



FOR LEASE

RETAIL PROPERTY

Sand Creek Crossing

2440 Sand Creek Rd
Brentwood, CA 94513

**LEASE RATE: \$1.75 SF/MONTH
(NNN) \$0.85 SF/MO**

Jeffrey Helm

Broker

CalDRE #01428618

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OFFERING SUMMARY	
Lease Rate:	\$1.75 SF/M (NNN) \$0.85
Building Size:	251,753 SF
Available SF:	15,000 SF
Lot Size:	44.57 Acres
Year Built:	2003
Zoning:	PD-6 (General Plan - R-C)
Market:	East Bay/Oakland
Submarket:	Antioch/Pittsburg
Traffic Count:	30,000

PROPERTY OVERVIEW

Sand Creek Crossings is a top-tier shopping destination featuring anchor stores like Raleys, Ross, TJ Maxx, Home Goods, Party City, Krispy Kreme, Round Table Pizza, Sees Candies, Menchie's Frozen Yogurt, Beach Hut Deli, Angry Chickz. Conveniently located across Sand Creek Road from The Streets of Brentwood, a regional retail hub housing popular stores such as Rave Movie Theatre, DSW Shoes, Justice, Rei, Ulta Beauty, Banana Republic, Victoria Secret, American Eagle, Express, Children's Place, and more. The center boasts easy access from the Highway 4 Bypass and is situated at the intersection of Cross Street and HWY 4 Bypass.

PROPERTY HIGHLIGHTS

- Adjacent to The Streets of Brentwood and Sand Creek Crossing shopping centers
- Located at the heavily trafficked, signalized intersection of HWY 4 (70,000 VPD) & Sand Creek Rd (19,851 VPD)
- Tremendous exposure
- Anchored by big box national tenants

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,000 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2410	Available	15,000 SF	NNN	\$1.75 SF/month	Retail

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Site Plans

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Jr Box (2410) -Property Details & Highlights

Sand Creek Crossing

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Space Name:	2410 Former Furniture Store
Property Type:	Retail
Property Subtype:	Power Center
APN:	019-110-060
Building Size:	15,000 SF
Ceiling Height (Drop Ceiling):	11'10"
Clear Height (Front of Building):	22' 6" - 21' 2"
Clear Height (Back of Building):	19' 11" - 19' 3"

2410 Sand Creek, formerly a furniture store, boasts an expansive open retail floor, two bathrooms, a stock room, and a convenient roll-up door at the rear for effortless loading and unloading. The location is equipped with ample power, offering excellent exposure for businesses. The property is anchored by big-box national tenants, ensuring high visibility and foot traffic.

Lease Rate: \$1.75/mo +NNN \$0.85/mo



- Roll up door in the rear for easy unloading and loading.
- Ample Power.
- Excellent exposure for businesses.
- Anchored by big-box national tenants.

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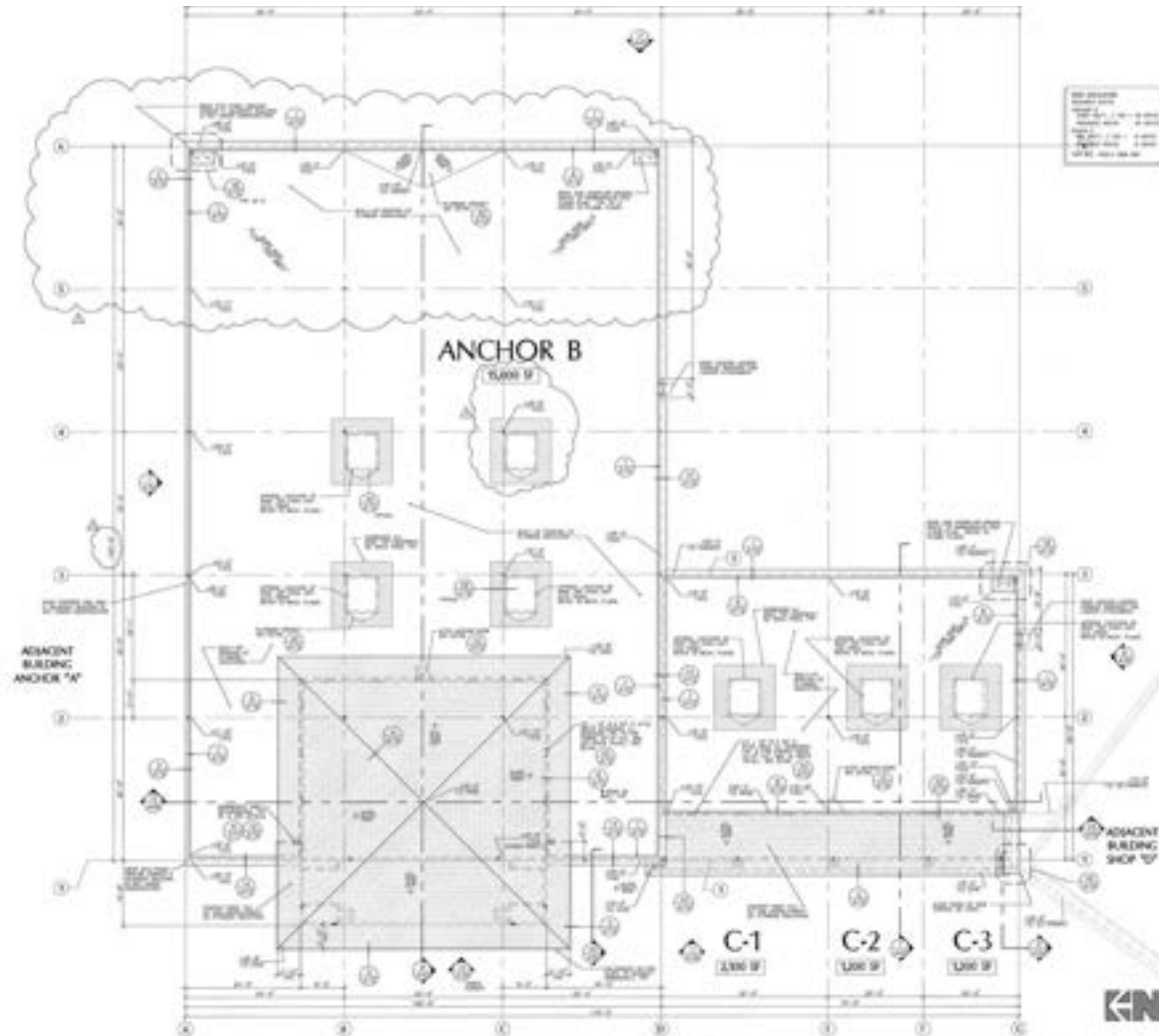
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Jr Box (2410) - Roof Plan

