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±1,202 & 1,351 SF RETAIL SPACES AVAILABLE FOR LEASE

Shady Willow Plaza

SEC – Lone Tree Way & Shadow Willow Lane | Brentwood, CA



the econic company®

PROJECT HIGHLIGHTS

- East Contra Costa County is the second largest sub-market within Contra Costa County, with over 275,000 people and includes the cities of Brentwood, Antioch, Oakley, and Pittsburg.
- Shady Willow Plaza is well positioned at Lone Tree Way and the HWY 4 bypass and surrounded by 2 Million SF of Class A retail.
- Surrounding tenants include Target, Kohl's, Best Buy, Trader Joe's, and The Home Depot.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population | 12,608 | 121,565 | 198,085 |
| Avg. HH Income | \$195,205 | \$163,363 | \$157,521 |
| Daytime Population | 10,055 | 92,110 | 149,246 |

TRAFFIC COUNTS

| | |
|---------------|------------|
| Lone Tree Way | 63,000 ADT |
| Jeffrey Way | 6,600 ADT |
| Empire Ave | 4,500 ADT |

Source: 2024 Esri.



PROPERTY SITE PLAN



MARKET SITE PLAN

Century Plaza

HARBOR FREIGHT
QUALITY TOOLS · LOWEST PRICES

PETSMART

TURNER'S
OUTDOORSMAN

Burlington

ROSS
DRESS FOR LESS

CYCLE GEAR

DOLLAR TREE

JOANN

BIG 5
SPORTING GOODS



Somersville Towne Center

24 FITNESS

Foot Locker

AMERICA ONE

Bath & Body Works

CHAMPS SPORTS

Smart & Final



Hillcrest Crossroads

Applebee's

KFC

Jack in the box



Cypress Shopping Center

Raley's

TACO BELL

Jack in the box



The Crossings

ROSS
DRESS FOR LESS

DOLLAR TREE

STARBUCKS

SAFEWAY

Deer Valley Square

Walgreens

McDonald's

Oakley Town Center

Lucky

RITE AID

BURGER KING

Raley's

MOUNTAIN MIKE'S PIZZA

Falafelle

usbank

CVS pharmacy

Auto Zone



Deer Valley Plaza

food maxx

TACO BELL

STARBUCKS

Williamson Ranch Plaza

Walmart

Jack in the box

Denny's

Slatten Ranch Shopping Center

TARGET

HOBBY LOBBY

PETSMART

BARNES & NOBLE

BEST BUY

DOLLAR TREE

FIVE BELOW

Contra Loma Regional Park

Lone tree Golf & Event Center



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

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