

OAKLEY SHOPS AT LAUREL FIELDS

OPENING FALL 2025!

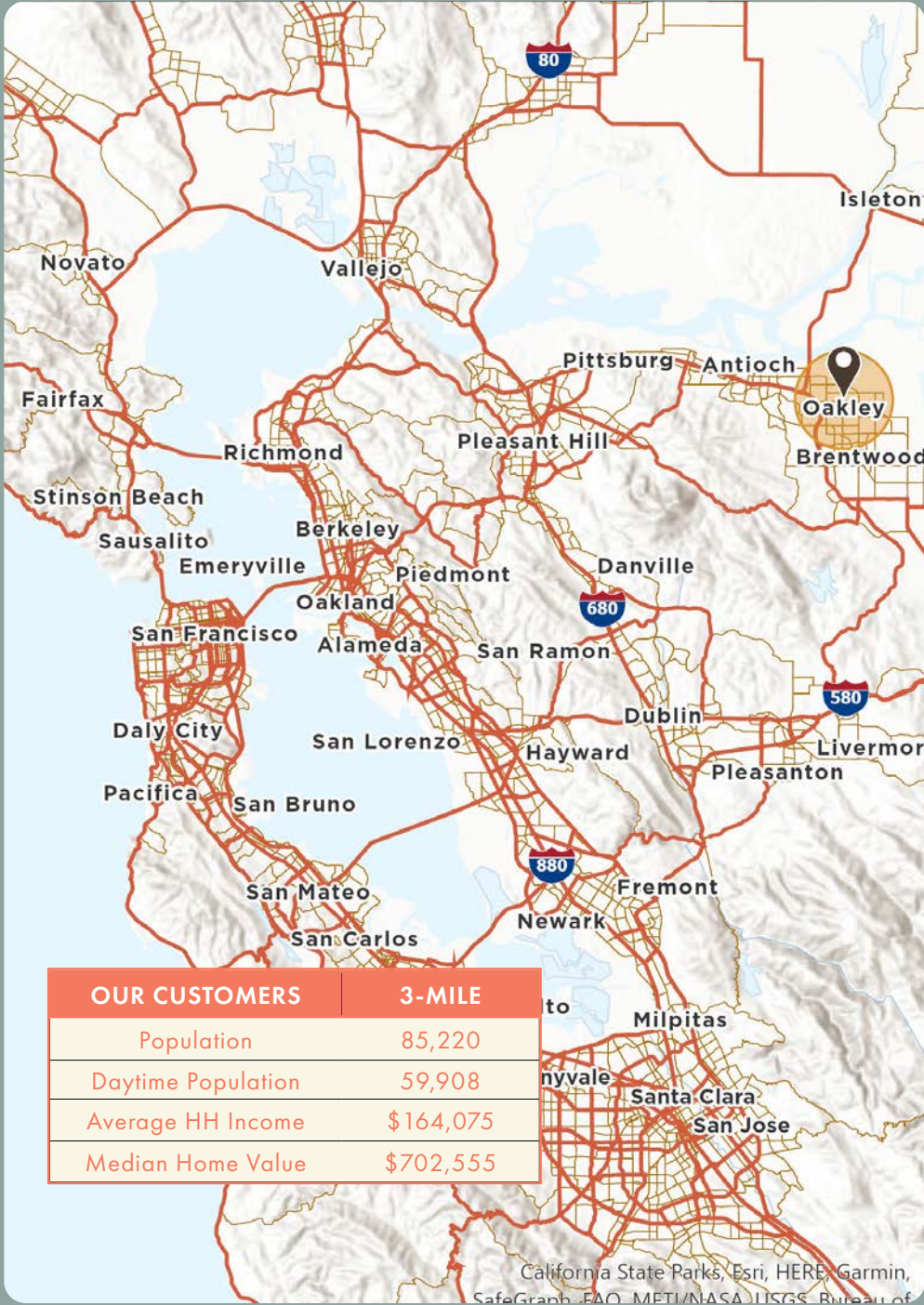


SAFeway GROCERY-ANCHORED CENTER

Laurel Road & O'Hara Ave, Oakley, CA 94561

**Regency
Centers.**

A Regency Centers Development



THE LOCATION



In the Heart of the Oakley Community

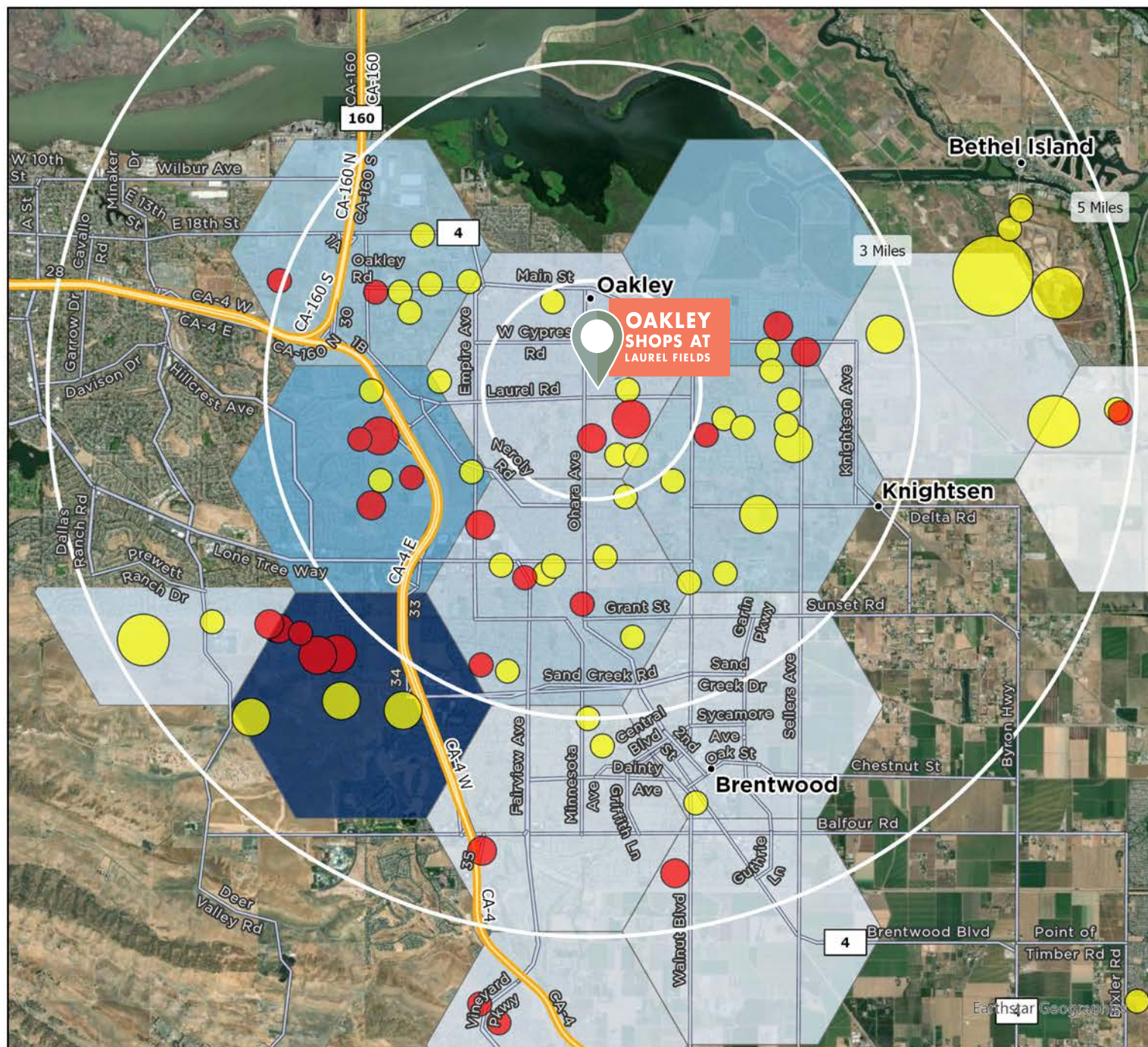
Oakley Shops at Laurel Fields is located in the heart of Oakley, just 30 minutes outside Walnut Creek and situated as a gateway between the San Francisco Bay Area and the Central Valley. It is cornered at the arterial intersection of Laurel Road and O’Hara Ave and borders the Laurel Fields baseball park, a neighborhood recreational hub.

The Oakley community is experiencing significant growth with **1,048 homes** built since Q1 2022 and **11,483** homes projected to be built in approved subdivisions within a **5-mile radius**.

Consisting of a **55,000 SF Safeway** anchor, **22,000 SF of shops space**, and a fuel center, this ground-up development will serve as the primary neighborhood center for the surrounding area.

Oakley Shops at Laurel Fields is expected to **open in 2025**.

