



Somersville Plaza Shopping Center

2635-2669 Somersville Road
Antioch, CA 94509



For Additional information, contact Exclusive Agent:

Mark Biagini DRE#00847403

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EXTERIOR REMODEL



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Property Description

Excellent exposure and signage directly across the street from Somersville Towne Center. High visibility signalized intersection at the northeast corner of Somersville Road at Buchanan Road, Antioch. Across from Smart & Final, Grocery Outlet and Somersville Towne Center.

Offering Summary

Lease Rate:	Negotiable
Estimated NNN Charges	.61 SF/month - 2024
Number Of Units:	11
Available SF:	1,027 - 3,657 SF
Lot Size:	87,991 Acres
Building Size:	7,710 SF

Property Highlights

- **Exterior Remodel & New Monument Signage**
- **New Exterior Voice Activated Security Cameras**
- Direct Sight Lines to Somersville Towne Center, Smart & Final, Grocery Outlet
- Signalized Intersection
- Easy Access to Highway 4 via Somersville Road On & Off Ramps
- Major Nearby Tenants: Grocery Outlet, Smart & Final, 24 Hour Fitness, Starbucks
- New Monument Signage along Somersville Road & Building Signage
- Convenient Storefront Parking - ADA Compliant: 95 Stalls on-site (6 are handicap stalls)



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Lease Information

Lease Type:	NNN
Total Space:	1,027 - 3,657 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ 2643 Somersville Road	1,450 SF	NNN	Negotiable	± 28' 4" W x 51' 4" D. Inline space with all new interior including NEW drop t-bar ceiling and lights, HVAC, NEW Title 24 electrical, 1 ADA restroom and rear entrance. Available Now.
■ 2651 Somersville Road	1,200 - 3,657 SF	NNN	Negotiable	LEASE PENDING! ± 71' W x 51' 4" D. Formerly The Avenue. Double glass entrance doors, upgraded ceiling tiles 10' AFF, 3 dressing rooms, 1 restroom, rear door to secured rear delivery area, manager's office, rear storage room with plumbing stub outs for sink, hot water heater, 2 electrical panels, separate HVAC and cash wrap.
■ 2657 Somersville Road	1,027 SF	NNN	Negotiable	± 20' W x 51' 4" D. Former Hair Salon & Tattoo Parlor. Inline space, full height glass storefront, drop t-bar ceiling and lights, ceiling fans, 1 office, tile flooring throughout, 1 restroom, 2 sinks, plumbing stub-outs, separate HVAC, storage room, rear entrance. Available Now.



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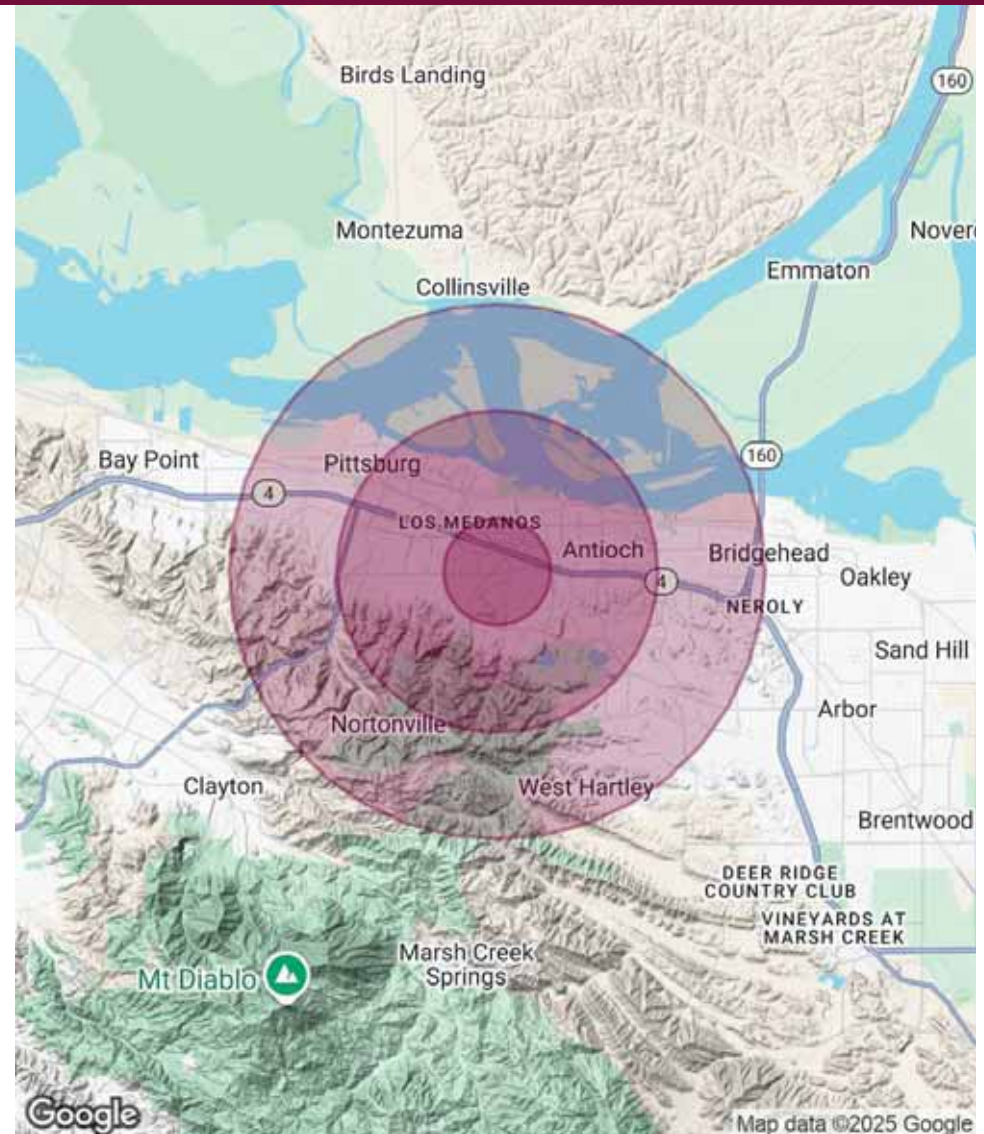
Population	1 Mile	3 Miles	5 Miles
Total Population	17,641	87,348	159,473
Average Age	35.0	36.2	36.6
Average Age (Male)	32.6	34.7	35.2
Average Age (Female)	36.2	38.2	37.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,803	29,076	50,652
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$70,436	\$81,104	\$90,013
Average House Value	\$253,677	\$329,005	\$375,901

