCHWAR
goodwill	KFC	SHIRASONI JAPANESE RESTAURANT

## SLATTEN RANCH SHOPPING

TARGET	Starbucks	Chick-fil-ee	HARBOR FREIGHT TOOLS	carter's	PET SMART	QUINCY WAPLES	MATTRESS FIRM	jcpenny	WORRY LOBBY
pet food express	M	GameStop	chili's	PANDA EXPRESS	Office DEPOT	Panera BREAD	the Habit BURGER GRILL	OLD NAVY	BEST BUY

## LONE TREE CENTER

O'Reilly AUTO PARTS	Walgreens	WinCo FOODS
FIVE GUYS BURGERS and FRIES	Firestone	NATION'S GRIANT

## BRENTWOOD SHOPPING CENTER

McDonald's	UNIFY	DOLLAR TREE
MIDAS	Speedee	Liberty Mutual INSURANCE

## BRENTWOOD STATION

Wendy's	BUFFALO WILD WINGS GRILL & BAR
CHUCK & CHEESE'S	Shell
Outdoor Living	verizon

## SUNSET

AHZEETU Korean Bistro	Doré	Poke's ICE CREAM
ANYTIME FITNESS	UNITECLIPS	

## SCIORTINO RANCH

CHIPOTE MEXICAN GRILL	GROCERY OUTLET - Bargain Market
7 ELEVEN	Quick's Quick's CAR WASH
DOLLAR GENERAL	Denny's

## THE STREETS OF BRENTWOOD

AMC THEATRES	SPROUTS FARMER MARKET	GameStop	MESA	TILLY'S	sunglass hut
VICTORIA'S SECRET	Vine + Grain	ULTA	AT&T	SUBWAY	chico's
DSW	LunchboxWax	Orangetheory FITNESS	zumiez	TORRID	maurices
RED ROBIN	Starbucks	VITALITY BOWLS	BJ'S RESTAURANT BREWHOUSE	BLACK RINGS	AXES & ALES

## SHOPS AT FAIRVIEW

DOLLAR TREE	CVS pharmacy	SHERWIN WILLIAMS
Jack in the box	Chianti's RISTORANTE	Bagel Street Café

## TOWN CENTER

SAFEWAY	CVS pharmacy	Baskin Robbins
willy's	TOGO'S	MOUNTAIN MIKES
BURGER KING	DAD'S GARB	WELLS FARGO

## SAND CREEK CROSSING

ROSS DRESS FOR LESS	Raley's	PartyCity	HomeGoods	TJ-maxx	GNC LIVE WELL
ups	City FURNITURE gallery	KELLY-MOORE PAINTS	Round Table	Krispy Kreme	menchie's

## BALFOUR

SAFEWAY	PANDA EXPRESS	Rita's
MR. PICKLE'S SANDWICH SHOP	PIZZA HUT	CHASE

## FOOD MART

Walgreens	BNP PARIBAS	ameci PIZZA KITCHEN	metro by T-Mobile
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150 ADT

CALIFORNIA 4

SAND CREEK ROAD - 20,080 ADT

FAIRVIEW AVE. - 14,946 ADT

LONE TREE WAY - 19,617 ADT

BRENTWOOD BLVD. - 13,786 ADT



\*Traffic Counts: Source Regis USA 3/25/26

# DOWNTOWN BRENTWOOD AERIAL

### TOWN CENTRE PLAZA

- SAFeway
- WELLS FARGO
- CVS pharmacy
- UPS
- Starbucks
- THE HOME DEPOT
- Baskin Robbins
- BURGER KING
- FUJI GRILL
- MOUNTAIN MIKE'S

- Brentwood Community Center
- Brentwood City Park
- LIBERTY HIGH SCHOOL
- La Costa TAQUERIA Y MARISCOS
- Chevron
- rake. Salon
- Sing and Soap CALIFORNIA
- BRENTWOOD CRAFT
- the LOUNGE
- The YARD
- MJ's
- CHROMATIC COFFEE CO.
- ZEPHYR GRILL & BAR
- Brentwood Farmers Market

