



# 5990 EAST 2ND STREET

*For Lease - Top performing Travel  
Center Site with access and  
visibility for 150k+ cars per day*





PRIME LOCATION  
NEAR MAJOR  
THOROUGHFARES



ADJACENT TO  
GAS STATION,  
CAR WASH, AND  
MINI-MART



HIGHLY VISIBLE TO  
NEARLY 153,536  
CARS PER DAY  
ALONG I-680



PARKING SPOTS  
AVAILABLE FOR  
DINE-IN PATRONS



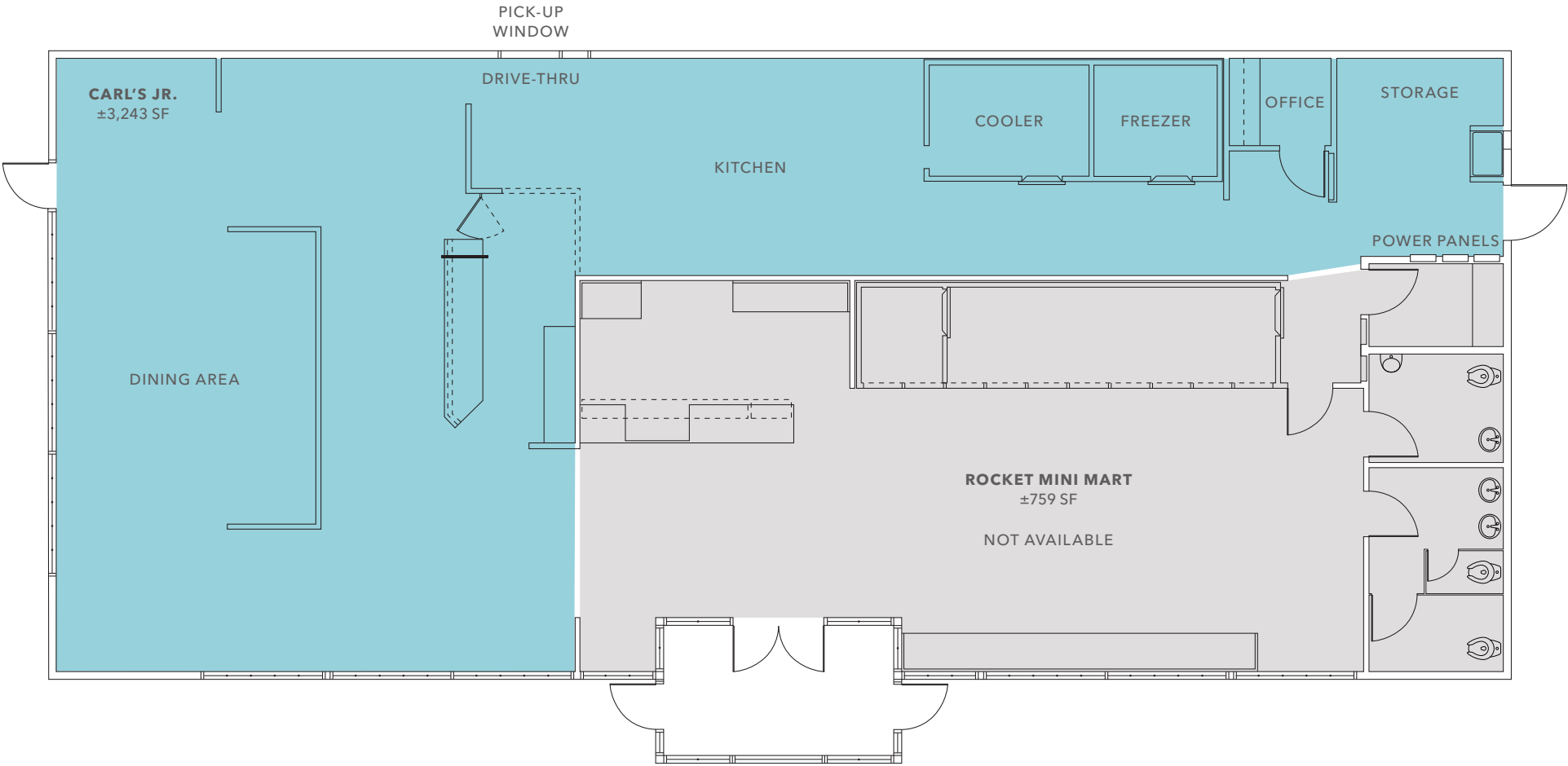
*The available space is a top-performing  
Carl's Jr. site, ranking in the top 1%  
nationally and regionally.*

