



FOR LEASE

RETAIL PROPERTY

Sand Creek Crossing

2440 Sand Creek Rd
Brentwood, CA 94513

**LEASE RATE: \$1.75 - \$3.25
SF/MONTH (NNN)**



Jeffrey Helm

Broker
CalDRE #01428618
949.624.0630
jeff@helmre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

Sand Creek Crossing

2440 Sand Creek Rd, Brentwood, CA 94513



OFFERING SUMMARY

Lease Rate:	\$2.95-\$3.25 SF/M (NNN)
Building Size:	251,753 SF
Available SF:	1,400 - 15,000 SF
Lot Size:	44.57 Acres
Price / SF:	\$0.00
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 Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,100 - 12,000 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2420 C-01	Available	2,100 SF	NNN	Inquire with Broker	Retail
4161-E6	Available	4,161 SF	NNN	Inquire with broker	Retail
2470-Mini-A	Available	12,000 SF	NNN	\$1.75 SF/month	Retail
2490-Mini-B	Available	8,250 SF	NNN	Inquire with broker	Retail

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Additional Photos

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Brentwood Places Map

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LONE TREE PLAZA
TRADER JOE'S KOHL'S Sport Clips
Peets Coffee AMERICA'S TIRE Marshalls
MATTRESS FIRM petco
MICHAEL'S NUTRISHOP FedEx MOD

LOWE'S

SLATTEN RANCH SHOPPING CENTER
TARGET HOBBY LOBBY BEST BUY BevMo!
JCPenney BARNES & NOBLE PET SMART carter's Panera BREAD Starbucks
BED BATH & BEYOND T-Mobile metro HARBOR FREIGHT
DOLLAR TREE

LONE TREE CENTER
O'Reilly Walgreens UPS
AUTO PARTS FIVE GUYS
WinCo FOODS Firestone
SUNSHINE PIZZA BASS MEDICAL CENTER

SHADY WILLOW PLAZA
Quickly Bank of America
CarMax KFC

BRENTWOOD STATION
Wendy's Shell
verizon
WILD WINGS

BRENTWOOD CENTER
DOLLAR TREE Stewart
Speedee OIL CHANGE & AUTO SERVICE First American Title
UNIFY McDonald's

THE STREETS OF BRENTWOOD
AMC THEATRES GameStop at&t OrangeTheory BJS
SPROUTS TILLY'S sunglass hut ULTA BEAUTY RESTAURANT BREWHOUSE
VICTORIA'S SECRET zumiez LUNCHBOX WALK DSW BLACK ANGLUS
Red Robin VITALITY BOWLS chico's HOLLISTER
STARBUCKS GOURMET BURGERS & BEERS GRAIN & VINE sleep & number S&C!

SUBJECT PROPERTY

CVS Willy's Mountain Mike's
Fuji Grill UPS PAPA MURPHY'S
DAD'S CAFE SAFEWAY WIRELESS PLANNING

SHOPS AT FAIRVIEW
DOLLAR TREE CVS pharmacy SHERIDAN WILLIAMS
CHIANTI'S ristorante Jack IN THE BOX
Fairview Animal Hospital Bagel Street Cafe

foodmaxx

O'Reilly Chicago Title
KJ'S BARBER
Jamba A.A. Starbucks
DELTA BAY DENTAL GROUP

BALFOUR VILLAGE
SAFEWAY Ritas Family Massage
T-Mobile Coinstar MR. PICKLE'S SANDWICHES

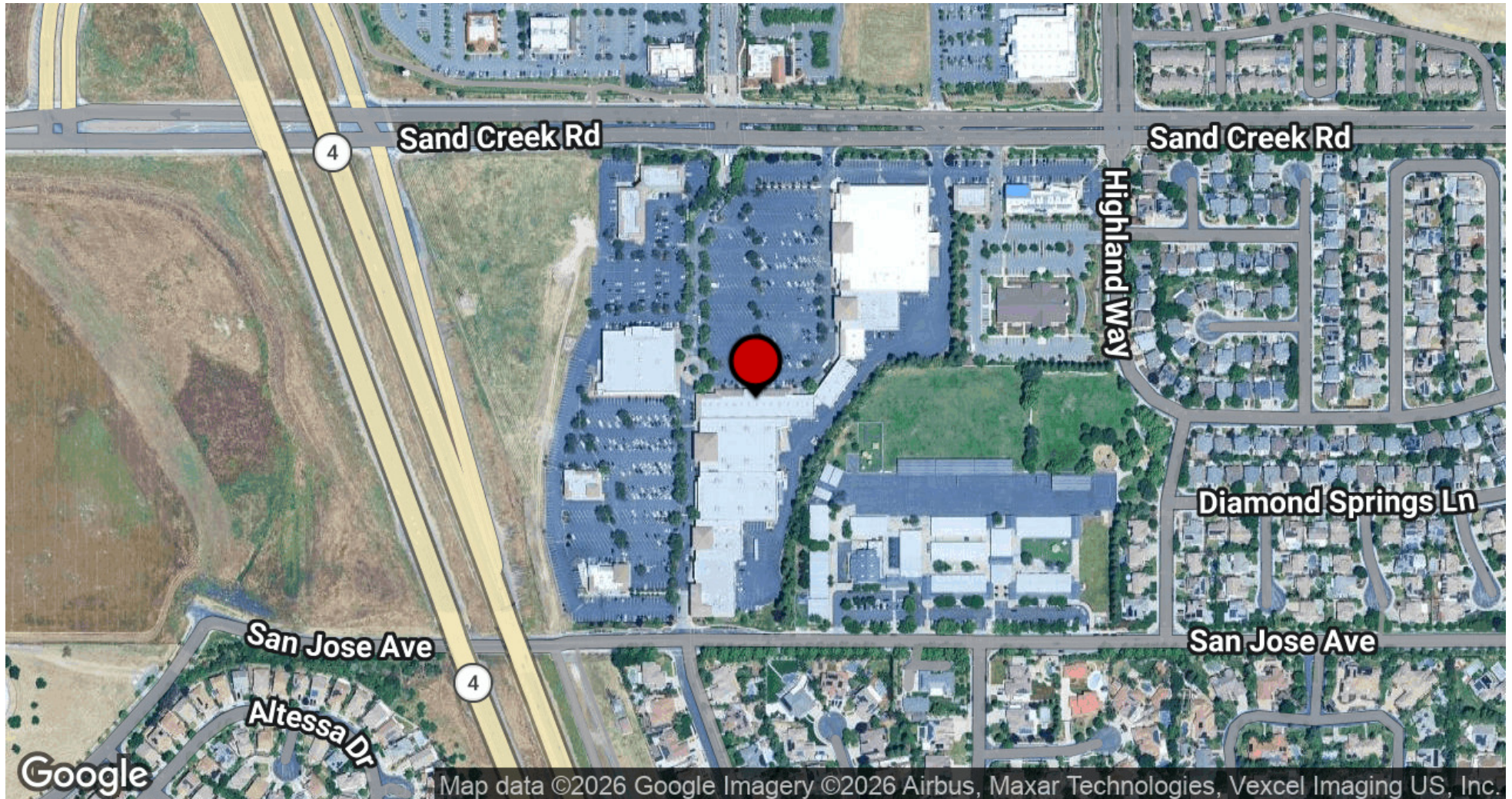
Walgreens IPM amoci metro PCS
PIZZA KITCHEN

