



LONE TREE PLAZA

+/-477,000 SF Power Center

LONE TREE WAY & HIGHWAY 4 BYPASS
BRENTWOOD, CA





LONE TREE PLAZA

+/-477,000 SF Power Center

BRENTWOOD, CA

Lone Tree Plaza is a ±477,000 square foot Power Center that anchors a regional retail hub of over 2 Million square feet. This regional sub-market pulls from a primary trade area population of ±275,000 people.

ANCHOR TENANTS



KOHL'S

TRADER JOE'S

Michaels

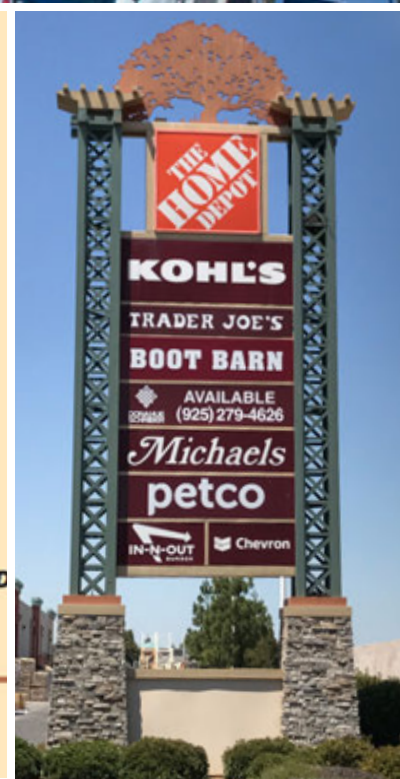
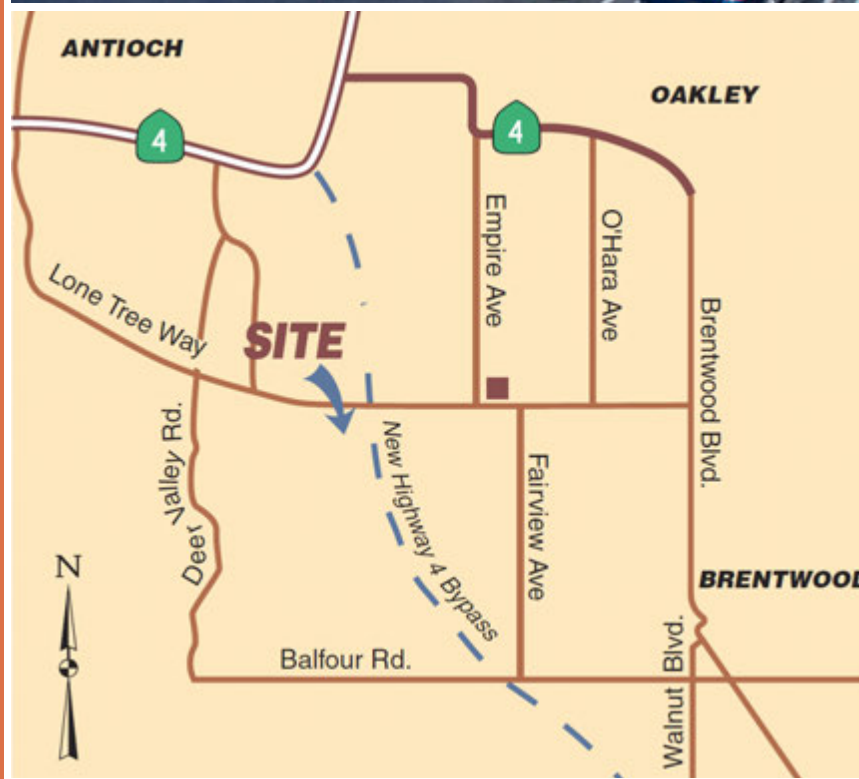
petco

DEMOGRAPHICS (2017 Estimates)

	1-Mile	3-Mile	5-Mile
Daytime Population (2016)	3,856	17,895	38,086
Population	13,375	108,769	198,658
Households	3,847	31,826	60,767
Average HH Income	\$111,775	\$110,604	\$99,860

