

THACH PLAZA, Oakley, CA

NORTH EAST CORNER OF EMPIRE AVENUE AND NEROLY ROAD



3410 Empire Avenue, Oakley CA 94561

1,000 SF - 15,000 SF Retail New Development Project



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Adria Giacomelli
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THACH PLAZA, Oakley, CA

LOCATION

SUMMARY

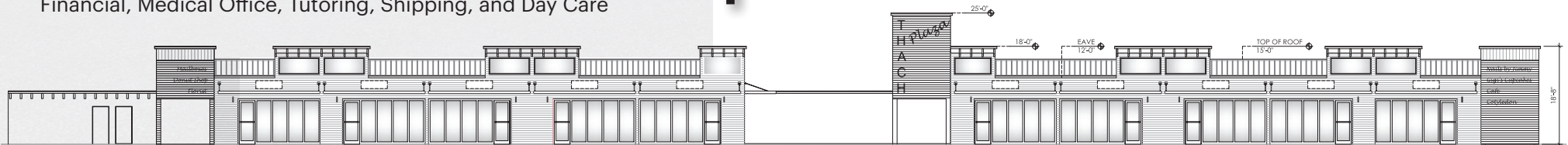
Thach Plaza in Oakley, CA

Location:	NE Corner of Empire Avenue & Neroly Road
Zoning:	C General Commercial Zoning
Parking:	84 Stalls
Type:	Large Format, Multi-Tenant or Drive-Thru QSR
Traffic Counts:	Empire Avenue - 13,948 ADT Carpenter Road - 3,124 ADT Neroly Road - 3,268 ADT Everlasting Way - 775 ADT
Timing:	Construction to Commence October 2019 10-12 month build

HIGHLIGHTS

- New Development seeks large format tenant and shop space retailers
- Timing (currently) allows for Tenant's to modify floorplan
- Drive-thru potential fronting Empire Avenue at Neroly Road
- Oakley's boasts AHH income of \$150,000 w/in 1 mile
- Already Signed: Nail Salon and Car Wash
- Seeking Tenant Mix of Daily Needs and Services to include Bank/ Financial, Medical Office, Tutoring, Shipping, and Day Care

Thach Empire Plaza occupies +110,000 square feet of commercial land and is designed to be a neighborhood strip center located at the northeast corner of Empire Avenue and Neroly Road. Plans for Thach Plaza have been submitted to the City of Oakley and construction is estimated to commence October 2019 with a delivery November 2020. The layout of the plaza allows for flexibility whether it's a large format tenant occupying up 18,000 square foot or multi-tenant shops. A drive thru is something to be considered in the 5,000 sf anchor space fronting Empire. Ideal for banking, pharmacy, medical office, and other family-friendly offerings that will service the community of Oakley its neighboring east county cities.



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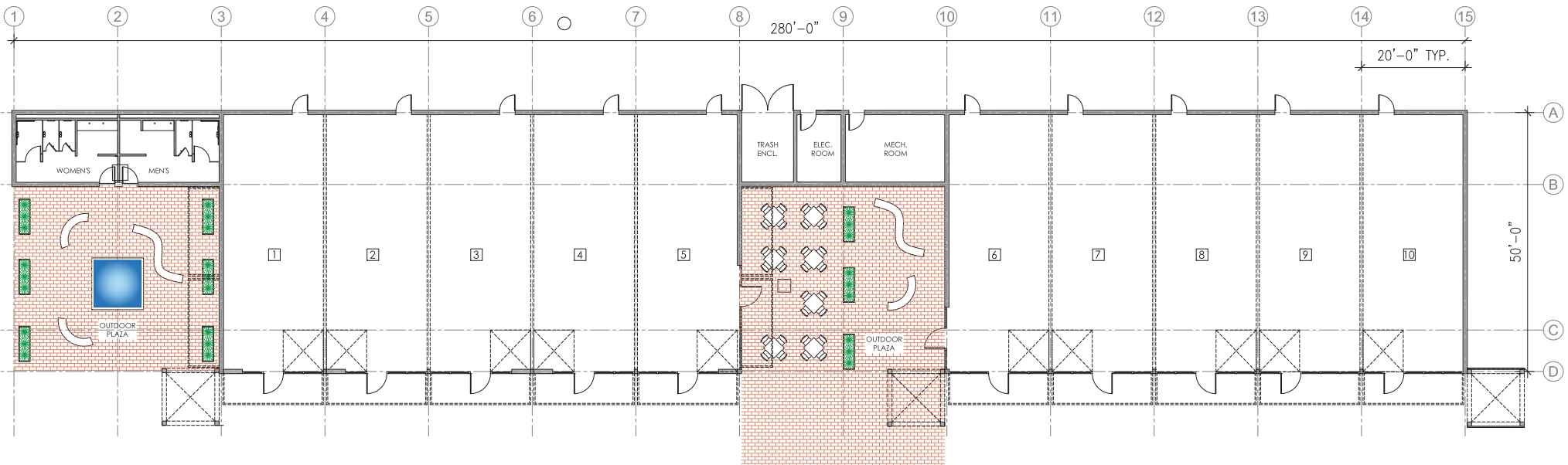


