

For Lease

DEER VALLEY SQUARE
3416-3450 DEER VALLEY ROAD,
ANTIOCH, CA 94531



BAC Bank

Rice Bowl

Indian Market

O'Reilly
AUTO PARTS

Walgreens



PROEQUITY
Asset Management Corporation

Dave White
Vice President, Retail
+1 916 440 1831
dave.white@am.jll.com
RE License #01759894

John Brecher
Vice President, Retail
+1 916 440 1826
john.brecher@am.jll.com
RE License #01897931

Jones Lang LaSalle Brokerage, Inc
RE License #01897931



Deer Valley Square

3416-3450 DEER VALLEY ROAD
ANTIOCH, CA 95672

PROPERTY INFO

HIGHLIGHTS

- Just opened: BAC Community Bank
- Located on major arterial street to Highway 4
- Excellent visibility and access with two signalized corners
- Strong daytime population
- Cotenants include Walgreens, McDonalds, & O'Reilly AutoParts
- Directly across from Safeway, RiteAid & Starbuck's
- Shopping center website: deervalleysquare.com

KEY TENANTS



Walgreens



DEMOGRAPHICS (2020 EST.)

| | 1 Miles | 3 Miles | 5 miles | 7 Miles |
|--------------------|-----------|-----------|-----------|-----------|
| Population | 15,218 | 107,129 | 175,526 | 332,239 |
| Average HH Income | \$112,104 | \$101,559 | \$106,991 | \$109,018 |
| Daytime Population | 10,225 | 78,949 | 135,534 | 250,386 |

TRAFFIC COUNTS (ESRI 2020)