* Demographic data derived from 2020 ACS - US Census

Traffic Counts 24 Hour ADT 2018

Somersville Road at Fairview Drive SW	9,310
Somersville Road at Delta Fair Blvd.	15,872
Buchanan Road at Somersville Road	15,940
Somersville Road at State Route 4	145,000



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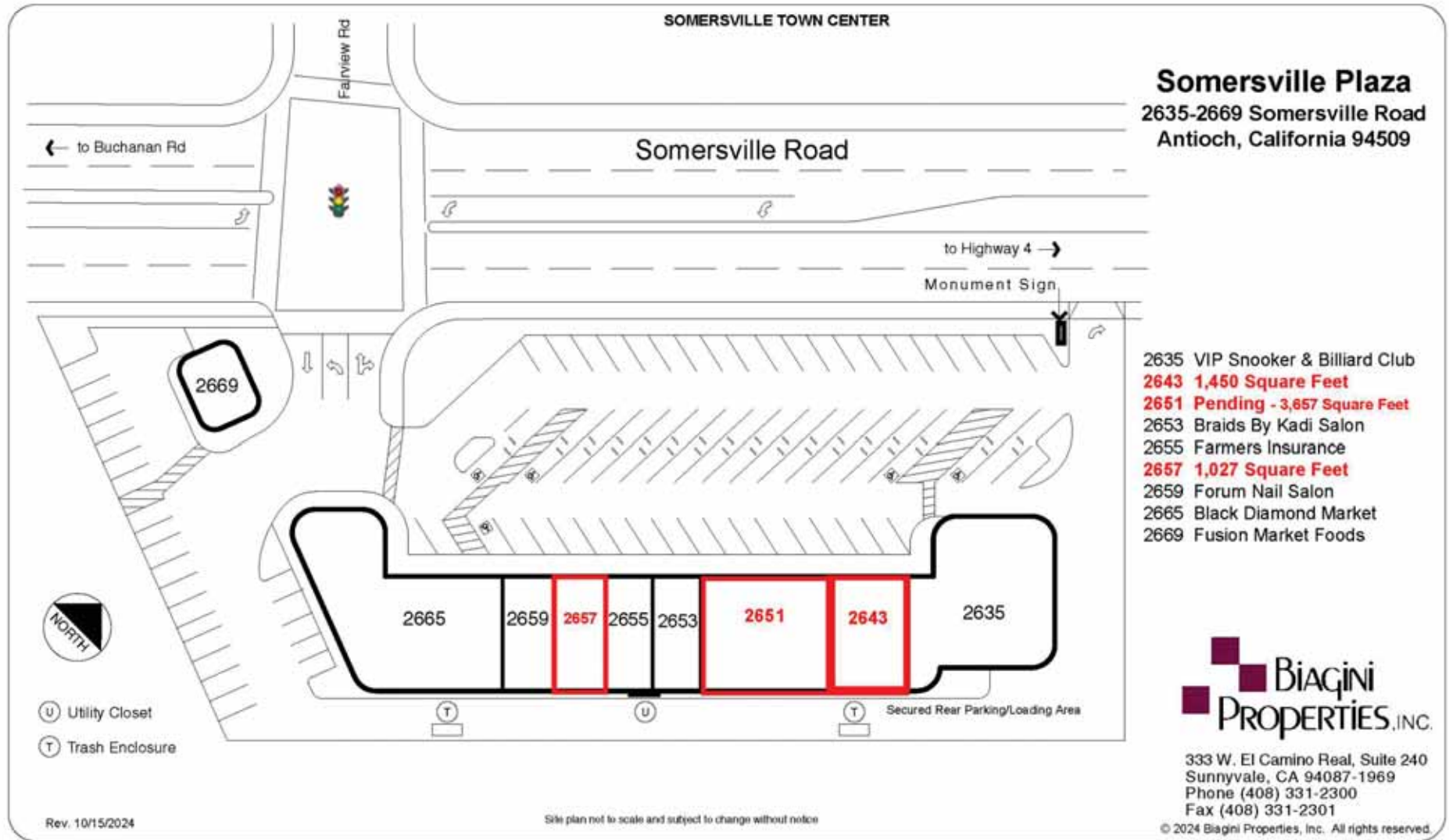
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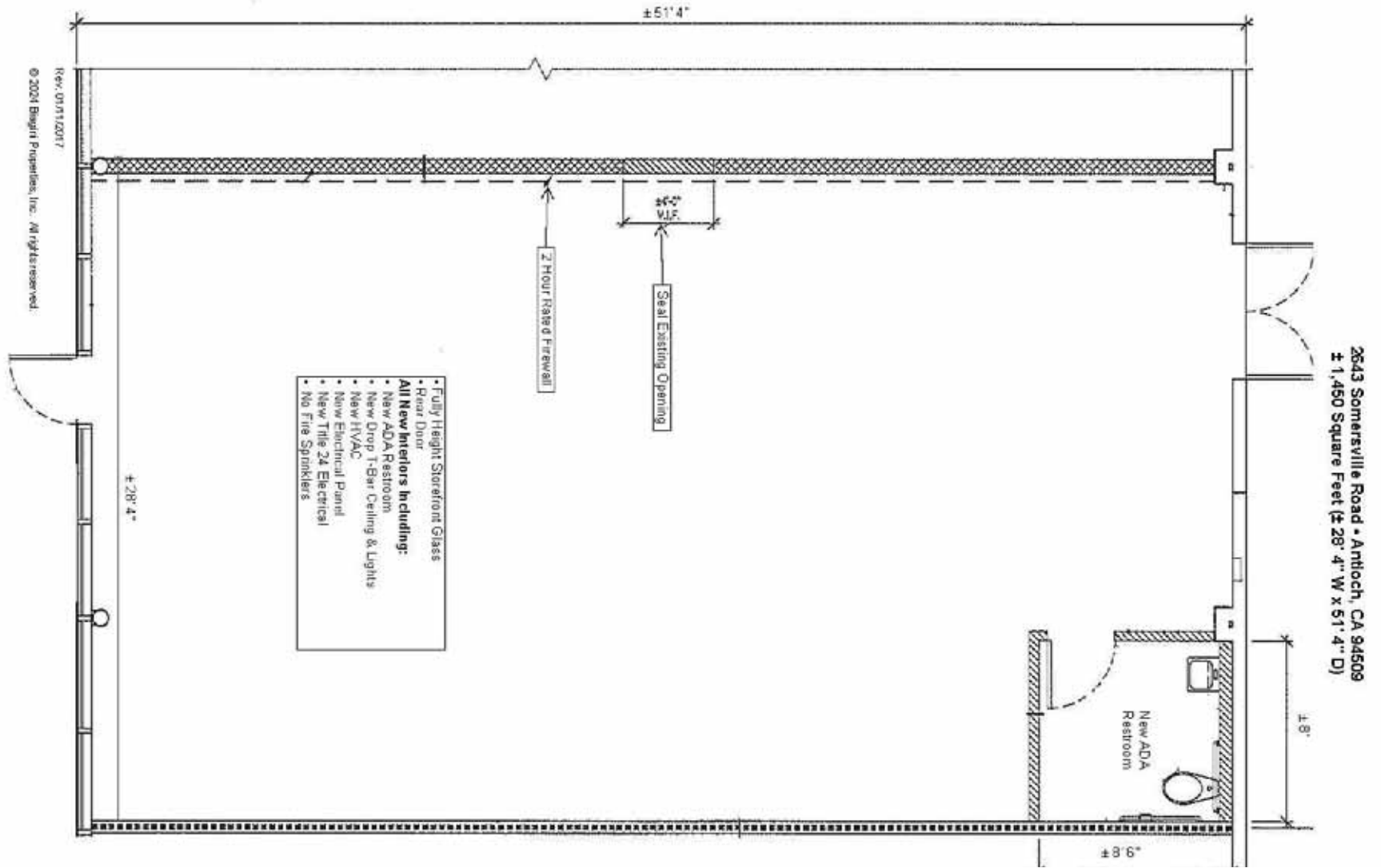
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2657 Somersville Road - Interior



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