



COMING SOON

RETAIL SPACES AVAILABLE

±826 - 8,956 SF

THE CROSSINGS

HILLCREST AVENUE & DEER VALLEY ROAD | ANTIOCH, CA

STEPHEN RUSHER (408) 400-3555 | srusher@theeoniccompany.com

NICOLE KEY (209) 290-0857 | nkey@theeoniccompany.com



PROJECT HIGHLIGHTS

HILLCREST AVENUE &
DEER VALLEY ROAD,
ANTIOCH, CA



Located within a successful neighborhood shopping center anchored by Safeway, Ross, and Starbucks



Located near the East Contra Costa BART extension (eBART) Antioch Station



Center is adjacent to over ±100,000 SF of offices and benefits from a daytime employee population of ±10,200 people



The center benefits from an established residential population that consists of over ±60,000 people with an average household income of approximately \$113,000 within a 2 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,473	117,597	188,547
Avg. HH Income	\$137,524	\$130,397	\$141,027
Daytime Population	10,669	86,504	143,636

TRAFFIC COUNTS

Hillcrest Ave	47,950 ADT
Deer Valley Rd	12,936 ADT

Source 2024 Esri.

METRICS

7/1/23 - 6/30/24

Total Shopping Center Visits	2.7M
Number of Unique Visitors	294.5K
Visit Frequency	9.19 times

Source 2024 Placer.ai.

RANKING OVERVIEW

Nationwide	90%	California	83%	Local: 15 Mi	80%
941 /10,393		278 /1,659		7/31	



Foot traffic at **Safeway** ranks in the 81st percentile nationally and 69th percentile in the SF/Oakland/East Bay market. The store's strong performance is further evidenced by reported sales of \$773 PSF, ~9% higher than Safeway's banner average of \$710 PSF reported by RetailStat.



In addition, Antioch Crossing is set to experience a big lift in foot traffic and cross shop opportunities with **Ross** joining the center. The shopping center already generates foot traffic that is in the 91st percentile of all neighborhood centers nationally and 80th percentile in the Bay Area. A typical Ross store in the Bay Area attracts approximately 396,000 customer visits over a 12-month period.

PROJECT SITE PLAN



**B11 & B12
CAN BE
COMBINED
FOR ±2,480 SF**

*Ideal Space for
Restaurant!*

SUITE	TENANT	SF
A5	Dollar Tree	±9,152
A6	Freeway Insurance Coming Soon	±1,280
A7	Subway	±1,280
A8	Available	±1,280
A9	Heavenly Spa & Salon	±1,280
A10	Available	±986
A11	Available	±1,050
MAJ2B	Available	±8,956
MAJ2A	Ross	±21,920
MAJ1	Safeway	±52,811
B1	Liberty Tax	±992
B2	PostalAnnex+	±1,240
B3	Dr. Legaspi, DDS	±1,219
B4	Deer Valley Chiropractic	±1,230
B5	Available	±2,530
B6	Available	±1,240
B7	Available	±826
B8	Banfield Pet Hospital	±2,575
B9	V-Fix Cell Phone Repair	±880
B10	Available	±1,600
B11	Randy Nails & Spa	±1,240
B12	Available	±1,240
		±2,480
PAD1A	Wingstop	±1,000
PAD1B	Starbucks	±2,200
PAD2	Safeway Fuel Station	±5,641
PAD3	Taco Bell	±5,641

 Available	 Coming Soon
 Available Soon	 Occupied But Available

SITE AERIAL

Under Construction
**THE LANDING AT
WILDFLOWER STATION**
98 UNITS

Coming Soon
Freeway
INSURANCE

DOLLAR TREE

Starbucks **WING STOP**

Walgreens

DUTCH BROS
Under Construction

Available
±1,280 SF

Available
±986 SF

Available
±1,050 SF

Available
±8,956 SF

ROSS
DRESS FOR LESS

TACO BELL

McDonald's

ARCO
ampm

SAFeway

Great Clips

KAISER PERMANENTE

Available
±2,530 SF

Available
±1,240 SF

Available
±826 SF

Available
±1,600 SF

Occupied But
Available
±1,240

Available
±1,240 SF

SHERWIN WILLIAMS

HILLCREST AVE: ±47,950 ADT

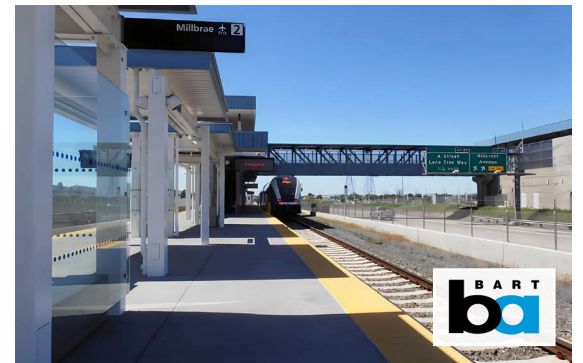
WILDFLOWER DR

HILLCREST AVE: ±47,950 ADT

DAVISON DR

DEER VALLEY RD: ±12,936 ADT

PROJECT GALLERY



MARKET AERIAL

Century Plaza

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

PETSMART

TURNER'S
OUTDOORSMAN

Burlington

ROSS
DRESS FOR LESS®

CYCLE GEAR
BICYCLE SPECIALISTS

DOLLAR TREE

JOANN

BIG 5
SPORTING GOODS

RITE
AID

Somersville Towne Center

24 FITNESS

Foot Locker

AMERICA ONE

Bath & Body Works

CHAMPS
SPORTS

Starbucks

Smart & Final
estros!

Wendy's

Hillcrest Crossroads

Applebee's

KFC

Jack
In the box

McDonald's

Starbucks

Dutch Bros
Coffee

Carl's Jr.

Cypress Shopping Center

Raley's

TACO BELL

Jack
In the box

THE CROSSINGS

ROSS
DRESS FOR LESS®

DOLLAR TREE

Starbucks

SAFEWAY

BART
ba

Oakley Town Center

Lucky

RITE
AID

BURGER KING

Raley's

MOUNTAIN MIKE'S
PIZZA

Falafelle
VEGETARIAN STREET FOOD

usbank

Deer Valley Square

Walgreens

McDonald's

Slatten Ranch Shopping Center

TARGET

HOBBY LOBBY

PETSMART

BARNES & NOBLE

BEST BUY

DOLLAR TREE

five
BEL'W

CVS
pharmacy

Auto
Zone

RITE
AID

Deer Valley Plaza

foot
maxx

TACO BELL

Starbucks

Williamson Ranch Plaza

Walmart

Jack
In the box

Denny's

LOWE'S

Contra Loma Regional Park

Lone tree Golf & Event Center

IN-SHAPE
HEALTH CLUBS

Starbucks

Lone Tree Plaza

KOHL'S

TRADER JOE'S

Michaels

FAMOUS
footwear

IN-N-OUT
BURGER

petco

COSTCO
WHOLESALE

BOOT BARN

Marshalls

SPORTSMAN'S
WAREHOUSE

THE HOME DEPOT

Coming
Soon

WinCo
FOODS

Mira Vista Park

Lucky

4

160

4

4



RETAIL SPACES AVAILABLE

±826 - 8,956 SF

THE CROSSINGS

HILLCREST AVENUE & DEER VALLEY ROAD | ANTIOCH, CA

STEPHEN RUSHER

(408) 400-3555

srusher@theeoniccompany.com

CA RE License #01439740

NICOLE KEY

(209) 290-0857

nkey@theeoniccompany.com

CA RE License #01907567

