

Slatten Ranch

5829 LONE TREE WAY, ANTIOCH, CA 94531

SHOPPING CENTER



FOR LEASE

±3,000 SF (DIVISIBLE) AVAILABLE IMMEDIATELY

CBRE

PROPERTY FEATURES



±440,000 SF Power Center anchored by Target, Best Buy, Hobby Lobby, Barnes & Noble and Bed Bath & Beyond



Strategically located at the strongest retail intersection in all of East Contra Costa County



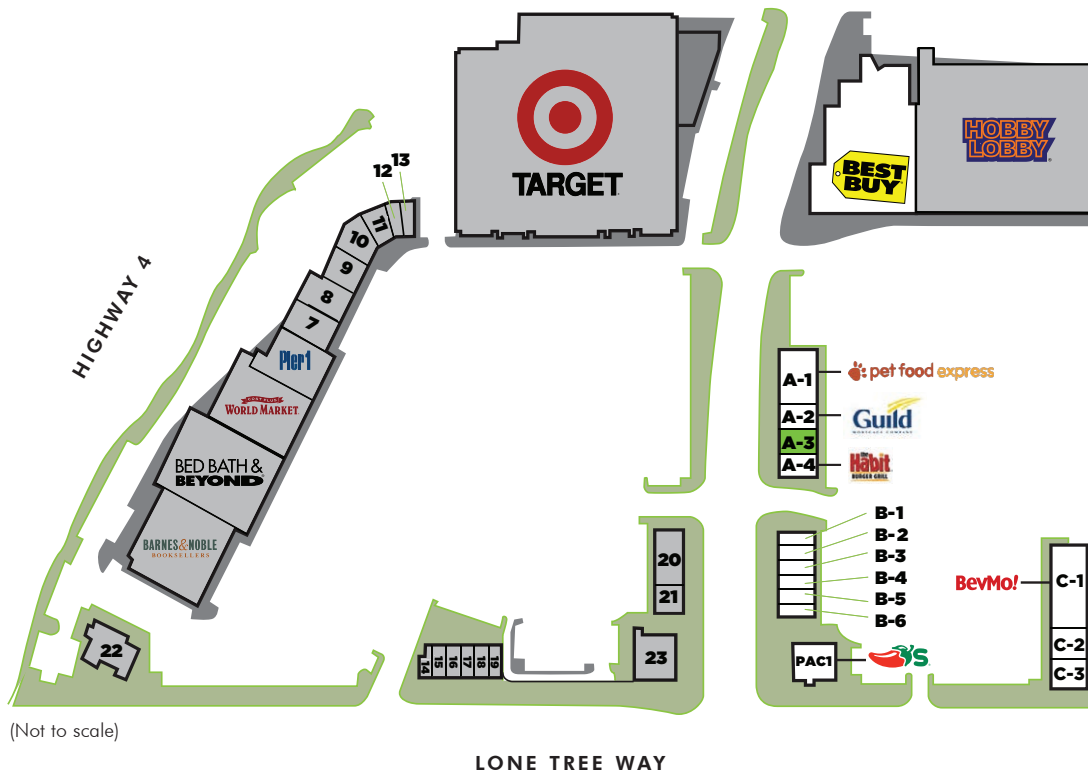
Outstanding exposure, identity, and access from Lone Tree Way and Highway 4



Traffic counts at Lone Tree Way and Highway 4 are estimated at just over ±43,000 vehicles per day



