



EXTERIOR REMODEL COMPLETED



For additional information, contact Exclusive Agents:

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Rev. 11/7/2017

Property Profile

Location Excellent exposure and signage directly across the street from Somersville Towne Center. High visibility signalized intersection at the northeast corner of Somersville Road at Buchanan Road, Antioch. Across from Smart & Final, Grocery Outlet and Somersville Towne Center.

Available Spaces

2635-2641 Somersville Road: 5,940 Square Feet (Divisible from 1,027 SF to 5,940 SF)
± 123' 2" W x 71' 4" D (irregular). Formerly O'Reilly Auto Parts. Prime end cap unit with glass storefront, 100% drop t-bar ceiling 10' AFF, separate HVAC, 2 separate (225 Amp; 4W; 3 PH; 208/120V) electrical panels, large open area, 2 ADA restrooms, rear storage, 2 offices and secured rear door delivery and access. Available Now.

2643 Somersville Road: 1,450 Square Feet
± 28' 4" W x 51' 4" D. Inline space with all new interior including **NEW** drop t-bar ceiling and lights, HVAC, **NEW** Title 24 electrical, 1 ADA restroom and rear entrance. Available Now.

2655 Somersville Road: 1,027 Square Feet
± 20' W x 51' 4" D. Inline space with all new interior including **NEW** drop t-bar ceiling and lights, HVAC, **NEW** Title 24 electrical, 1 ADA restroom, rear entrance and storage room. Available Now.

2665 Somersville Road: 4,053 Square Feet
Previous dog daycare, grooming and boarding with ±3,000 SF rear fenced outdoor dog play area. Divisible to ± 1,500 SF. Prime end cap unit with glass storefront. Separately metered utilities and HVAC, drop t-bar acoustical ceiling tiles with drop in 2' x 4' fluorescent lighting fixtures, 1 restroom. Available Now.

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2635-2641



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PROPERTY HIGHLIGHTS

- **Major Tenants Nearby:** Grocery Outlet, Smart & Final, Macys, Sears, Forever 21, 24 Hour Fitness, Victoria's Secret and Starbucks.
- **Signage:** Monument Signage along Somersville Road and Building Signage.
- **Parking:** 95 stalls on site (6 are handicap stalls). Convenient storefront parking.
- **Zoning:** Regional Commercial (C-3)
- Signalized Intersection
- Direct Sight to Highway 4 via Somersville Road
- Direct Sight Lines to Somersville Towne Center

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DEMOGRAPHICS

2016	1-Mile	3-Mile	5-Mile
Population	16,256	86,433	158,114
Daytime Population	11,560	32,722	42,464
Avg. HH Income	\$53,466	\$68,176	\$79,244



TRAFFIC COUNTS

24-hour ADT, as of 2010

Somersville Road at Delta Fair Blvd.	22,020
Buchanan Road at Somersville Road	20,810

