

**6 Acre Site for Sale**  
**Delta Fair Shopping Center**  
Antioch, CA

**Commercial / Residential Land or  
RE Tenant Big Box Opportunity**



# City is Open to Townhomes, SFR, or Mix Use Residential



*Proposed 210-unit condominium complex replacing 73,546 square feet of the center (Former FoodMaxx)*



## 6 Acre Land

**Price:** \$7,500,000

**Land Price PSF:** **\$29 SF**

**Building Size:** 73,000 SF

**Lot Size:** 6 AC

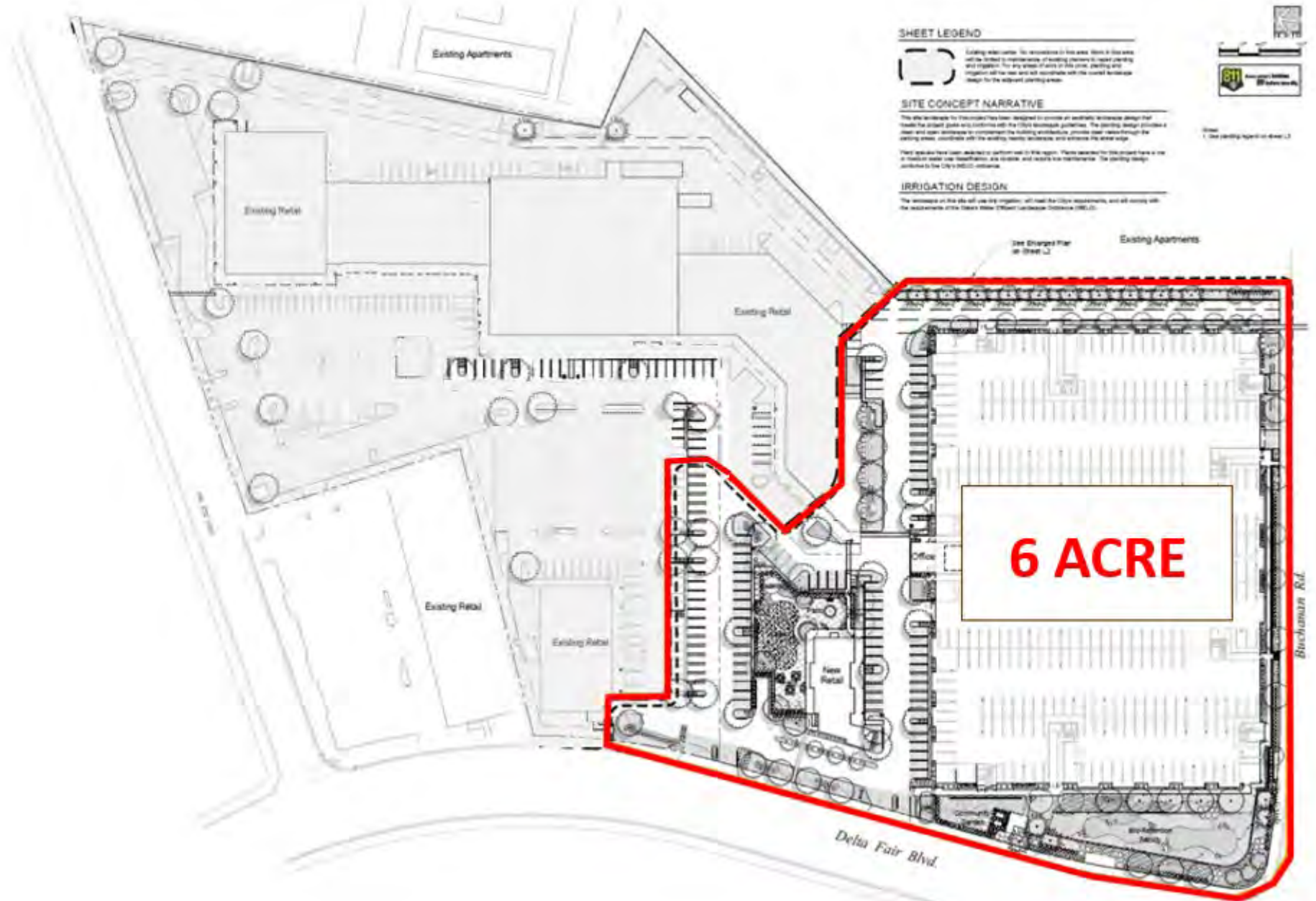
**APN'S:** (076-440-029), (076-440-030), (076-440-031)

