



**FOR LEASE | 5433 NEROLY ROAD**

OAKLEY, CALIFORNIA

± 1,500 SF DRIVE-THRU QSR/RESTAURANT

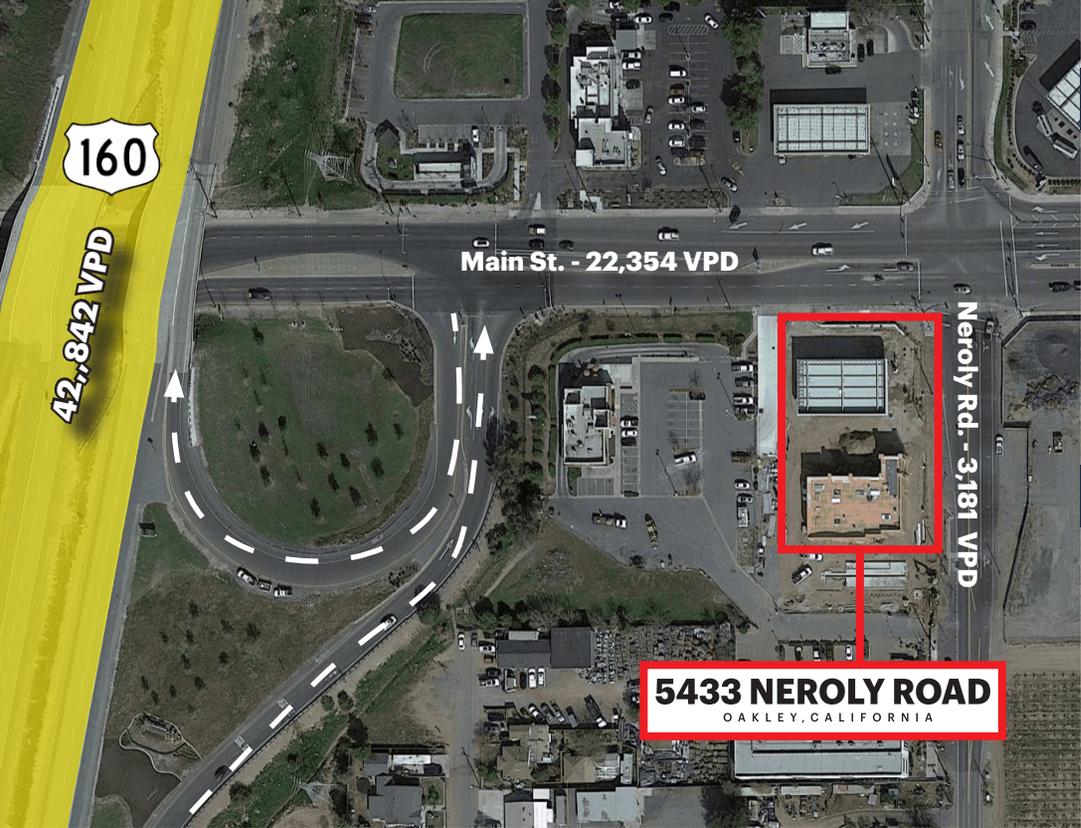
## ABOUT OAKLEY

Oakley, CA is one of California's youngest cities in Contra Costa County. Residents enjoy a charming area with an abundant housing supply, quality schools, and a friendly atmosphere that truly make Oakley, "A place for families in the heart of the Delta." From a quiet Delta farming town, Oakley has blossomed into a growing community of landscaped parks, abundant recreational opportunities, shopping centers and planned business and commercial development.

[\(https://www.ci.oakley.ca.us/about-oakley/\)](https://www.ci.oakley.ca.us/about-oakley/)

## LOCATION DESCRIPTION

Located right off CA-160 at the SWC of Main St. and Neroly Rd., this is a 1,500 square foot QSR/restaurant space with a drive-thru. The subject property is a part of a Chevron Fuel Station/C-Store redevelopment that includes: 6 Multiple Product Dispenser (12 pumps), drive-thru car wash, and EV charging stations. The C-Store will operate a Krispy Krunchy Chicken restaurant which will provide for a great co-tenant for other QSR users. Site will have shared restroom and garbage areas.



