

NEW RETAIL PAD FOR LEASE

NEC OF BRENTWOOD BLVD. & VILLAGE DR., BRENTWOOD, CA



SEEKING RESTAURANT'S & QSR'S

BRENTWOOD PLAZA | 7820-7876 BRENTWOOD BLVD. BRENTWOOD, CA



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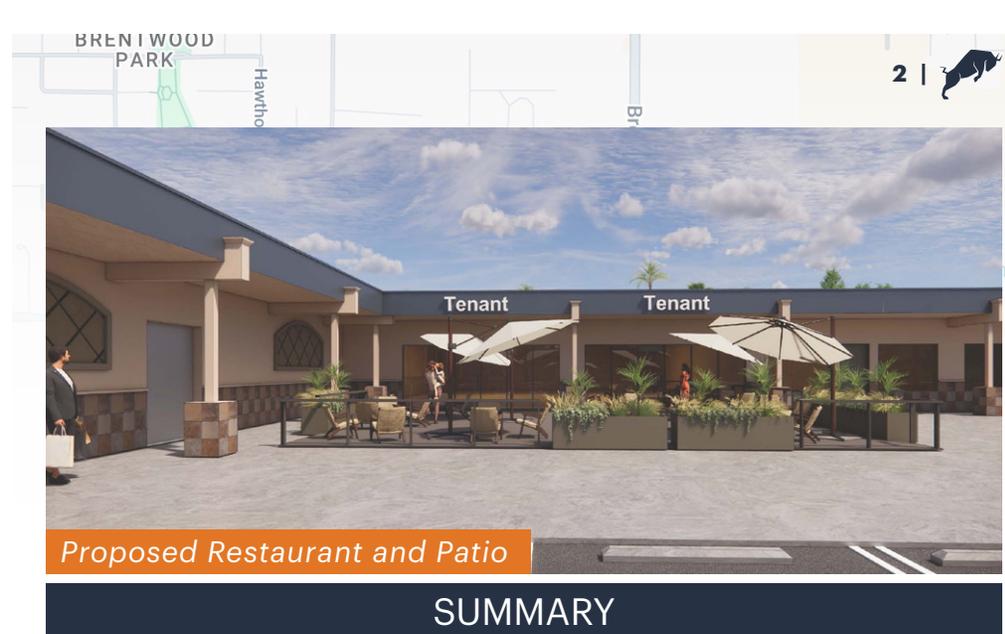
ABOUT BRENTWOOD PLAZA

Brentwood Plaza is a neighborhood shopping center located along the highly trafficked Brentwood Boulevard, anchored by Dollar General and The Camp Transformation Center. The new ownership is pursuing a value-add strategy that includes the development of a new retail pad at the signalized intersection of Brentwood Blvd and Village Drive. The pad will be suited for multiple QSR's with patio space and complementary retail tenants.



