

6965 LONE TREE WAY

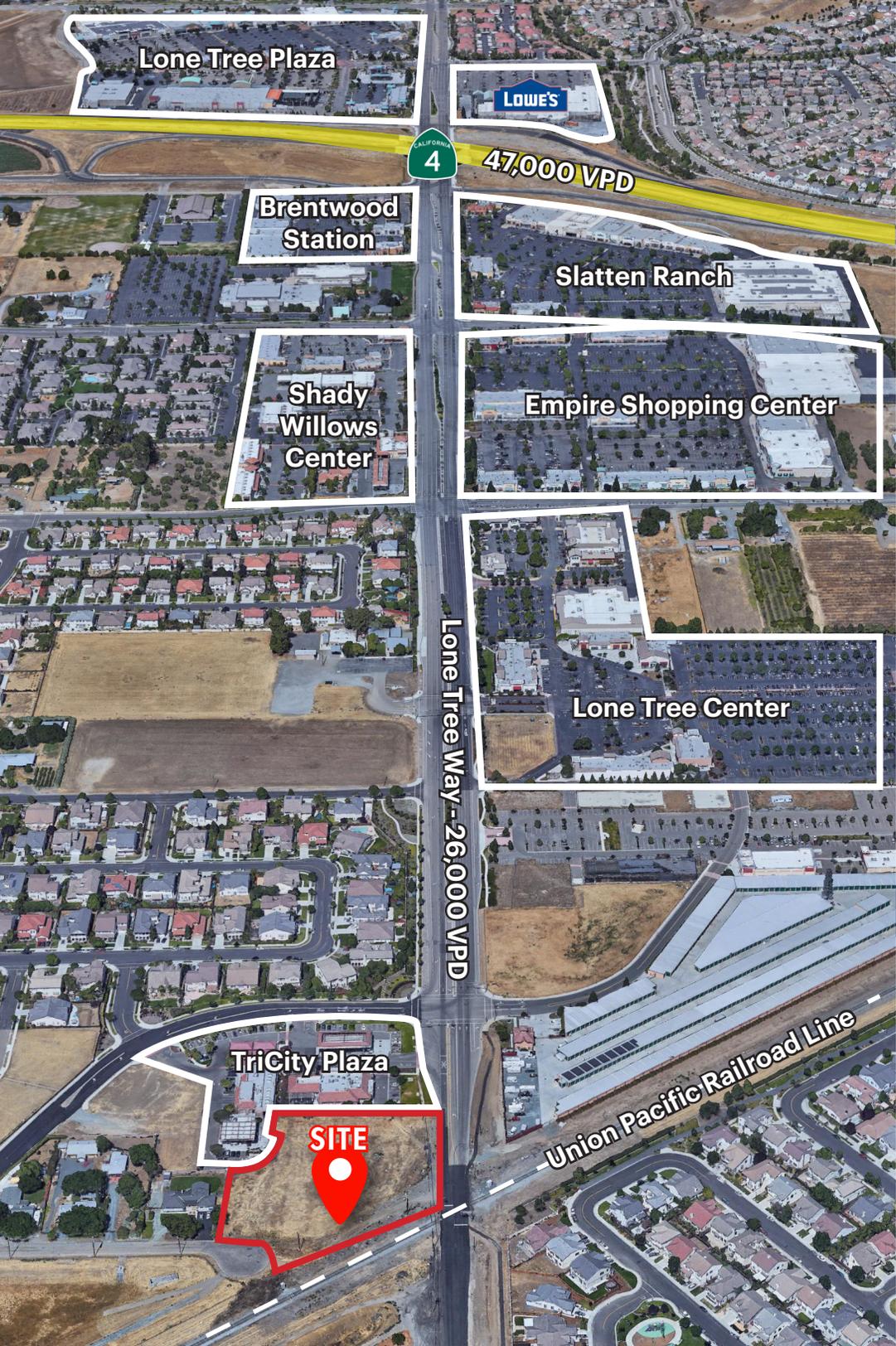
BRENTWOOD, CALIFORNIA
GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY