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Jr Box (2410) - Additional Photos

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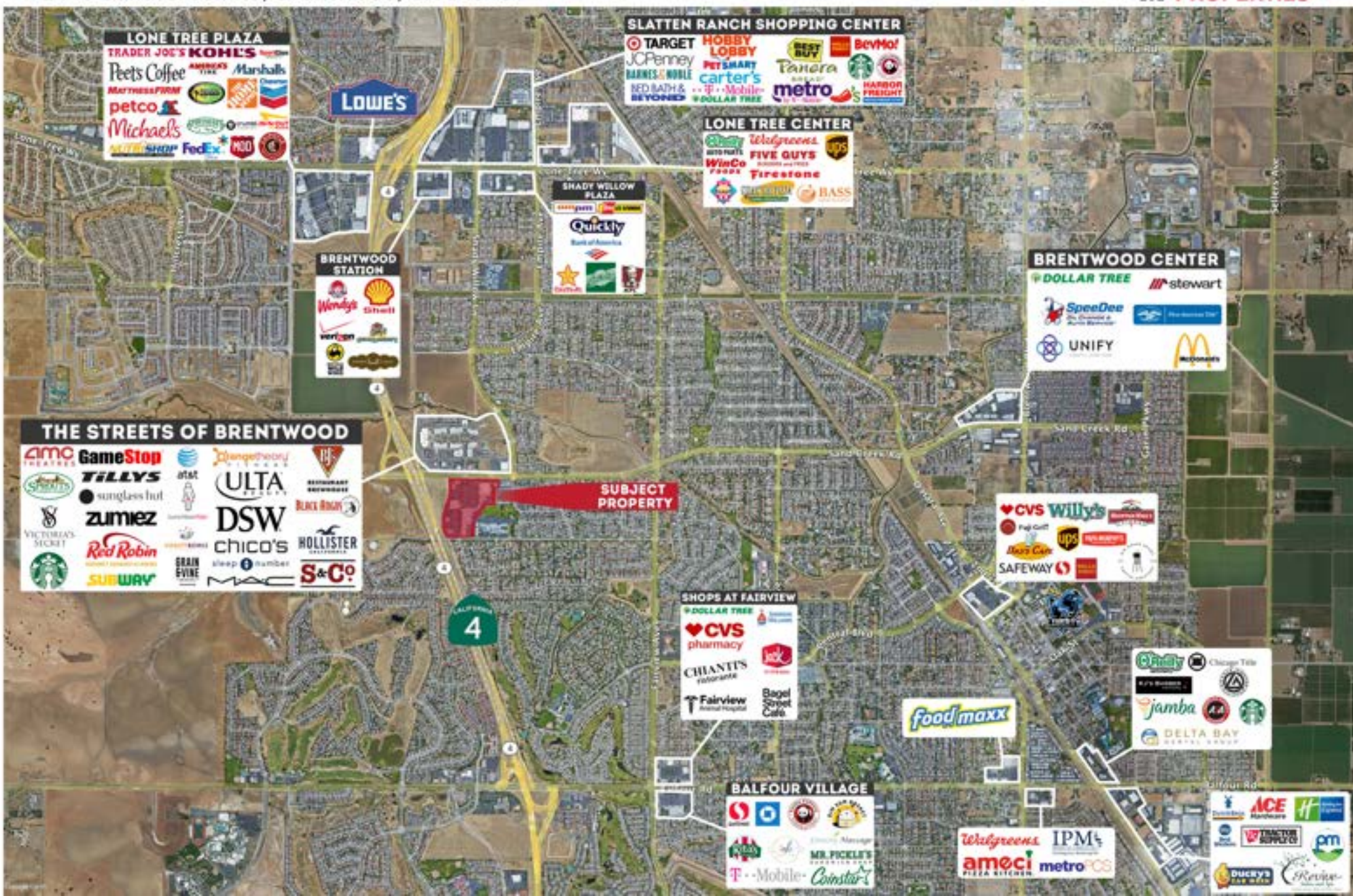
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Brentwood Places Map

