



For Lease

1,060 SF End Cap Retail
Space

Rose Center

2158 Columbus Parkway
Benicia, CA 94558

Project tenants include:



For more information
please contact leasing
agent:

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Keystone Real Estate Advisors, Inc.
Real Estate Brokerage#: 02117431



HIGHLIGHTS



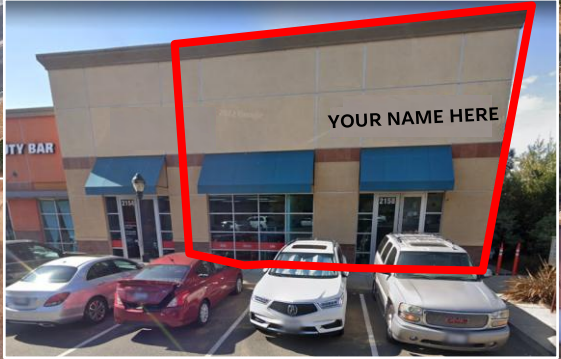
I-780 | +/- 114,000 VPD

CVS

MOUNTAIN MIKE'S PIZZA

McDonald's

STARBUCKS COFFEE



SUITE 2158: 1,060 SF
(AVAILABLE NOW)



Up-scale neighborhood center with prime freeway access and visibility and captive audience market position serving a fast growing up-scale community



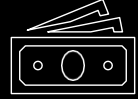





Anchored by high volume CVS. Co-tenancy with drive-thru McDonalds and drive-thru Starbucks.



Suite 2158: 1,060 SF Office Space End Cap

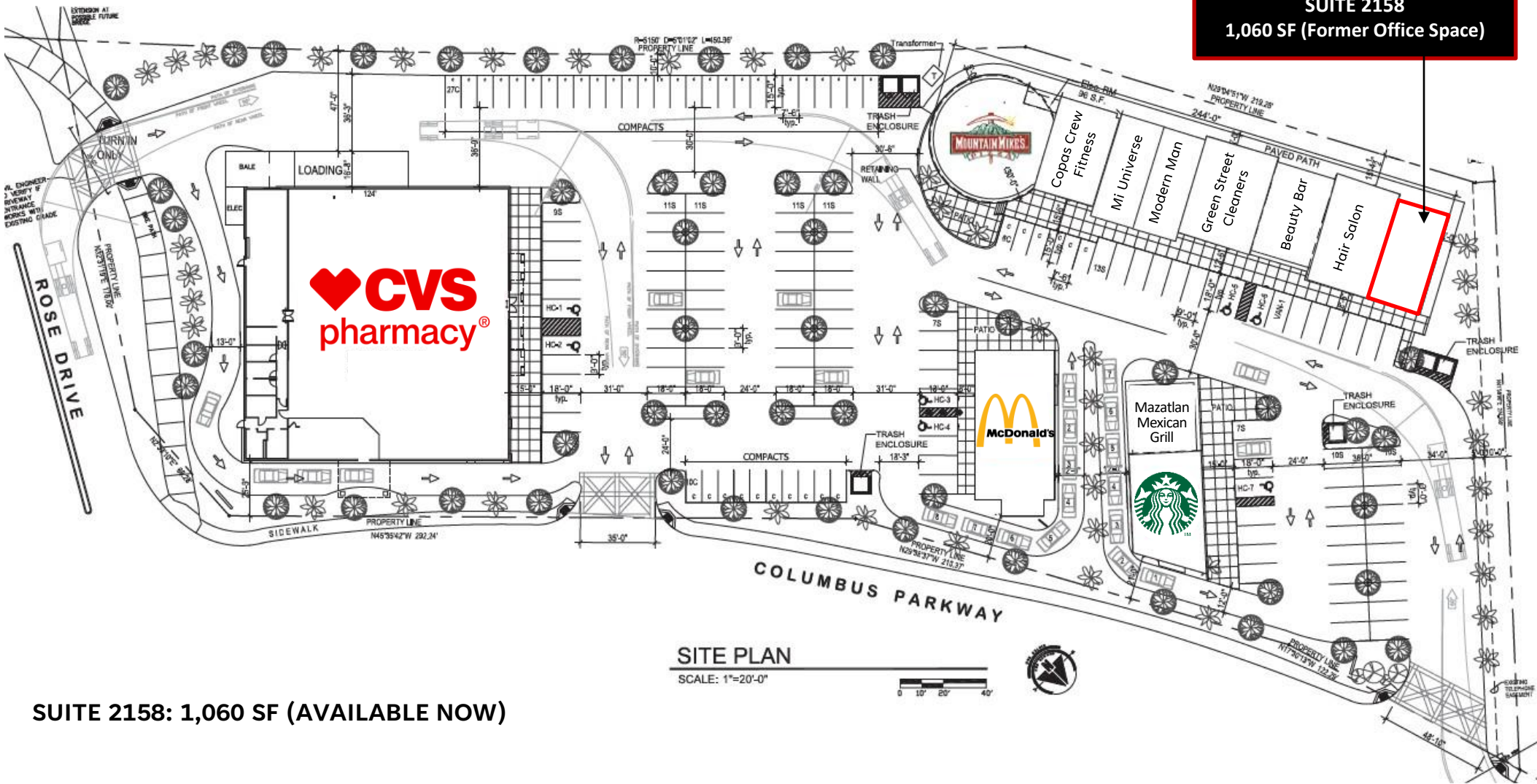
5-Mile Demographics (2022)

| | | |
|---|--|--|
|  135,793 Total Population |  50,489 Households |  \$103,338 Household Income |
|  + 0.58% Population Growth |  4,320 Total Businesses |  40% Bachelors Degree |



