



FOR LEASE

RETAIL PROPERTY

Sand Creek Crossing

2440 Sand Creek Rd
Brentwood, CA 94513

LEASE RATE: NEGOTIABLE



Jeffrey Helm

Broker

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Executive Summary

Sand Creek Crossing

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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
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:	1,688 - 15,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2410	Available	15,000 SF	NNN	Inquire with Broker	Retail
2420 C-01	Available	2,100 SF	NNN	Inquire with Broker	Retail
4161-E6	Available	4,161 SF	NNN	Inquire with broker	Retail
2540-A5	Available	1,688 SF	NNN	Inquire with broker	Available For Sublease

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Additional Photos

Sand Creek Crossing

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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 VRESHMAN'S crumbl IN-N-OUT
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
AUTO PARTS FIVE GUYS UPS
WinCo FOODS Firestone
SUBWAY HAT PIZZA BASS MEDICAL CLINIC

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 Oранжевая THEORY BJ's
SPROUTS TILLYS sunglass hut ULTA BEAUTY RESTAURANT BREWHOUSE
VICTORIA'S SECRET zumiez Lunchbox WAX DSW BLACK ANGLUS
Red Robin VITALITY BOWLS chico's HOLLISTER
STARBUCKS SUBWAY GRAIN & VINE sleep & number S&C!

SUBJECT PROPERTY

SHOPS AT FAIRVIEW
DOLLAR TREE CVS pharmacy SHERWIN WILLIAMS
CHIANTI'S ristorante Jack in the box
Fairview Animal Hospital Bagel Street Cafe

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

foodmaxx

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

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

Walgreens IPM amoci metro PCS
PIZZA KITCHEN

Dutch Bros ACE Hardware Tractor Supply Co pm
Best Western Ducky's Car Wash Revive

Jr Box (2410) -Property Details & Highlights

Sand Creek Crossing

2410 Sand Creek Rd, Brentwood, CA 94513



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.



- 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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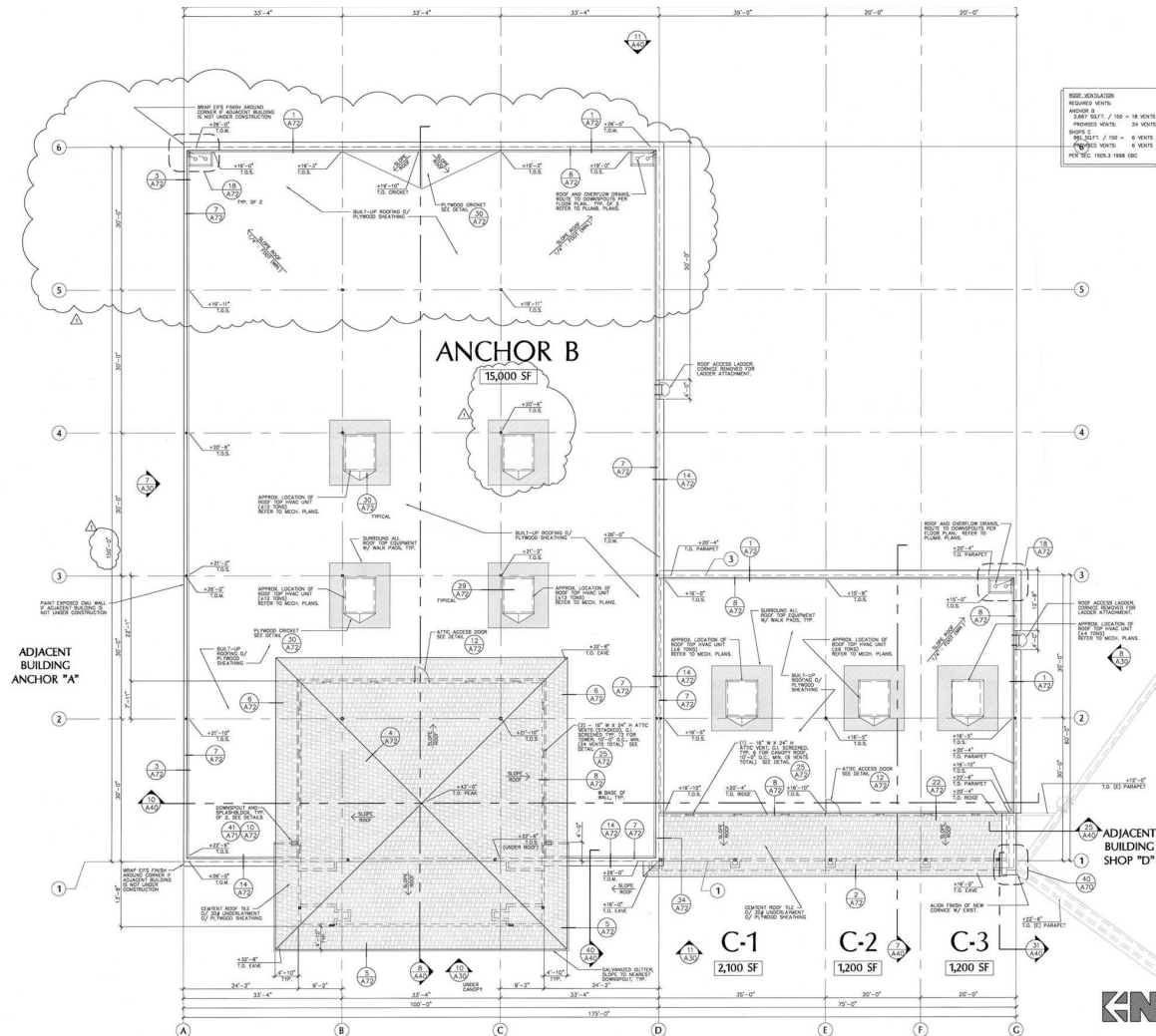
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Jr Box (2410) - Roof Plan