Proposed Retail Pad

7820-7876 BRENTWOOD BLVD., BRENTWOOD, CA



Proposed Restaurant and Patio

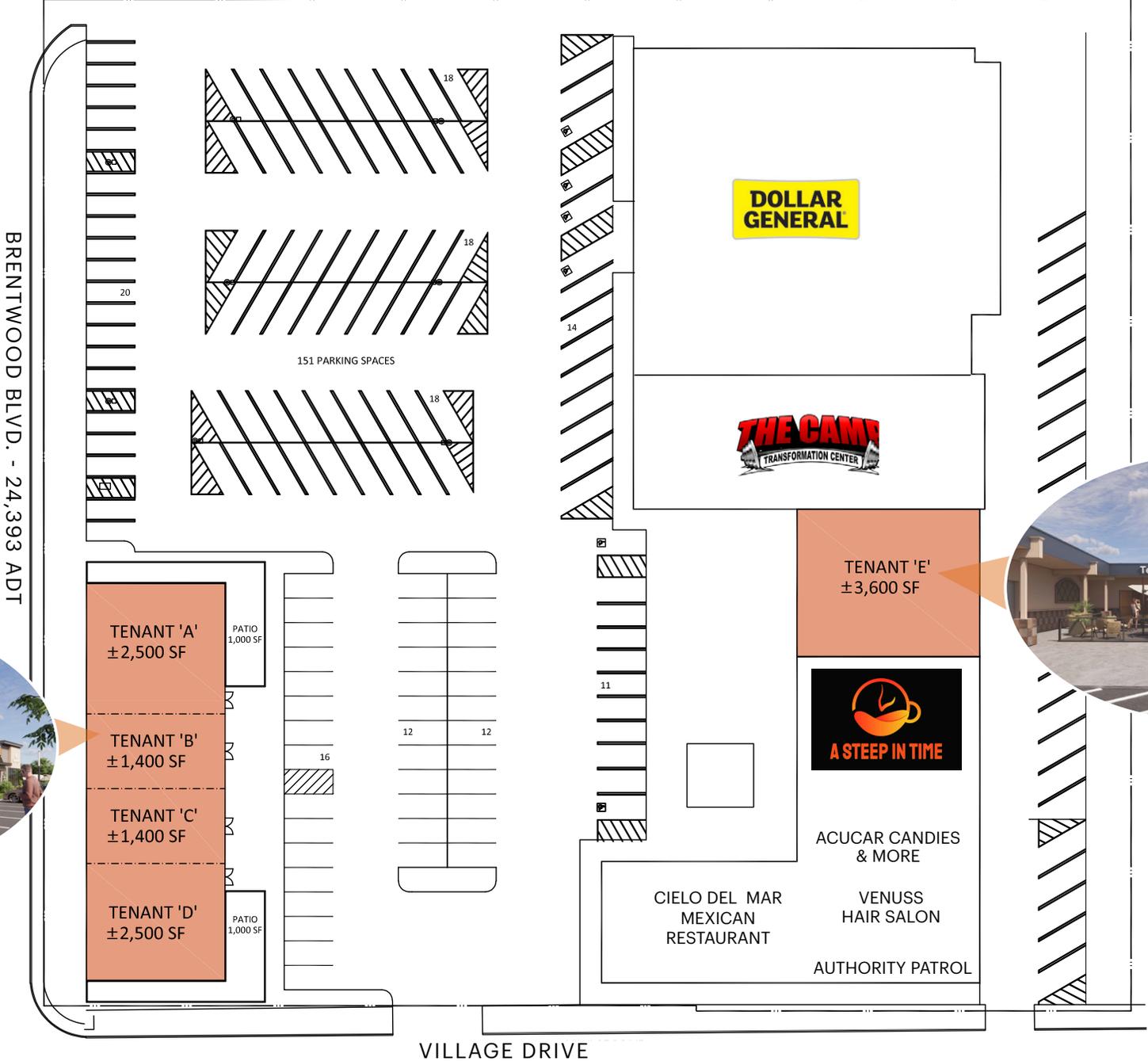
SUMMARY

ADDRESS	7820-7876 Brentwood Blvd., Brentwood, CA
COUNTY	Contra Costa County
DELIVERY	TBD
RENT	Call to Inquire
SIZE	±3,600 SF (Seeking Restaurant) ±2,500 SF (Seeking Restaurant) ±2,500 SF (Seeking Restaurant) ±1,400 SF ±1,400 SF

HIGHLIGHTS

- Newly Proposed Retail Pad
- Endcap & Inline Spaces Available
- Multiple Restaurant Opportunities
- Patio Space Available
- Excellent Visibility & Strong Street Exposure

CONCEPTUAL SITE PLAN





DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
19,181	75,150	152,854



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,167	24,091	48,177



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$160,023	\$181,671	\$172,371



