



Lone Tree Veterinary Hospital

Conta Costa Fire Station

John Muir Elementary School

CVS pharmacy

AutoZone

Tailgater's Sports Grill & Muscle Maker Grill

76



Sutter Health

Multi-Family Housing Developmental Project

SITE 1

SITE 2

IN-SHAPE

ANTIOCH RETAIL PADS

LONE TREE WAY, ANTIOCH CA

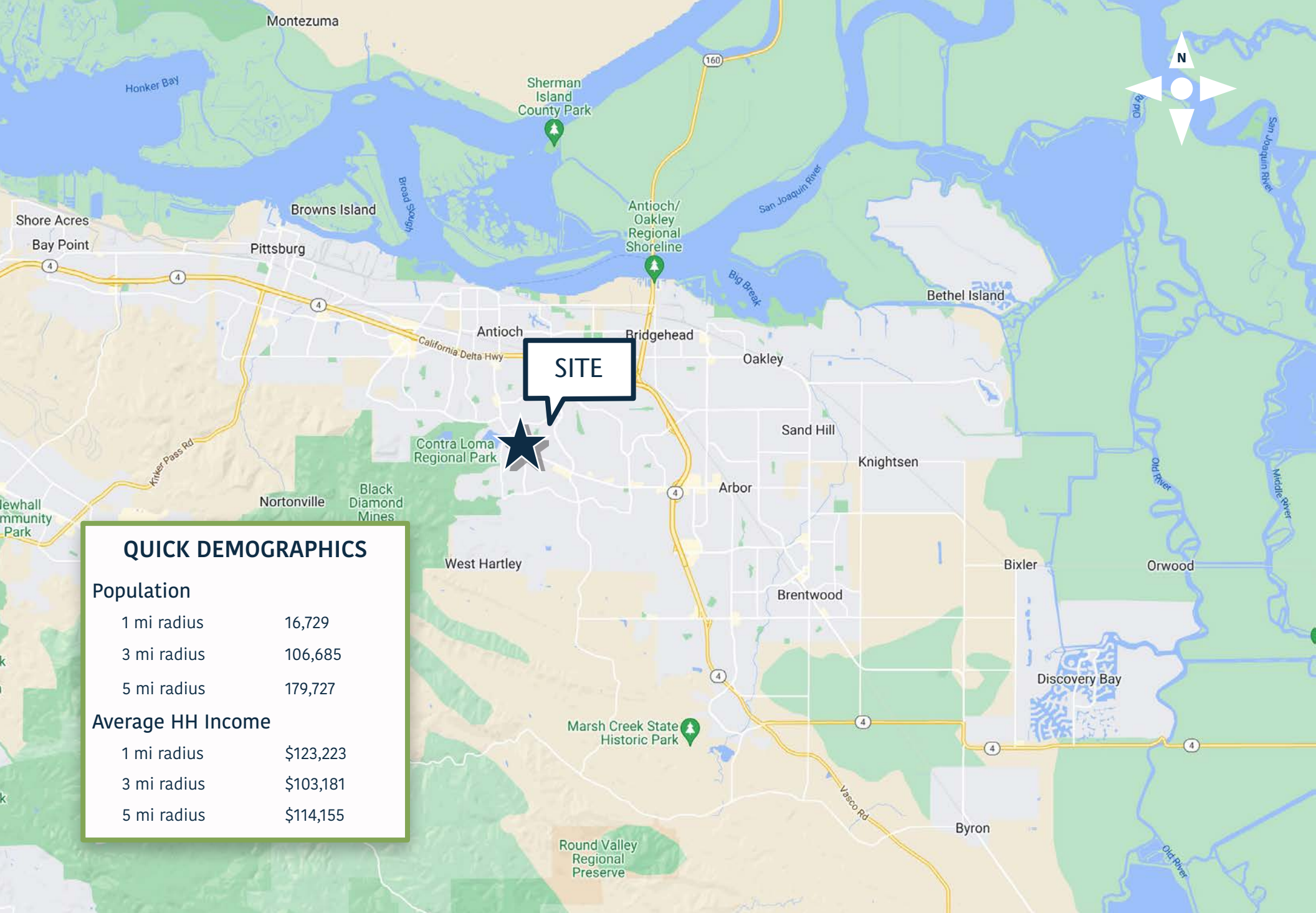
FOR LEASE | FRONTING PADS

Antioch Town Retail Spaces, New Developmental Project
Retail Shop Space, Quick Service Drive-Thru Opportunities