TRAFFIC COUNTS

State 4 Bypass at Lone Tree Way | 44,600
Lone Tree Way at Heidom Ranch Road | 42,000





LONE TREE PLAZA





SITE PLAN

Can combine to 4,523 sf

Major I 30,243 sf

Can demise as small as 3,000 sf

TRADER JOE'S

Famous Footwear

petco

Michaels

MAJOR I 30,243 sf

MAJOR F 28,228 sf

MAJOR B1B 9,724 sf

NOT A PART 137,156 sf

NOT A PART 88,742 sf

NOT A PART 34,608 sf

THE HOME DEPOT

BOOT BARN

ROCKIN' JUMP

Weight Watchers

SportClips

AMERICA'S

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TRADER JOE'S



LONE TREE WAY

Shady Willow Lane

Empire Avenue



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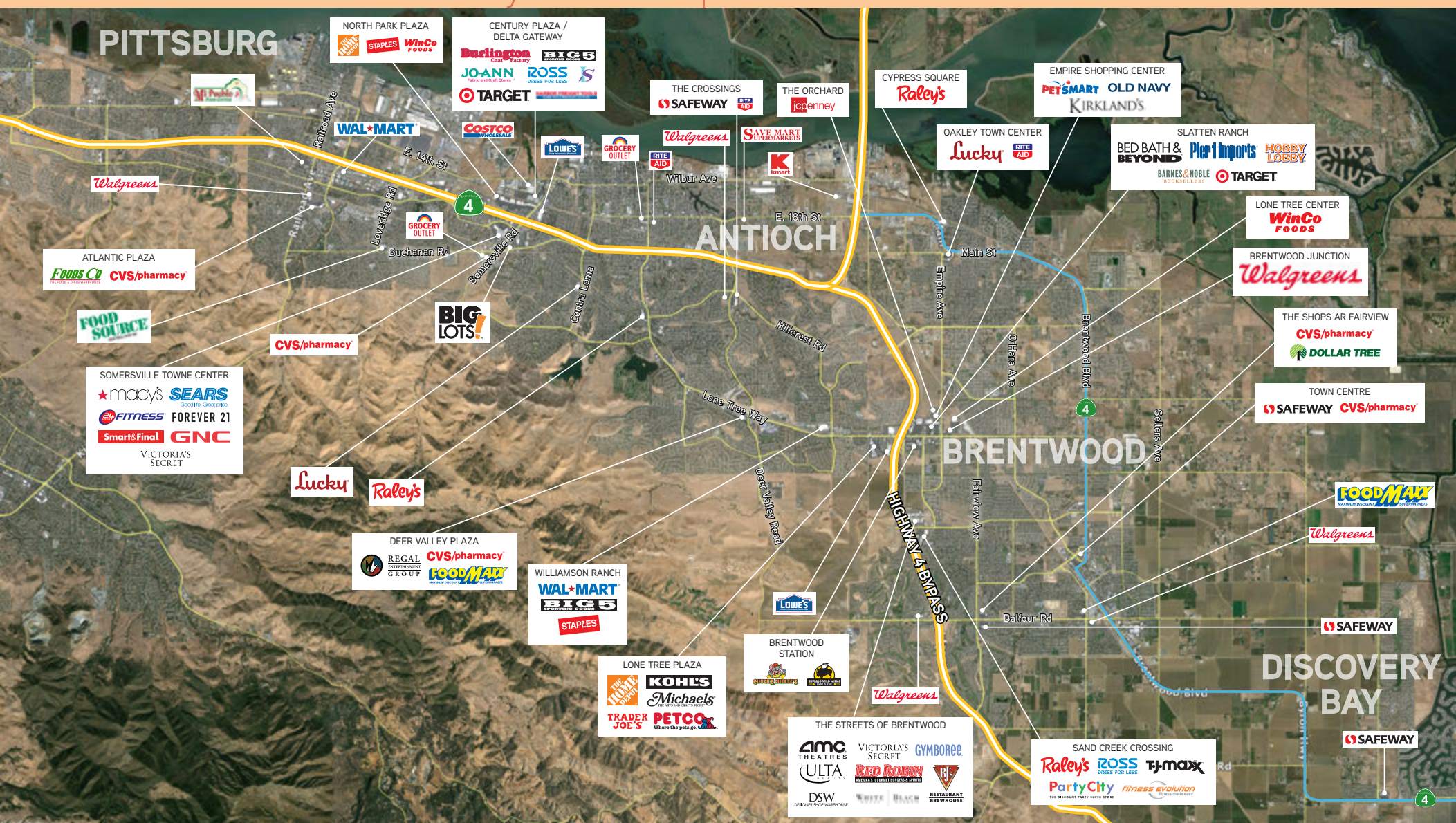
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East Contra Costa County Retail Map