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Jr Box (2410) - Additional Photos

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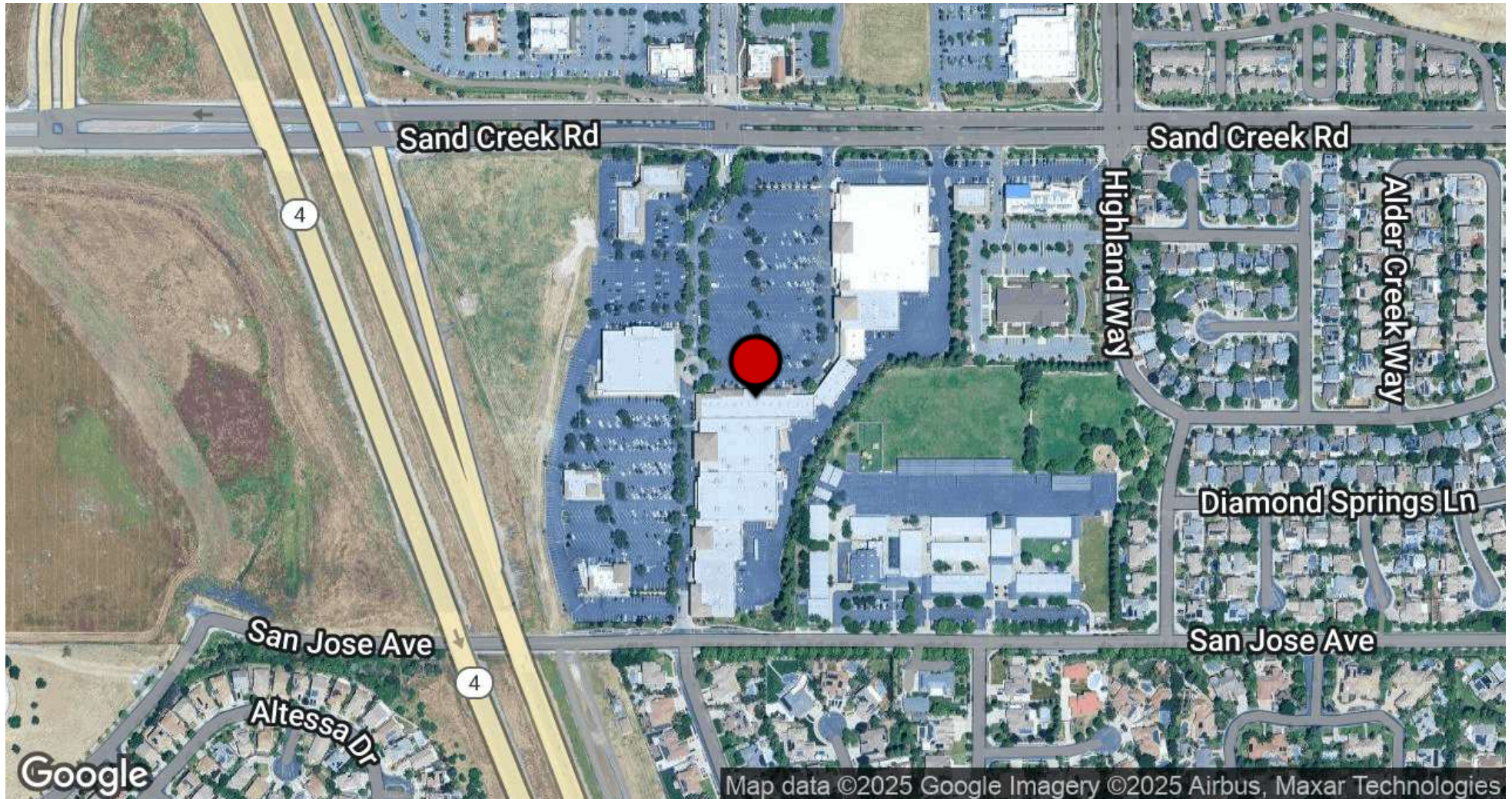
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Location Map