Sand Creek Crossing

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Demographics Map & Report

Sand Creek Crossing

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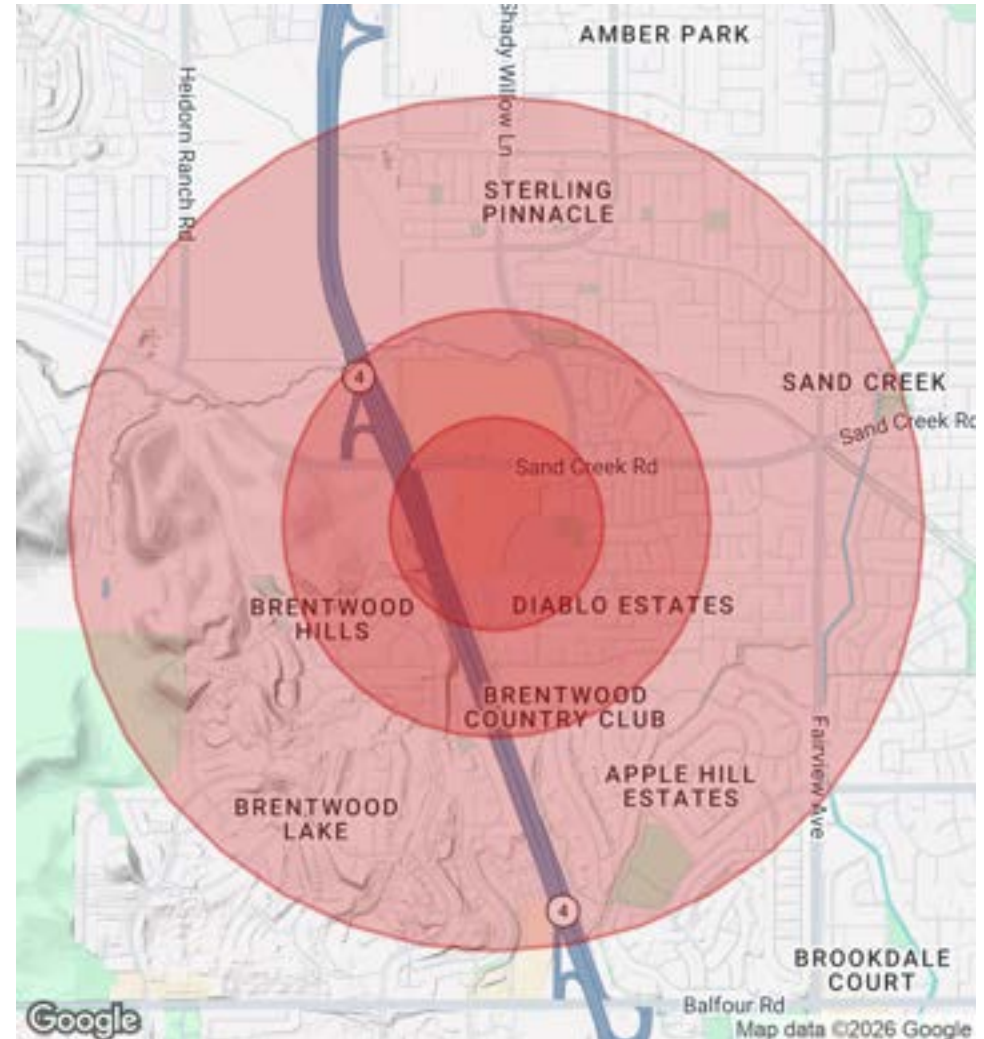


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	2,857	11,032
Average Age	49.3	44.2	41.7
Average Age (Male)	46.2	39.8	36.9
Average Age (Female)	52.3	48.2	45.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	320	946	3,537
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$126,448	\$128,766	\$128,424
Average House Value	\$629,594	\$640,553	\$636,580

RACE	0.25 MILES	0.5 MILES	1 MILE
% White	76.5%	63.2%	56.2%
% Black	1.0%	4.1%	10.0%
% Asian	5.8%	12.1%	12.8%
% Hawaiian	0.1%	0.2%	0.4%
% American Indian	3.8%	2.0%	0.9%
% Other	10.3%	14.4%	13.8%

* Demographic data derived from 2020 ACS - US Census



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