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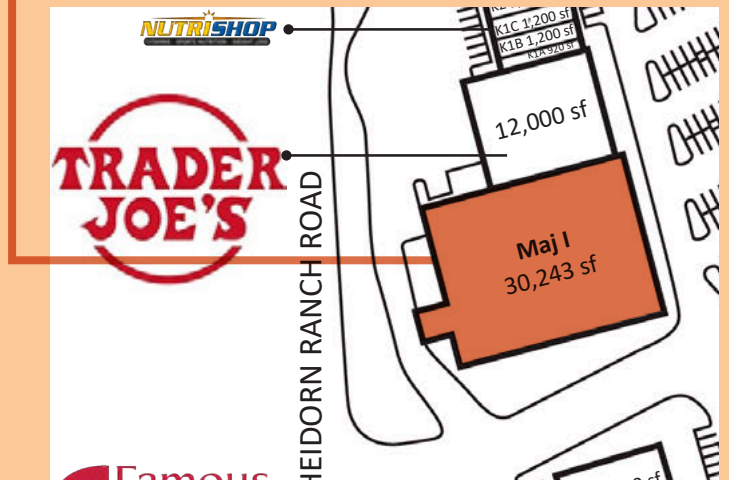
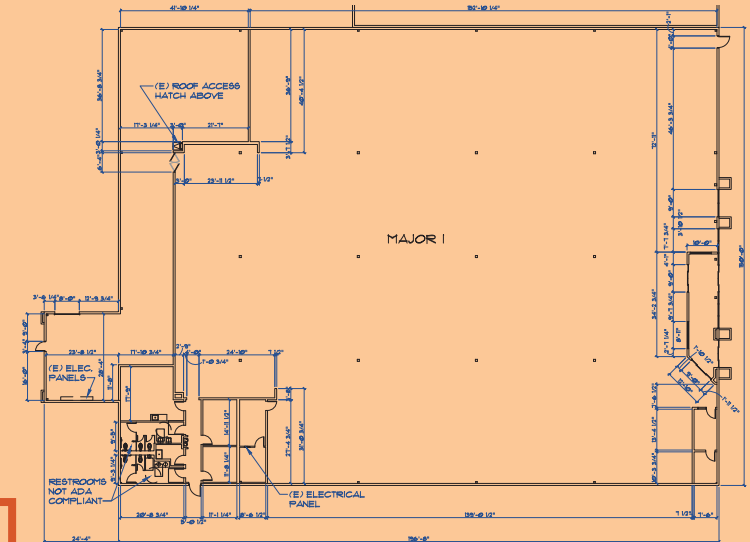