COMMERCIAL RETAIL ASSOCIATES

LOCATION MAP



QUICK DEMOGRAPHICS	
Population	
1 mi radius	16,729
3 mi radius	106,685
5 mi radius	179,727
Average HH Income	
1 mi radius	\$123,223
3 mi radius	\$103,181
5 mi radius	\$114,155

EXECUTIVE SUMMARY

LOCATION

Antioch Town Retail Spaces are located along Lone Tree Way, a highly trafficked arterial with **44,845 vehicles passing daily**. This area is within a dense, high income residential area with an increasing need in market demand. With the City of Antioch **investing over one billion dollars in transportation**, Antioch easily links to surrounding area such as San Francisco Bay Area, Silicon Valley, Sacramento, and the Central Valley. Additionally, there will be Multi-Family housing built directly behind the available spaces.

HOUSING

The average household incomes within a **1-mile radius of the center is \$123,223** and is an affluent area. This area also has very low housing vacancy percentages at **2.4% within the 1-mile and 2.7% within the 5-mile**; this is a growing trade area with an increase need in market demand.

HIGH TRAFFIC AREA

Located along Lone Tree Way with daily traffic counts averaging 44,845

GROWING TRADE AREA

This trade area has an increase need and market demand. It currently has 9,452 units in the housing pipeline that will be built over the next few years.

GROUND UP DEVELOPMENT

Retail Shops, Drive Thru, Quick Service

DEVELOPMENT STARTING

2024



SITE PLAN



AVAILIBILITIES

- | | |
|------------------------------|----------|
| 1. Retail Shop Space - Pad F | 1,855 SF |
| 2. Retail Shop Space - Pad G | 1,462 SF |

TRADE AREA DEMOGRAPHICS

POPULATION

	1 MI	3 MI	5 MI
2022 Estimated Population	16,729	106,685	179,727
2027 Projected Population	16,550	109,434	187,825
2020 Census Population	16,986	107,194	181,140
Projected Annual Growth 2022 to 2027	-0.2%	0.5%	0.9%

HOUSEHOLDS

	1 MI	3 MI	5 MI
2022 Estimated Households	4,965	32,891	55,514
2027 Projected Households	5,078	34,808	59,980
2020 Census Households	5,038	32,987	55,884
Projected Annual Growth 2022 to 2027	0.5%	1.2%	1.6%

INCOME

	1 MI	3 MI	5 MI
2022 Est. Average Household Income	\$123,223	\$103,181	\$114,155
2022 Est. Median Household Income	\$91,434	\$87,142	\$96,738
2022 Est. Per Capita Income	\$36,713	\$31,878	\$35,336
2022 Est. HH Income \$200,000 or More	13.8%	10.6%	13.5%
2022 Est. HH Income \$150,000 to \$199,999	11.7%	9.4%	10.5%
2022 Est. HH Income \$100,000 to \$149,999	20.4%	20.9%	21.8%
2022 Est. HH Income \$75,000 to \$99,999	14.5%	14.8%	14.1%
2022 Est. HH Income \$50,000 to \$74,999	15.4%	17.9%	16.0%

RACE

	1 MI	3 MI	5 MI
2022 Est. White	28.4%	30.1%	35.4%
2022 Est. Black	22.6%	20.6%	17.0%
2022 Est. Asian or Pacific Islander	17.5%	14.2%	14.0%
2022 Est. American Indian or Alaska Native	0.9%	1.3%	1.2%
2022 Est. Other Races	30.7%	33.8%	32.5%
2022 Est. Hispanic Population	31.1%	36.2%	34.8%

ANTIOCH SNAPSHOT



106,685
POPULATION (3mi)



109,434
PROJ. POPULATION (3mi)



\$123,223
AVG. HH INCOME (1mi)



\$106,685
MEDIAN HOME VALUE (3mi)





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