



FOR LEASE

RETAIL PROPERTY

Sand Creek Crossing

2440 Sand Creek Rd
Brentwood, CA 94513

**LEASE RATE: \$2.95 SF/MONTH
(NNN)**



Jeffrey Helm

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Executive Summary

Sand Creek Crossing

2440 Sand Creek Rd, Brentwood, CA 94513



OFFERING SUMMARY

Lease Rate:	\$2.95-\$3.25 SF/M (NNN)
Building Size:	251,753 SF
Available SF:	1,400 - 15,000 SF
Lot Size:	44.57 Acres
Year Built:	2003
Zoning:	PD-6 (General Plan - R-C)
Market:	East Bay/Oakland
Submarket:	Antioch/Pittsburg
Traffic Count:	30,000

PROPERTY OVERVIEW

Sand Creek Crossings is a top-tier shopping destination featuring anchor stores like Raleys, Ross, TJ Maxx, Home Goods, Party City, Krispy Kreme, Round Table Pizza, Sees Candies, Menchie's Frozen Yogurt, Beach Hut Deli, Angry Chickz. Conveniently located across Sand Creek Road from The Streets of Brentwood, a regional retail hub housing popular stores such as Rave Movie Theatre, DSW Shoes, Justice, Rei, Ulta Beauty, Banana Republic, Victoria Secret, American Eagle, Express, Children's Place, and more. The center boasts easy access from the Highway 4 Bypass and is situated at the intersection of Cross Street and HWY 4 Bypass.

PROPERTY HIGHLIGHTS

- Adjacent to The Streets of Brentwood and Sand Creek Crossing shopping centers
- Located at the heavily trafficked, signalized intersection of HWY 4 (70,000 VPD) & Sand Creek Rd (19,851 VPD)
- Tremendous exposure
- Anchored by big box national tenants

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 15,000 SF	Lease Rate:	\$2.95 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2410	Available	15,000 SF	NNN	Inquire with Broker	Retail
2420 C-01	Available	2,100 SF	NNN	\$2.95 SF/month	Retail
4161-E6	Available	4,161 SF	NNN	\$2.95 SF/month	Retail
2440-E10	Available	1,400 SF	NNN	\$2.95 SF/month	Retail
2440-E12	Available	3,000 SF	NNN	\$2.95 SF/month	Retail
2540-A5	Available	1,688 SF	NNN	Inquire with broker	Available For Sublease

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Sand Creek Rd

Sand Creek Rd

Sand Creek Rd

Sand Creek Rd

4

4

34

San Jose Ave

San Jose Ave

San Jose Ave

San Jose Ave

ROSS
DRESS FOR LESS

Raley's

AVAILABLE

T.J. Maxx

HomeGoods

Party City

A5 A4 A1

B1
B2
B3
B4

G1 G2

C01
C02
C03

D01
D02
D03
D04

E12 E11 E10 E8 E6 E5 E4 E2 E1

Additional Photos

Sand Creek Crossing

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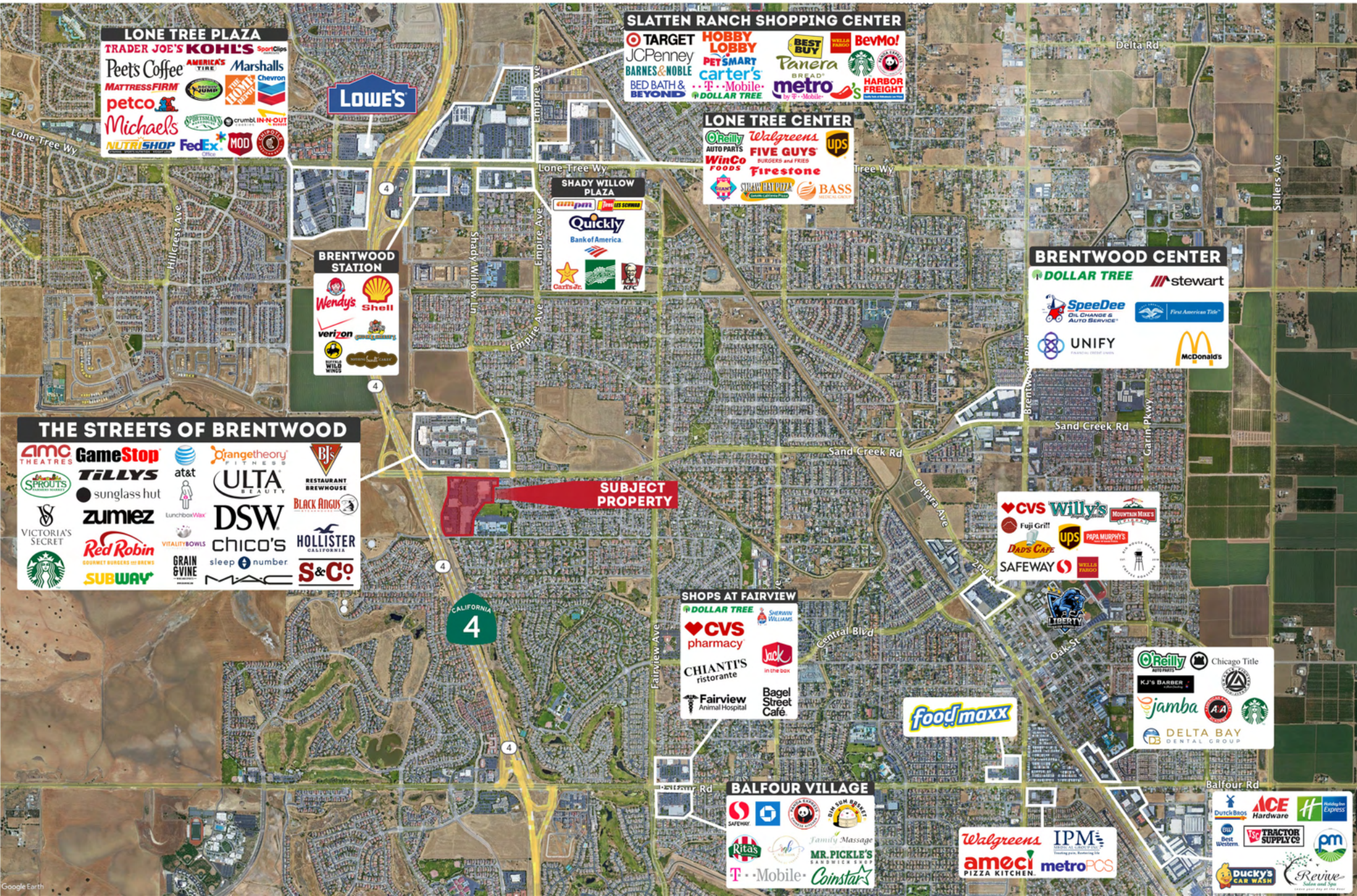
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Brentwood Places Map