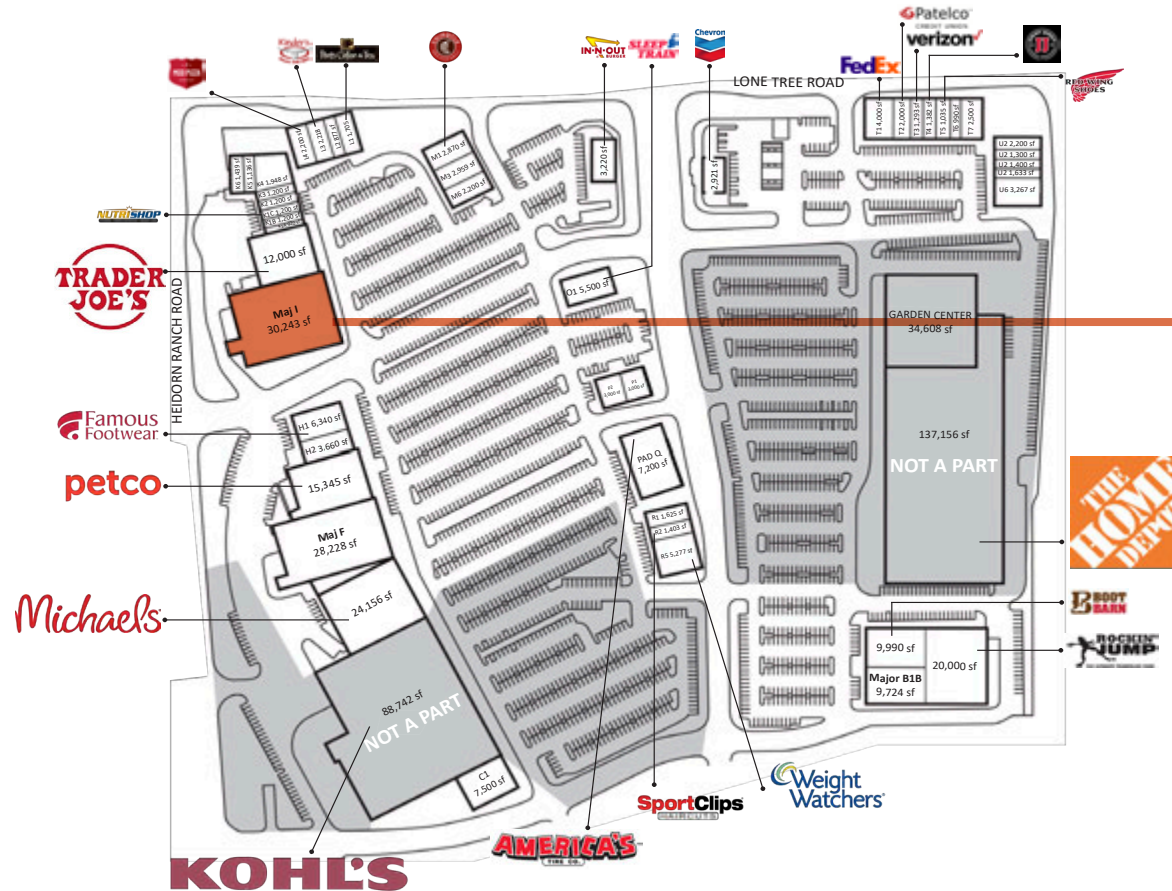
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AVAILABILITY

