



3110-3130 Balfour Road | Brentwood, CA

CONTACT EXCLUSIVE AGENT:

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AVAILABLE SPACE

Retail Space: 1,250± Square Feet
(former hair salon)
Lease Rate: \$2.50 per square foot per
month, NNN

PROPERTY HIGHLIGHTS:

- Balfour Village is anchored by a high volume Safeway Store. Other co-tenants include Panda Express, Chase Bank, Gentle Dental, and Extreme Pizza.
- High income, affluent trade area (average incomes over \$100,000 per year)
- Located in close proximity to Highway 4 Bypass and John Muir Medical Center

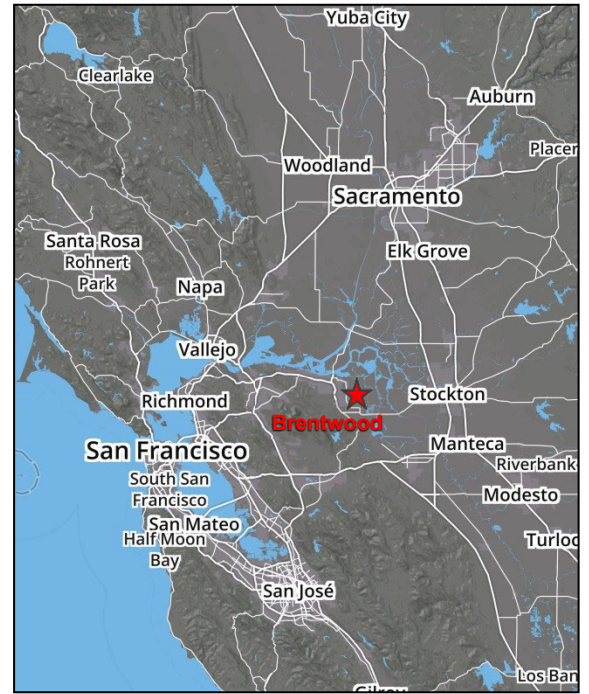
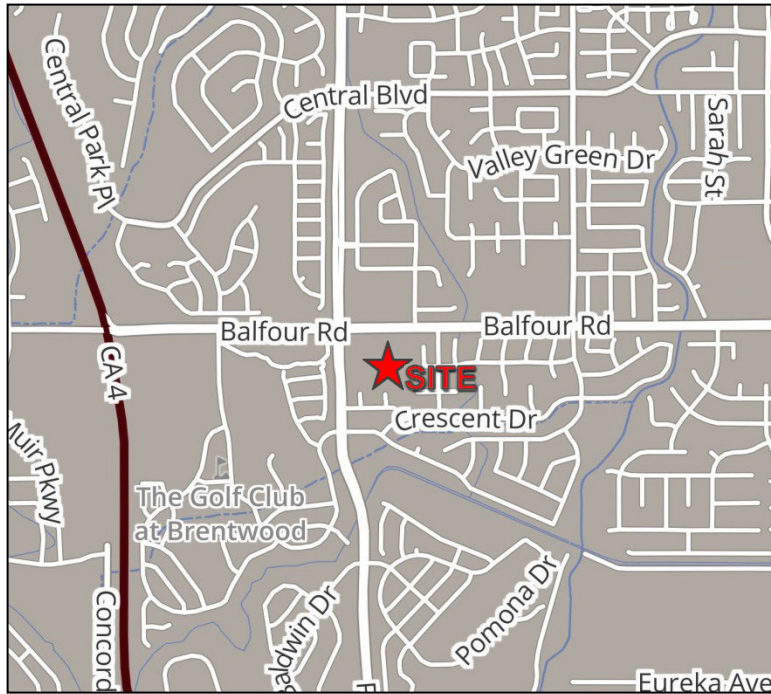
LEE & ASSOCIATES – CENTRAL VALLEY, INC.
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Balfour Village

Available for Lease

SITE PLAN



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DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population:	9,365	57,670	127,241
Ave. Household Income:	\$121,724	\$136,739	\$130,567

