

**FOR SALE OR BUILD TO SUIT
PRIME COMMERCIAL LAND
BRENTWOOD, CA**

FOOD MAXX

**O'Reilly
AUTO PARTS**

**STARBUCKS
COFFEE**

Jamba Juice

BANK OF THE WEST

**TSC TRACTOR
SUPPLY CO**

Walgreens

VALERO

Bowlero

T-Mobile

AVAILABLE

Dutch Bros

**ACE
Hardware**

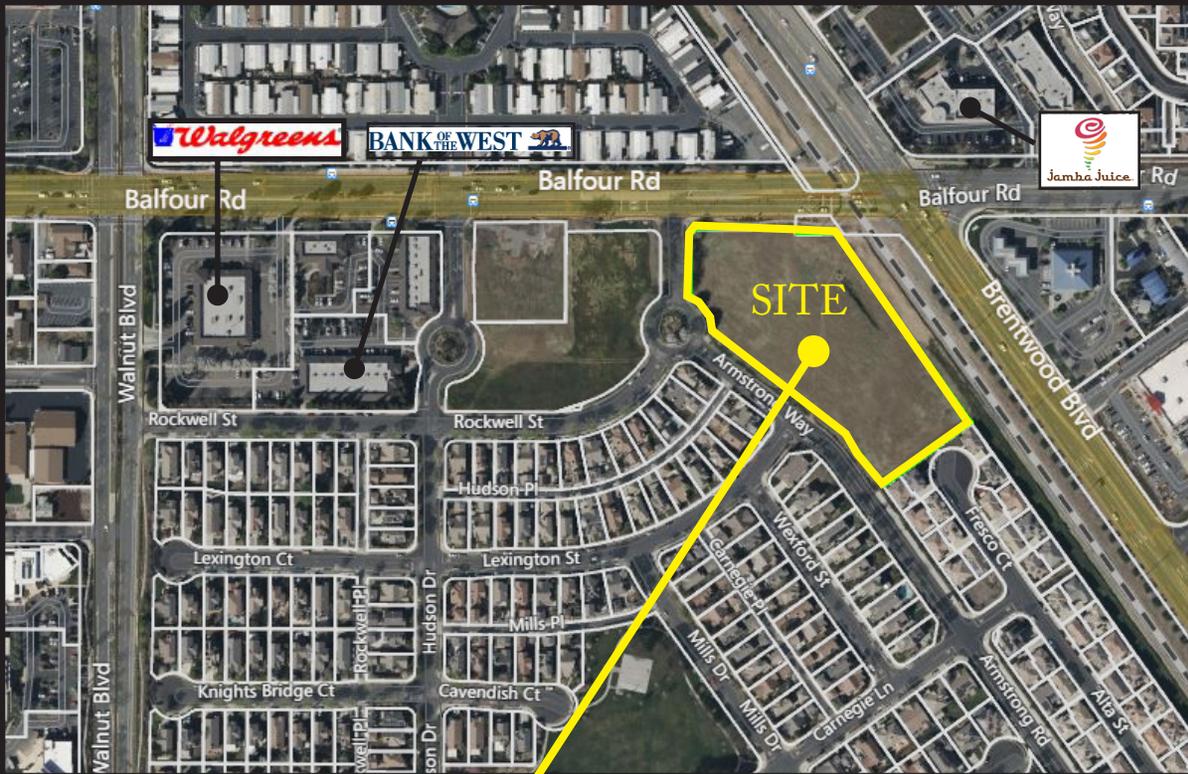
OFFERING PRICE: \$1,499,000

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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LISTING DATA



LOCATION:

Southeast corner of Balfour and Armstrong Roads, Brentwood, CA

SIZE:

3.6± acres

APN:

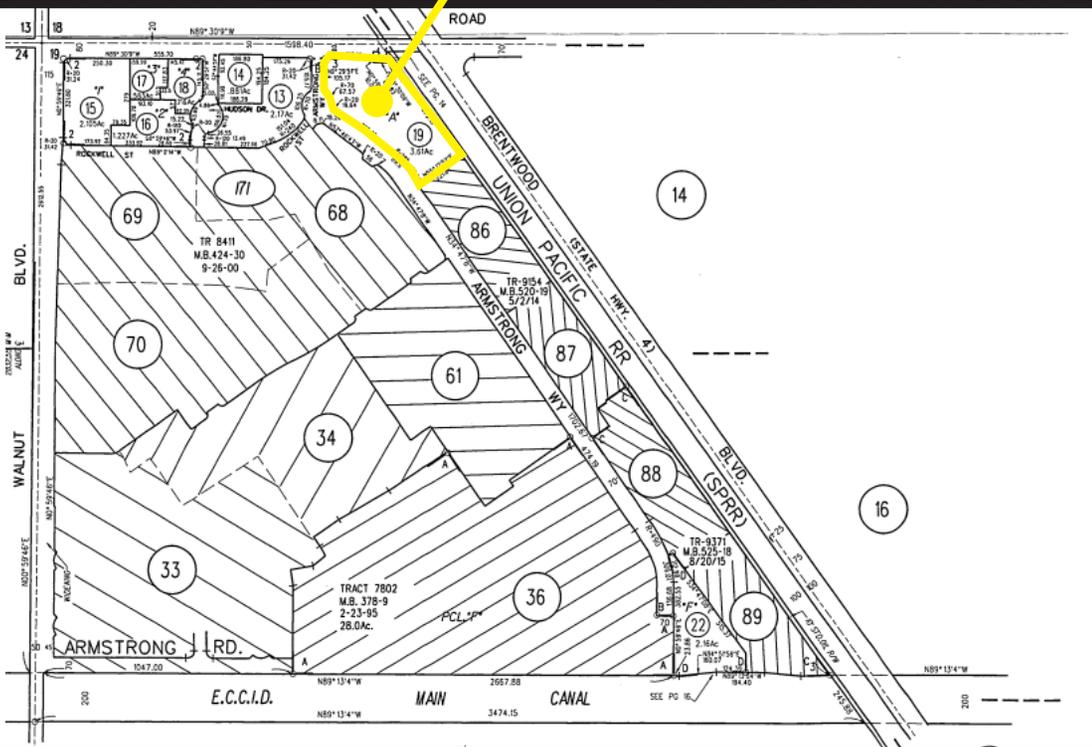
010-171-019-2

ZONING:

PD-16, with general plan designation of General - Commercial

FEATURES:

- Approximately 37,932 cars per day at the intersection of Balfour and Brentwood Blvd.
- First commercial area as you enter Brentwood from Discovery bay
- Nearby tenants include: Food Maxx, Walgreens, Starbucks, Jamba Juice, O'Reilly, Ace Hardware, Bank of the West, Tractor Supply and Dutch Bros.
- High income and high growth area.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,873	56,739	121,435
AVERAGE HH INCOME	\$127,353	\$150,622	\$153,656