

Second Generation Hookah Lounge

1,196± SF for SubLease



Empire Crossings Center

2415 Empire Ave. Brentwood, CA

Austin Chaparro

+1 925-785-4842

Austin@moinc.net

Lic. #02121723



Empire Crossings Center

- 2nd Generation Hookah Lounge for sublease - Tenant will leave furniture, fixtures, and equipment in unit.
- Recently completed lounge upgrades with new lighting, chairs, speakers, and painting.
- Newer construction Community Strip Center surrounded by national and local retailers, and residential neighborhoods.
- Nearby retailers include Target, BevMo, Winco, Barnes & Noble, Etc.
- Average Household Incomes in Excess of \$190,000 in a 1-Mile Radius.
- Easy accessibility to nearby Interstate 4 and Lone Tree Way Intersection.
- Traffic averages over 77,992 vehicles per day.
- Co-Tenant mix includes Salon Centric, Quickly, Hop Asylum, and many more.
- Dense Residential and Daytime Population with a 3-mile population of approximately 29,041.





Empire Crossings Center

For Sublease: 2nd Gen Hookah Lounge

Rental Rate: \$2.50 PSF, Plus NNN

Available SF: 1,196± SF

Center Size: 22,250± SF

Center Photos



Area Map



Demographics



2024 SUMMARY	1-MILE	3-MILE	5-MILE
Population	12,682	121,207	193,107
Households	3,533	36,656	59,408
Average Household Size	3.58	3.30	3.24
Owner Occupied Housing Units	2,790	27,661	44,489
Renter Occupied Housing Units	743	8,995	14,919
Median Age	36	35.1	35.9
Median Household Income	\$154,928	\$121,282	\$115,732
Average Household Income	\$190,962	\$154,141	\$148,494

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MEACHAM/OPPENHEIMER, INC.
8 N San Pedro St #300
San Jose, CA 95110
www.moinc.net
+1 (408) 378-5900

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