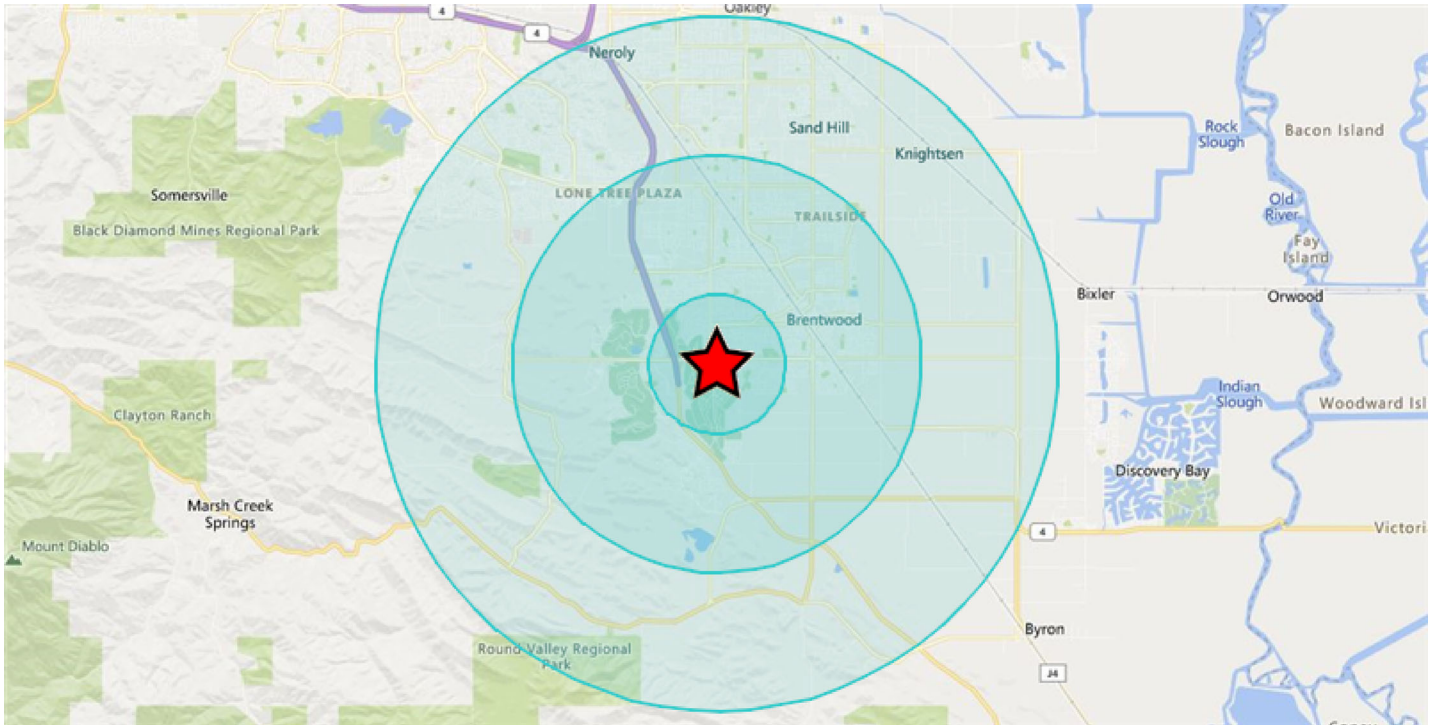


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Demographics

BALFOUR RD BRENTWOOD CA 94513



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.15	28.78	65.45
Density(Population Per Square Mile)	4,356	2,004	1,944

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,451	28,038	62,280
Female	4,914	29,632	64,961
Density	4,356	2,004	1,944
Urban	9,358	57,059	125,026
Rural	7	611	2,215

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	1,162	9,667	32,332
Population (2000)	6,300	26,197	67,010
Population (2010)	8,476	51,916	114,690
Population (Current)	9,365	57,670	127,241
Population (5 Yr. Forecast)	9,531	58,709	129,529
Percent Growth (Current Yr./Previous Yr.)	10.02%	11.05%	10.92%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.76%	1.8%	1.8%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	50	37	35
Aged 0 to 5	509	4,729	10,475
Aged 6 to 11	639	6,131	13,128
Aged 12 to 17	779	6,247	13,807
Aged 18 to 24	584	4,169	10,892
Aged 25 to 34	729	6,636	16,114
Aged 35 to 44	1,066	9,162	19,420
Aged 45 to 54	1,117	6,893	16,238
Aged 55 to 64	1,095	5,356	12,624
Aged 65 to 74	1,889	5,234	9,340
Aged 75 to 84	754	2,307	3,813
Aged 85+	204	806	1,390
Total Population	9,365	57,670	127,241

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	6,876	33,400	61,811
Black Alone	378	4,035	14,554
Asian Alone	741	6,433	17,129
Native American and Alaska Native Alone	67	562	1,265
Other Race Alone	547	7,179	18,764
Two or More Races	756	6,061	13,718

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	1,764	16,494	39,606
White Non-Hispanic	5,768	24,453	42,094

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$105,807	\$116,812	\$110,951
Total Household Income	\$453,180,164	\$2,543,353,255	\$5,072,151,911
Average Household Income	\$121,724	\$136,739	\$130,567
Per Capita Income	\$48,391	\$44,102	\$39,863
Avg Family Income	\$136,851	\$140,564	\$136,348
Family Income, Per Capita	\$44,132	\$40,136	\$37,489

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$288,792	\$322,277	\$332,808
Under \$15,000	79	492	1,277
\$15,000 - \$24,999	81	448	1,061
\$25,000 - \$34,999	107	460	1,329
\$35,000 - \$49,999	120	905	1,939
\$50,000 - \$74,999	447	1,606	3,745
\$75,000 - \$99,999	248	1,699	3,787
\$100K - \$125K	283	1,641	3,633
\$125K - \$150K	493	1,801	4,077
\$150K - \$200K	435	2,695	4,850
Over \$200K	478	3,360	6,545

