



**RETAIL SPACES AVAILABLE**

**±880 - 8,956 SF**

# THE CROSSINGS

HILLCREST AVENUE & DEER VALLEY ROAD | ANTIOCH, CA

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# PROJECT HIGHLIGHTS

HILLCREST AVENUE &  
DEER VALLEY ROAD,  
ANTIOCH, CA



Located within a successful neighborhood shopping center anchored by Safeway, Ross, and Starbucks



Located near the East Contra Costa BART extension (eBART) Antioch Station



Center is adjacent to over ±100,000 SF of offices and benefits from a daytime employee population of ±10,200 people



The center benefits from an established residential population that consists of over ±60,000 people with an average household income of approximately \$113,000 within a 2 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,473	117,597	188,547
Avg. HH Income	\$137,524	\$130,397	\$141,027
Daytime Population	10,669	86,504	143,636

## TRAFFIC COUNTS

Hillcrest Ave	47,950 ADT
Deer Valley Rd	12,936 ADT

Source 2024 Esri.

## METRICS

7/1/23 - 6/30/24

Total Shopping Center Visits	2.7M
Number of Unique Visitors	294.5K
Visit Frequency	9.19 times

Source 2024 Placer.ai.

## RANKING OVERVIEW

Nationwide	90%	California	83%	Local: 15 Mi	80%
941 /10,393		278 /1,659		7/31	



Foot traffic at **Safeway** ranks in the 81st percentile nationally and 69th percentile in the SF/Oakland/East Bay market. The store's strong performance is further evidenced by reported sales of \$773 PSF, ~9% higher than Safeway's banner average of \$710 PSF reported by RetailStat.



In addition, Antioch Crossing is set to experience a big lift in foot traffic and cross shop opportunities with **Ross** joining the center. The shopping center already generates foot traffic that is in the 91st percentile of all neighborhood centers nationally and 80th percentile in the Bay Area. A typical Ross store in the Bay Area attracts approximately 396,000 customer visits over a 12-month period.

# PROJECT SITE PLAN



**B11 & B12  
CAN BE  
COMBINED  
FOR ±2,480 SF**

*Ideal Space for  
Restaurant!*

SUITE	TENANT	SF
A5	Dollar Tree	±9,152
A6	Freeway Insurance	±1,280
A7	Subway	±1,280
<b>A8</b>	<b>Available</b>	<b>±1,280</b>
A9	Heavenly Spa & Salon	±1,280
<b>A10</b>	<b>Available</b>	<b>±986</b>
A11	Butter Pecan Bakeshop	±1,050
<b>MAJ2B</b>	<b>Available</b>	<b>±8,956</b>
MAJ2A	Ross	±21,920
MAJ1	Safeway	±52,811
B1	Liberty Tax	±992
B2	PostalAnnex+	±1,240
B3	Dr. Legaspi, DDS	±1,219
B4	Deer Valley Chiropractic	±1,230
<b>B5</b>	<b>Available</b>	<b>±2,530</b>
<b>B6</b>	<b>Available</b>	<b>±1,240</b>
B7	Randy's Nails	±826
B8	Banfield Pet Hospital	±2,575
<b>B9</b>	<b>Available</b>	<b>±880</b>
<b>B10</b>	<b>Available</b>	<b>±1,600</b>
<b>B11</b>	<b>Available</b>	<b>±1,240</b>
<b>B12</b>	<b>Available</b>	<b>±1,240</b>
		<b>±2,480</b>
PAD1A	Wingstop	±1,000
PAD1B	Starbucks	±2,200
PAD2	Safeway Fuel Station	±5,641
PAD3	Taco Bell	±5,641

# SITE AERIAL



Under Construction  
**THE LANDING AT WILDFLOWER STATION**  
98 UNITS

Freeway INSURANCE

Available  
±1,280 SF

Available  
±986 SF

DUTCH BROS  
Under Construction

Available  
±8,956 SF

ARCO  
ampm

KAISER PERMANENTE

Available  
±2,530 SF

DOLLAR TREE

ROSS  
DRESS FOR LESS

SAFeway

Available  
±1,240 SF

Available  
±880 SF

Available  
±1,600 SF

Available  
±1,240 SF

Available  
±1,240 SF

Starbucks  
WING STOP

DEER VALLEY RD: ±12,936 ADT

TACO BELL

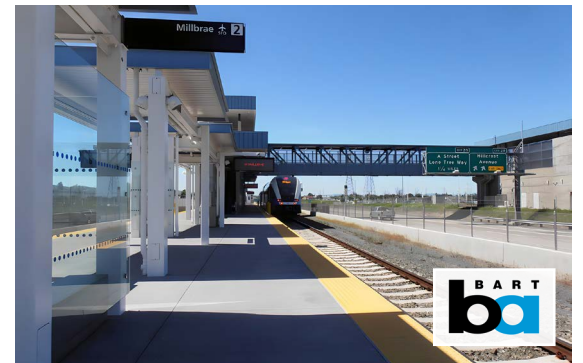
Great Clips

SHERWIN WILLIAMS

Walgreens

McDonald's

# PROJECT GALLERY



# MARKET AERIAL

**Century Plaza**

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES

PETSMART

TURNER'S  
OUTDOORSMAN

Burlington

ROSS  
DRESS FOR LESS

CYCLE GEAR  
BICYCLE SPECIALISTS

DOLLAR TREE

JOANN

BIG 5  
SPORTING GOODS

RITE  
AID

**Somersville Towne Center**

24 FITNESS

Foot Locker

AMERICA ONE

Bath & Body Works

CHAMPS  
SPORTS

Starbucks

Smart & Final  
estros!

Wendy's

**Hillcrest Crossroads**

Applebee's

KFC

Jack  
In the box

McDonald's

Starbucks

Dutch Bros  
Coffee

Carl's Jr.

**Cypress Shopping Center**

Raley's

TACO BELL

Jack  
In the box

**THE CROSSINGS**

ROSS  
DRESS FOR LESS

DOLLAR TREE

Starbucks

SAFEWAY

BART  
ba

**Oakley Town Center**

Lucky

RITE  
AID

BURGER KING

Raley's

MOUNTAIN MIKE'S  
PIZZA

Falafelle  
VEGETARIAN STREET FOOD

usbank

**Deer Valley Square**

Walgreens

McDonald's

**Slatten Ranch Shopping Center**

TARGET

HOBBY LOBBY

PETSMART

BARNES & NOBLE

BEST BUY

DOLLAR TREE

five  
BEL'W

CVS  
pharmacy

Auto  
Zone

RITE  
AID

**Deer Valley Plaza**

food  
maxx

TACO BELL

Starbucks

**Williamson Ranch Plaza**

Walmart

Jack  
In the box

Denny's

LOWE'S

Contra Loma Regional Park

Lone tree Golf & Event Center

IN-SHAPE  
HEALTH CLUBS

**Lone Tree Plaza**

KOHL'S

TRADER JOE'S

Michaels

FAMOUS  
footwear

IN-N-OUT  
BURGER

petco

COSTCO  
WHOLESALE

BOOT BARN

Marshalls

SPORTSMAN'S  
WAREHOUSE

THE HOME DEPOT

Coming  
Soon

WinCo  
FOODS

Mira Vista Park

Lucky

4

160

4

4



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