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Demographics Map & Report

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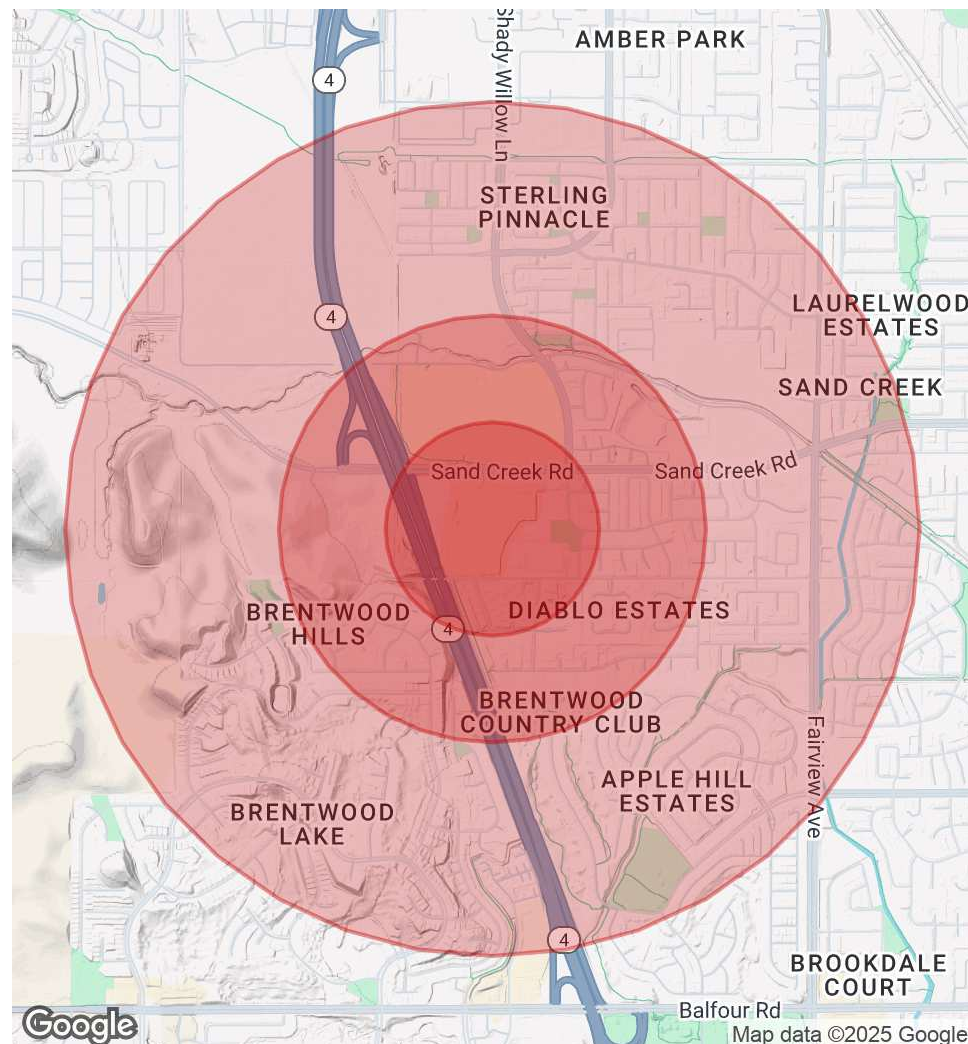


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	2,857	11,032
Average Age	49.3	44.2	41.7
Average Age (Male)	46.2	39.8	36.9
Average Age (Female)	52.3	48.2	45.3

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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