

## FOR SALE OFFICE / RETAIL LAND Brentwood, California



**LOCATION:** Southeast corners of Balfour and Armstrong Roads, Brentwood, CA

**SIZE:** 3.6± acres

**ZONING:** PD-16, this zoning allows for a variety of uses, including restaurant, retail, general and medical office.

**CURRENT ENTITLEMENTS** **Parcel 1** currently has entitlements for a 33,200±sf mixed use development consisting of 7 freestanding buildings.

DEMOGRAPHICS:	<u>1 MILES</u>	<u>2 MILES</u>	<u>3 MILES</u>
POPULATION	7,798	20,081	29,806
AVERAGE HOUSEHOLD INCOME	\$80,058	\$81,944	\$82,610

**OFFERING PRICE:** \$1,499,000

**FEATURES:**

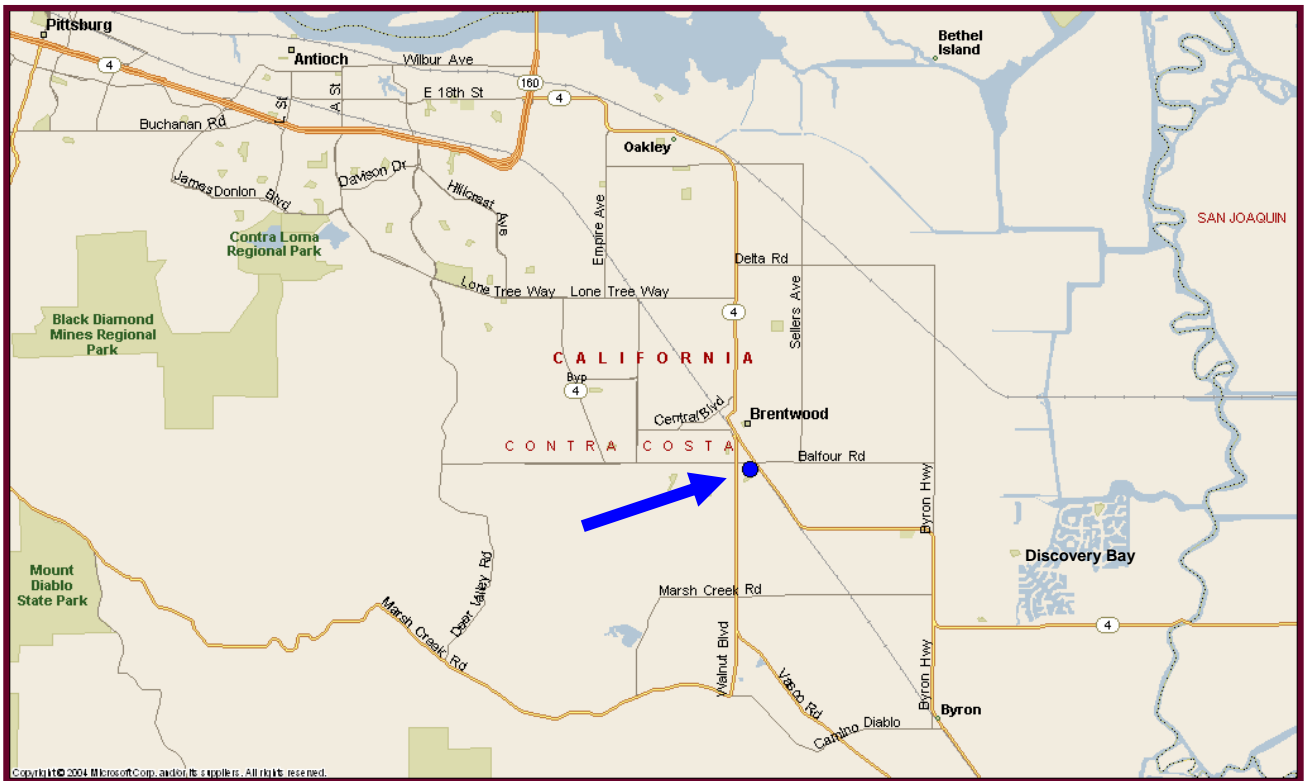
- Approximately 22,000 cars per day at the intersection of Balfour and Brentwood Blvd.
- First commercial area as you enter Brentwood from Discovery Bay
- Nearby tenants include: Food Maxx, Walgreens, Starbucks, Jamba Juice, Kragen, Ace Hardware, and Bank of the West
- High income and high growth area