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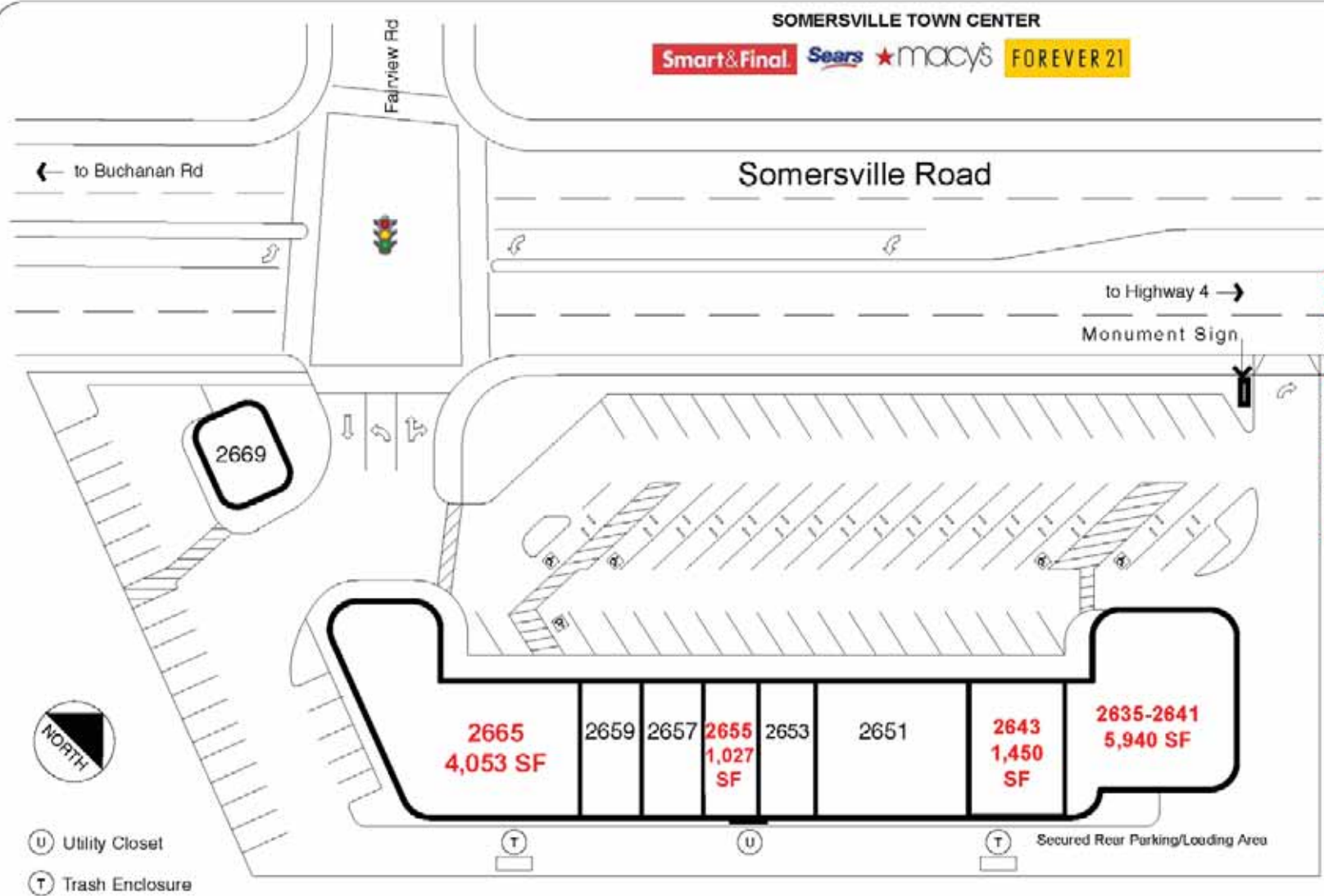
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Somersville Plaza
2635-2669 Somersville Road
Antioch, California 94509

