



FOR
LEASE

Commercial/Flex and Automotive Park
535 & 537 Harvest Park Dr. | Brentwood, CA

Property Overview

Address	535 & 575 Harvest Park Dr. Brentwood, CA 94513
Land Size	±2.00 Acres
Parking	107 Spaces
Year Built	2024
Ground Floor Size	±1,800 SF - ±20,243 SF
Mezzanine Size	±6,930 SF
Total Building Size	±27,173 SF
Clear Height	±23' - 4"



Property Highlights

Conveniently situated adjacent to Brentwood Blvd., this new commercial/flex and automotive development capitalizes on the boulevard's 10-mile stretch, seamlessly linking Antioch, Brentwood, and Byron.

The property is situated **at the entrance of Garin Ranch, a master-planned community boasting nearly 1,000 single-family homes.**

Balfour Road serves as the primary artery connecting the city of Brentwood to The Lakes, Discovery Bay, a master-planned community where the median selling price stands at \$794,000.

The property is located within a high-income trade area, boasting **an average household income exceeding \$180,000 within a one-mile radius** and \$167,000 within a three-mile radius.

17.462.002 Permitted Uses



Retail/Office/Service

- ✓ General retail sales
- ✓ Professional office uses
- ✓ Veterinarian or pet store, excluding kennels
- ✓ Hotel
- ✓ Address or mailing service
- ✓ Barber or beauty shop
- ✓ Shore repair, laundromat, or dry cleaner
- ✓ Similar uses subject to the approval of the zoning administrator



Commercial Recreation

- ✓ Dance studio
- ✓ Fitness center
- ✓ Batting cages
- ✓ Indoor golf facility
- ✓ Gymnastics or tumbling facility
- ✓ Similar uses subject to the approval of the zoning administrator



Auto, Boat, RV Service

- ✓ Auto sales
- ✓ Auto service station
- ✓ Auto repair (tires, brakes, etc. but excluding auto body)
- ✓ Boat sales
- ✓ Parts and accessory store,
- ✓ Camper or recreational vehicle sales
- ✓ Similar uses subject to the approval of the zoning administrator



Home Improvement

- ✓ Home improvement center with or without lumber sales
- ✓ Garden supply store or nursery
- ✓ Similar uses involving outdoor sales subject to design controls
- ✓ Similar uses subject to the approval of the zoning administrator

[For zoning info, review zoning regulations \(Chapter 17.462\)](#)

17.462.003 Conditionally Permitted Uses



Miscellaneous Uses

- ✓ Card and gaming room
- ✓ New and used equipment rental
- ✓ Hospital
- ✓ Vocational or trade school
- ✓ Public and quasi-public uses
- ✓ Other uses that the zoning administrator determines, because of the type of operation, material stored or sold, or other special circumstances, requires special consideration and conditioning through the conditional use permit process



Eatery/Public Uses

- ✓ Restaurants
- ✓ All drive-in, drive-through establishments;
- ✓ All of an off-sale liquor facilities
- ✓ Other uses that the zoning administrator determines, because of the type of operation, material stored or sold, or other special circumstances, requires special consideration and conditioning through the conditional use permit process



