



For additional information, contact Exclusive Agent:

**MARK BIAGINI** DRE #00847403  
**(408) 331-2308**

Email: [Mark@BiaginiProperties.com](mailto:Mark@BiaginiProperties.com)

Biagini Properties, Inc.  
333 W. El Camino Real, Suite 240  
Sunnyvale, CA 94087-1969  
6/5/2024



Asking Base Rent/Year

2023-2024 Taxes/Month

Insurance/Month

CAM

**\$60.00 Per Square Foot**

**\$3,427.00**

**\$193.00**

**By Tenant**

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# FOR LEASE Freestanding Restaurant

2737 Hillcrest Avenue | Antioch, CA 94509



## INTERIOR

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**PROPERTY DESCRIPTION**

Street Address	APN	Zoning	Land Area	Building Area
2737 Hillcrest Avenue	052-012-023	Restaurant Building CT – Thoroughfare Commercial	1.099 AC/47,872 SF	4,805 Square Feet

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## PROPERTY DESCRIPTION

### Location

*Off Highway 4*

*Total of Approximate  
1.099 AC of Land and  
4,805 Square Foot  
Building.*

*Easy Ingress and  
Egress on Hillcrest  
Avenue.*

*Conveniently located  
at Hillcrest Crossroads  
in Antioch.*

Freestanding Restaurant Building with ample parking. Easy freeway access via Hillcrest offramp from Highway 4. Across from Antioch BART parking lot & station.

Former Applebees Restaurant.

Approximately 4,805 square foot building, in-ground grease interceptor, stainless steel exhaust hoods, 2 restrooms, walk-in refrigerator and walk-in freezer, in ground grease interceptor. Interior seating for up to 164 maximum plus exterior patio seating possible.



## PROPERTY DESCRIPTION

### Property Facts

- Former Applebee's Restaurant. Available Now.
- Call Mark Biagini to tour.
- Freestanding restaurant building on separate parcel.
- Huge monument signage visible to Hwy 4.
- Ample parking on-site with cross access easements.
- One (1) parcel totaling approximately 1.099 acres (47,872 square feet of land).
- 4,805 Sq Ft Building (per tax records).
- Fire Sprinklered.
- Seating: 164 People (per plans).
- Date Built: 1999.
- Zoning: CT – Thoroughfare Commercial.
- Restaurant furniture, fixtures and equipment available to purchase.



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## PROPERTY DESCRIPTION

### Property Facts

#### Grease Interceptor

In-ground grease interceptor located outside building.

#### Exhaust Hoods

Stainless steel exhaust hoods (\_\_\_\_' long).

#### Seating Capacity

Approximately 164 interior seats per plan including 18 bar seats. Exterior patio seating possible.

#### Water Heater

Gas water heater.

#### Walk-In Refrigerator and Walk-in Freezer

One (1) walk-in refrigerator and one (1) walk-in freezer with separate beer and wine cooler.

#### Electrical

**MAIN ELECTRICAL 800 AMPS; 3 PH; 4 W/ 208/120V**

Two (2) electrical subpanels :

A1 – 400 Amps; 3 PH; 4 Wire; 208/120V

A2 – 400 Amps; 3 PH; 4 Wire; 208/120V

A3 – 100 Amps; 3 PH; 4 Wire; 208/120V

B – 400 Amps; 3PH; 4W

Dimmer Cabinet

#### Security System

Complete security and alarm system with key pad.

#### HVAC UNITS: 3 ROOF TOP HVAC UNITS

#### Interior Trash Enclosure

Secured, trash enclosure area with concrete pad.

#### Mop Sink

Large mop sink area with cleaning dispensers in kitchen.

#### Dishwashing Area

Exhaust Hood \_\_\_\_\_' wide vented through roof allows for larger capacity dishwashing equipment.

#### Restrooms

Men's and women's restrooms ADA compliant at the time they were built.

#### Cooking Line

\_\_\_\_\_ ' stainless steel (ss) exhaust hood with complete exhaust hood fire suppression system, gas stove top, sandwich/salad line with under counter refrigeration.