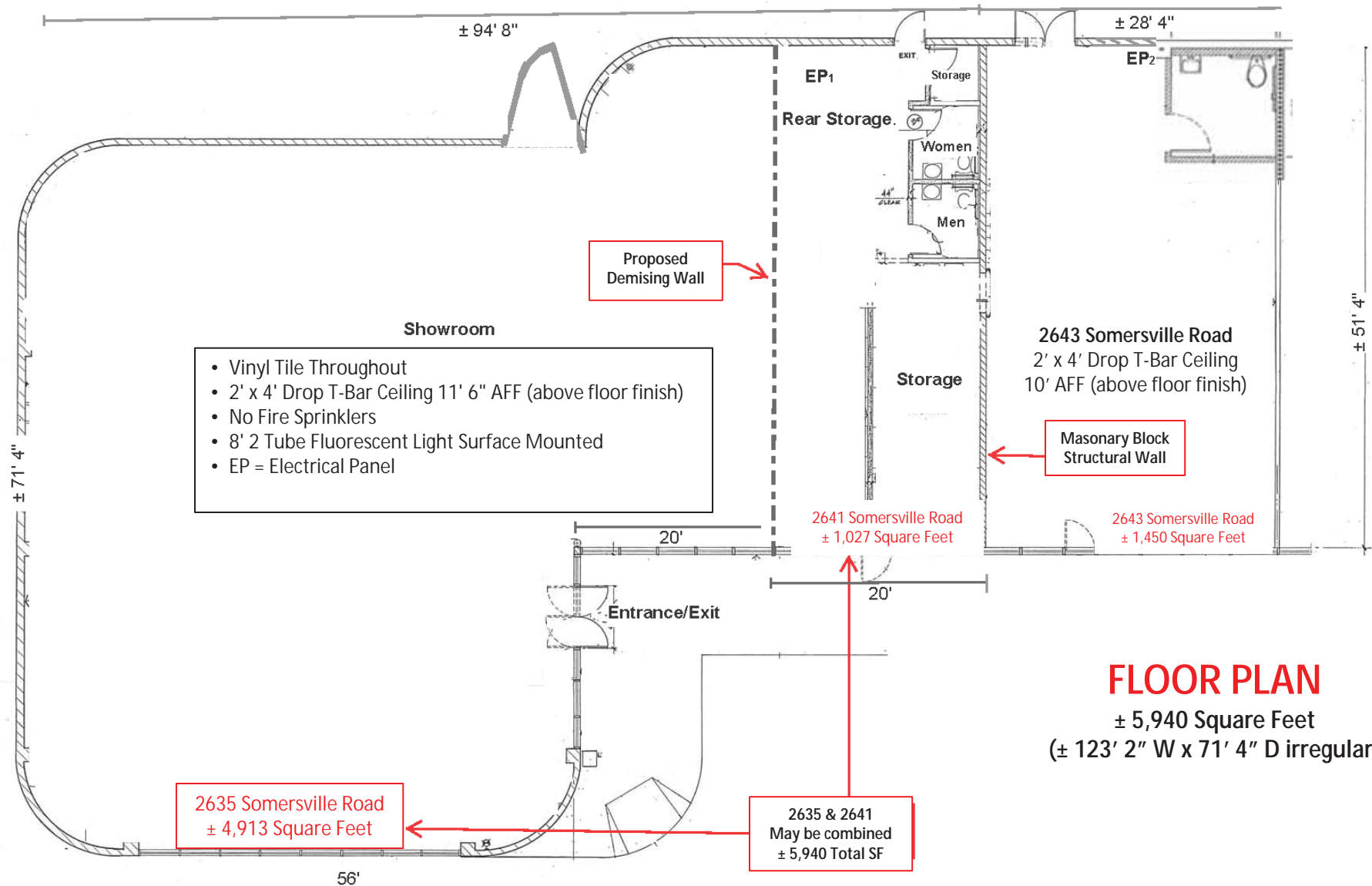
- 2635-2641 5,940 Square Feet**
- 2643 1,450 Square Feet**
- 2651 Avenue Women's Apparel
- 2653 Wayne's Barber Shop
- 2655 1,027 Square Feet**
- 2657 InStyle Cuts Hair Salon
- 2659 Forum Nail Salon
- 2665 4,053 Square Feet**
- 2669 Driversity Driving School

#2635 Divisible: 1,027 SF to 5,940 SF

-  NORTH
-  Utility Closet
-  Trash Enclosure

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FLOOR PLAN

± 5,940 Square Feet
(± 123' 2" W x 71' 4" D irregular)