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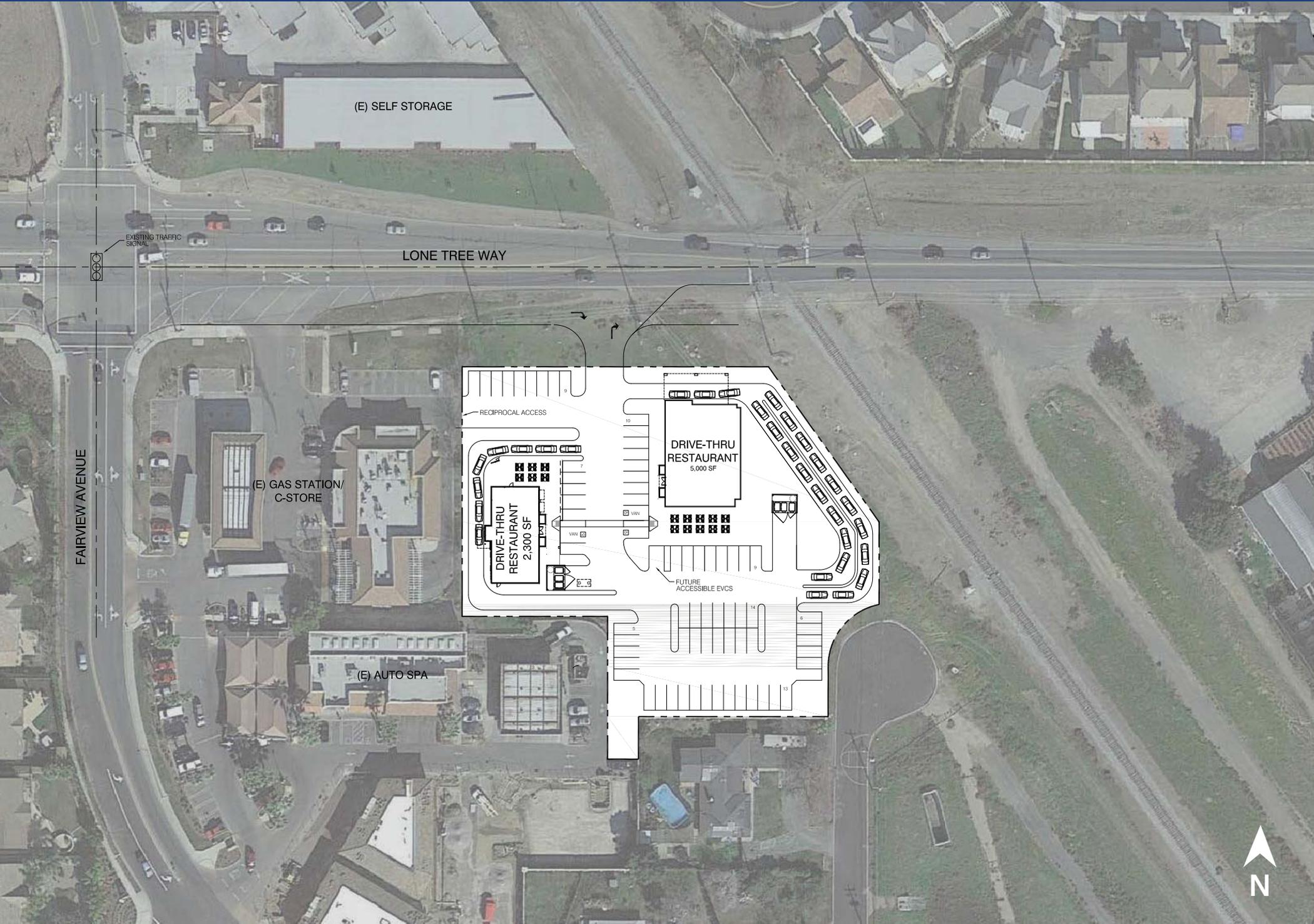
PROPERTY PROFILE

Leaseable Area	1.88 Acres
Available Space	Drive Thru, Freestanding Building, Shop Space in Various Sizes
Seeking	<ul style="list-style-type: none"> • QSR Drive-Thru • QSR Non Drive-Thru • Auto Repair/Supplies • Education/Day Care Facilities • Banks • Health Care • Furniture • Fitness • Convenience Stores/Gas • Grocery • Mattress • Specialty Store • Wireless • Home Improvement • Drug Store • Dollar Store

HIGHLIGHTS

- Ready for a Commercial Development
- Part of TriCity Plaza
- Gas Station and Car Wash on Surrounding Parcels
- Utility Infrastructure in Place
- Close Proximity to the Highway 4 Bypass
- Frontage has High Traffic Counts on Lone Tree Way and is a Major Thoroughfare Through the TriCity Area

*Traffic Counts Source: CoStar 3/21/22



(E) SELF STORAGE

EXISTING TRAFFIC SIGNAL

LONE TREE WAY

FAIRVIEW AVENUE

(E) GAS STATION/
C-STORE

RECIPROCAL ACCESS

DRIVE-THRU
RESTAURANT
2,300 SF

DRIVE-THRU
RESTAURANT
5,000 SF

FUTURE
ACCESSIBLE EVCS

(E) AUTO SPA



MARKET AERIAL



*Traffic Counts Source: CoStar 3/21/22



POPULATION	1 MILE	3 MILES	5 MILES
	13,452	115,333	176,691



ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$176,310	\$130,476	\$130,212



HOUSEHOLD INCOME DISTRIBUTION	1 MILE	3 MILES	5 MILES
\$200,000 or More	1,115	6,150	9,301



MEDIAN HOME VALUE	1 MILE	3 MILES	5 MILES
\$1,000,000 or More	181	2,291	3,873



COLLEGE DEGREE	1 MILE	3 MILES	5 MILES
BACHELOR DEGREE OR HIGHER	3,086	21,080	32,885



TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	\$192.31 M	\$1.38 B	\$2.13 B