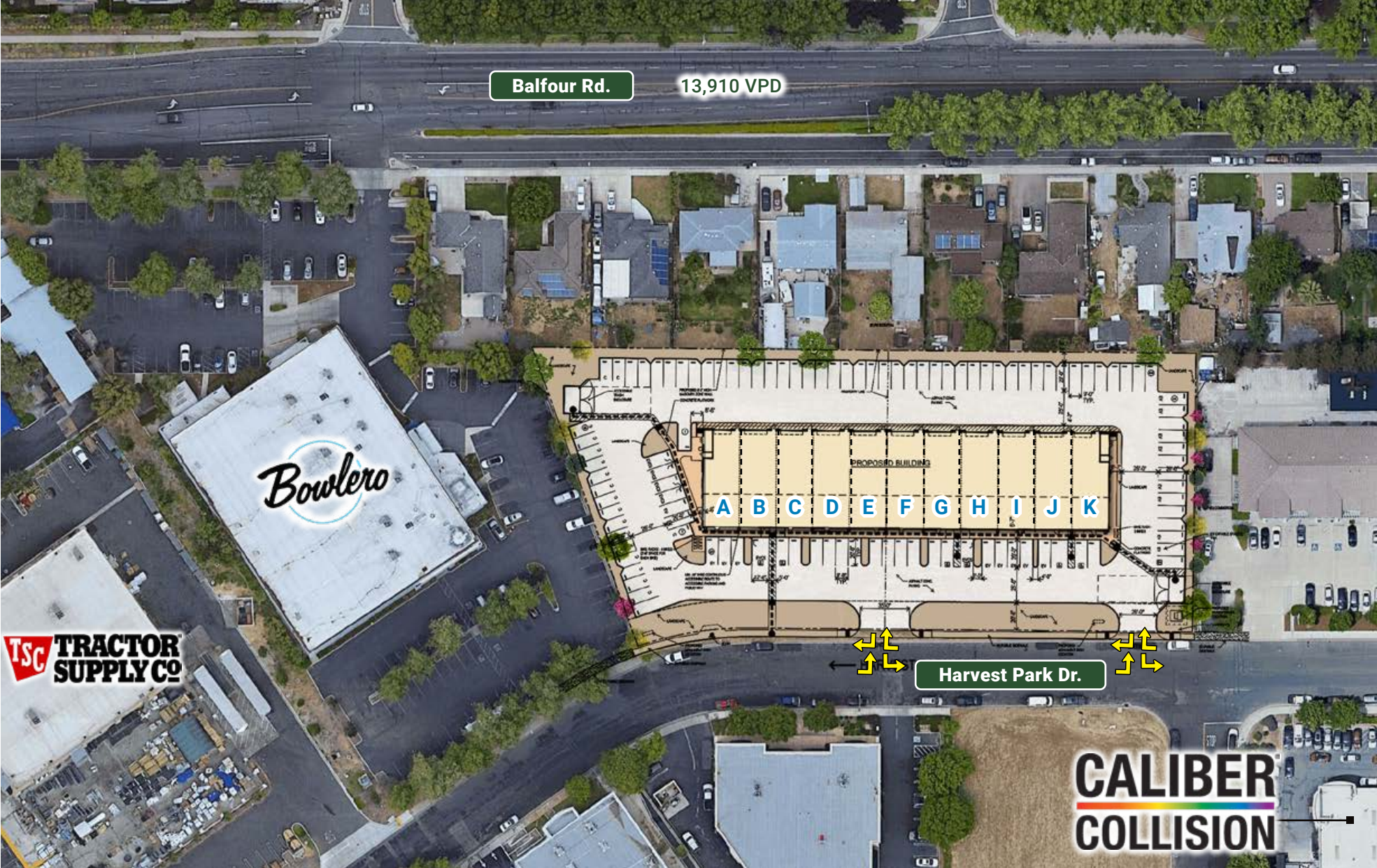
Auto, Boat, RV Service/Repair

- ✓ Car wash
- ✓ Auto rental and leasing agency
- ✓ Truck and trailer rental
- ✓ Other uses that the zoning administrator determines, because of the type of operation, material stored or sold, or other special circumstances, requires special consideration and conditioning through the conditional use permit process

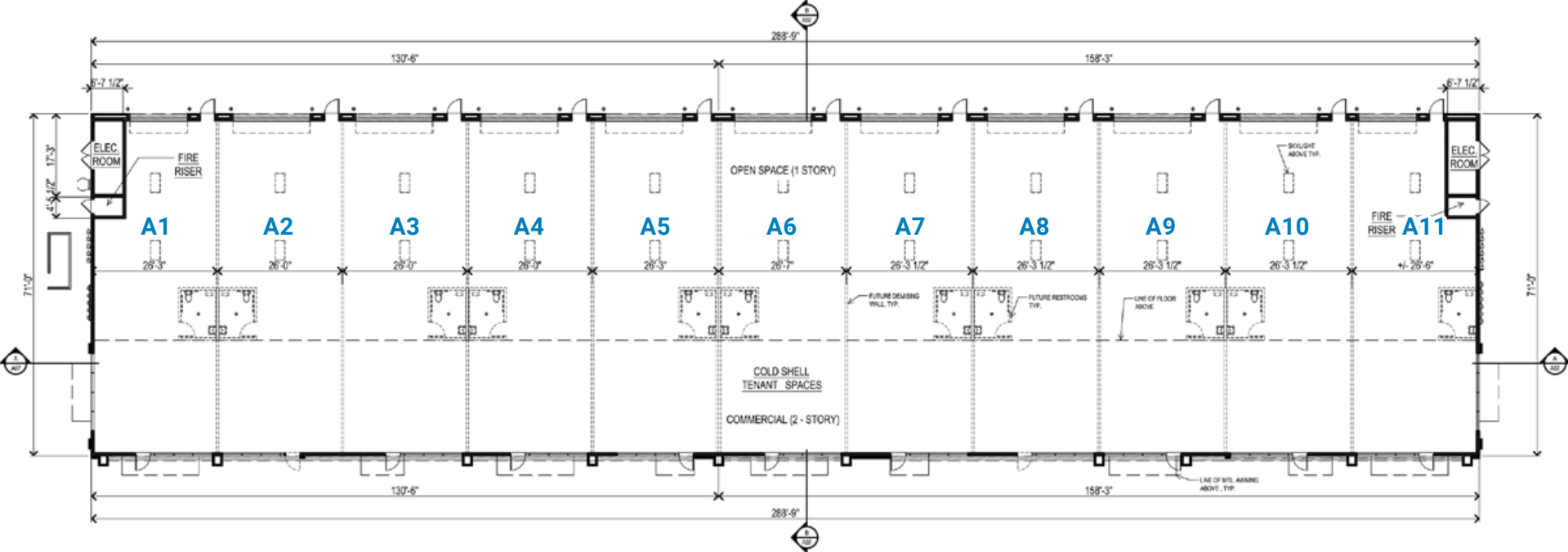
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Site Plan