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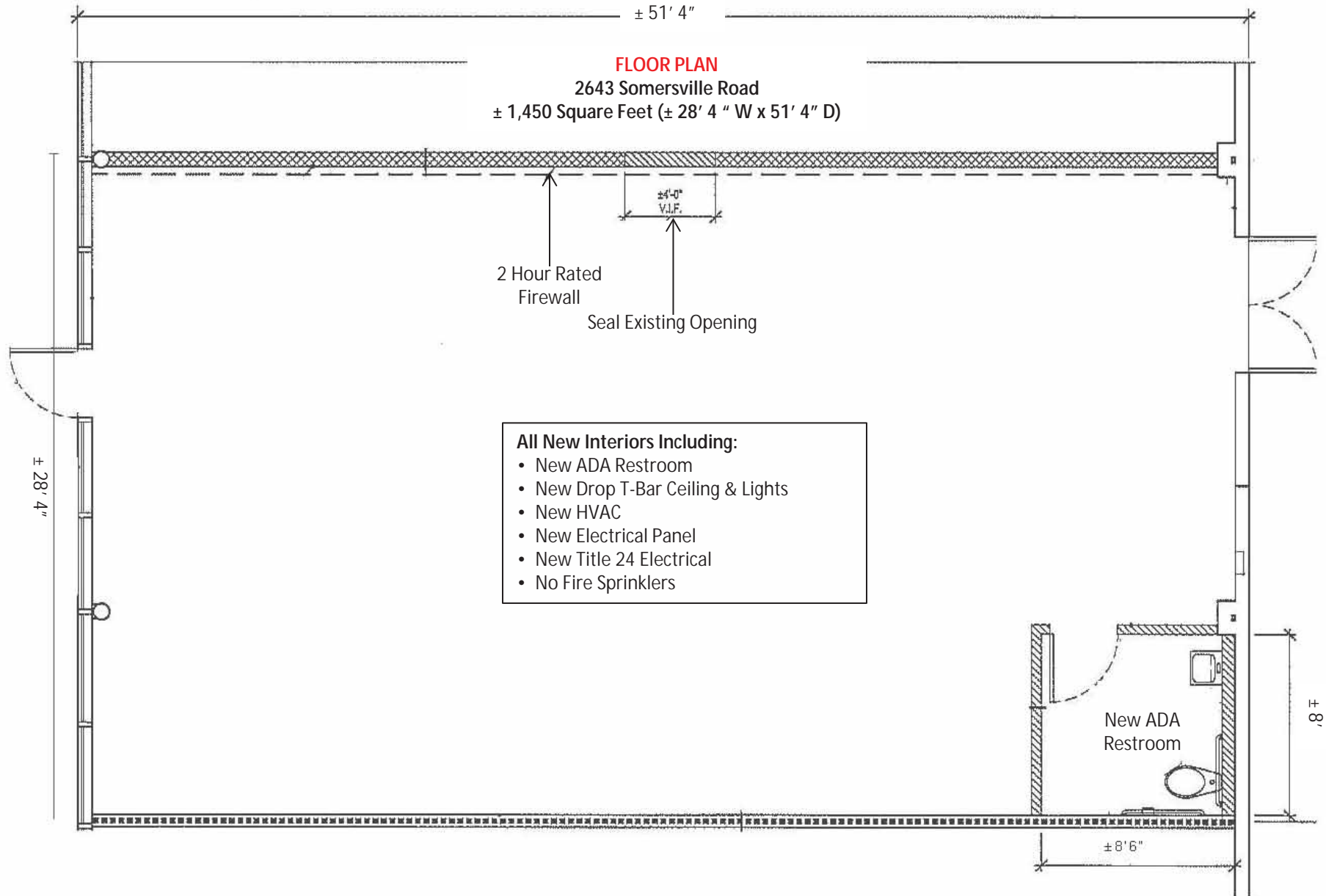
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