

SWC HILLCREST & WILDFLOWER

ANTIOCH, CA

COMMERCIAL LAND FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Size: ±0.95^{AC} – For sale, ground lease, or build-to-suit
- Zoning: – Neighborhood/Community Commercial District (C-2)
- [CLICK HERE FOR ALLOWABLE USES](#)
- Utilities to curb
- Reciprocal access to Arco
- 0.5 miles from highway on-ramp
- Adjacent to successful Safeway shopping center
- Adjacent to ±200,000^{SF} of medical office

JOIN



**DEMOGRAPHICS
(2023 EST.)**

POPULATION

1 mile	15,511
3 mile	115,255
5 mile	183,493

EMPLOYEE POPULATION

1 mile	1,407
3 mile	17,450
5 mile	28,625

MEDIAN HOUSEHOLD INCOME

1 mile	\$116,654
3 mile	\$117,671
5 mile	\$123,979

AVERAGE HOUSEHOLD INCOME

1 mile	\$152,668
3 mile	\$128,988
5 mile	\$141,003

RACE & ETHNICITY (1 MILE)

White	37.00%
African American	17.10%
Asian	16.50%
Hispanic	29.80%



TRAFFIC COUNTS

Deer Valley Dr	45,990 ADT
Hillcrest Ave	26,122 ADT
Total	72,112 ADT