**Contact:**

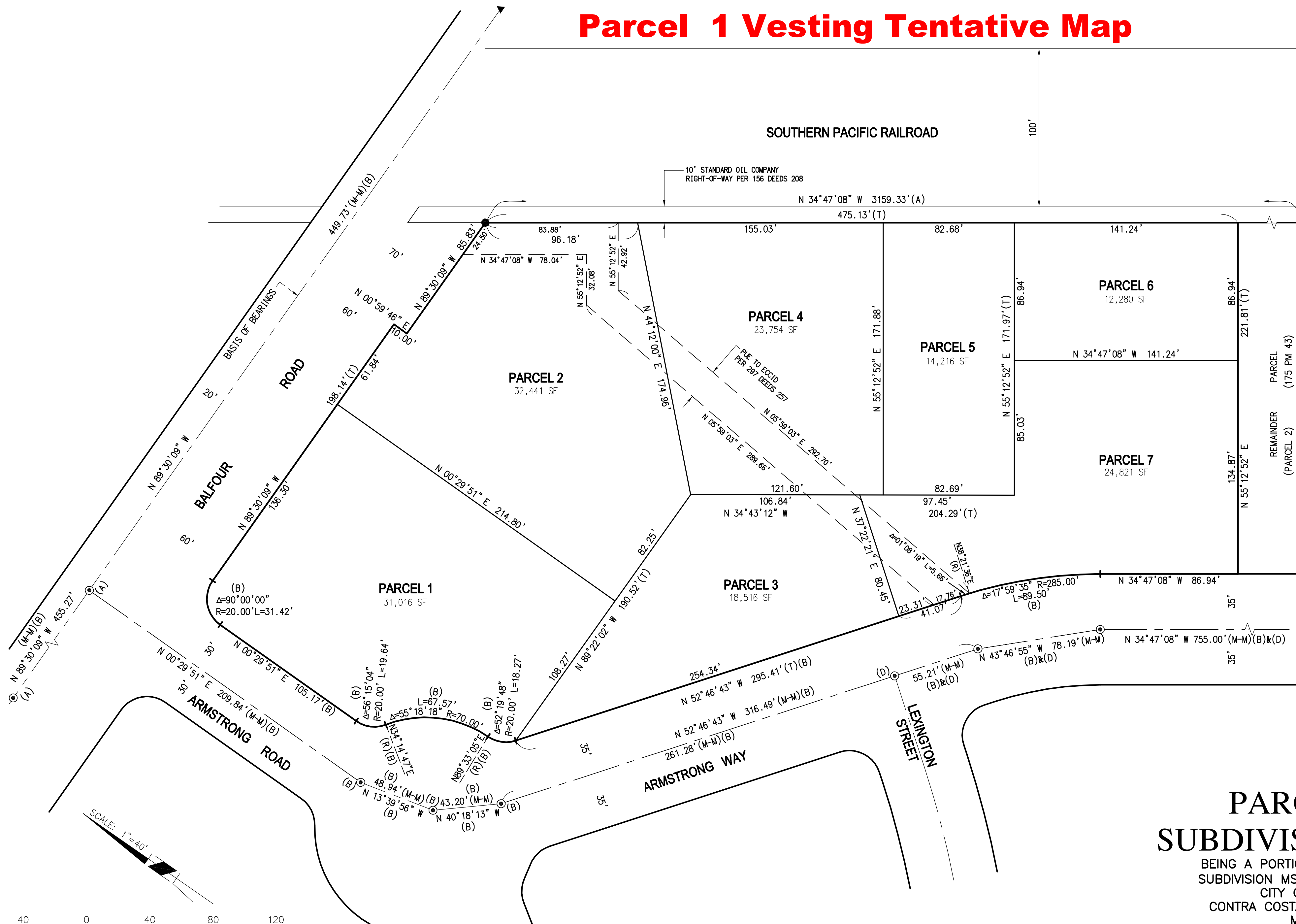
**Tim Martin**  
DRE #01020990

**LEE & ASSOCIATES-CENTRAL VALLEY INC.**  
Office 209-983-1111 / Fax 209-982-0167



Tim Martin  
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# Parcel 1 Vesting Tentative Map



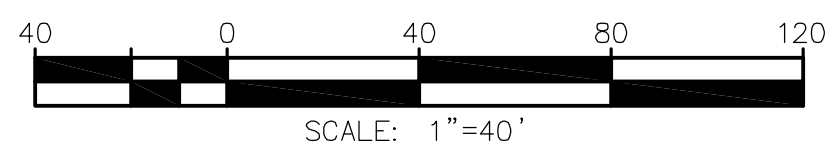
- MONUMENT LEGEND**
- FOUND 3/4" REBAR AND CAP "LS 5077" PER (A) UNLESS NOTED