#### Fire Sprinklers

Yes

#### Separate Manager's Office

Interior Roof Access Ladder

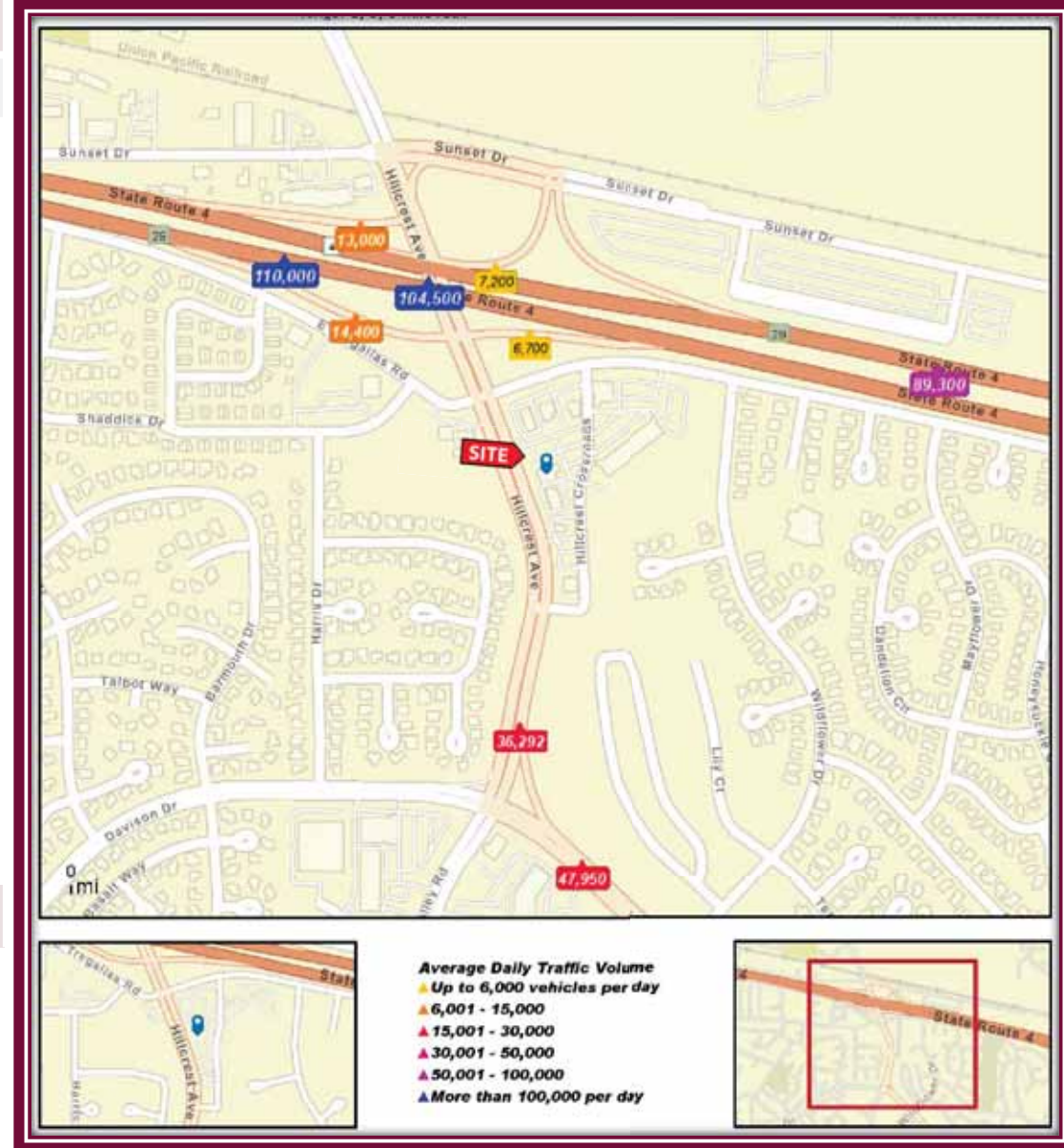
Secured Liquor Storage

Bar Dining Area



### Demographics

2023	1-Mile	3-Mile	5-Mile
Population	14,454	111,992	181,364
Daytime Population	2,031	18,455	36,277
Avg. HH Income	\$125,329	\$120,454	\$130,022



