



WinCo
FOODS

RETAIL SPACE AVAILABLE AT LONE TREE CENTER

6660-6740 Lone Tree Way, Brentwood, CA 94513

ÀCRE
PARTNERS

THG
THE HAGAR GROUP

Matt Hagar, SIOR, MSRE, CCIM
Co-Founder and Managing Partner

DRE# 01896662 | 925-380-9006
MHagar@AiCREPartners.com

www.AiCREPartners.com

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Executive Summary

Preeminent shopping center space available

AiCRE Partners is pleased to represent the exclusive opportunity to lease at the Lone Tree center in Brentwood, California. The Lone Tree Center is one of the preeminent shopping centers in East County, conveniently located off of Lone Tree Way near the highway 4 bypass and anchored by WinCo with tenants such as Five Guys, O'Reilly Auto Parts, and The UPS Store.

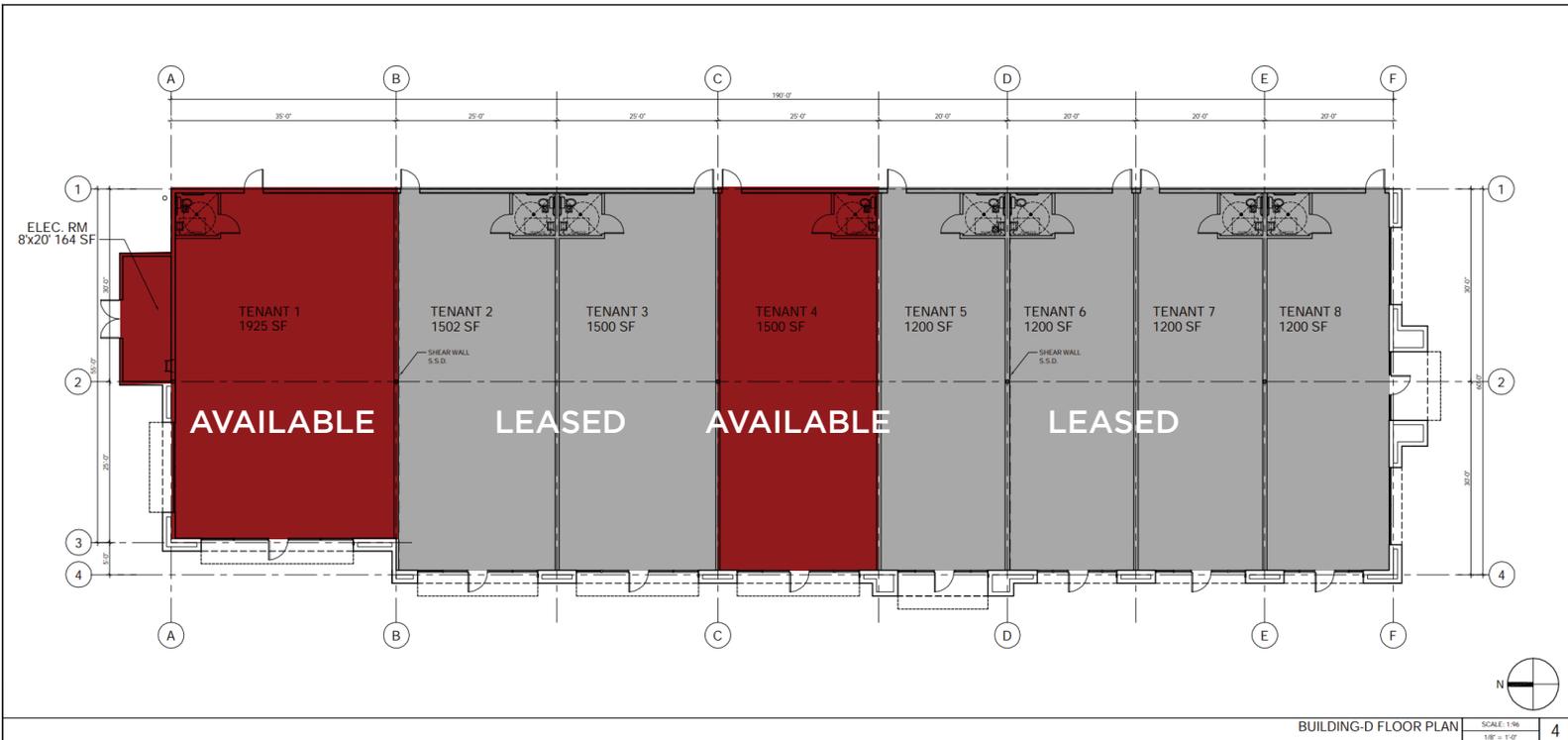
Property Highlights

- ✓ Market-ready shell space
- ✓ Up to 1952 ft.² contiguous space available
- ✓ WinCo Foods anchor for daily built-in traffic
- ✓ Monument signage available
- ✓ Lone Tree frontage