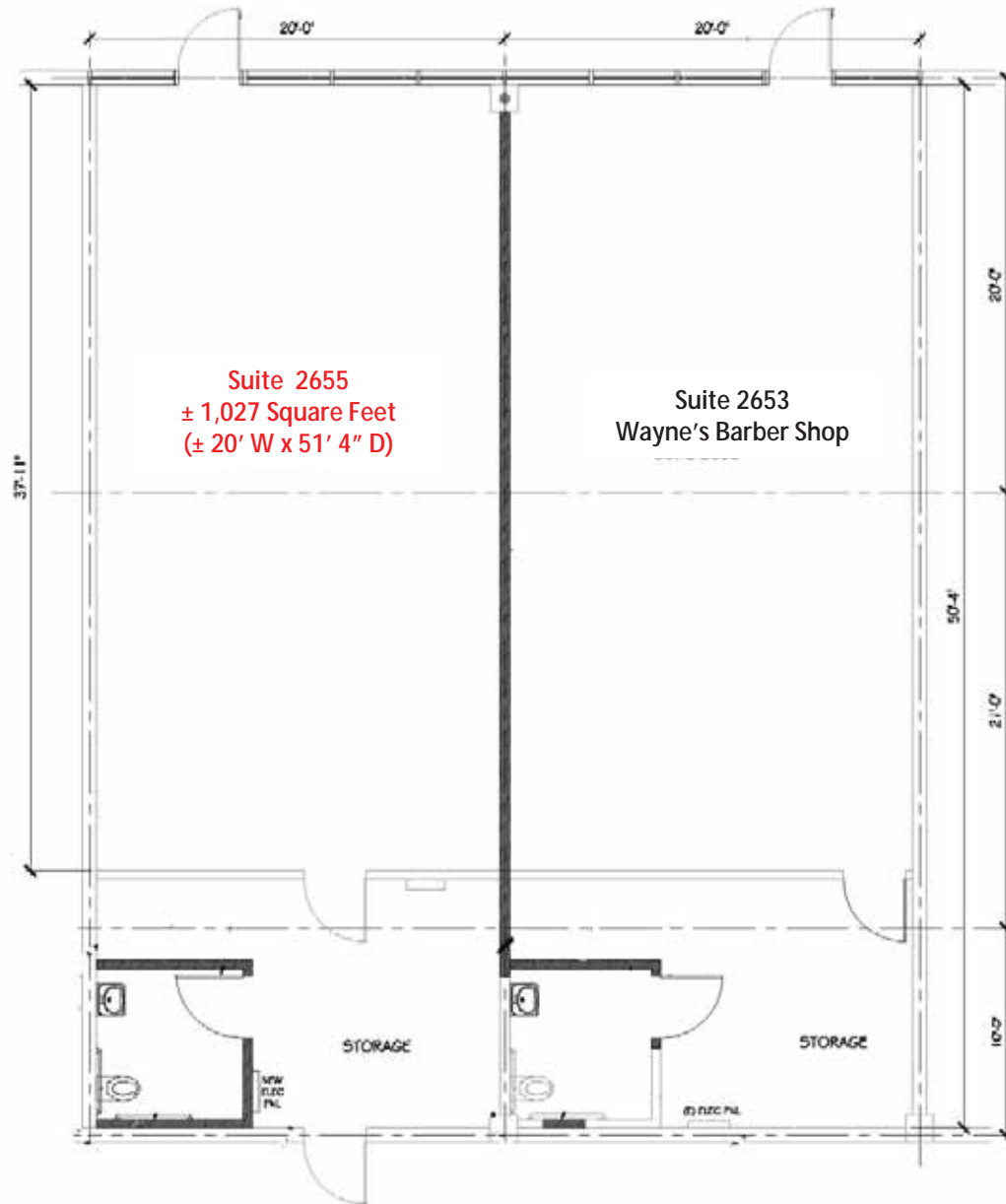
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FLOOR PLAN
2655 Somersville Road
± 1,027 Square Feet (± 20' W x 51' 4" D)

