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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



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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

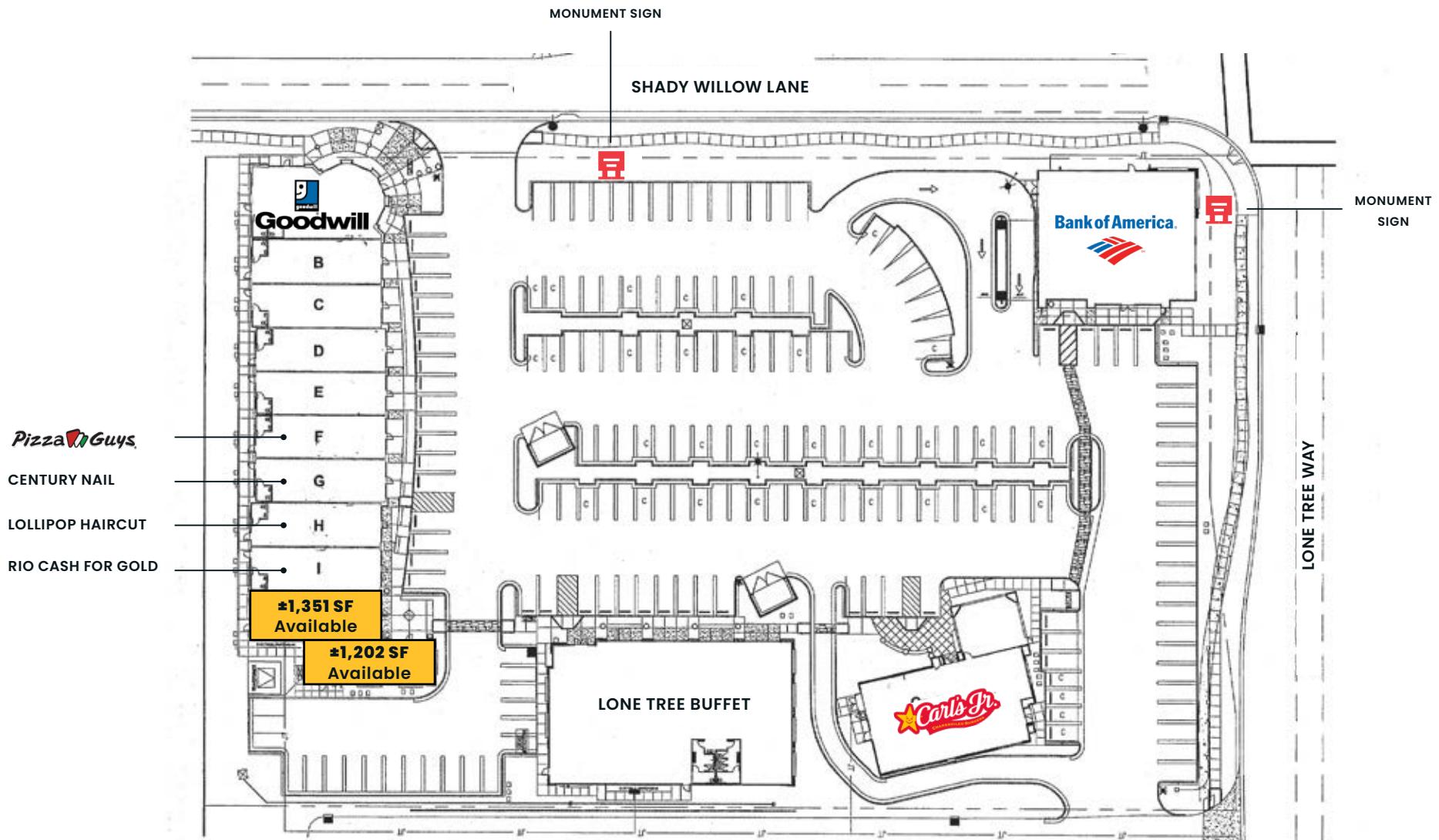
Lone Tree Way	63,000 ADT
Jeffrey Way	6,600 ADT
Empire Ave	4,500 ADT

Source: 2024 Esri.



PROPERTY

SITE PLAN



MARKET **SITE PLAN**





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