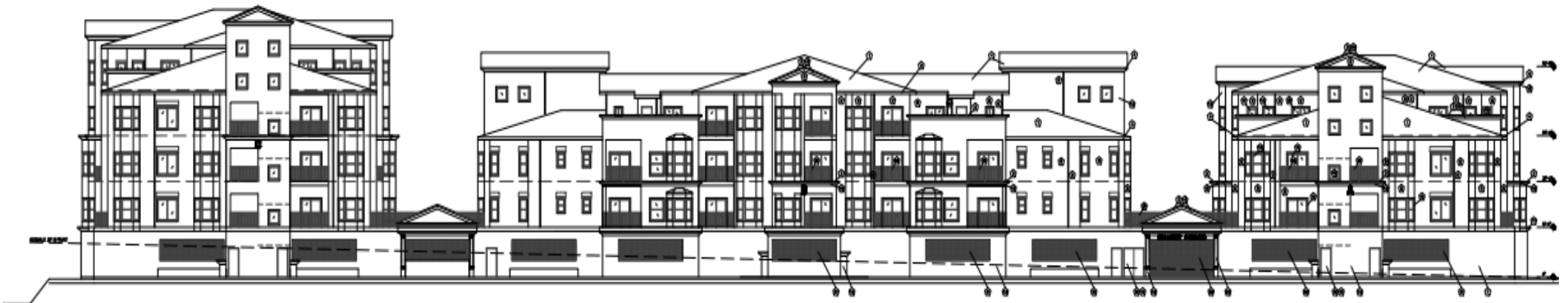
## Investment Highlights

**Infill Development Opportunity** – 6AC site strategically positioned between Buchanan Road and San Jose Drive. Adjacent to Somersville Towne Center, a 350,000 square foot Regional Mall *anchored by Lowe's Home Improvement and Target with Costco as a neighboring tenant.* Immediate access to Highway 4 (via Somersville Road), with an average of *112,000 vehicles a day.*

**Future Project** – Seller has worked with the City of Antioch to construct a *5-story type III-A construction, 210-unit condominium complex* over a 1 story type 1-A construction parking garage totaling 402,334 square feet with a 4,000 square foot, type V-B construction retail/day care. The project proposed the demolition of 73,546 ± square feet of the 155,278 square foot Delta Fair Village Shopping Center and the *revitalization of the remaining 81,732 ± square feet of existing retail.*

**Below Replacement Cost** – Listed at \$7,500,000 (*only \$29 SF on the land*), the Delta Fair Shopping Center will trade at an extremely deep discount to replacement cost. The City of Antioch is situated to capitalize on the continued fast growth of the Contra Costa County which has the largest percentage growth in Single-Family Home prices in the Bay Area with a *29.40% YTY growth in home prices* in comparison to San Francisco with the lowest YTY growth of 6.00%.





### **Development Opportunity: City of Antioch Open to All Types of Residential Development**

Seller has worked with the City of Antioch to construct a **5-story type III-A construction, 210-unit condominium complex** over a 1 story type 1-A construction parking garage totaling 402,334 square feet with a 4,000 square foot, type V-B construction retail/day care.

The project proposed the demolition of 73,546  $\pm$  square feet of the 155,278 square foot Delta Fair Village Shopping Center and the **revitalization of the remaining 81,732  $\pm$  square feet of existing retail.**

The proposed 210-unit condominium complex will replace the 73,546  $\pm$  square feet of existing building which was a former Food Maxx with 11 other small 1,000 – 2,000 square foot units.

# PROPERTY PHOTOS







Former  
Dollar Tree & FoodMaxx









<b>2024 SUMMARY</b>	<b>2-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Population	55,367	170,344	403,351
Households	17,992	52,710	128,737
Average Household Size	3.07	3.21	3.12
Owner Occupied Housing Units	9,359	33,294	89,740
Renter Occupied Housing Units	9,227	20,903	42,344
Median Age	34.8	35.3	36.5
Median Household Income	\$61,950	\$83,835	\$105,321
Average Household Income	\$98,811	\$113,597	\$137,876

# Area Map





# COMPANY OVERVIEW



## OUR SERVICES

Meacham/Oppenheimer is a full-service commercial real estate brokerage and property management company serving Silicon Valley and all 13 Bay Area Counties from its San Jose headquarters. Earlier in its 30-plus-year history Meacham/Oppenheimer Inc. focused on retail brokerage and development and later expanded to include office, industrial, R&D and land sales, representing both owners and tenants in property leasing and investment sales.

The company prides itself in providing the highest level of service to all its clients with integrity and professionalism. The firm emphasizes teamwork among its experienced and veteran agents, a high degree of accountability and its entrepreneurial culture as the cornerstones for delivering a positive client experience and successful execution of each real estate assignment.

Meacham/Oppenheimer has the capability to serve its clientele in 150 markets worldwide utilizing vetted and trustworthy colleagues that possess strong local market knowledge in each location. The firm is equally proud to be affiliated with the International Council of Shopping Centers (ICSC).



**David Taxin**

**Partner**

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David Taxin Partner, is among Northern California's premier retail agents. He has completed investment sale transactions valued at over \$2 billion in his career, selling over 400 shopping centers and commercial properties. Total transaction dollar amounts in the last several years are over \$450 million. David has also won the prestigious salesman of the year award every year that he has been with Meacham/Oppenheimer, Inc. since 1993.



**Jeremy Awdisho**

**Vice President**

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Jeremy Awdisho has been with the Meacham/Oppenheimer Team since early 2020. Jeremy is an Investment Sales and Leasing specialist. Jeremy holds an Operational Management degree in Business from the Eller College of Management. Jeremy is experienced in business operations, sales, marketing, and strategic business planning and development. Jeremy's business skillsets allow him to advise investors to create and grow wealth through strategic real estate investments.



## PREPARED BY

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