Floor Plan



Floor Plan



FIRST FLOOR TENANT PLAN



SECOND FLOOR TENANT PLAN

Over \$180,000
Avg. Household Income (1 Mile)

Elementary School
730 Students

High School
2,800 Students

Middle School
955 Students

Subdivision
252 Single-Family Homes

Garin Ranch Subdivision
1,000 Single-Family Homes

Orchard Park Subdivision
24 Single-Family Homes

Balfour Rd.

13,910 VPD

Harvest Park Dr.

SAFeway, Starbucks Coffee, Baskin Robbins, CVS, Wells Fargo, Teazenta, MoneyGram, Citibank, Western Union, City Smoke Shop, One80 Realty, Ramen 101, Mountain Mike's Pizza

La Costa Taqueria, Little Caesars Pizza, Bank of America, m & j's Cafe

Quick Lane Tire & Auto Center, Bill Brandt Ford Brentwood, Tailgaters Sports Bar & Grill, Enterprise, Big O Tires and Service Centers

Smith's Floor Coverings, Inc., The Playhouse, Soirée Love, East County Performing Arts Center

La Charrita Authentic Mexican Restaurant, El Gallito Mexican Restaurant

EDNA HILL MIDDLE SCHOOL

Carin Elementary

VETERANS PARK Balfour Rd

Starbucks Coffee, O'Reilly Auto Parts, Pizza Guys, Wing Bros, China Garden Restaurant, Jamba smoothies • juices • bowls

POWER MARKET

TSC TRACTOR SUPPLY CO

Bowlero

SUBJECT PROPERTY

DIAMOND MINE Mini-Storage, Inc. Affordable Secure Storage Located in: ALAMEDA & CONTRA COSTA COUNTIES CALIBER RESTORING THE RHYTHM OF YOUR LIFE

CALIFORNIA ORCHARD

CALIFORNIA SPIRIT

BRENTWOOD TENN 1971 POLICE

StorQuest Self Storage, ACE Hardware, synergy 768, HomePro Solutions, Solar Universe, Benjamin Moore Paints, Dutch Bros Coffee, Hot Line Construction, Farmers Insurance, Fastenal, Movement Mortgage, Mobile Solutions

Walnut Blvd

Brentwood Blvd

Property Renderings



1 Mile	3 Mile	5 Mile	
11,577	54,618	121,902	2023 Estimated Population
11,465	55,310	127,441	2028 Projected Population
-0.2%	0.3%	0.9%	Projected Annual Growth 2023 to 2028
37.0	39.9	38.1	2023 Est. Median Age

Population

Nortonville			
3,751	18,625	38,905	2023 Estimated Households
3,782	19,190	41,139	2028 Projected Households
0.2%	0.6%	1.1%	Projected Annual Growth 2023 to 2028
\$707,462	\$720,484	\$713,191	2023 Median Home Value
\$1,601	\$1,899	\$1,944	2023 Median Rent

Households

\$180,259	\$167,045	\$167,295	2023 Est. Average Household Income
\$138,398	\$140,244	\$142,933	2023 Est. Median Household Income
497	1,726	3,084	2023 Est. Total Businesses
4,125	10,965	19,211	2023 Est. Total Employees

Businesses/Employees

\$410.02 M	\$1.91 B	\$4.01 B	2023 Est. Total Household Expenditure
\$15.06 M	\$70.02 M	\$147.09 M	2023 Est. Apparel
\$24.19 M	\$112.89 M	\$236.76 M	2023 Est. Entertainment
\$60.79 M	\$282.56 M	\$592.47 M	2023 Est. Food, Beverages, Tobacco
\$14.86 M	\$69.4 M	\$145.6 M	2023 Est. Furnishings, Equipment
\$35.59 M	\$166.39 M	\$347.61 M	2023 Est. Health Care, Insurance

Consumer Expenditures