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	3,723	18,600	38,847
Families	2,771	15,107	32,243
Average Size of Household	2.81	3.12	3.29
Median Age of Householder	61	51	50
Median Value Owner Occupied	\$349,432	\$338,317	\$306,911
Median Rent	\$1,741	\$1,708	\$1,671
Median Vehicles Per Household	3	3	3
Housing Units	3,841	19,479	40,834
Owner Occupied Units	3,142	13,658	28,678
Renter Occupied Units	581	4,942	10,169
Vacant Units	118	879	1,987

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	97	707	1,881
\$15,000 - \$24,999	130	671	1,540
\$25,000 - \$34,999	179	823	1,962
\$35,000 - \$49,999	303	1,410	2,979
\$50,000 - \$74,999	629	2,377	4,928
\$75,000 - \$99,999	432	2,297	4,879
\$100K - \$125K	415	1,869	4,265
\$125K - \$150K	544	1,989	4,462
\$150K - \$200K	476	2,892	5,156
Over \$200K	518	3,565	6,795
Total Households	3,723	18,600	38,847

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	62	120
\$250-\$499	--	180	284
\$500-\$749	28	266	575
\$750-\$999	--	244	489
\$1,000-\$1,249	--	472	918
\$1,250-\$1,499	61	521	1,270
\$1,500-\$1,999	344	1,830	4,010
Over \$2,000	84	1,194	2,093
Total Renter Occupied Units	581	4,942	10,169

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1997	1998	1996
Built 2010 or Later	597	3,253	6,669
Built 2000 to 2009	1,404	8,567	14,423
Built 1980 to 1989	298	1,447	4,948
Built 1970 to 1979	97	792	2,004
Built 1960 to 1969	72	349	788
Built 1950 to 1959	13	329	576
Built 1940 to 1949	--	102	337
Built 1939 or Earlier	1,360	4,523	10,711
Total Households (2000)	2,076	8,428	20,630
Total Households (2010)	3,348	16,681	34,876
Total Households (Current)	3,723	18,600	38,847
Total Households (5 Yr. Forecast)	3,781	18,894	39,460
Percent Growth (Current Yr./Previous Yr.)	10.43%	11.49%	11.35%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.55%	1.59%	1.59%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.97	3.53	3.68
1 Person	801	2,701	4,790
2 Person	1,499	5,190	9,976
3 Person	511	3,200	7,125
4 Person	518	3,823	8,036
5 Person	257	2,140	4,829
6 Person	82	919	2,228
7 or More Person	55	627	1,863
Total Households	3,723	18,600	38,847

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	541	12,089	21,102
Total Establishments	51	942	1,677

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	520	2,076	3,475
Travel Time under 15min	575	4,502	8,841
Travel Time 15-29min	--	--	--
Travel Time 30-59min	731	6,509	15,965
Travel Time 60-89min	740	4,432	11,259
Travel Time over 90min	653	2,806	5,982
Population	9,365	57,670	127,241

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	515	3,081	8,663
High School	1,016	6,549	16,769
Some College	1,981	10,068	22,595
Associate's Degree	908	5,204	9,499
Bachelor's Degree	1,588	8,243	16,159
Master's Degree	548	2,133	3,258
Professional Degree	149	786	1,484
Doctorate Degree	149	330	512
Total Population	9,365	57,670	127,241

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$187,736,000	\$223,659,000
Furniture and Home Furnishings	--	\$18,614,000	\$20,778,000
Electrical and Appliances	\$25,201,000	\$25,201,000	\$26,897,000
Building Materials and Garden	\$76,923,000	\$80,051,000	\$80,051,000
Food and Beverage	--	\$220,872,000	\$221,510,000
Health and Personal Care	--	\$80,214,000	\$87,542,000
Gasoline Stations	--	\$69,842,000	\$129,537,000
Clothing and Accessories	--	\$68,157,000	\$69,181,000
Sporting Goods	--	\$6,379,000	\$22,265,000
General Merchandise	--	\$12,910,000	\$297,441,000
Miscellaneous	\$6,213,000	\$22,006,000	\$51,944,000
Nonstore Purchases	--	\$23,834,000	\$38,968,000
Food Services	--	--	\$223,589,000
Total Retail Sales	\$108,337,000	\$815,816,000	\$1,493,362,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$289,232,000	\$1,504,985,000	\$3,060,945,000

Crime Information Index (Range 0-200, US Average = 100)

	1 Mile	3 Miles	5 Miles
Murder Index	7	33	46
Forcible Rape Index	34	55	74
Forcible Robbery Index	56	75	95
Aggravated Assault Index	36	44	36
Burglary Index	24	69	71
Larceny Index	35	63	56
Motor Vehicle Theft Index	24	55	69
EASI Total Crime Index	9	37	44