

SANDY COVE SHOPPING CENTER RETAIL SHOP FOR LEASE

NEC OF HWY 4 AND BIXLER RD., DISCOVERY BAY, CA

LISTING DATA

AVAILABLE SF: 1,600± SF
1,500± SF

COMMENTS:

- Dominant neighborhood shopping center in Discovery Bay, California – captive shopping audience!
- Successful anchor tenants include Safeway and CVS Drugs
- Great access, exposure, and visibility to Highway 4
- Ideal for general retail, soft goods, fast food restaurants, sit down restaurants, and other retail uses
- Cotenants include: McDonalds, Roundtable Pizza, Supercuts and Starbucks Coffee

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS: Population: 13,350
Income: \$131,984
TRAFFIC COUNTS: Highway 4: 23,000± Cars
ADT (2007)

ECONOMIC DATA

LEASE RATE: \$2.00 SF/month (NNN)

CONTACT

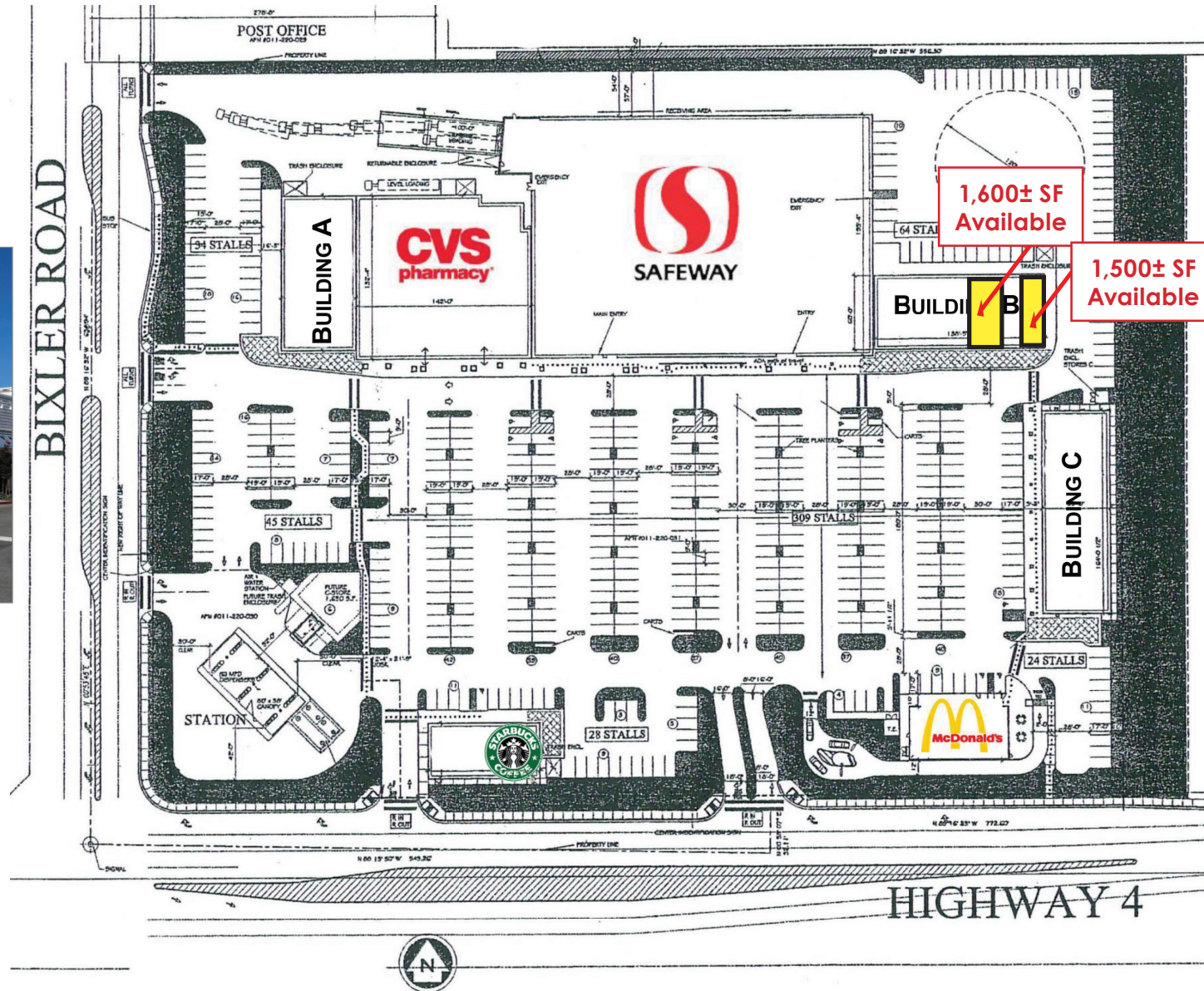
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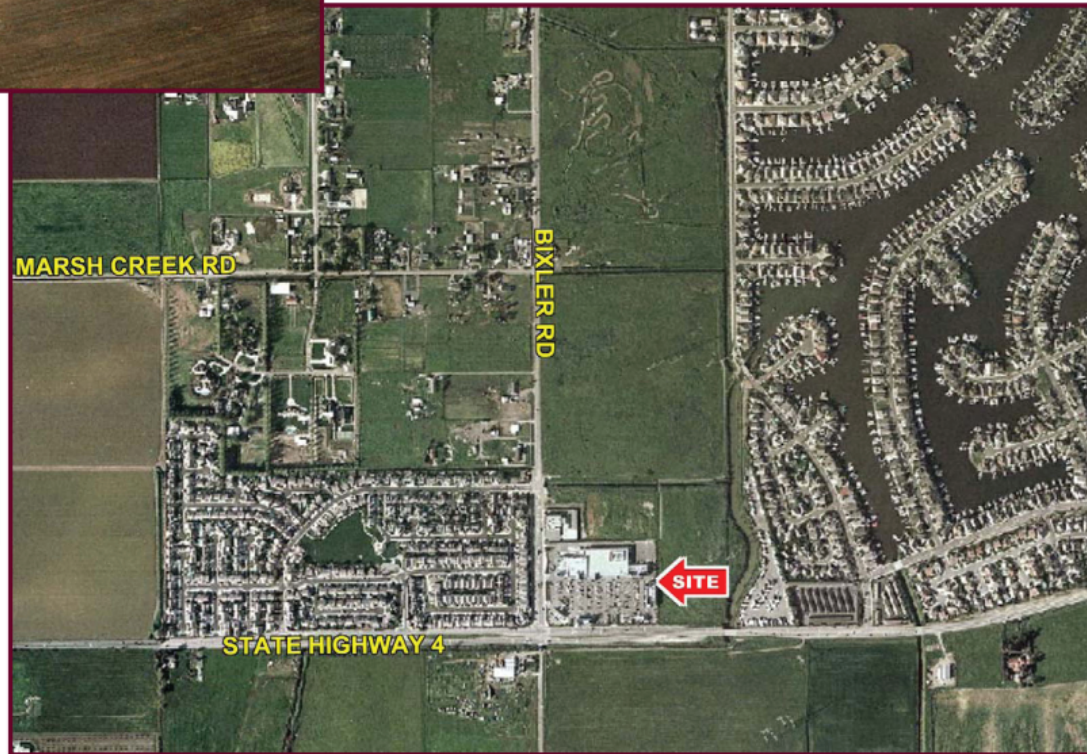