All New Interiors Including:

- New ADA Restroom
- New Drop T-Bar Ceiling & Lights
- New HVAC
- New Electrical Panel
- New Title 24 Electrical
- No Fire Sprinklers

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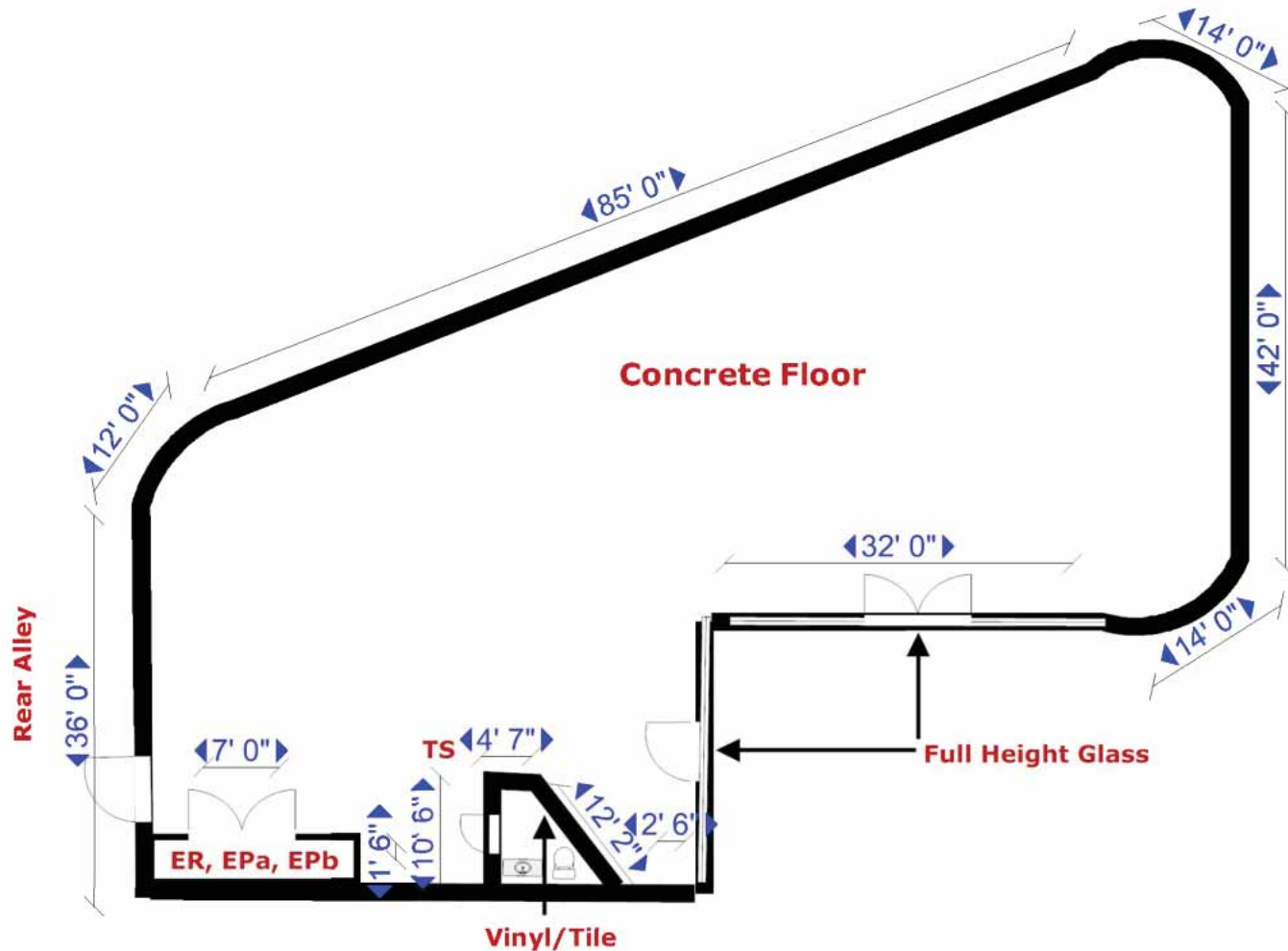
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FLOOR PLAN
2665 Somersville Road
± 4,053 Square Feet

- Key**
- 2 Electrical Panels = Each 225 Amp 3PH, 4W, 208/120V 42 Circuits
 - ER = Electrical Room
 - 100% Drop T-Bar with 2' x 4' drop-in fluorescent 10' Above Finish Floor (AFF)
 - No Fire Sprinklers
 - 2 AC Units
 - TS = Thermostat

