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EXCLUSIVELY LISTED BY

KELSEY SHEPPEL

ASSOCIATE

C. 925.984.9704

KELSEY@ALPHARE.COM

LIC. #02126570

STEVE KALYK

DIRECTOR

O 628.203.8489 C 415.813.0019

STEVE@ALPHARE.COM

LIC #02018743

BRADEN CROCKETT

ALPHA REAL ESTATE ADVISORS

LIC # 1946071(CA)



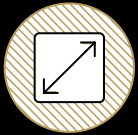
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EXECUTIVE SUMMARY

TERRACE SHOPPING CENTER

2721-2779 Lone Tree Way
Antioch, CA 94509



GLA

809 SF -
2,975 SF



LOT SIZE

4.27 AC

PROPERTY

- Prime Location

Lone Tree Way- 37,597 VPD ensuring high visibility and accessibility for foot and vehicle traffic on major Antioch & Brentwood thoroughfare.

- Highway 4- 142,000+ VPD

Access one block away

- Great Access:

Signalized turn into center from Lone Tree Way and W Tregallas Rd with direct access into center at the intersection

ii. Three points of ingress/egress into center

iii. Signalized Hard corner location for QSR Pad

- Monument Sign and Great Visibility

- Parking

i. Ample parking with 225 spaces

ii. 4.88 spaces per 1,000 square feet



- EV Charging Station

Newly installed EV charging station available

- Diverse Tenant Mix

Sylvia's has been a local restaurant staple for over 10 years

i. Opportunity to Re-tenant suites- add more space & patio for restaurant tenants

- Proposed 2,300+ sq ft building on 0.5+ acres with 12-13 car stack

i. More information on the [City of Antioch's Zoning](#) and [Commercial Design Guidelines](#)

- QSR Pad Redevelopment Opportunity

Pad redevelopment opportunity with the building on the north end of the property (Realty World) has the potential to be converted into a single or multi-tenant strip building with a drive-thru



SITE PLAN



TENANT SUMMARY

#	TENANTS	SF
2721	Available	2,975
2725	Ebony Beauty Supply	2,800
2739	Family Dentistry	1,639
2741	Tegulu Kitchens LLC	4,048
2743	Nu Deh'li Bazaar	2,000
2749	H&R Block	3,558
2755	We Rock the Spectrum	5,872
2757	China City	1,780
2759	Family Massage	2,115
2761	Available	809
2765	Buggs Barber Shop	1,260
2771	Gary's Liquor	2,520
2773	Available	1,208
2775	Available	1,400
2777	Subway	1,360
2779	BK Nails	972
2799	Sylvia's Country Kitchen	4,784
2711	Available	2,699
2715	Available (MTM)	1,054
2717	Available	1,230

TENANT EXAMPLES



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL TENANT MAP - INTERMEDIATE



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL TENANT - REGIONAL



Antioch, CA

Antioch, California, in eastern Contra Costa County, is emerging in 2025 as a high-potential market for residential and commercial growth. With over 115,000 residents and improved connectivity via Highway 4 and the BART extension, Antioch is becoming a more accessible and affordable option within the Bay Area. Its location along the San Joaquin River, paired with continued investment in infrastructure and revitalization efforts, has positioned the city as a desirable destination for both businesses and families.

Economic activity is on the rise, with notable growth in logistics, healthcare, and light industrial sectors. New developments and business parks are driving job creation, while the healthcare industry expands with strong regional providers like Sutter Health and Kaiser Permanente. At the same time, the city is investing in its future through mixed-use development, particularly along the waterfront and in the downtown core, creating a more walkable and community-focused environment.

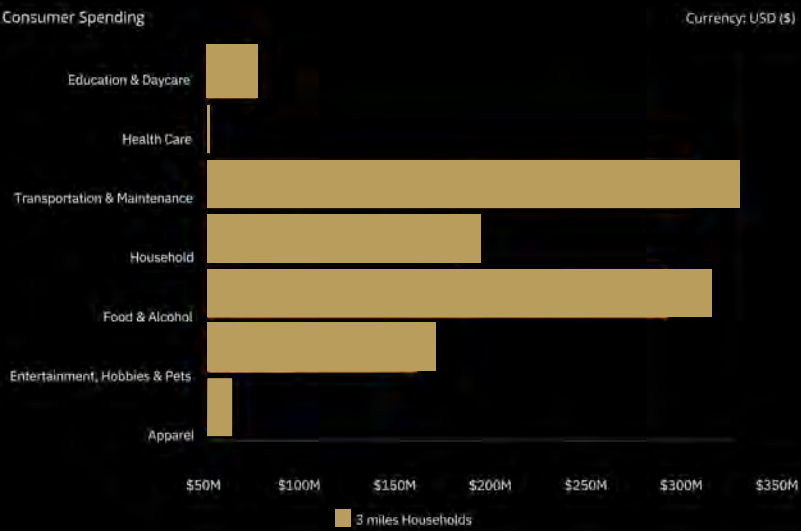
Antioch’s cultural diversity, expanding recreation opportunities, and access to natural amenities like the Antioch Marina and Black Diamond Mines continue to enhance its appeal. While housing affordability and traffic remain priorities, the city is addressing these challenges with smart growth strategies and infrastructure improvements. In 2025, Antioch offers a rare combination of value, accessibility, and upside—making it a compelling market for investment and long-term growth.

With a focus on revitalizing underutilized corridors and attracting new commercial tenants, Antioch is fostering an environment ripe for retail and service-based development. The city’s proactive planning efforts and population growth are fueling demand for everyday services, restaurants, and neighborhood-focused retail. As a result, Antioch is not only welcoming new residents but also positioning itself as a self-sustaining and increasingly attractive submarket within the greater Bay Area landscape.

The city’s commitment to revitalization is evident in ongoing projects aimed at enhancing the downtown waterfront area, promoting mixed-use developments, and improving public spaces. These initiatives, combined with Antioch’s cultural diversity and access to natural amenities like the Antioch Marina and Black Diamond Mines Regional Preserve, contribute to its appeal as a vibrant and livable community.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	20,841	101,535	177,436
2024 Households	6,780	31,639	55,284

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$90,128	\$107,028	\$112,034
Median Household Income	\$64,091	\$81,160	\$87,846
< \$25,000	1,206	4,069	6,778
\$25,000 - 50,000	1,361	5,393	8,633
\$50,000 - 75,000	1,335	5,451	8,931



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the "Pandemic"). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



KELSEY SHEPPEL

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- BROKER -

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