**Sandy Cove
Shopping Center
Discovery Bay, CA**



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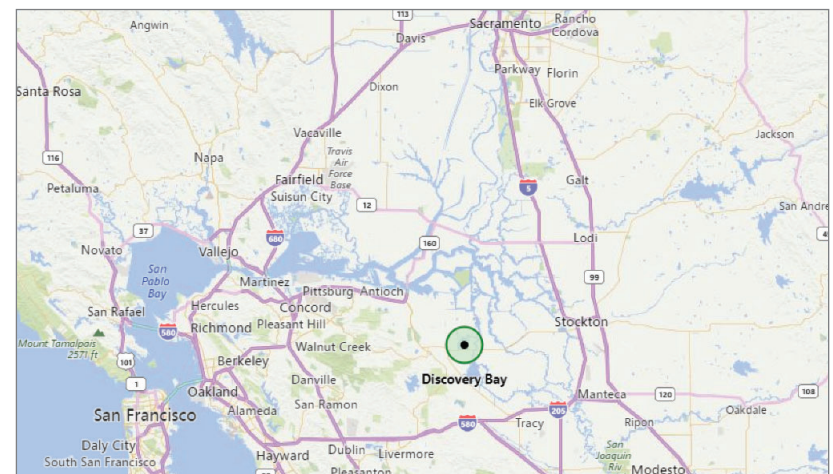
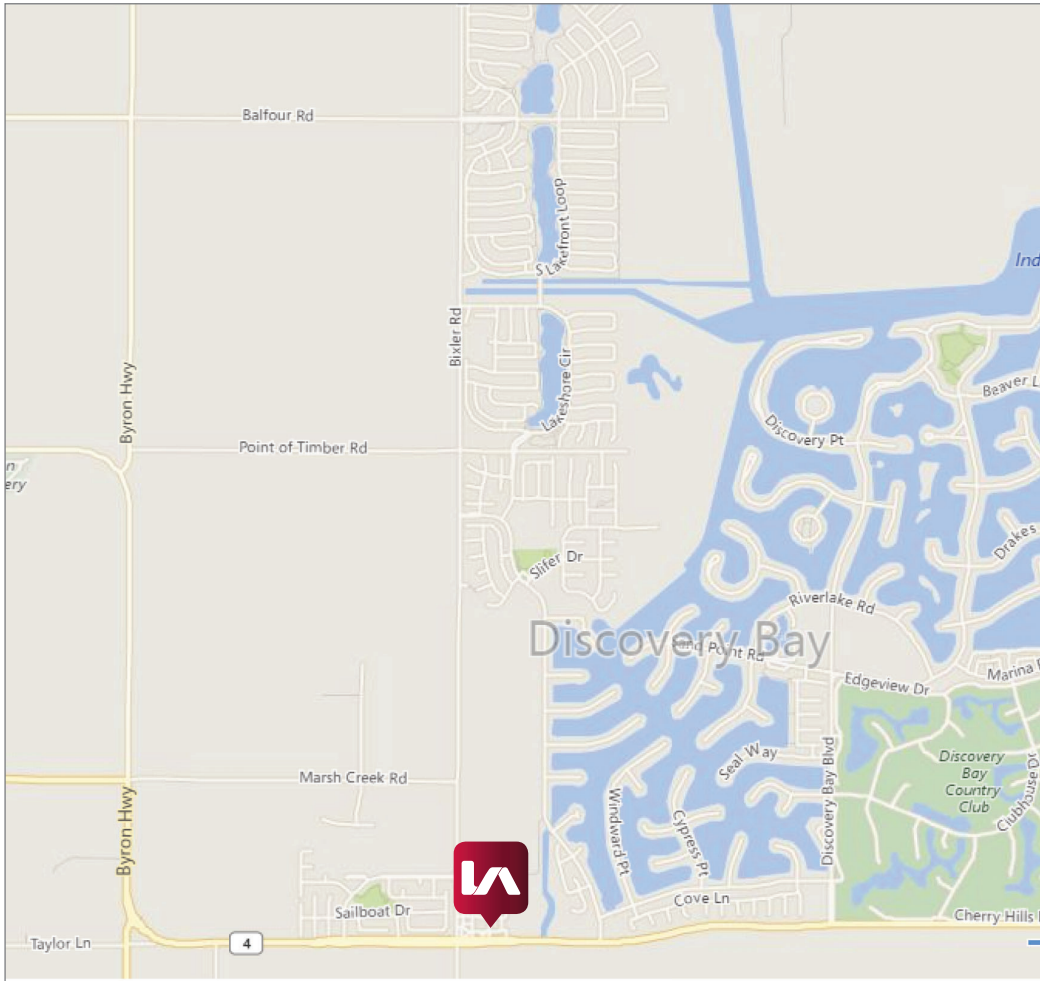
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