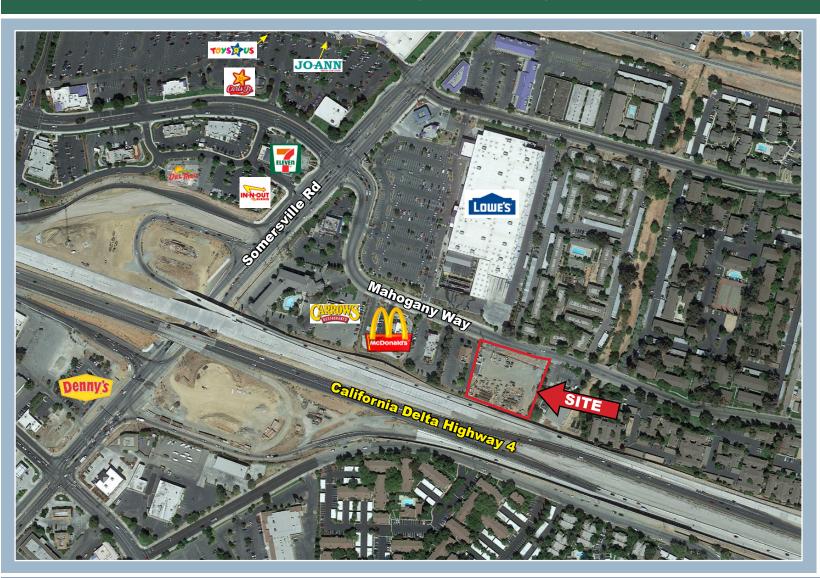


PRIME COMMERCIAL / HOTEL LAND

2350 MAHOGANY WAY, ANTIOCH, CA 94509

FOR SALE



PROPERTYHIGHLIGHTS:

- ±1.54 Acre
- Excellent highway access and visibility from Hwy 4 (±104,298 ADT)
- Zoning: C 3 (Regional Commercial)
- Approved Hotel Site
- Prominently located near Somersville Towne Center
- APN: 074-370-031

Purchase Price: \$1,250,000

Contact:

Greg Redman
Vice President
Tel: 916.677.8172

gredman@tricommercial.com BRE: 00984344

3400 Douglas Blvd Suite 190 Roseville, CA 95661

> John Sechser Managing Director East Bay Retail Tel: 925,296,3368

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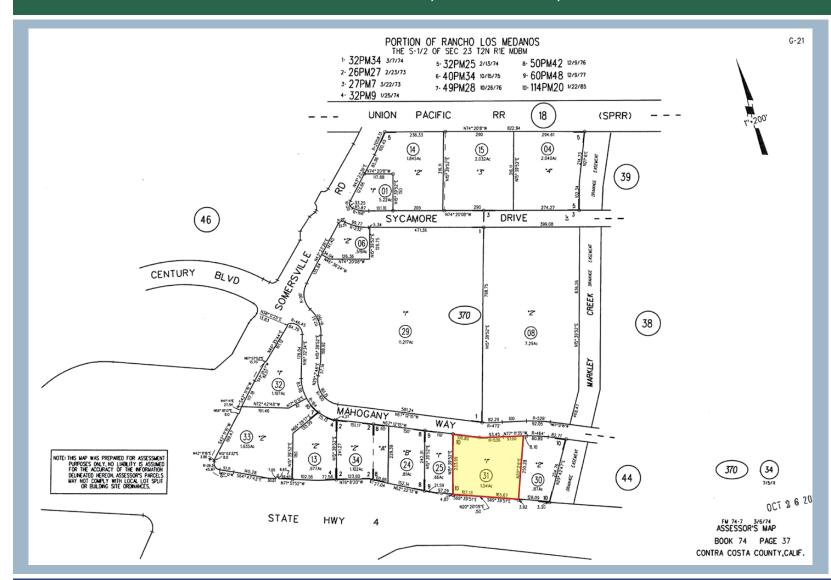




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PARCEL MAP

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AREA MAP / DEMOGRAPHICS

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(29) (29) (12) Vallejo Broad Slough (160) Sherman Lake Carquinez Strait Franks Tract State Regional Shoreline Bay Point Pittsburg Recreation Area Martinez Hercules Big Break Pinole Antioch (242) El Sobrante Concord Delta Rd Black Diamond Mines Regional Preserve Wildcat Canyon Regional Park Clayton Briones Regional Park Reliez Valley Cerrito Walnut Creek (4) Brentwood Farms (4) Albany Tilden Regional Park Shell Ridge Open Space Mt Diablo State Park Berkeley

DEMOGRAPHICS (2013):

1 Mile 3 Miles 5 Miles **Population:** 19,402 88,637 167,910 Households: 29,420 6,679 53,491 Ave Household Income: \$86,022 \$114,271 \$122,863 Ave Daily Traffic (Hwy 4): 122,229

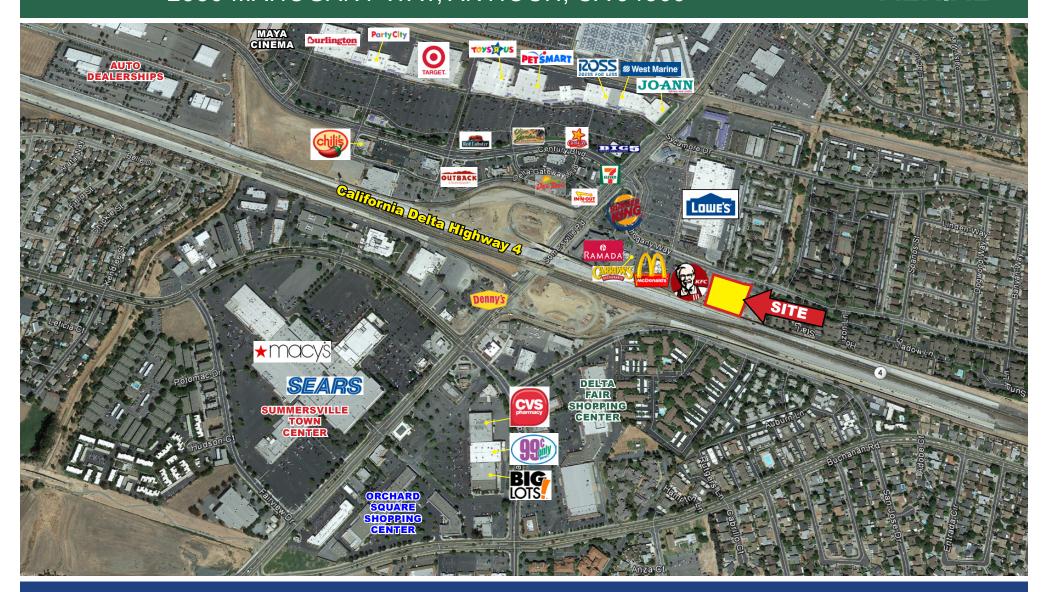
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RETAIL AERIAL





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