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Existing Space



Suite Highlights

- Up to 1925 ft.² contiguous space available
- Potential monument signage available
- Space available now

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06 New Construction Space



Space Highlights

- Up to 4800 ft.² of demisable space available
- New construction, estimated delivery Q4 2025
- Premier frontage along Lone Tree Way
- Shopping center anchored by Winco and building by Dutch Bros, bringing significant traffic to the center

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Elevations



EAST ELEVATION



BATTERY STORAGE SYSTEM SCREEN

WEST ELEVATION



NORTH ELEVATION



REMOVED PER PEER REVIEW COMMENT

REMOVED PER PEER REVIEW COMMENT

PARAPET ACCENT LIGHTING

SOUTH ELEVATION
(ALONG LONE TREE WAY)

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Aerial Maps



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Aerial Maps



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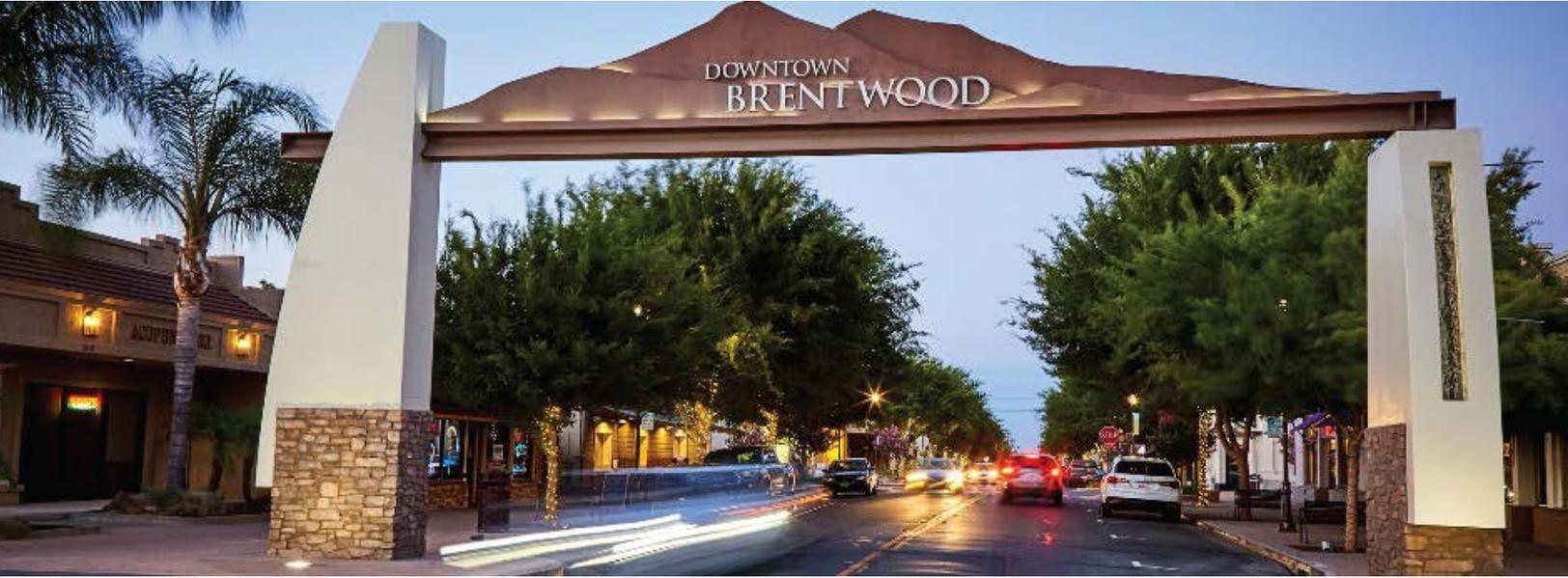
Aerial Maps