MAJOR I

±30,243 SF





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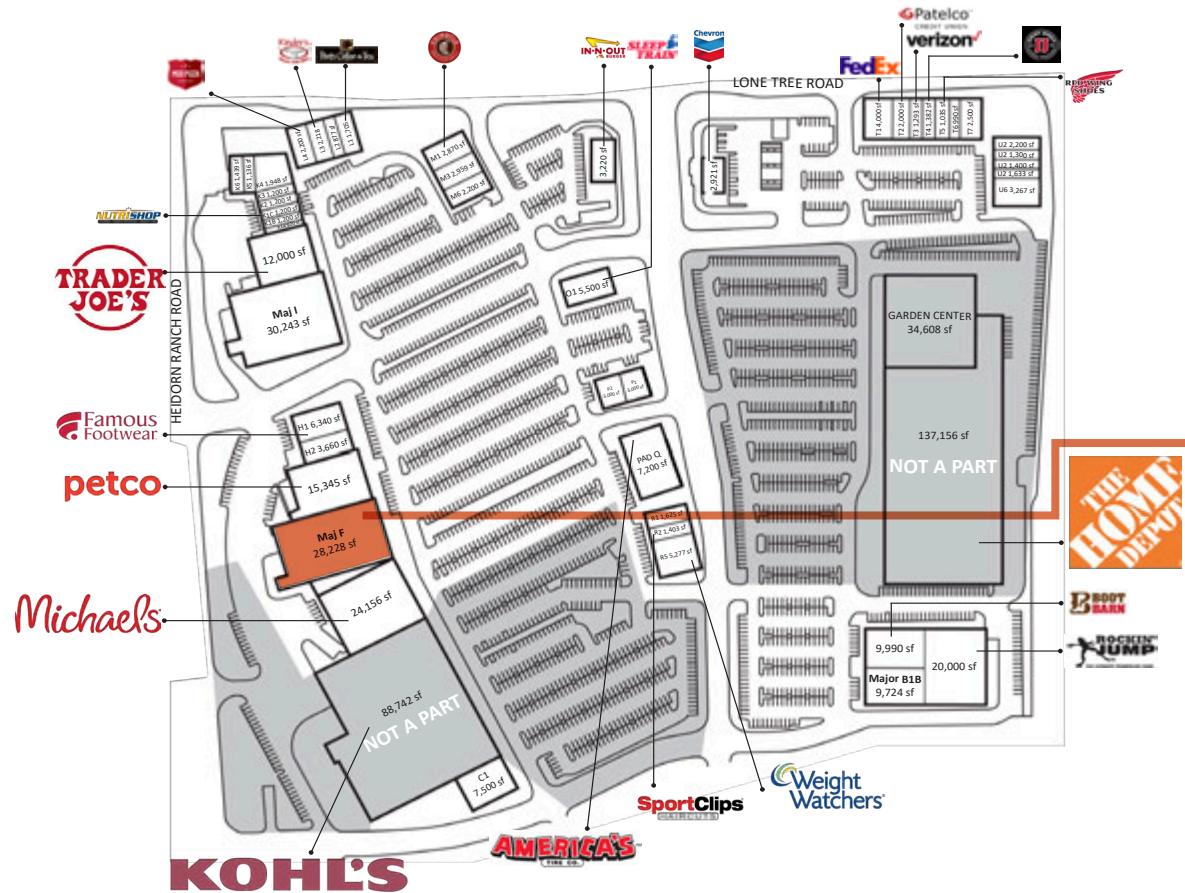
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AVAILABILITY

MAJOR F (POTENTIAL TO DEMISE)

±28,228 SF





The site plan illustrates a retail development with the following details:

- Buildings and Sizes:**
 - Maj I: 30,243 sf
 - Maj F: 28,228 sf
 - NOT A PART: 88,782 sf
 - GARDEN CENTER: 34,608 sf
 - NOT A PART: 137,156 sf
 - Major B1B: 9,724 sf
 - Other smaller buildings: H1 (6,340 sf), H2 (3,660 sf), H3 (1,312 sf), H4 (1,312 sf), H5 (1,312 sf), H6 (1,312 sf), H7 (1,312 sf), H8 (1,312 sf), H9 (1,312 sf), H10 (1,312 sf), H11 (1,312 sf), H12 (1,312 sf), H13 (1,312 sf), H14 (1,312 sf), H15 (1,312 sf), H16 (1,312 sf), H17 (1,312 sf), H18 (1,312 sf), H19 (1,312 sf), H20 (1,312 sf), H21 (1,312 sf), H22 (1,312 sf), H23 (1,312 sf), H24 (1,312 sf), H25 (1,312 sf), H26 (1,312 sf), H27 (1,312 sf), H28 (1,312 sf), H29 (1,312 sf), H30 (1,312 sf), H31 (1,312 sf), H32 (1,312 sf), H33 (1,312 sf), H34 (1,312 sf), H35 (1,312 sf), H36 (1,312 sf), H37 (1,312 sf), H38 (1,312 sf), H39 (1,312 sf), H40 (1,312 sf), H41 (1,312 sf), H42 (1,312 sf), H43 (1,312 sf), H44 (1,312 sf), H45 (1,312 sf), H46 (1,312 sf), H47 (1,312 sf), H48 (1,312 sf), H49 (1,312 sf), H50 (1,312 sf), H51 (1,312 sf), H52 (1,312 sf), H53 (1,312 sf), H54 (1,312 sf), H55 (1,312 sf), H56 (1,312 sf), H57 (1,312 sf), H58 (1,312 sf), H59 (1,312 sf), H60 (1,312 sf), H61 (1,312 sf), H62 (1,312 sf), H63 (1,312 sf), H64 (1,312 sf), H65 (1,312 sf), H66 (1,312 sf), H67 (1,312 sf), H68 (1,312 sf), H69 (1,312 sf), H70 (1,312 sf), H71 (1,312 sf), H72 (1,312 sf), H73 (1,312 sf), H74 (1,312 sf), H75 (1,312 sf), H76 (1,312 sf), H77 (1,312 sf), H78 (1,312 sf), H79 (1,312 sf), H80 (1,312 sf), H81 (1,312 sf), H82 (1,312 sf), H83 (1,312 sf), H84 (1,312 sf), H85 (1,312 sf), H86 (1,312 sf), H87 (1,312 sf), H88 (1,312 sf), H89 (1,312 sf), H90 (1,312 sf), H91 (1,312 sf), H92 (1,312 sf), H93 (1,312 sf), H94 (1,312 sf), H95 (1,312 sf), H96 (1,312 sf), H97 (1,312 sf), H98 (1,312 sf), H99 (1,312 sf), H100 (1,312 sf).
- Roads:** LONE TREE ROAD, HEIDORN RANCH ROAD.
- Surrounding Businesses:** Trader Joe's, Famous Footwear, Petco, Michaels, Kohl's, SportClips, Weight Watchers, FedEx, Verizon, Patco, Verizon, Kmart, Home Depot, Best Buy, Rockwell.





