

**FOR SALE**

**±1.27 ACRES**  
**ANTIOCH, CALIFORNIA**  
**DEER VALLEY ROAD - COMMERCIAL LAND**



**DEER VALLEY HIGH SCHOOL**



**SITE**

**DEER VALLEY PROFESSIONAL CENTER**

**ANTIOCH VETERINARY CENTER**

**PREWETT BUSINESS CENTER**

**BURGER KING**

**CHEVRON**

**PREWETT BUSINESS PARK**

**DEER VALLEY ROAD**

**JOHNS WAY**

**LAUREL RIDGE NEIGHBORHOOD**

**MARITA DRIVE**

**DEER VALLEY PLAZA**

**LONE TREE WAY**



**NEWCASTLE PROPERTIES GROUP**

**ASKING PRICE: \$175,000**

**SIZE: ±1.27 Acres**

**ADDRESS: 5251-5299 Deer Valley Road**

**ZONING: PD - Planned Development**

**GENERAL PLAN DESIGNATION:**

**Business Park - Prewett Business Center**

**UTILITIES:**

Water: 20" Line in Deer Valley Road

Sewer: 8" Line in Deer Valley Road at Marita Drive

**DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Total Population	16,328	73,437	174,378
2024 Median Household Income	\$117,510	\$119,955	\$110,618

Source: ESRI



**CONTRA COSTA COUNTY**  
**ASSESSOR'S PARCEL NUMBERS**  
**055-170-013-1 AND 055-170-016-4**

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**ANTIOCH, CALIFORNIA**

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**THE LOCATION**

- Adjacent to Deer Valley High School
- Easy Access to Highway 4
- Excellent Deer Valley Road Frontage
- High Growth Area
- In-fill Location
- Kaiser Permanente Campus Proximity (±0.65 miles south on Deer Valley Road)
- Public Transportation Nearby (BART & Tri Delta Transit)
- Proximate to Retail Amenities (Lone Tree Corridor)
- Medical/Dental Office Corridor
- Relatively Level Property
- 3 Elementary Schools, 3 Middle Schools, and 2 High Schools Within About One Mile

**THE OPPORTUNITY**

This infill property is an ideal location for a small commercial project such as:

- Childcare Center
- Office Uses
- Medical / Dental Offices
- Public/Quasi-Public Uses
- Religious / Assembly Uses

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed uses would require rezones, use permits and/or other entitlements, which may not occur.



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. The Assessor acreage measurements are approximate only. The use of approximate acreage figures does not mean that more accurate measurements, or a survey, do not exist.

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**PRIME INFILL LAND**  
**FOR SALE**