Hillcrest @ Deer Valley Road ±45,000 cars per day
← both ways →

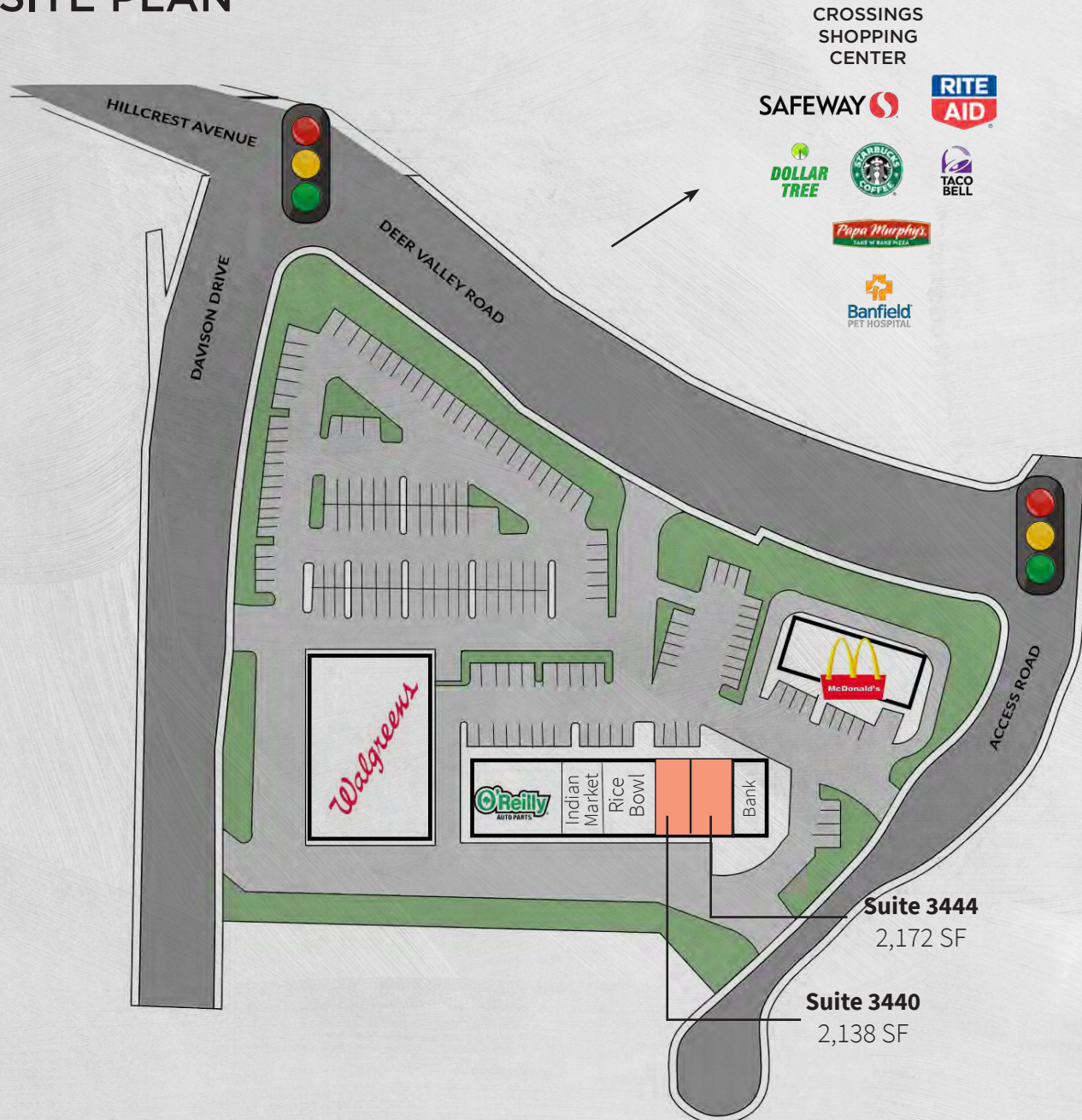
Deer Valley Square

PROPERTY PHOTOS



Deer Valley Square

SITE PLAN



CROSSINGS
SHOPPING
CENTER



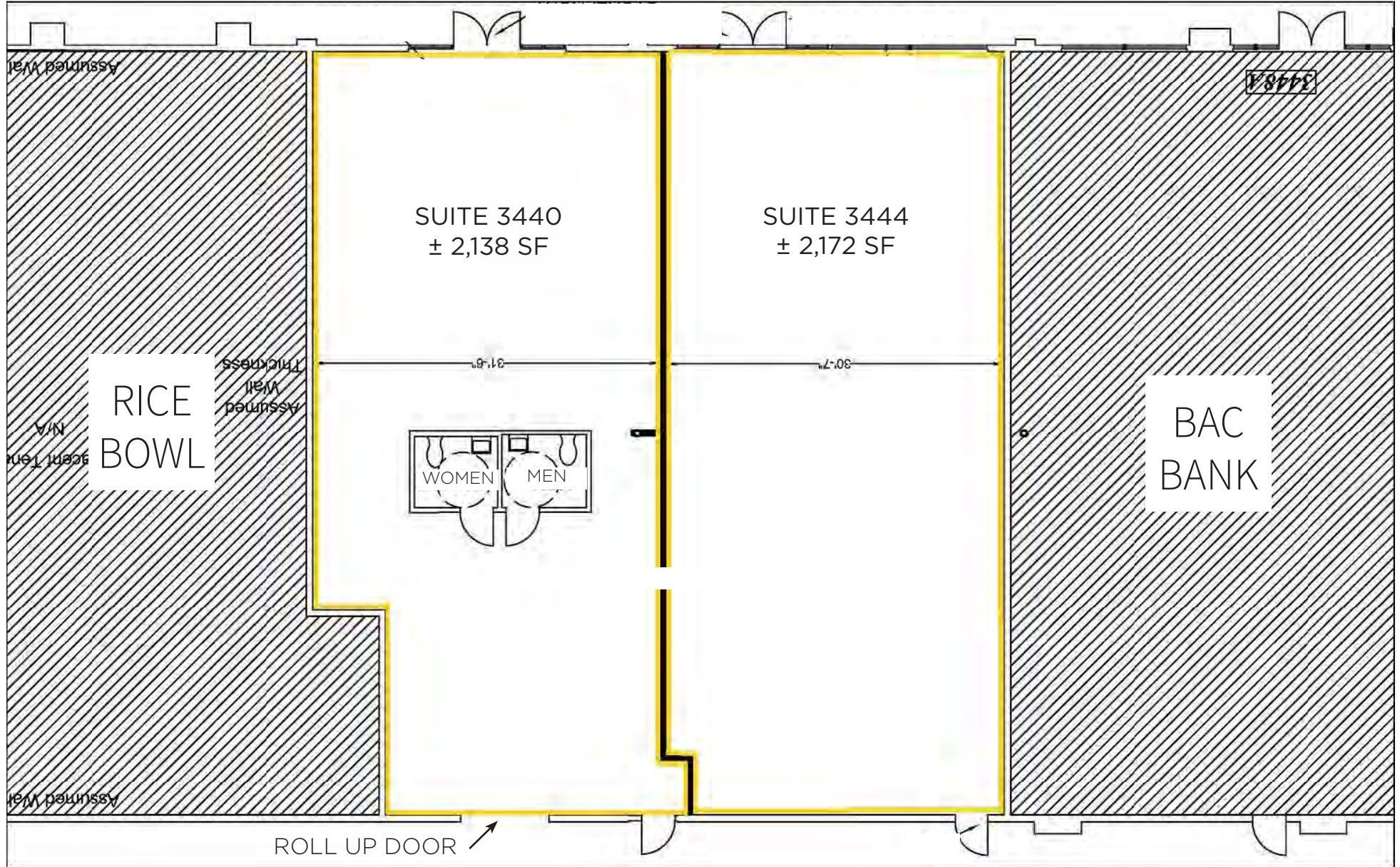
| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|---------------------|-------------|----------------|
| WALGREENS | 3416 | |
| O'REILLY AUTO PARTS | 3426 | |
| INDIAN MARKET | 3428 | |
| RICE BOWL | 3436 | |
| AVAILABLE | 3440 | 2,138* |
| AVAILABLE | 3444 | 2,172* |
| BAC COMMUNITY BANK | 3448 | |
| MCDONALD'S | 3450 | |

*Suites 3440 & 3444 can be combined

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FLOOR PLANS

FRONT DOOR/PARKING LOT



REAR LOADING AREA



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