Sand Creek Crossing

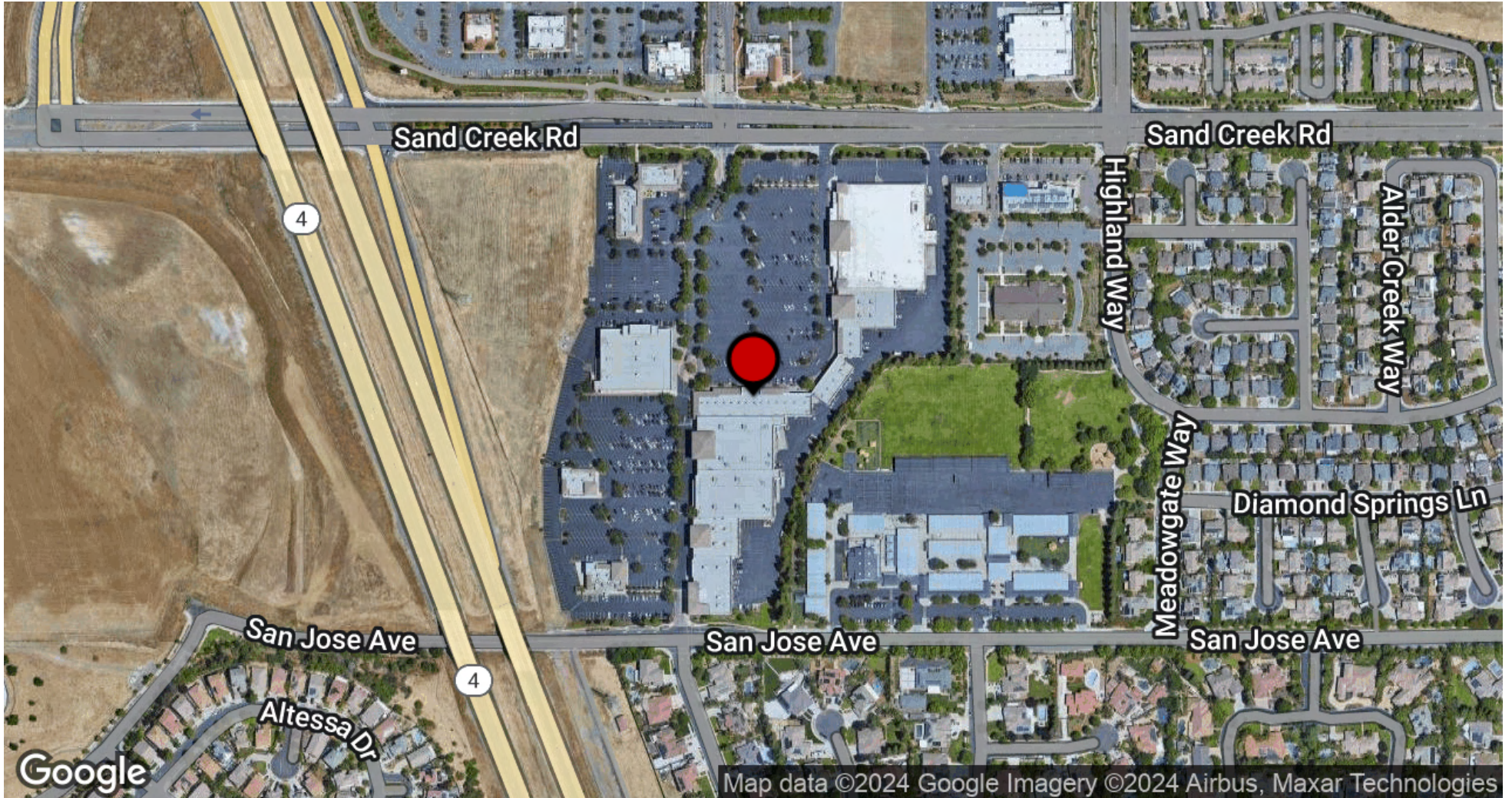
2440 Sand Creek Rd, Brentwood, CA 94513



Location Map

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Demographics Map & Report

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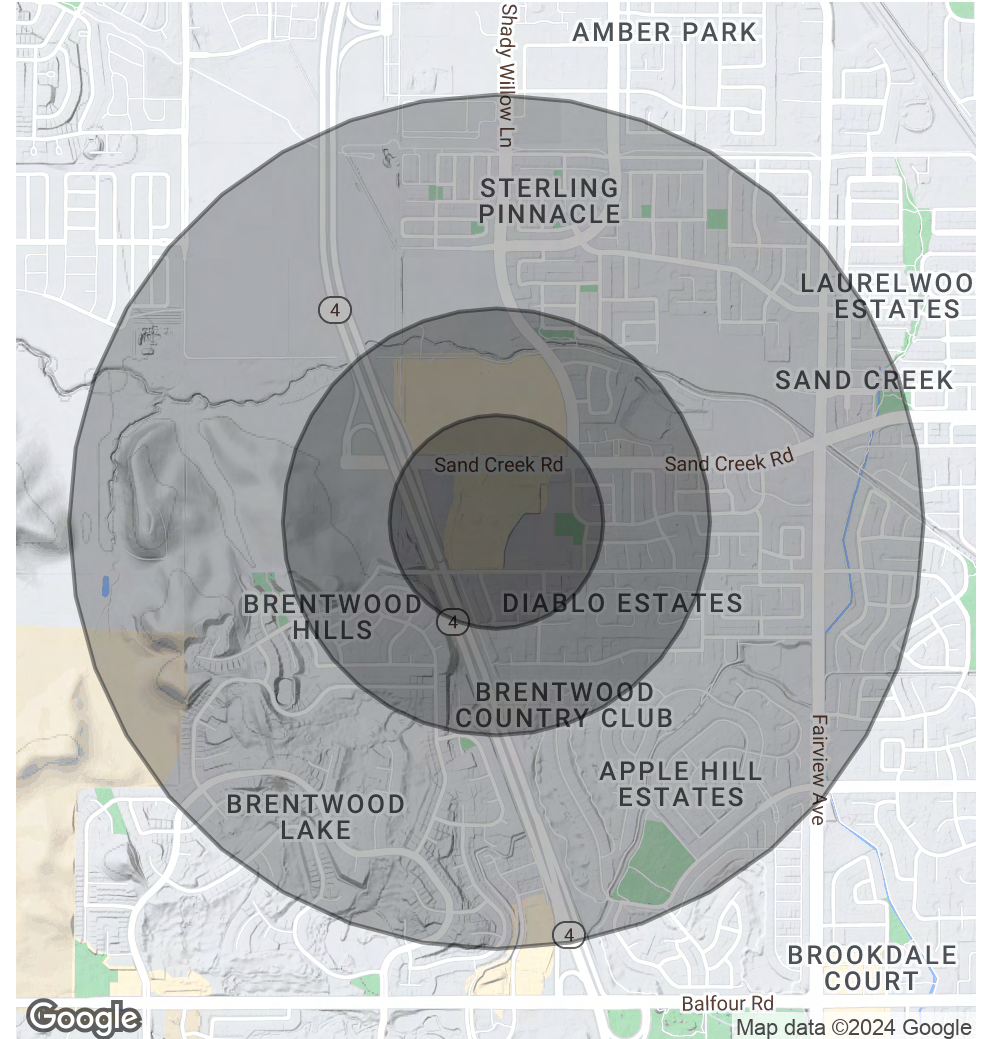


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	2,857	11,032
Average Age	49.3	44.2	41.7
Average Age (Male)	46.2	39.8	36.9
Average Age (Female)	52.3	48.2	45.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	320	946	3,537
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$126,448	\$128,766	\$128,424
Average House Value	\$629,594	\$640,553	\$636,580

RACE	0.25 MILES	0.5 MILES	1 MILE
% White	76.5%	63.2%	56.2%
% Black	1.0%	4.1%	10.0%
% Asian	5.8%	12.1%	12.8%
% Hawaiian	0.1%	0.2%	0.4%
% American Indian	3.8%	2.0%	0.9%
% Other	10.3%	14.4%	13.8%

* Demographic data derived from 2020 ACS - US Census



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