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## PROPERTY PROFILE

<b>AVAILABLE</b>	± 1,500 SF with a Drive-Thru	
<b>TRAFFIC COUNTS</b>	Neroly Rd.	3,181 VPD
	Main St.	22,354 VPD
	CA-160	42,842 VPD

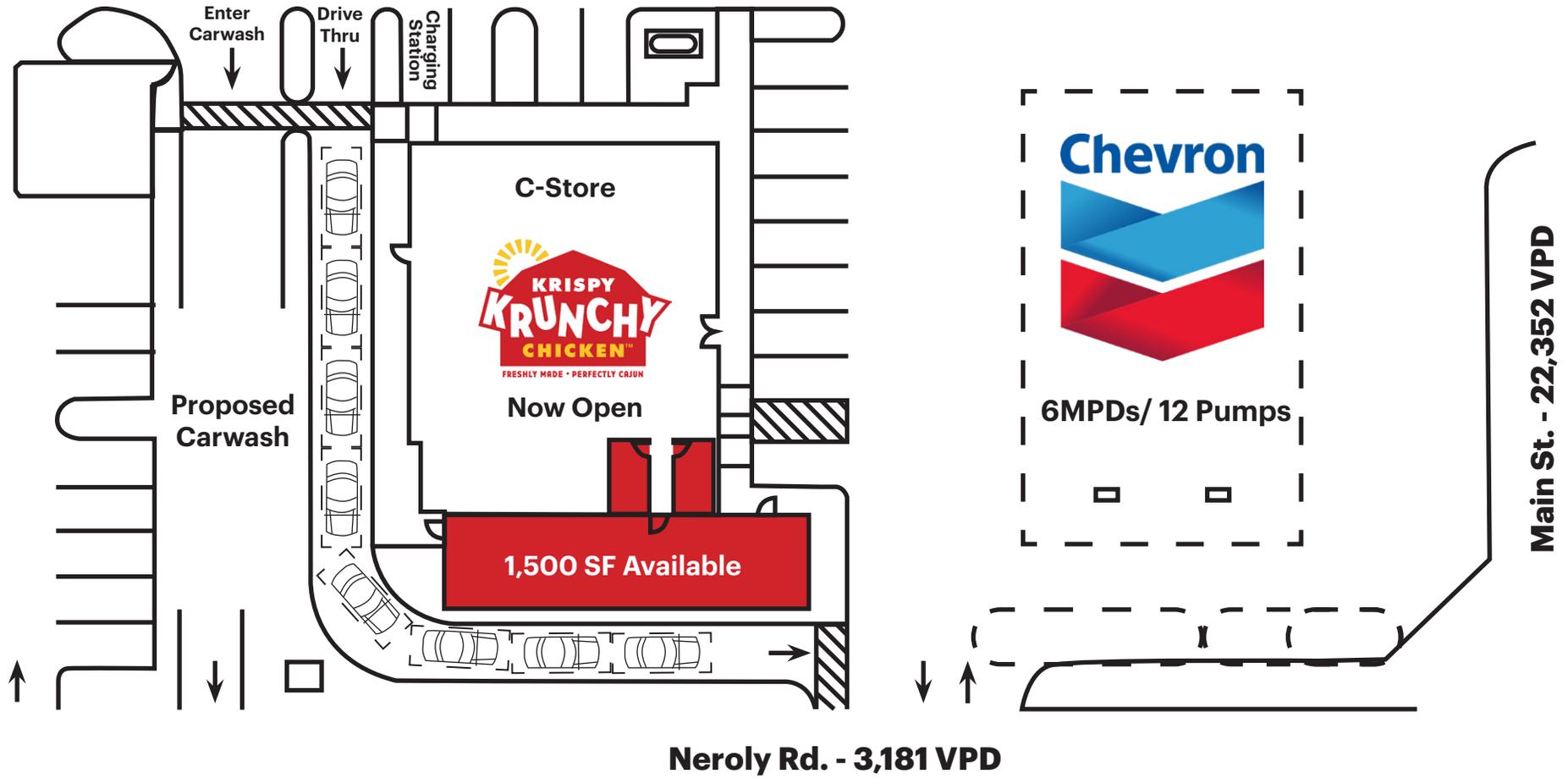
- PROPERTY HIGHLIGHTS**
- Freeway Visibility
  - Newly Constructed Restaurant Space with a Drive-Thru
  - Located Right off the CA-160 On/Off Ramp
  - Great Co-Tenants - Chevron & Krispy Krunchy Chicken
  - Monument Signage Opportunities
  - Limited Inventory for Drive-Thru Sites in the East Bay
  - Less than a Mile Away from New Amazon Fulfillment Center
  - Neighboring Tenants Include: Starbucks, McDonald's, Dutch Bros, Carl's Jr, AM PM, Shell and Best Western



