



RETAIL SPACES AVAILABLE

±880 - 8,956 SF

THE CROSSINGS

HILLCREST AVENUE & DEER VALLEY ROAD | ANTIOCH, CA

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PROJECT HIGHLIGHTS

HILLCREST AVENUE &
DEER VALLEY ROAD,
ANTIOCH, CA



Located within a successful neighborhood shopping center anchored by Safeway, Ross, and Starbucks



Located near the East Contra Costa BART extension (eBART) Antioch Station



Center is adjacent to over ±100,000 SF of offices and benefits from a daytime employee population of ±10,200 people



The center benefits from an established residential population that consists of over ±60,000 people with an average household income of approximately \$113,000 within a 2 mile radius

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,473	117,597	188,547
Avg. HH Income	\$137,524	\$130,397	\$141,027
Daytime Population	10,669	86,504	143,636

TRAFFIC COUNTS

Hillcrest Ave	47,950 ADT
Deer Valley Rd	12,936 ADT

Source 2024 Esri.

METRICS

7/1/23 - 6/30/24

Total Shopping Center Visits	2.7M
Number of Unique Visitors	294.5K
Visit Frequency	9.19 times

Source 2024 Placer.ai.

RANKING OVERVIEW

Nationwide	90%	California	83%	Local: 15 Mi	80%
941 /10,393		278 /1,659		7/31	



Foot traffic at **Safeway** ranks in the 81st percentile nationally and 69th percentile in the SF/Oakland/East Bay market. The store's strong performance is further evidenced by reported sales of \$773 PSF, ~9% higher than Safeway's banner average of \$710 PSF reported by RetailStat.



In addition, Antioch Crossing is set to experience a big lift in foot traffic and cross shop opportunities with **Ross** joining the center. The shopping center already generates foot traffic that is in the 91st percentile of all neighborhood centers nationally and 80th percentile in the Bay Area. A typical Ross store in the Bay Area attracts approximately 396,000 customer visits over a 12-month period.

PROJECT SITE PLAN



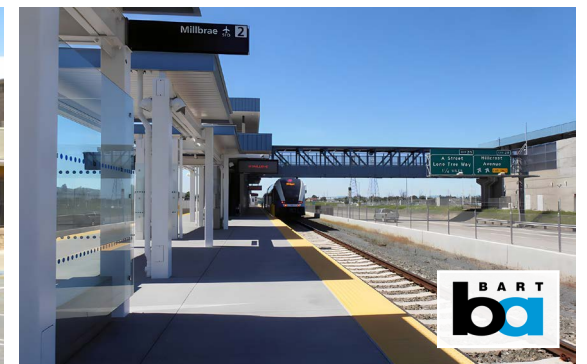
SUITE	TENANT	SF
A5	Dollar Tree	±9,152
A6	Freeway Insurance	±1,280
A7	Subway	±1,280
A8	Available	±1,280
A9	Heavenly Spa & Salon	±1,280
A10	Available	±986
A11	Butter Pecan Bakeshop	±1,050
MAJ2B	Available	±8,956
MAJ2A	Ross	±21,920
MAJ1	Safeway	±52,811
B1	Liberty Tax	±992
B2	PostalAnnex+	±1,240
B3	Dr. Legaspi, DDS	±1,219
B4	Deer Valley Chiropractic	±1,230
B5	Available	±2,530
B6	Available	±1,240
B7	Randy's Nails	±826
B8	Banfield Pet Hospital	±2,575
B9	Available	±880
B10	Lease Pending	±1,600
B11	Lease Pending	±1,240
B12	Lease Pending	±1,240
PAD1A	Wingstop	±1,000
PAD1B	Starbucks	±2,200
PAD2	Safeway Fuel Station	±5,641
PAD3	Taco Bell	±5,641

■ Available
 ■ Lease Pending

SITE AERIAL



PROJECT GALLERY



MARKET AERIAL





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