  - ▲ FOUND RAILROAD SPIKE "SH-1" PER (A), (B) & (C)
  - ⊙ FOUND STANDARD STREET MONUMENT PER RECORD INDICATED
  - (M-M) MONUMENT TO MONUMENT
  - (R) RADIAL BEARING
  - SF AREA IN SQUARE FEET
  - (T) TOTAL

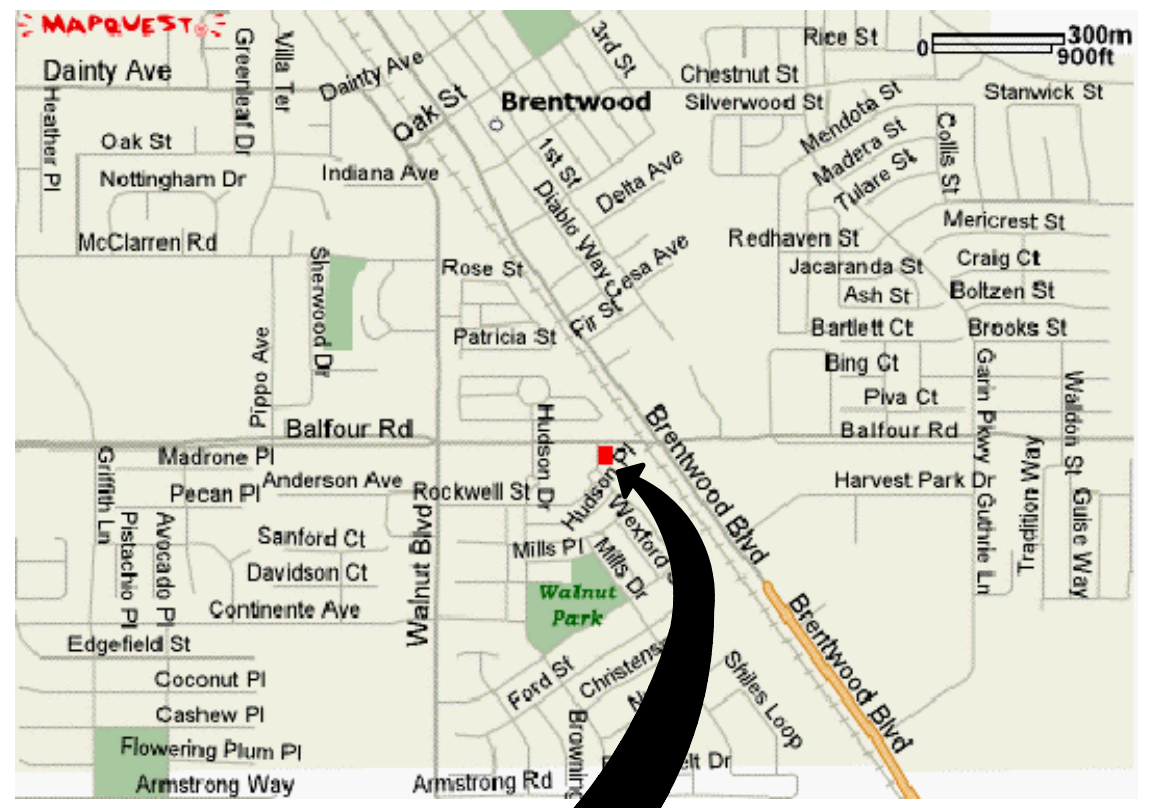
- RECORD REFERENCES**
- (A) 372 MAPS 7 - SUB 7736
  - (B) 424 MAPS 10 - SUB 8383\*
  - (C) 175 PM 43 - SUB MS 351-98
  - (D) 424 MAPS 30 - SUB 8411\*
- \* DATA CONVERTED TO FEET