DutchBros ACE Hardware
Best Western TRACTOR SUPPLY CO. pm
Ducky's CAR WASH Revive

Location Map

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Demographics Map & Report

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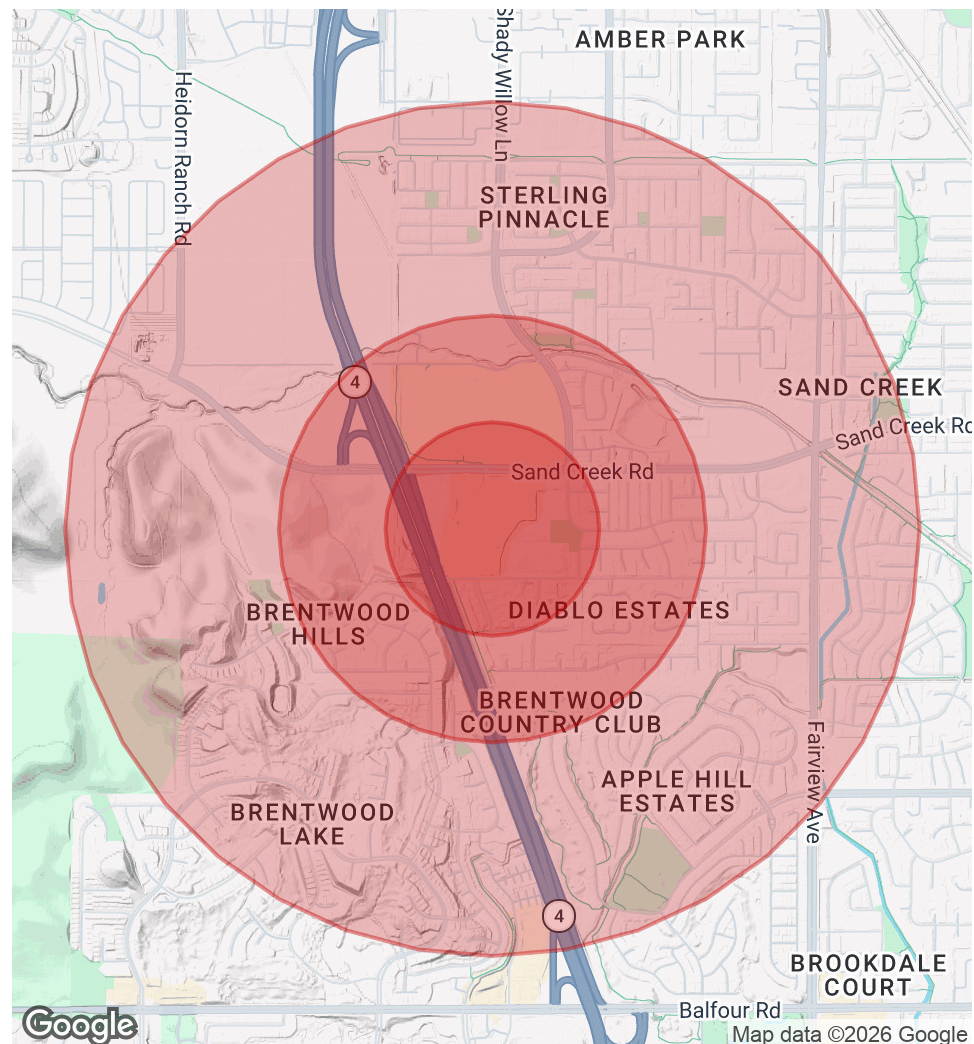


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	2,857	11,032
Average Age	49.3	44.2	41.7
Average Age (Male)	46.2	39.8	36.9
Average Age (Female)	52.3	48.2	45.3

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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