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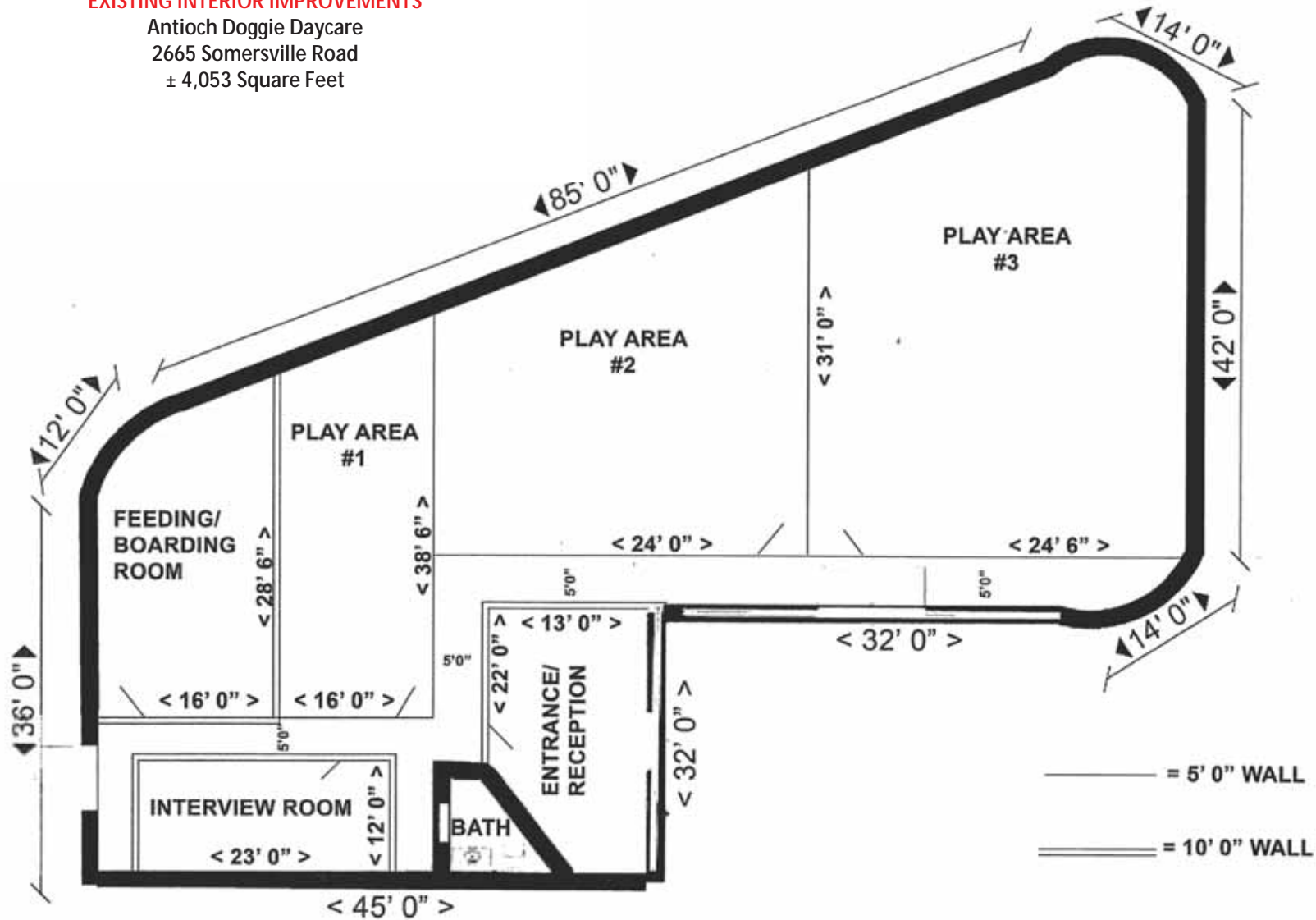
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EXISTING INTERIOR IMPROVEMENTS

Antioch Doggie Daycare
2665 Somersville Road
± 4,053 Square Feet



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2635 Somersville Rd, Antioch, CA

Somersville Road

**Double
Dragon
Restaurant**

**2635-2641
5,940 SF**

**2643
1,450 SF**

avenue
WOMEN'S FASHION IN SIZES 14-32

**Wayne's Barber
Shop**

**2655
1,027 SF**

InStyle

**Forum Nail
Salon**

**2665
4,053 SF**

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