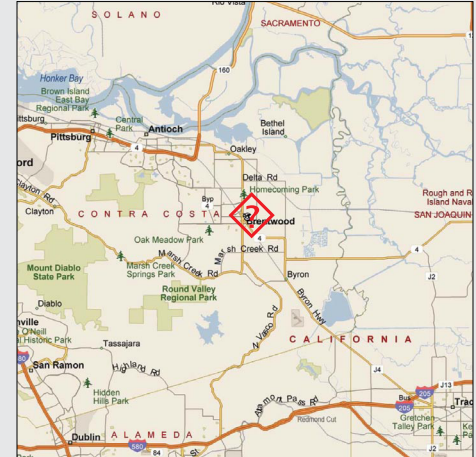








Garin Ranch

Restaurant/Bank Pad and shops for Lease

Brentwood, CA



-  Excellent location on Brentwood Blvd., the major commercial thoroughfare through Brentwood, Discovery Bay, Byron and Stockton
-  Strong daily traffic counts and curb appeal
-  Strong regional mix of tenants including Krage Auto Parts, Jamba Juice and the #1 Starbucks for the trade area
-  New office development planned as part of the shopping center
-  Thee property is surrounded by new single family housing developments and master planned communities
-  High income, high residential growth area

LOCATION

8610 Brentwood Blvd.
NEC Brentwood Blvd. and Balfour Rd.
Brentwood, CA 94513

PROJECT SUMMARY

Total GLA: 100,997 SF
Total Parking Provided: 449 Spaces
Parking Ratio: 4.4/1,000

TRAFFIC COUNTS

Brentwood Blvd. (Hwy 4) 24,500 CPD
Balfour Rd. 5,455 CPD

Demographics	1 Mile	3 Mile	5 mile
Population:	15,706	49,688	89,155
Average HH Income:	\$85,837	\$94,665	\$96,008
Daytime Population:	9,369	14,241	22,793

1207

for more information contact exclusive agents:



Carol Therien
925.890.6980
carol@retailpacific.com
License #00909068

Amy Schenk
925.708.8621
Materus Commercial
License #01857690

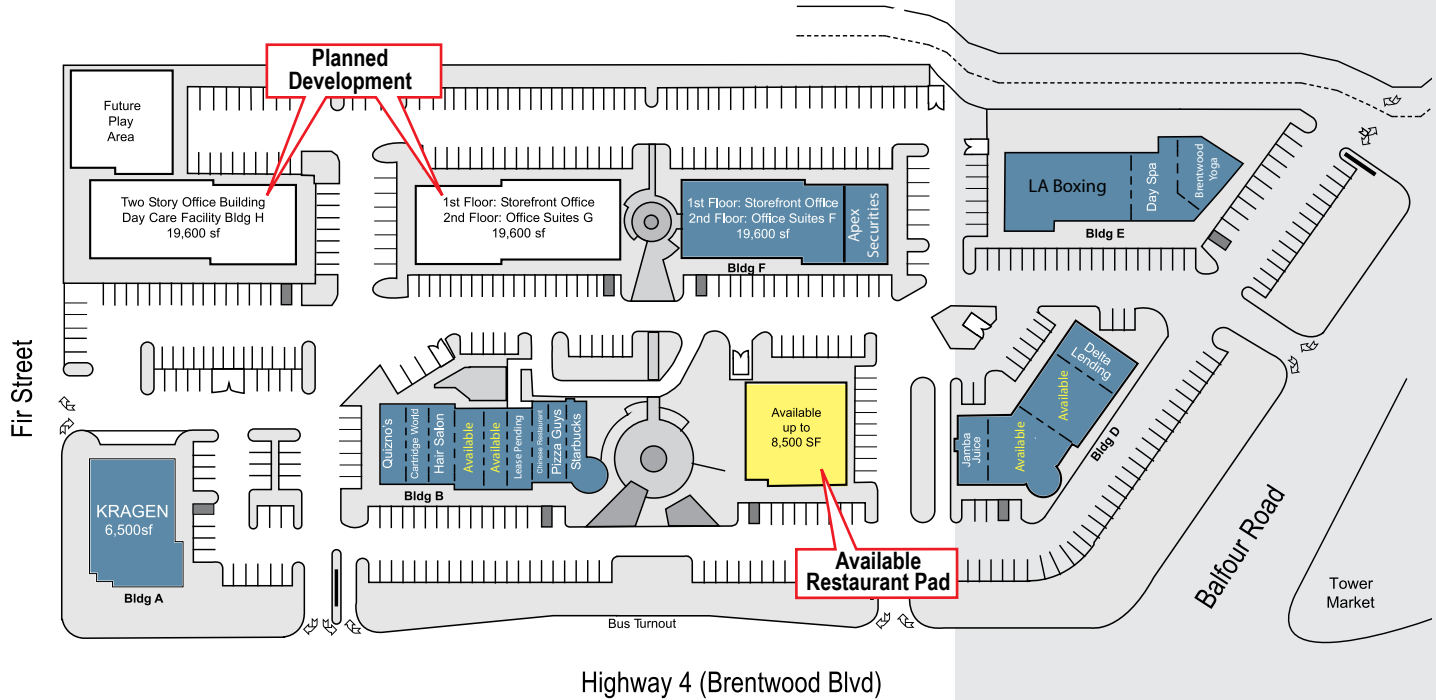
Retail Pacific | 570 Lennon Lane, Walnut Creek, CA 94598 | 925.256.4555 Tel. | 925.256.4586 Fax

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Brentwood, CA



Suite	Tenant	SF
Bldg A	Kragen Auto	6,500
Bldg B, Suite A	Quizno's	1,400
Bldg B, Suite B	Cartridge World	1,222
Bldg B, Suite C	Posh Salon	1,325
Bldg B, Suite D	Available	1,333
Bldg B, Suite E	Available	1,400
Bldg B, Suite F	Lease Pending	1,215
Bldg B, Suite G	China Villa	1,291
Bldg B, Suite H	Pizza Guys	1,200
Bldg B, Suite I	Starbucks	1,500
Bldg D, Suite A1	Jamba Juice	1,278
Bldg D, Suite A2	Financial Title Co.	2,839
Bldg D, Suite B	East County Realty	3,043
Bldg D, Suite C	Delta Lending Group	1,770

Suite	Tenant	SF
Bldg E, Suite A	LA Boxing	2,000
Bldg E, Suite B	LA Boxing	1,284
Bldg E, Suite C	LA Boxing	1,862
Bldg E, Suite D	LA Boxing	2,508
Bldg E, Suite G	Spa Prima	2,802
Bldg E, Suite H	Brentwood Yoga	1,284
Bldg F, Suite A	Mila Max	1,559
Bldg F, Suite C	Available	2,765
Bldg F, Suite G1	Available	2,021
Bldg F, Suite G2	Apex Securities	1,670
Total GLA		55,797

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