SITE PLAN



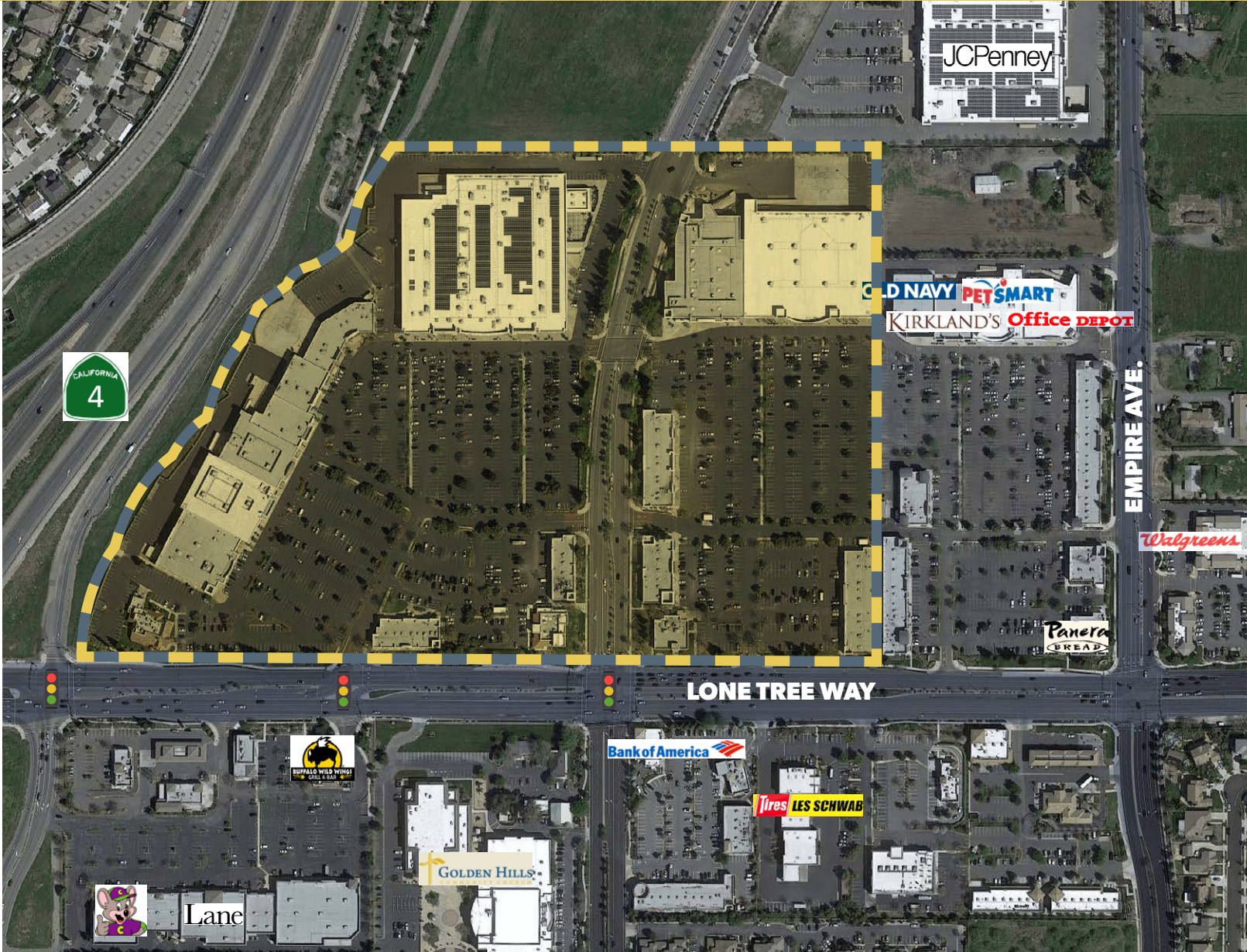
(Not to scale)

Major 1	Best Buy	41,345
Pad 1	Chilis	5,555
A-1	Pet Food Express	6,469
A-2	Guild Mortgage	2,928
A-3	AVAILABLE	3,000
A-4	Habit Burger	3,000
B-1	Travis Credit Union	2,700
B-2	Dentist	1,600
B-3	Color Nails	1,750
B-4	Subway	1,200
B-5	Sprint	1,750
B-6	GameStop	1,500
C-1	BevMo	10,160
C-2	Leslie's Pool Supplies	3,000
C-3	Wells Fargo Bank	3,990