\* Floor Plan Source: Milestone Associates 12/14/21

\*Traffic Counts Source: CoStar & USA REGIS Online 1/25/24

# SITE PLAN



\*Traffic Counts Source: CoStar & USA REGIS Online 1/25/24

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# MARKET AERIAL



**amazon** ± 150,000 SF Fulfillment Center



**BRIDGEHEAD SELF STORAGE**  
925-753-1199  
1651 Drive - In Ave, Antioch

**SANDY POINT 3**



Inflate and Go New and Used Tires



Main St. - 22,352 VPD

42,842 VPD  
**160**



**Antioch Family and Senior Apartments**  
394-Unit MTF Housing Development



**5433 NEROLY ROAD**  
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Neroly Rd. - 3,181 VPD



\*Traffic Counts Source: CoStar & USA REGIS Online 1/25/24



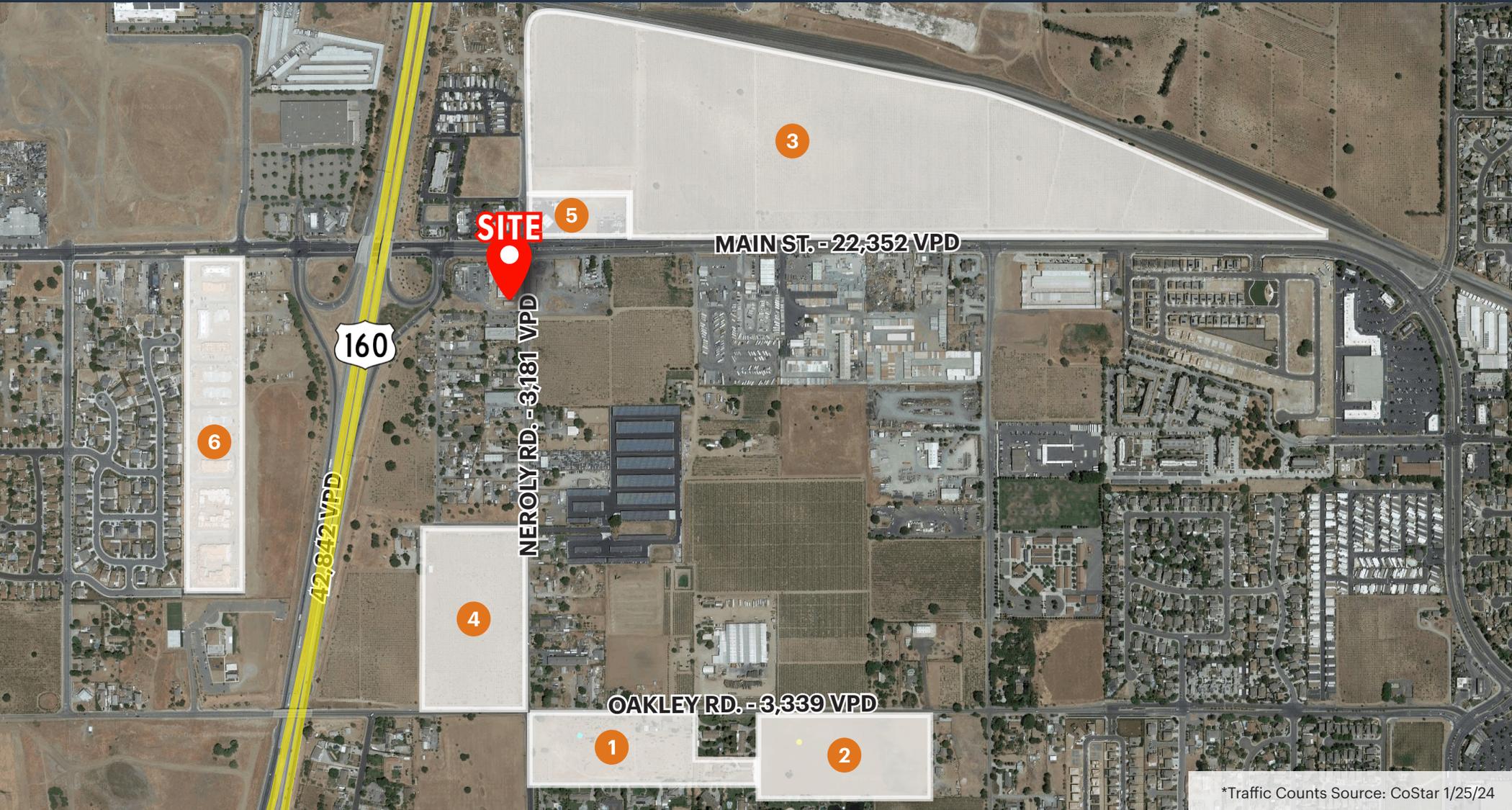
**C**hevron is an American multinational energy corporation that is active in 180 countries. Chevron is engaged in every aspect of the oil and natural gas industries, including hydrocarbon exploration and production; refining, marketing, and transport; chemicals manufacturing and sales; and power generation. Chevron is one of the largest companies in the world and the second largest oil company in the United States.