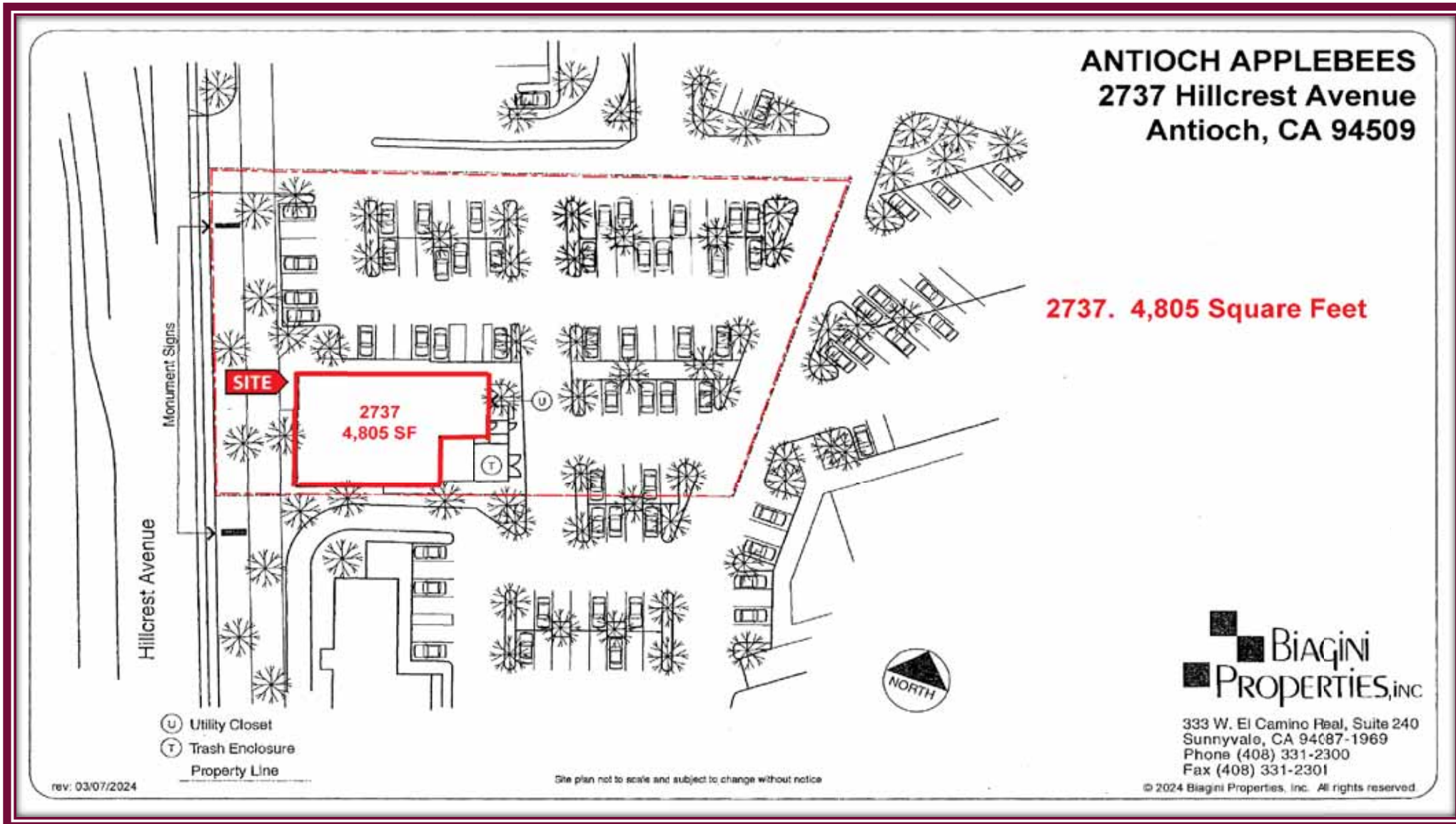
### Traffic Counts - 24 Hour ADT as of 2022