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PARTIAL FLOOR PLAN



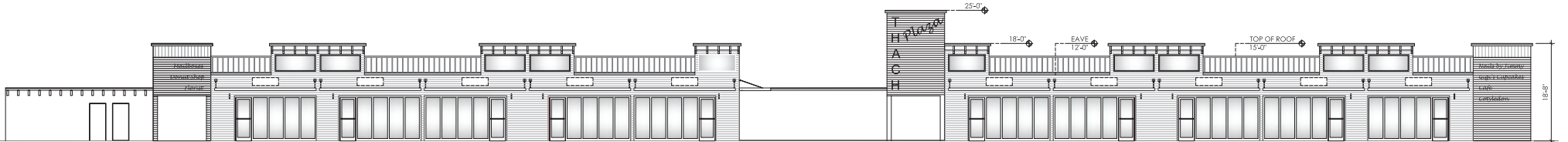
1 FIRST FLOOR PLAN
SCALE: 1" = 10'-0"



10' 0' 10' 20'
SCALE: 1" = 10'

SPACE DETAILS

- Seeking Complementary Tenant Mix of Daily Needs and Services to include Bank/Financial, Medical Office, Tutoring, Shipping, and Day Care
- 10 suites at Desirable Dimensions- 20' Frontage x 50' Depth (1,000 sf)
- Can be combined for up to 10,000 sf plus 5,000 sf Anchor Suite
- 2 Courtyard Plazas with Common Area Restrooms



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DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
10,773	107,306	186,501



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,067	31,398	56,636



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$153,305	\$120,818	\$119,481



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1,870,975	\$1,399,030	\$1,332,752



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
10,143	99,410	170,721

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
1,540	15,104	25,162

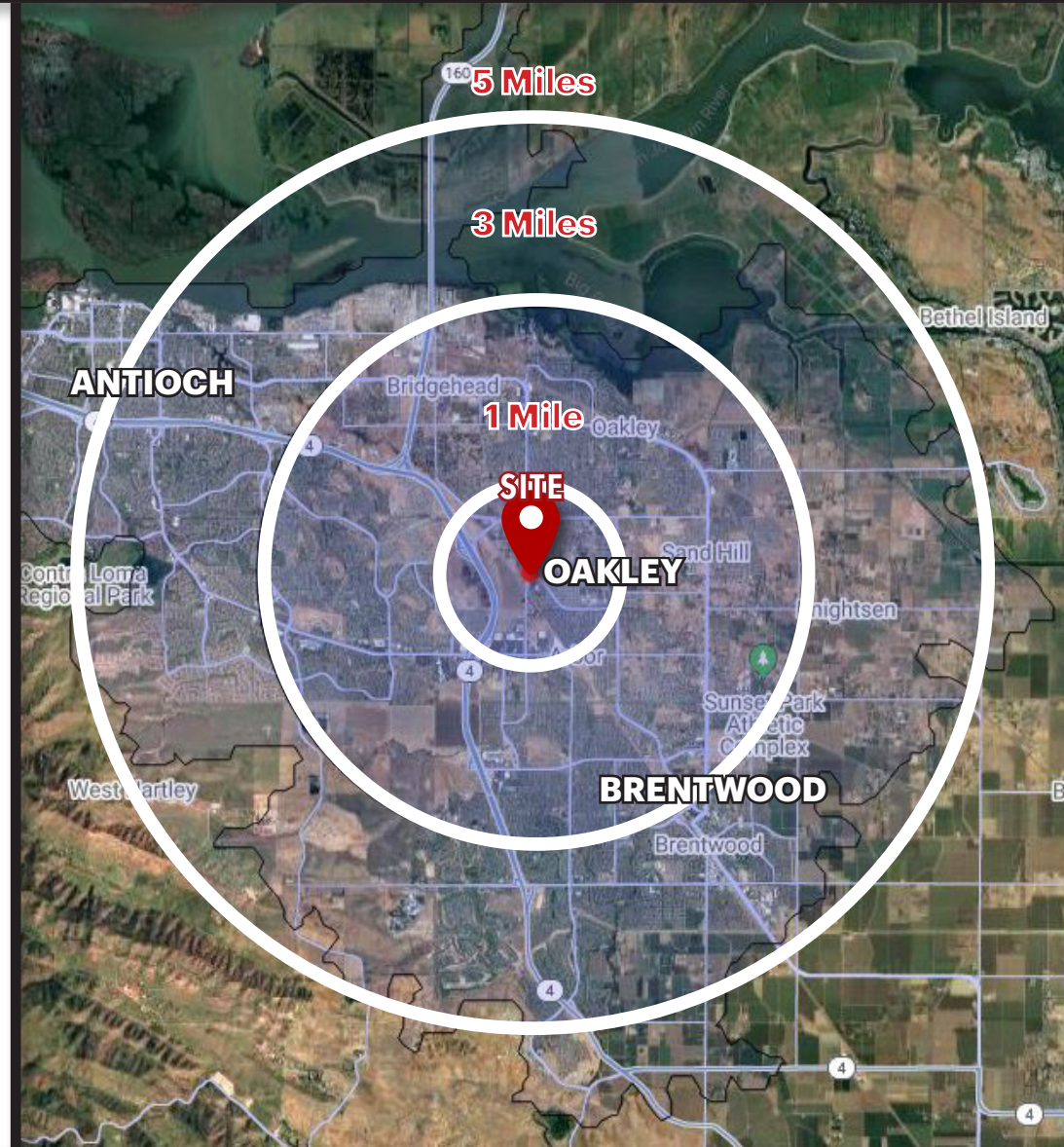


TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$7,941	\$6,718	\$6,624

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$1,102	\$952	\$941



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MARKET AERIAL