SITE PLAN

SUITE 2158
1,060 SF (Former Office Space)



SUITE 2158: 1,060 SF (AVAILABLE NOW)

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TRADE AREA



Vallejo

**GROCERY
OUTLET**
bargain Market

CARDENAS

3 mile

1 mile

Glen Cove
SAFeway

Rose Center
(SUBJECT SITE)
CVS
McDonald's
STARBUCKS
COFFEE

Southampton SC
Raley's ACE
Hardware

Crockett

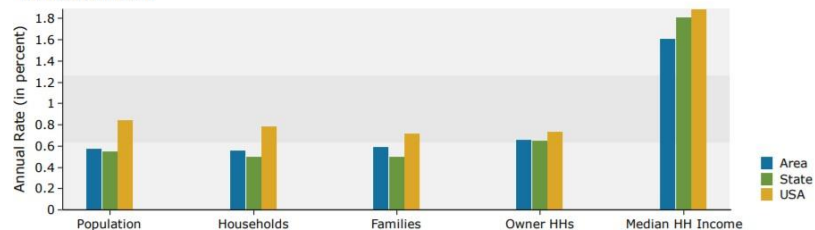
Solano Square
SAFeway
**RITE
AID**

Benicia

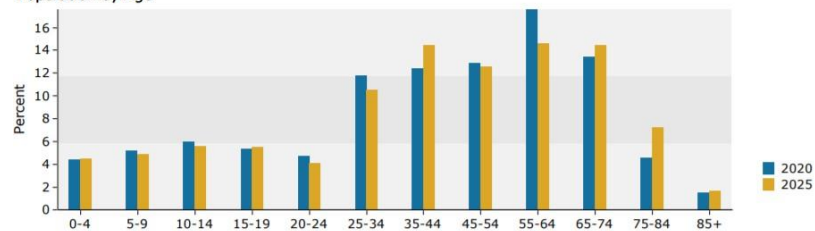
DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------------------|-----------|-----------|-----------|
| Census 2010 Summary | | | |
| Population | 8,956 | 76,263 | 130,090 |
| Households | 3,275 | 27,931 | 48,219 |
| Families | 2,462 | 19,394 | 32,322 |
| Average Household Size | 2.73 | 2.71 | 2.66 |
| Owner Occupied Housing Units | 2,642 | 18,332 | 28,878 |
| Renter Occupied Housing Units | 633 | 9,599 | 19,341 |
| Median Age | 43.4 | 39.9 | 39.2 |
| 2020 Summary | | | |
| Population | 9,596 | 79,482 | 135,793 |
| Households | 3,502 | 29,192 | 50,489 |
| Families | 2,645 | 20,203 | 33,701 |
| Average Household Size | 2.73 | 2.70 | 2.66 |
| Owner Occupied Housing Units | 2,844 | 19,033 | 30,065 |
| Renter Occupied Housing Units | 658 | 10,159 | 20,424 |
| Median Age | 45.0 | 41.2 | 40.3 |
| Median Household Income | \$112,633 | \$86,583 | \$80,152 |
| Average Household Income | \$136,060 | \$113,317 | \$103,338 |
| 2025 Summary | | | |
| Population | 9,876 | 81,496 | 139,502 |
| Households | 3,601 | 29,938 | 51,874 |
| Families | 2,724 | 20,704 | 34,587 |
| Average Household Size | 2.74 | 2.70 | 2.66 |
| Owner Occupied Housing Units | 2,939 | 19,664 | 31,154 |
| Renter Occupied Housing Units | 662 | 10,275 | 20,720 |
| Median Age | 45.3 | 41.9 | 41.1 |
| Median Household Income | \$122,002 | \$93,084 | \$85,162 |
| Average Household Income | \$152,167 | \$124,991 | \$113,786 |
| Trends: 2020-2025 Annual Rate | | | |
| Population | 0.58% | 0.50% | 0.54% |
| Households | 0.56% | 0.51% | 0.54% |
| Families | 0.59% | 0.49% | 0.52% |
| Owner Households | 0.66% | 0.65% | 0.71% |
| Median Household Income | 1.61% | 1.46% | 1.22% |

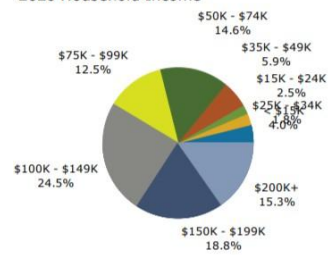
Trends 2020-2025



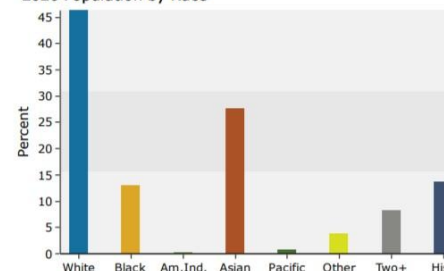
Population by Age



2020 Household Income



2020 Population by Race



| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
|---|--------|---------|---------|
| Total Businesses: | 190 | 1,711 | 4,320 |
| Total Employees: | 1,437 | 12,663 | 43,456 |
| Total Residential Population: | 9,596 | 79,482 | 135,793 |
| Employee/Residential Population Ratio (per 100 Residents) | 15 | 16 | 32 |





For more Information please
contact leasing agent:

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