 1879  San Ramon, CA  6,898 Locations  Public (NYSE:CVX;S&P:AA-)  [Chevron.com](https://www.chevron.com)

## KRISPY KRUNCHY CHICKEN

**K**rispy Krunchy Chicken is the fastest-growing premium C-store based QSR concept in the country. Each chicken breast, thigh, wing, and tender is infused with their secret proprietary marinade. Then, fried to perfection. Oh, and what meal would be complete without sides? That's why they have created their signature sides and scrumptious honey biscuits that taste so good your customers will be raving more after their first bite.

 1989  Alexandria, LA  2,600+ Locations  Private  [KRISPY KRUNCHY.com](https://www.krispykrunchychicken.com)



\*Traffic Counts Source: CoStar 1/25/24

NEW DEVELOPMENT	STATUS	DESCRIPTION
1 The Ranchettes at Neroly	Approved	Single-family residential units
2 The Estates at Vineyards Acres	Approved	Single-family residential units
3 River Oaks	Approved	71 AC, 690,000 SF commercial development
4 IBN Sina Community Center	Pending	Mixed-use public assembly and residential project: 100,000 SF senior housing; 20,000 SF PK-12 school with gym; 10,000 SF mosque with event hall. If approved, project will be developed in phases
5 Wendy's Drive-Thru	Approved	Brand-new 2,331 SF restaurant with drive-thru lanes
6 Antioch Family and Senior Apartments	Under Construction	Project includes eleven 3-story buildings on 14.85 AC, 394 units

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
4,582	72,181	177,771



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$103,496	\$140,316	\$138,129