RESIDENTIAL GROWTH



New Home Construction within 5 Miles

1,048 Built since Q1-2022

11,483 Remaining to Build

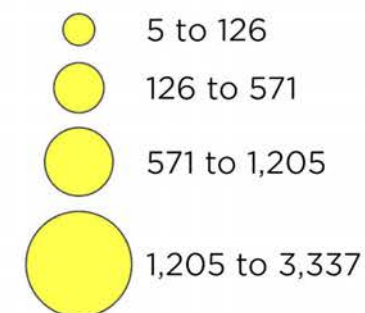
Homes Built in Last 12-Months



Active Subdivisions by Homes to be Built



Future Subdivisions by Homes to be Built

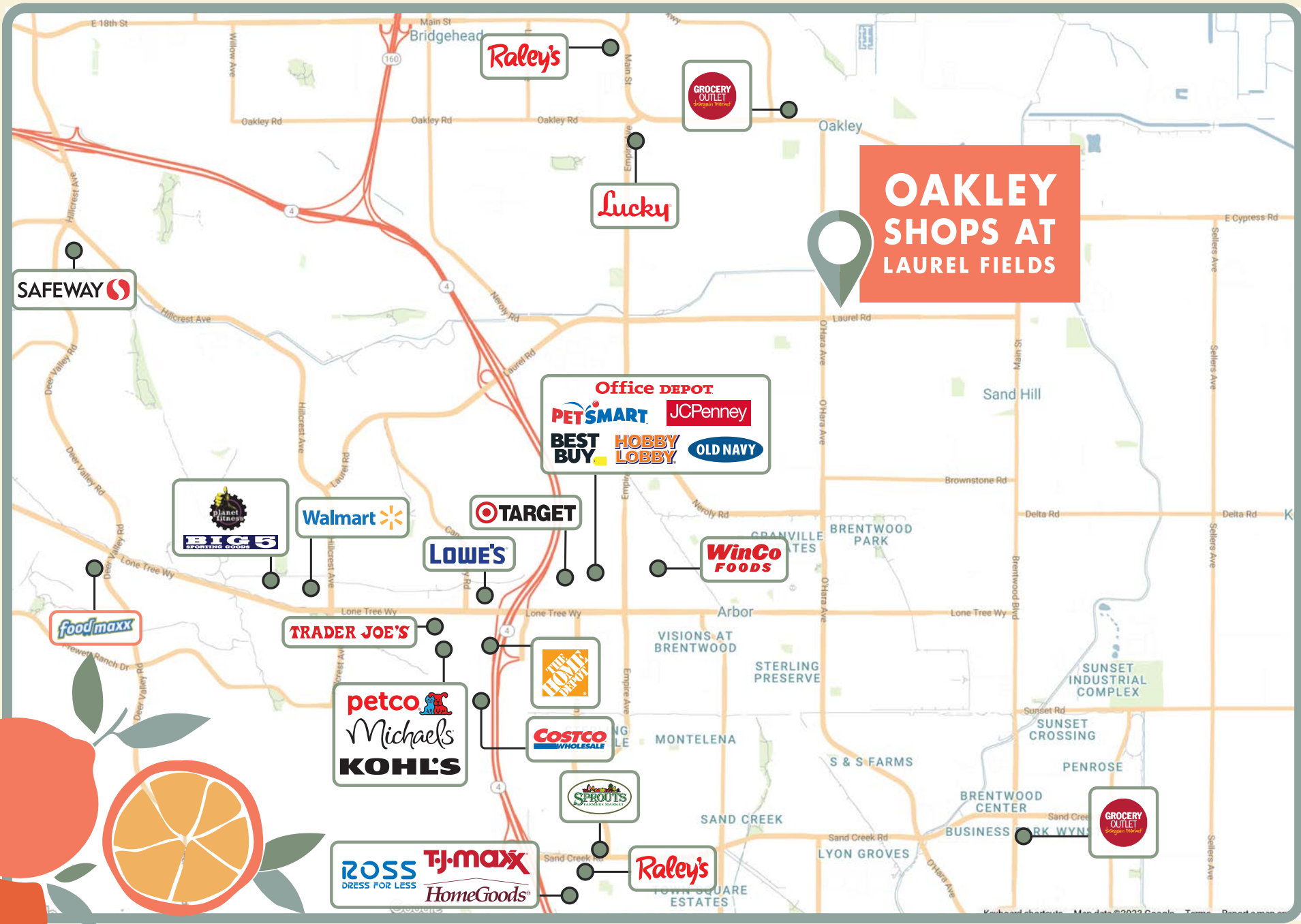


Source: Zonda Q1-2023









**OAKLEY
SHOPS AT
LAUREL FIELDS**

THE MARKET

OAKLEY
SHOPS AT
LAUREL FIELDS





	1-Mile Radius	3-Mile Radius	5-Mile Radius
 Population - 2024	16,202	85,220	181,182
 Population - 2029	16,687	88,708	186,423
 Total Daytime Population	11,470	59,908	136,569
 Average Household Income	\$146,515	\$164,075	\$157,609
 Median Home Value	\$641,537	\$702,555	\$698,070
 Households - 2024	4,806	24,988	54,918
 Households - 2029	4,911	25,839	56,077
 Annual New Home Closing Rate*	53	606	1,048
 Remaining Homes To Be Built*	360	2,847	11,483



89K

Population By 2029*



\$164K

Average Household Income*

* 3-Mile Radius

DEMOGRAPHIC
SNAPSHOT

SITE PLAN



SPACE	TENANT	SF
AVAILABLE		
C	AVAILABLE	1,959
LEASE NEGOTIATION		
1A	Woof Gang Bakery	1,430
LOI		
2A	Oakley Restaurant	1,588
LEASED		
A	The Max Academy	1,800
B	Oakley Optometry	1,141
1B	Mathnasium	1,020
1C	Baskin Robins	1,050
2C	Sourdough & Co	1,394
3A	Chase Bank	3,896
100	Safeway	55,500
Pad 4	Starbucks	2,465
1D	Wingstop	980
1E	Chipotle	2,400
2B	Gala Nails	1,600

- AVAILABLE
- LEASE NEGOTIATION
- LOI
- LEASED



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RENDERINGS

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2025 Regency Center L.P.

About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 24 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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