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.61 M	\$2.06 M	\$1.93 M



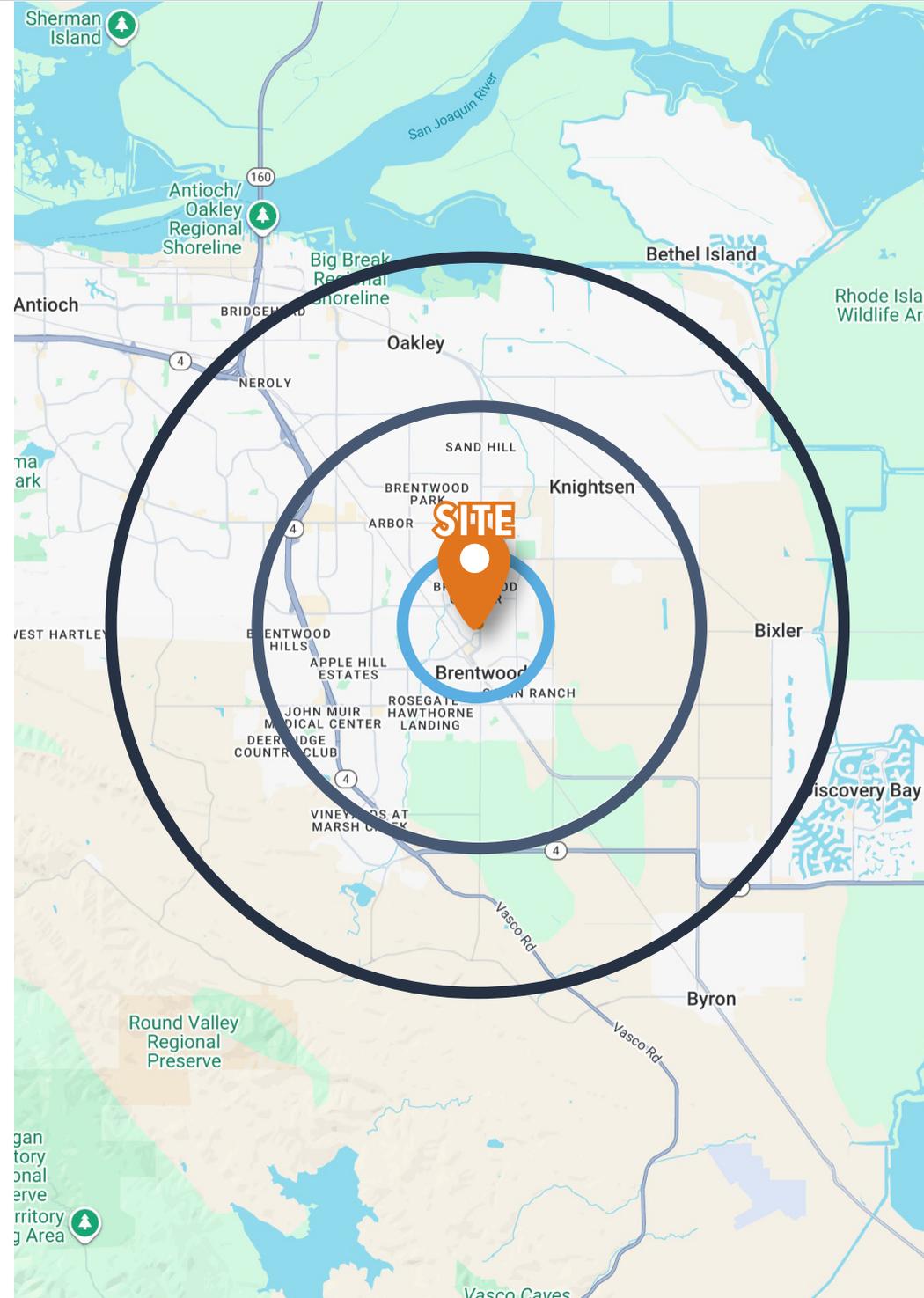
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
34.5%	36.9%	33.8%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$398.87 M	\$1.66 B	\$3.3 B



*Demographics Source: Regis Site USA 1/13/26

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