Source: Placer Labs, Inc. 2025

FLOOR PLAN - CARL'S JR.

***±3,243 SF***  
AVAILABLE (CARL'S JR.)

***±4,002 SF***  
TOTAL BUILDING SIZE



FLOOR PLAN NOT TO SCALE





## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Jack in the Box
- 02 Benicia Grill
- 03 Got Plate Lunch Express
- 04 Trabballo's Backyard BBQ
- 05 Bottom of the Fifth
- 06 Starbucks
- 07 Kimono Japanese Kitchen
- 08 Mare Island Brewing Co
- 09 The Rellik Tavern
- 10 Sprankles Deli
- 11 Rookies Sports Bar & Grill
- 12 Sandoval's Mexican Restaurant
- 13 McDonald's

### FITNESS

- 01 Jute CrossFit
- 02 French Fitness
- 03 MOVES Space Collective
- 04 Jazzercise
- 05 City Gym
- 06 The Elevate Company
- 07 Benicia Strength Club

### LABORATORIES

- 01 Mistras Group Inc.
- 02 Intertek
- 03 Diversified Laboratory Repair
- 04 Pro-Form Laboratories
- 05 Bay Point Labs
- 06 Delta Environmental Laboratories
- 07 Molecule Labs Inc.
- 08 Purge Labs
- 09 Voss Laboratories, Inc.
- 10 Innovative Bioscience LLC
- 11 Oliver Worldclass Labs
- 12 DISA Health & Safe

### GAS STATIONS

- 01 Quick Stop
- 02 Extra Mile/Chevron
- 03 Gas City Lake Herman Cardlock
- 04 76
- 05 Pacific Pride Commerical Fueling
- 06 Golden Gate Petroleum
- 07 Chevron

# DRIVE TIMES

TO INTERSTATE 680

TO INTERSTATE 780

TO DOWNTOWN  
MARTINEZ

TO WALNUT CREEK  
BART STATION



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5	10,932	40,512
2030 PROJECTION	5	10,723	39,578
2020 CENSUS	4	11,323	42,176
2010 CENSUS	4	11,250	40,504

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.7	43.2	45.0
% FEMALE	51.4%	52.2%	51.5%
% MALE	48.6%	47.8%	48.5%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	2	4,137	16,087
2030 PROJECTED	2	4,123	15,992
2020 CENSUS	2	4,202	16,370
2010 CENSUS	2	4,095	15,605
OWNER-OCCUPIED	47.4%	73.9%	65.9%
RENTER-OCCUPIED	52.6%	26.1%	34.1%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$112,520	\$177,841	\$156,807
2030 PROJECTED HH INCOME	\$112,240	\$177,802	\$156,622
2010 CENSUS AVERAGE HH INCOME	\$69,978	\$105,693	\$93,852

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	287	800	2,131
TOTAL EMPLOYEES	3,694	9,607	20,165
WHITE COLLAR WORKERS	1	4,239	14,091
BLUE COLLAR WORKERS	-	1,260	5,755

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	-	1.8%	2.4%
HIGH SCHOOL DIPLOMA	-	3.4%	3.8%
SOME COLLEGE	-	15.8%	17.9%
ASSOCIATE	-	21.9%	22.6%
BACHELOR'S	-	9.8%	10.5%
GRADUATE	-	32.3%	28.5%

Data Source: ©2023, Sites USA





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