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Location Overview



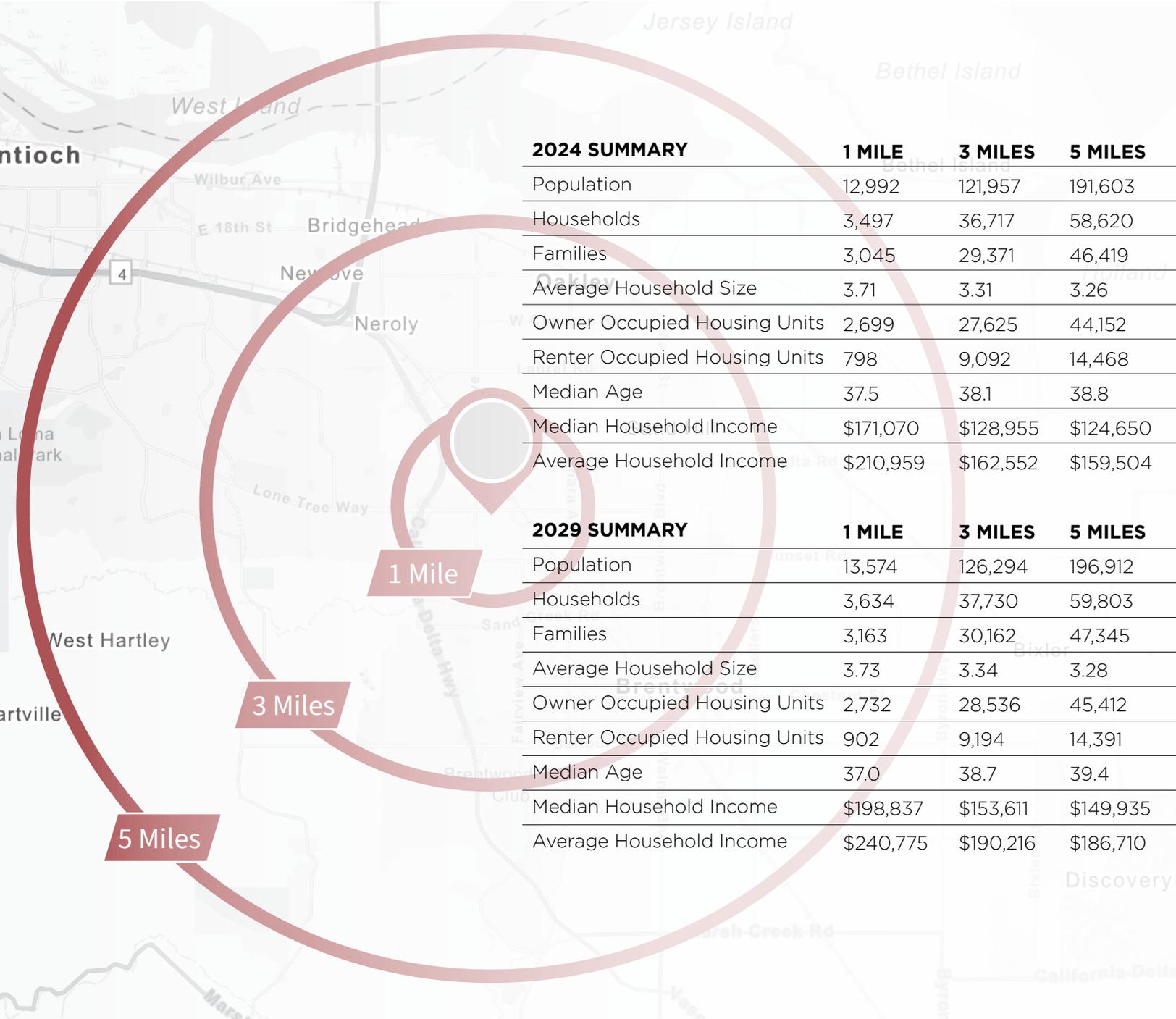
Brentwood is a city in Contra Costa County, California, United States. It is located in the East Bay region of the San Francisco Bay Area. Brentwood began as a community in the late 19th century. The community is still known throughout the Bay Area for its agricultural products - primarily its cherries, corn and peaches. Due to urban sprawl many of the old farms and orchards have been replaced by suburban developments since 1990.

In 2013, Brentwood's economy displayed renewed economic vigor with substantial new activity in residential and commercial/retail construction. Sales offices of new home subdivisions commonly advertise new houses beginning in the \$500Ks with the largest homes with many upgrades nearing \$1M. The overall improvement in the Bay Area economy and anticipation for the 2015 completion of eBart and highway improvements in East Contra Costa County are playing a part in the revival of strong economic growth in Brentwood. Brentwood has established close relations with the national labs and is a member of i-GATE, which is a regional partnership designed to promote tech-oriented business growth connected with the labs.

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Demographics



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	12,992	121,957	191,603
Households	3,497	36,717	58,620
Families	3,045	29,371	46,419
Average Household Size	3.71	3.31	3.26
Owner Occupied Housing Units	2,699	27,625	44,152
Renter Occupied Housing Units	798	9,092	14,468
Median Age	37.5	38.1	38.8
Median Household Income	\$171,070	\$128,955	\$124,650
Average Household Income	\$210,959	\$162,552	\$159,504

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	13,574	126,294	196,912
Households	3,634	37,730	59,803
Families	3,163	30,162	47,345
Average Household Size	3.73	3.34	3.28
Owner Occupied Housing Units	2,732	28,536	45,412
Renter Occupied Housing Units	902	9,194	14,391
Median Age	37.0	38.7	39.4
Median Household Income	\$198,837	\$153,611	\$149,935
Average Household Income	\$240,775	\$190,216	\$186,710

1 Mile

3 Miles

5 Miles

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