**BASIS OF BEARINGS**  
 THE BEARING OF N89°30'09"W FOR THE CENTERLINE OF BALFOUR ROAD PER (B) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**NOTE**  
 SEE SHEET 3 FOR RECIPROCAL ACCESS EASEMENT DATA

**PARCEL MAP SUBDIVISION MS**  
 BEING A PORTION OF PARCEL TWO OF SUBDIVISION MS-351-98 (175 PM 43) CITY OF BREWOOD, CONTRA COSTA COUNTY, CALIFORNIA MAY, 2007





**VICINITY MAP**  
BALFOUR AND ARMSTRONG  
BRENTWOOD, CALIFORNIA

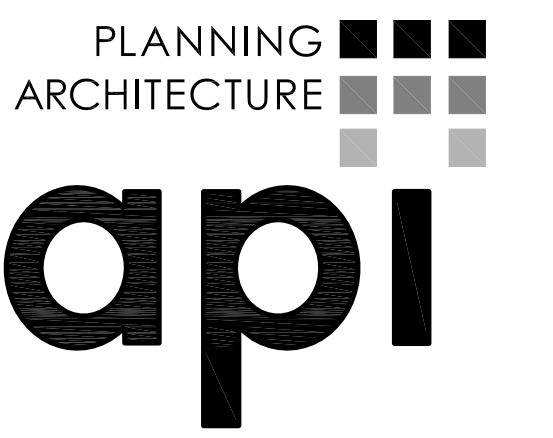
**PROJECT DATA**

TOTAL SITE AREA:	3.61 AC
BUILDING AREA:	
OFFICE	20,000 S.F.
RETAIL	13,200 S.F.
TOTAL :	33,200 S.F.
SITE COVERAGE	21%
PARKING REQUIRED	- 166
PARKING PROVIDED	- 177

**The Plaza  
at Balfour**

ARMSTRONG ROAD  
BRENTWOOD, CA.

