

SLATTEN RANCH

ANTIOCH, CA

FOR LEASE

2,700 - 10,000 SF (Demisable) and 17,750 SF



LOCKEHOUSE

2099 Mt. Diablo Blvd, #206
Walnut Creek, CA 94596
License #01784084

AARON DAN

MANAGING DIRECTOR
(650) 548-2676
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License #01916508

JIM SHEPHERD

SENIOR VICE PRESIDENT
(925) 627-7902
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PROPERTY SUMMARY

AVAILABLE SPACES

2,700 - 10,000 SF (Demisable)
17,750 SF (Former Cost Plus World Market)

TRAFFIC COUNTS

42,000 ADT on Lone Tree Way
51,000 ADT on HWY 4

PROPERTY HIGHLIGHTS

- // ±440,000 SF Power Center
- // Trade area's premier retail center, anchored by Target, Bed Bath & Beyond, and Barnes & Noble
- // Located at the prime location of the commercial corridor serving East Contra Costa County
- // Positioned at the intersection of Lone Tree Way and Highway 4, providing outstanding visibility and access
- // Traffic counts at Lone Tree and Highway 4 of ±93,000 vehicles per day
- // Well maintained and kept in top condition



ESTIMATED POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 11,016 | 116,865 | 190,612 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$149,536 | \$125,628 | \$119,333 |



POPULATION FAMILY

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 10,221 | 108,184 | 174,477 |



ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,251 | 34,448 | 57,952 |



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE | 3 MILES | 5 MILES |
|-------------|-------------|-------------|
| \$1,728,422 | \$1,451,954 | \$1,331,349 |



TOTAL HOUSEHOLD EXPENDITURE

| 1 MILE | 3 MILES | 5 MILES |
|---------|---------|---------|
| \$7,860 | \$6,883 | \$6,616 |

SITE PLAN



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STOREFRONTS



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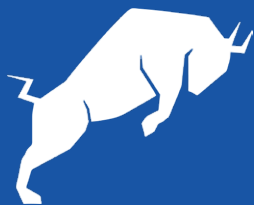
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SURROUNDING TENANTS



CLOSE-UP AERIAL



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MARKET AERIAL



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