NOT A PART

NAP 1	Target	NAP 13	India 4 You
NAP 2	Hobby Lobby	NAP 14	Vitamin Shoppe
NAP 3	Barnes & Noble	NAP 15	T-Mobile
NAP 4	Bed, Bath & Beyond	NAP 16	Jamba Juice
NAP 5	Cost Plus	NAP 17	Hair Masters
NAP 6	Pier 1	NAP 18	Cold Stone
NAP 7	Dress Barn	NAP 19	Starbucks
NAP 8	Payless Shoes	NAP 20	Men's Warehouse
NAP 9	Sally Beauty	NAP 21	Panda Express
NAP 10	Lane Bryant	NAP 22	Mimi's Cafe
NAP 11	Carter's	NAP 23	AAA Insurance
NAP 12	European Wax Center		

AERIAL MAP

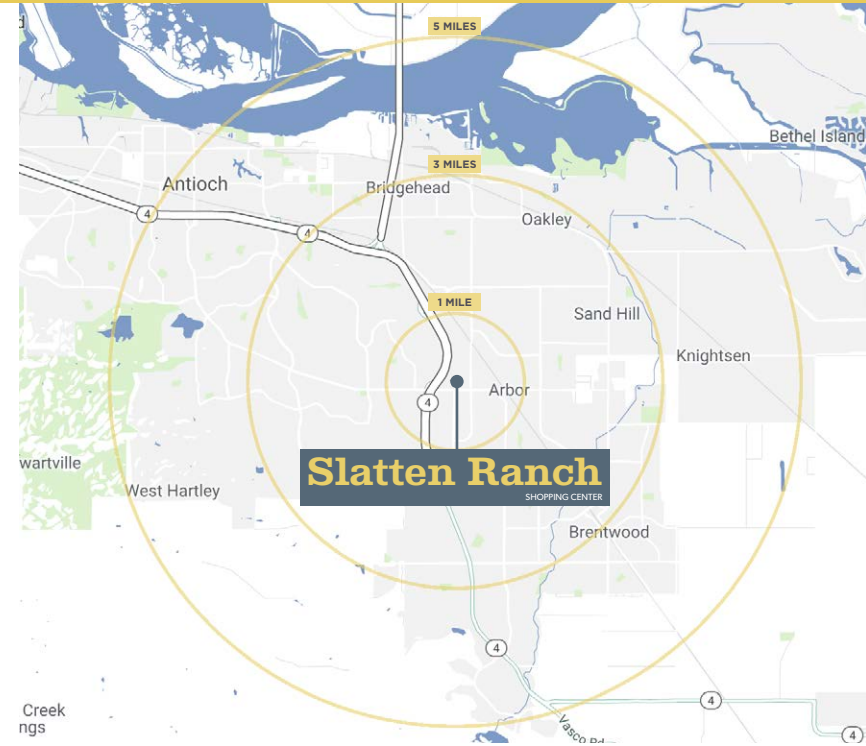


REGIONAL MAP



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Daytime Employment (Total Employees)	3,397	22,786	36,787
2016 Population	10,186	113,875	182,711
2021 Population	11,499	125,447	199,792
2010 Population	8,321	98,380	160,071
2000 Population	3,920	64,444	108,814
Percent Pop Change: 2010 to 2016	22.41%	15.75%	14.14%
Percent Pop Change: 2016 to 2021	12.89%	10.16%	9.35%
2016 Median Age	35.07	34.91	35.80
2016 Households	3,001	33,368	55,311
2021 Households	3,357	36,548	60,096
2010 Households	2,539	29,557	49,813
2000 Households	1,259	19,552	34,418
Percent HH Change: 2010 to 2016	18.22%	12.89%	11.04%
Percent HH Change: 2016 to 2021	11.84%	9.53%	8.65%
Average Household Size	3.43	3.38	3.29
2000 Average Household Income	\$81,187	\$79,222	\$77,234
2016 Average Household Income	\$114,570	\$103,688	\$99,475
2021 Average Household Income	\$125,695	\$113,449	\$109,221



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