K.M. - 10/16/06  
K.M. - 07/21/06



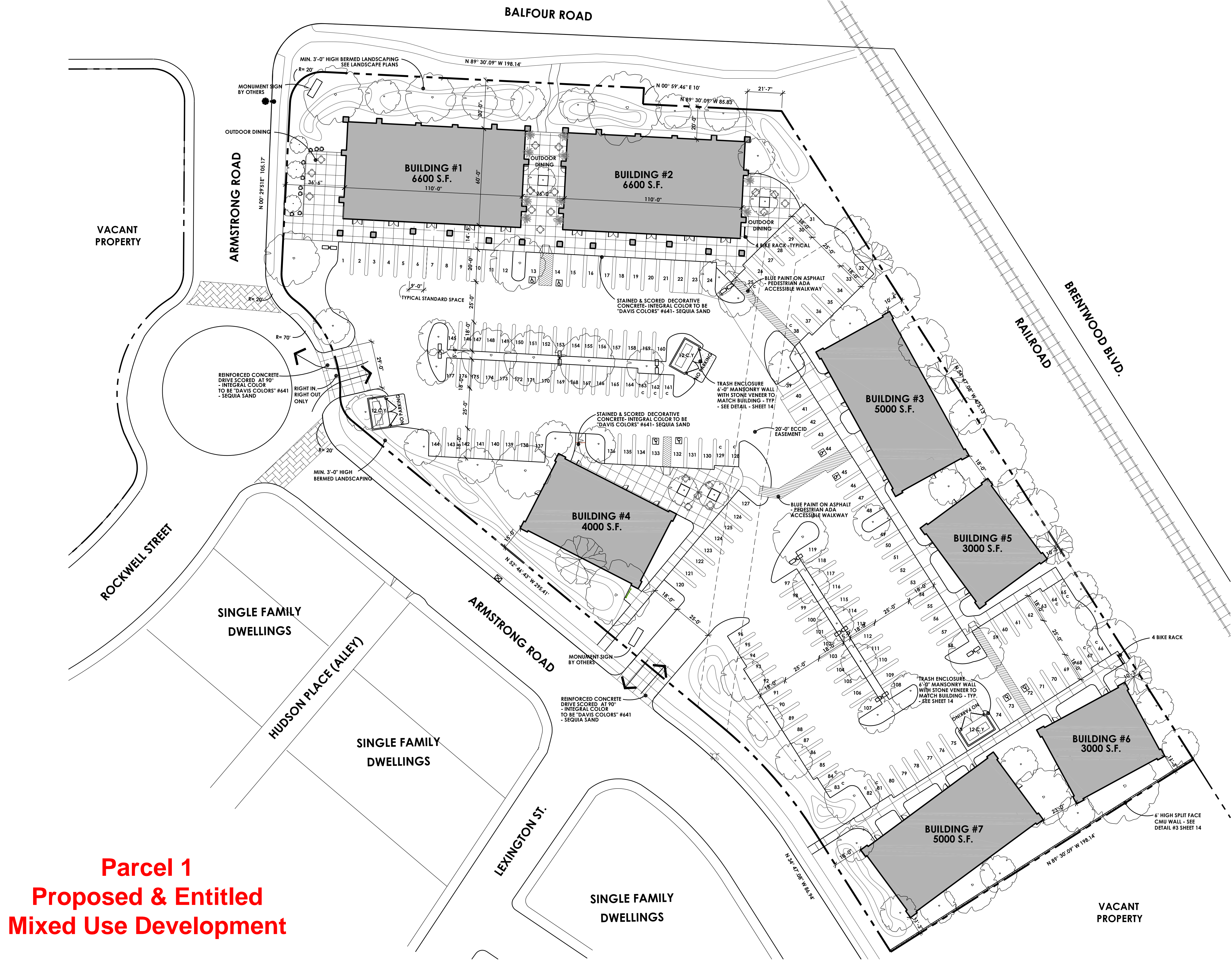
ARCHITECTURE PLUS INC.  
1207 13TH STREET SUITE 6  
MODESTO, CA 95354

ph. 209.577.4661  
fx 209.577.0213

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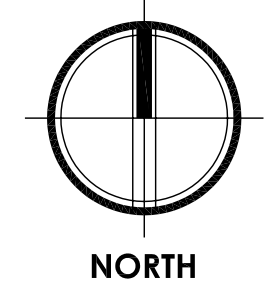
SHEET :

**2**  
of 16



**Parcel 1  
Proposed & Entitled  
Mixed Use Development**

**SITE PLAN**  
SCALE: 1:30



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