Hillcrest Avenue at Deer Valley Road S	36,292
Hillcrest Avenue at Deer Valley Road NW	47,950
State Route 4 at Hillcrest Avenue W	89,300
Hillcrest Avenue at State Route 4 N	104,500
State Route 4 at Hillcrest Avenue	110,000

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APN: 052-012-023 | Total Building Area: 4,805 SF | Total Land Area: 47,872 SF / 1.099 Acres



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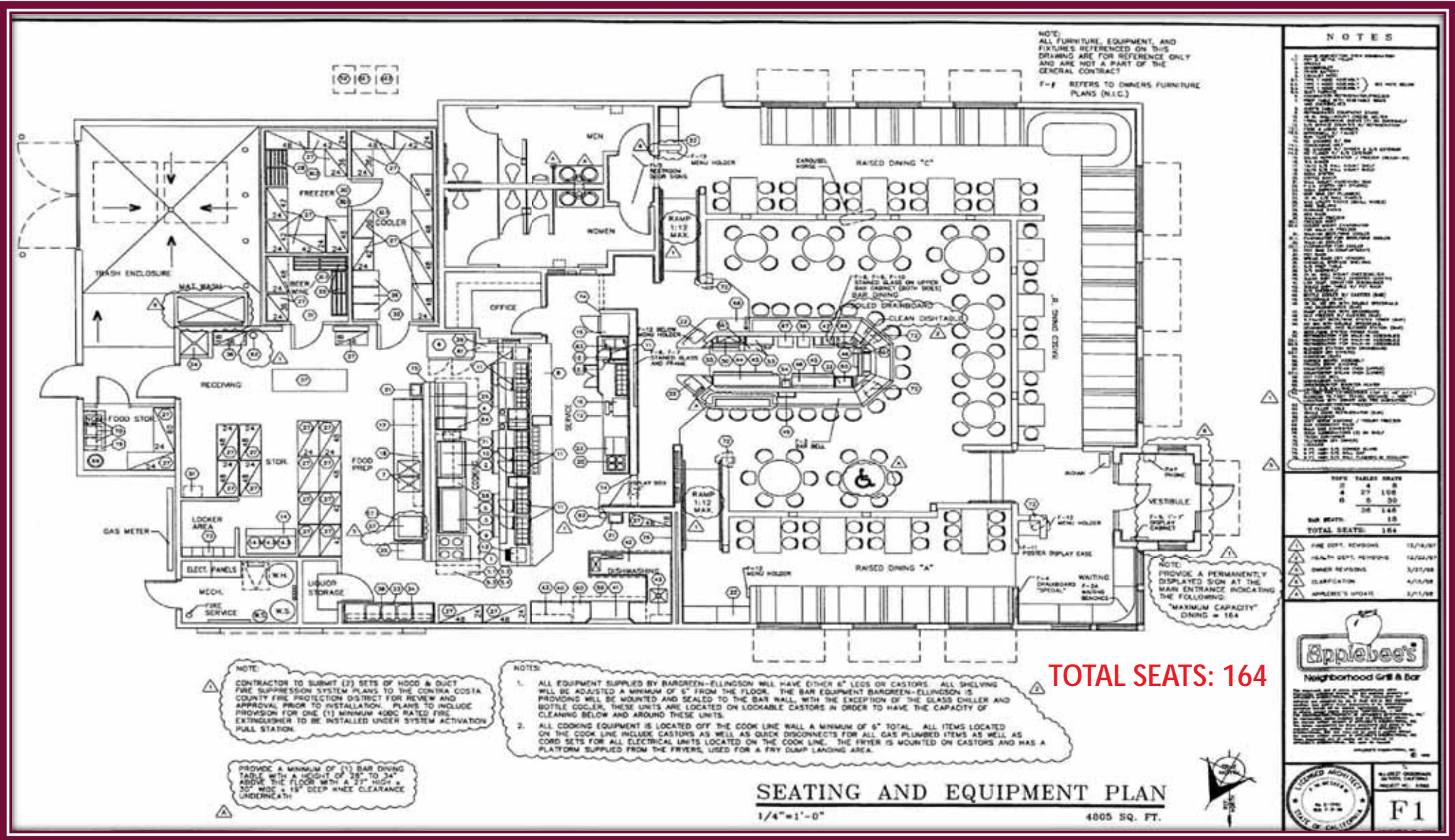
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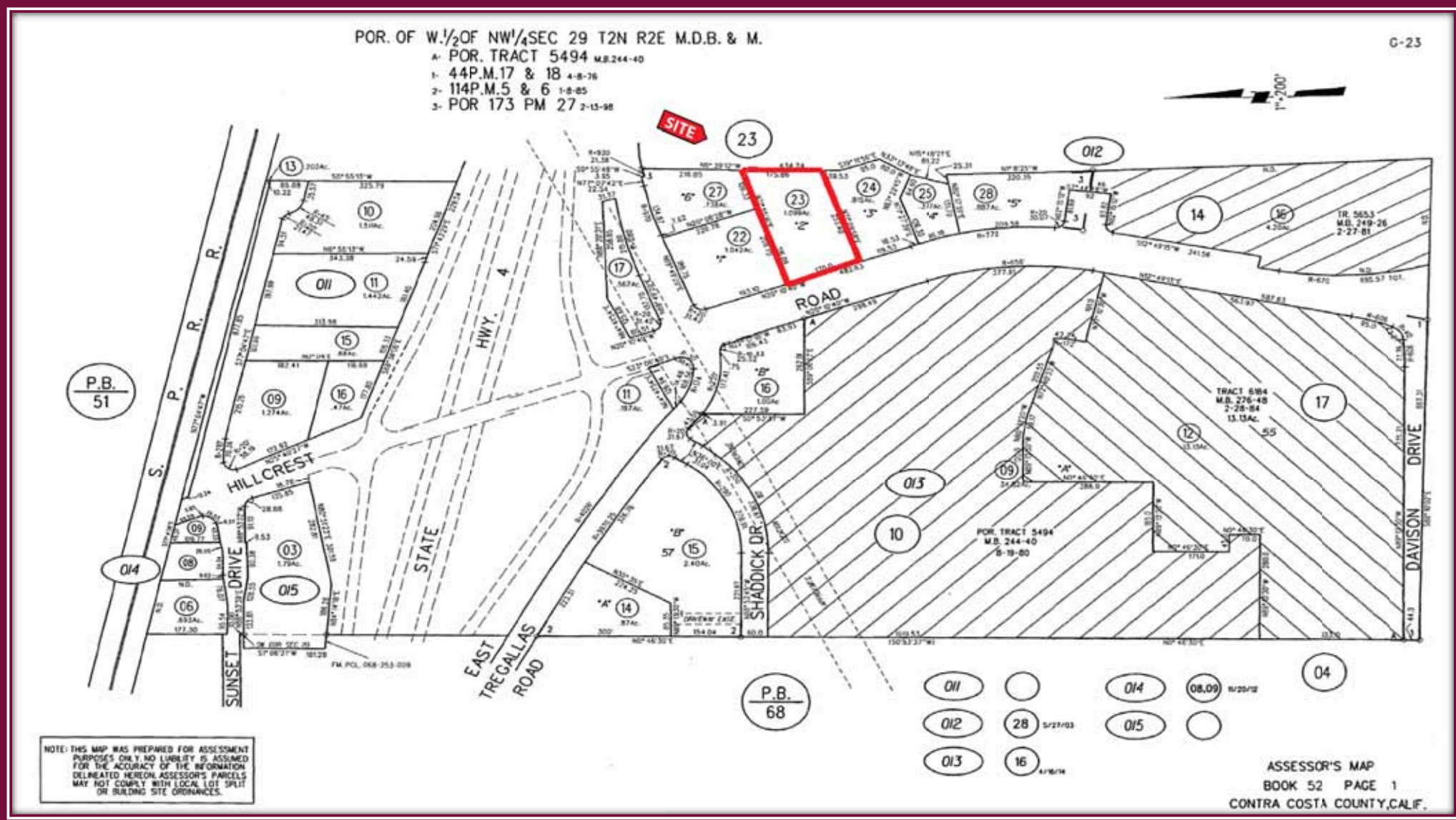
**Seating & Equipment Plan**



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