## HOUSEHOLD INCOME DISTRIBUTION \$200,000 or More

1 MILE	3 MILES	5 MILES
21.5%	22.8%	24.0%



## MEDIAN HOME VALUE \$1,000,000 or More

1 MILE	3 MILES	5 MILES
21.2%	20.7%	19.8%



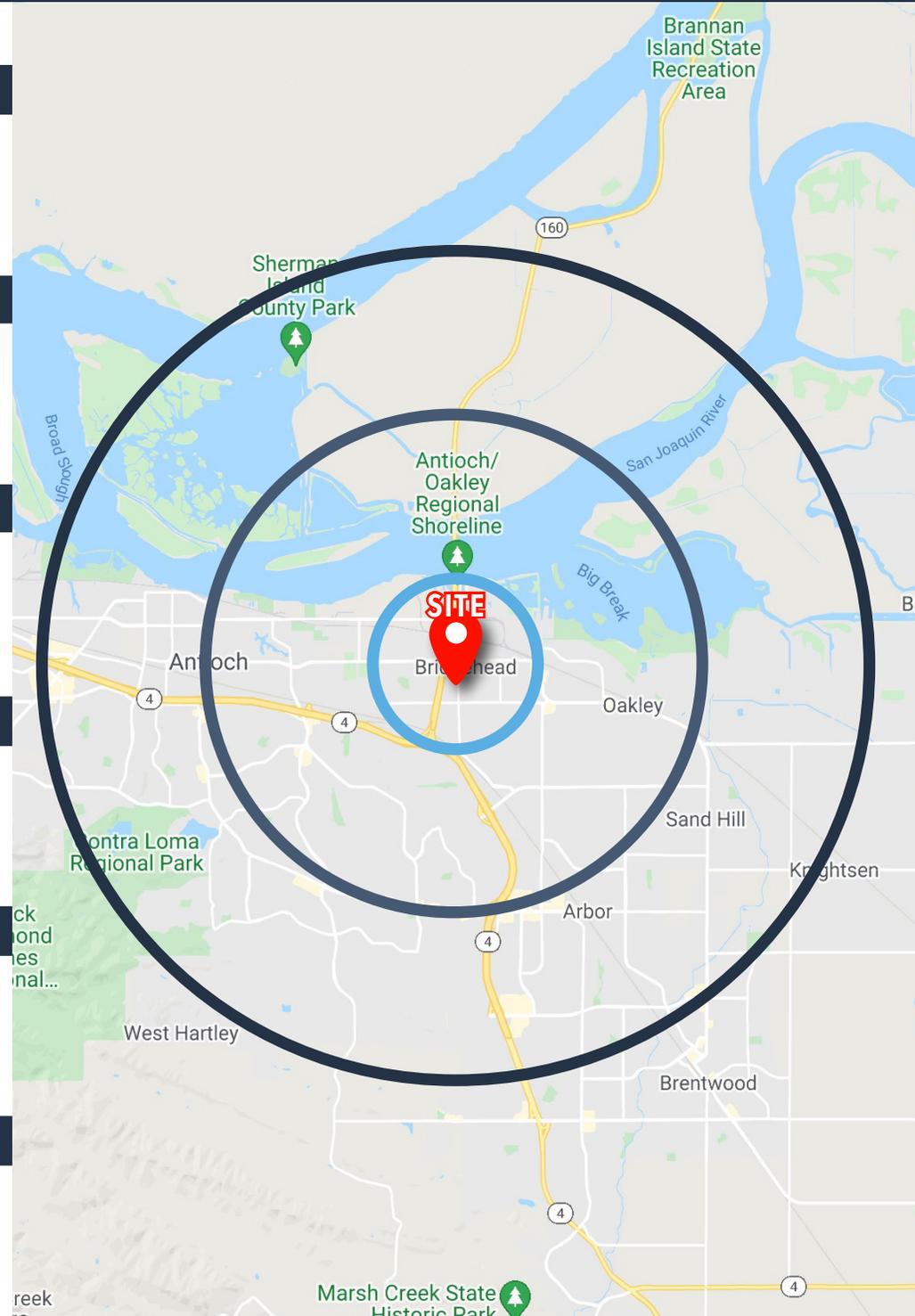
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
15.2%	24.6%	27.2%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$56.33 M	\$959.45 M	\$2.29 B



\*Demographics Source: Site USA REGIS 1/25/24



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