# ANTIOCH

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Way

State Highway 4

Tree

Lone

Deer Valley Road

JACK LONDON ELEMENTARY SCHOOL

HILLTOP CHRISTIAN SCHOOL

DEER VALLEY PLAZA

PREWETT PARK

ANTIOCH COMMUNITY CENTER

BLACK DIAMOND MIDDLE SCHOOL

LONE TREE ELEMENTARY SCHOOL

**SITE**

ANTIOCH WATER PARK

DEER VALLEY HIGH SCHOOL

Lone Tree Way



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**STATE HIGHWAY 4**

**ANTIOCH BART STATION**

**160**

**4**

**OAKLEY**

**ANTIOCH**

**SUTTER DELTA MEDICAL CENTER**

**LONE TREE GOLF & EVENT CENTER**

**DEER LONE**

**JACK LONDON ELEMENTARY SCHOOL**

**BLACK DIAMOND MIDDLE SCHOOL**

**HILLTOP CHRISTIAN SCHOOL**

**PREWETT PARK ANTIPOH COMMUNITY CENTER**

**ANTIPOH WATER PARK**

**LAUREL**

**CARMEN DRAGON ELEMENTARY SCHOOL**

**LONE TREE MIDDLE SCHOOL**

**DEER VALLEY HIGH SCHOOL**

**TREE**

**SUBJECT**

**VALLEY**

**AVENUE**

**WAY**

**4**



**BRENTWOOD**

**ZEKA RANCH ±314 UNITS (PROPOSED)**

**THE RANCH ±1,117 UNITS (PLANNED)**

**DEER VALLEY ESTATES ±121 UNITS**

**KAISER PERMANENTE MEDICAL CENTER**

**DOZIER-LIBBEY MEDICAL HIGH SCHOOL**

**THE RANCH ±435 UNITS (PROPOSED)**

**SAND CREEK ROAD**

**VINEYARDS AT SAND CREEK ±220 UNITS (PROPOSED)**



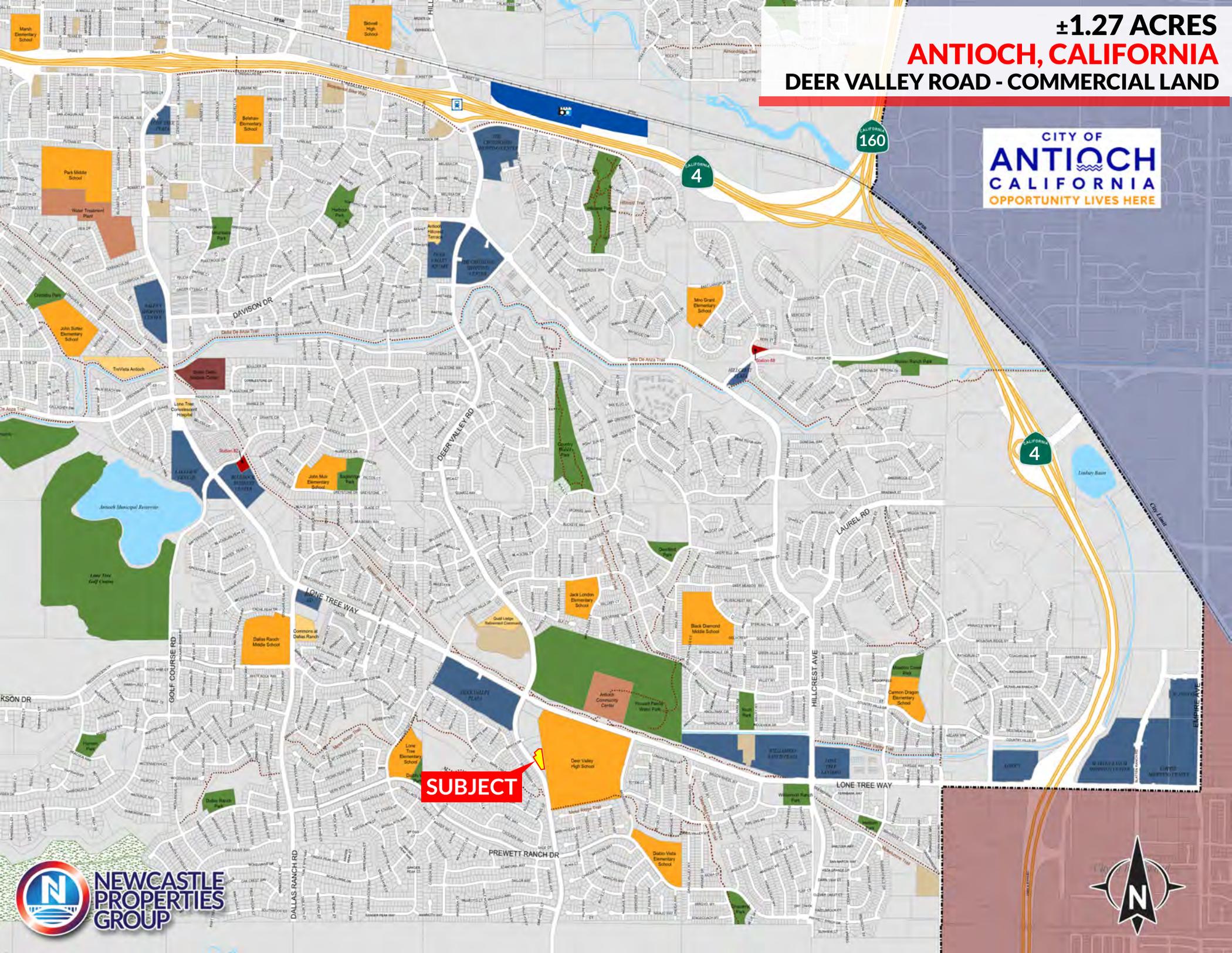
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**SUBJECT**