WALNUT BLVD. - 10,469 ADT

BRENTWOOD BLVD. - 13,786 ADT

1ST STREET - 1614 ADT

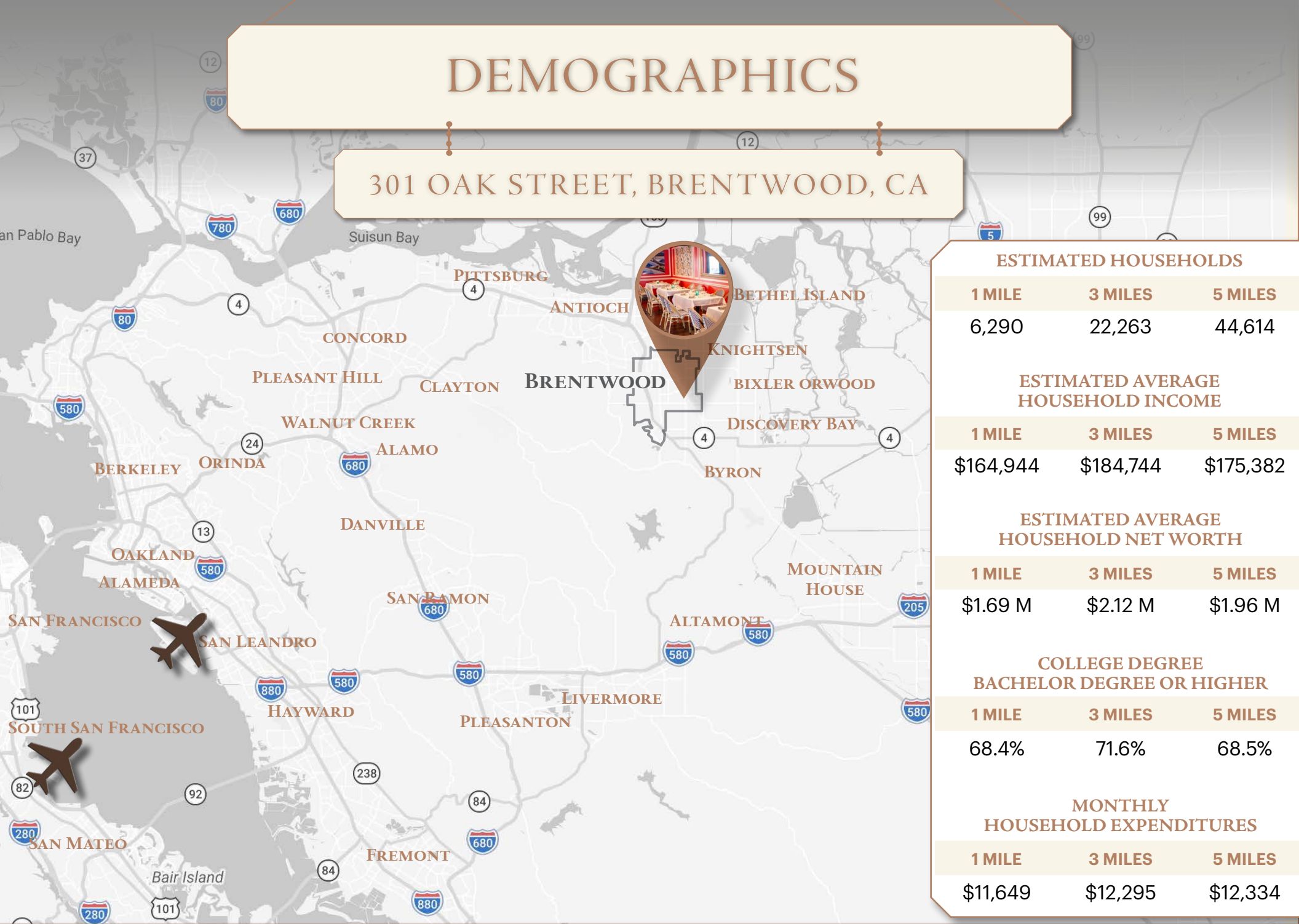
2ND STREET

OAK STREET

\*Traffic Counts: Source Regis USA 3/25/26

# DEMOGRAPHICS

301 OAK STREET, BRENTWOOD, CA



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,290	22,263	44,614

## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$164,944	\$184,744	\$175,382

## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.69 M	\$2.12 M	\$1.96 M

## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
68.4%	71.6%	68.5%

## MONTHLY HOUSEHOLD EXPENDITURES

1 MILE	3 MILES	5 MILES
\$11,649	\$12,295	\$12,334

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