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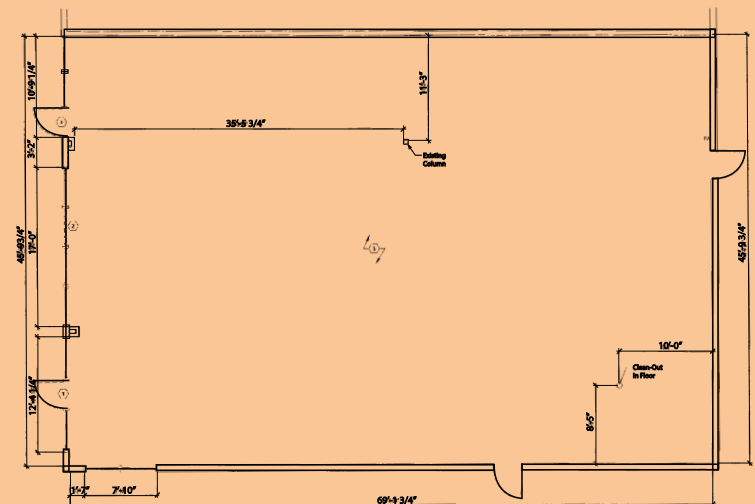
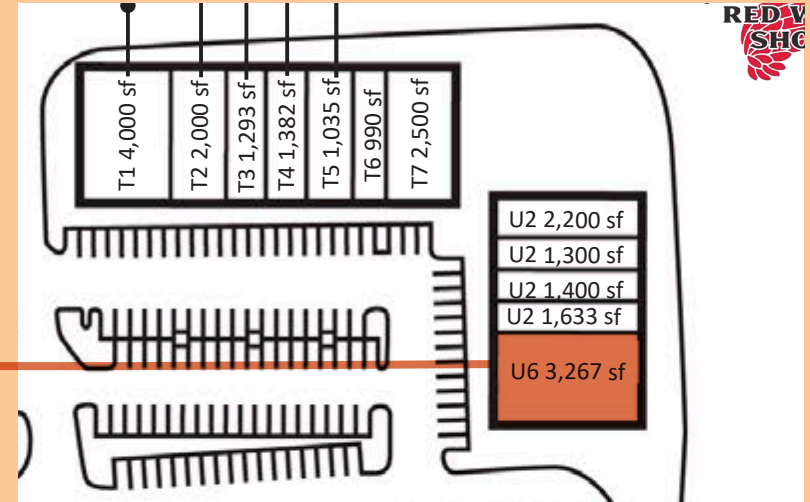
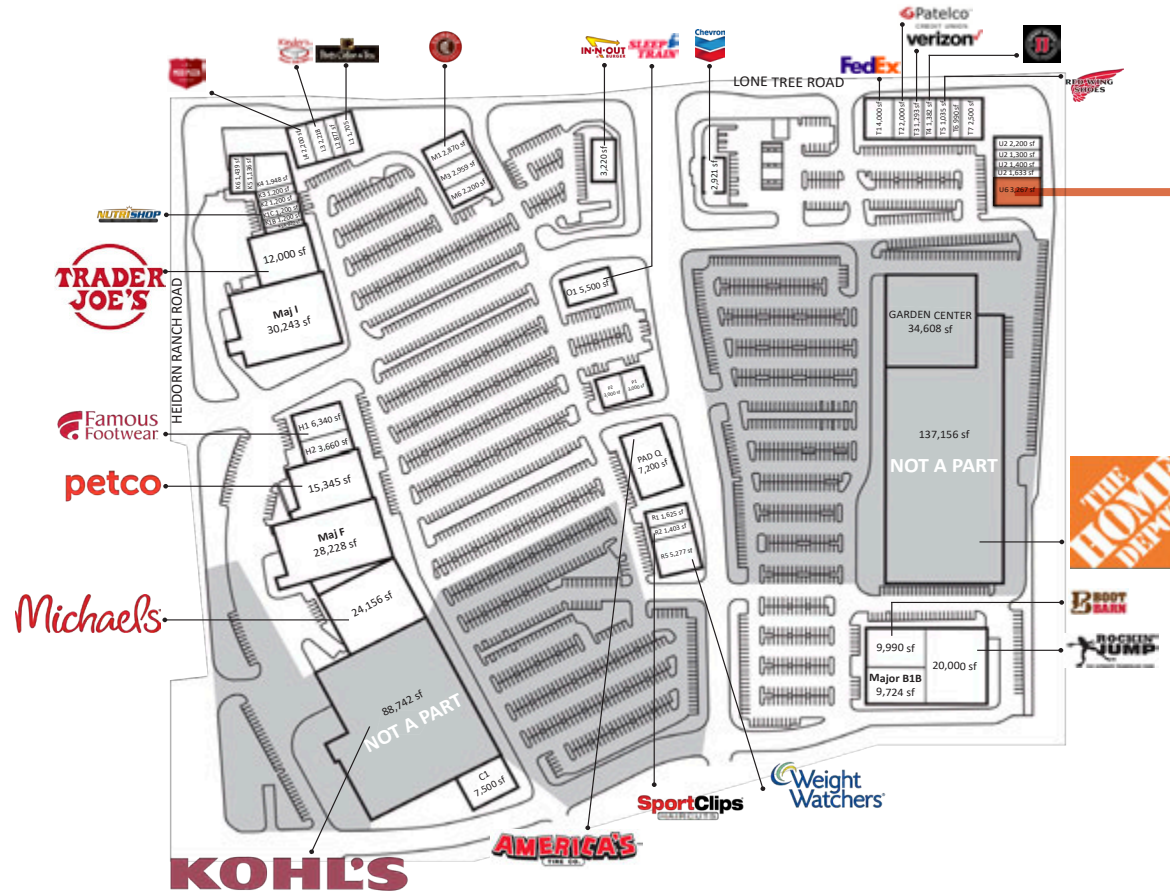
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AVAILABILITY

U6

±3,267 SF



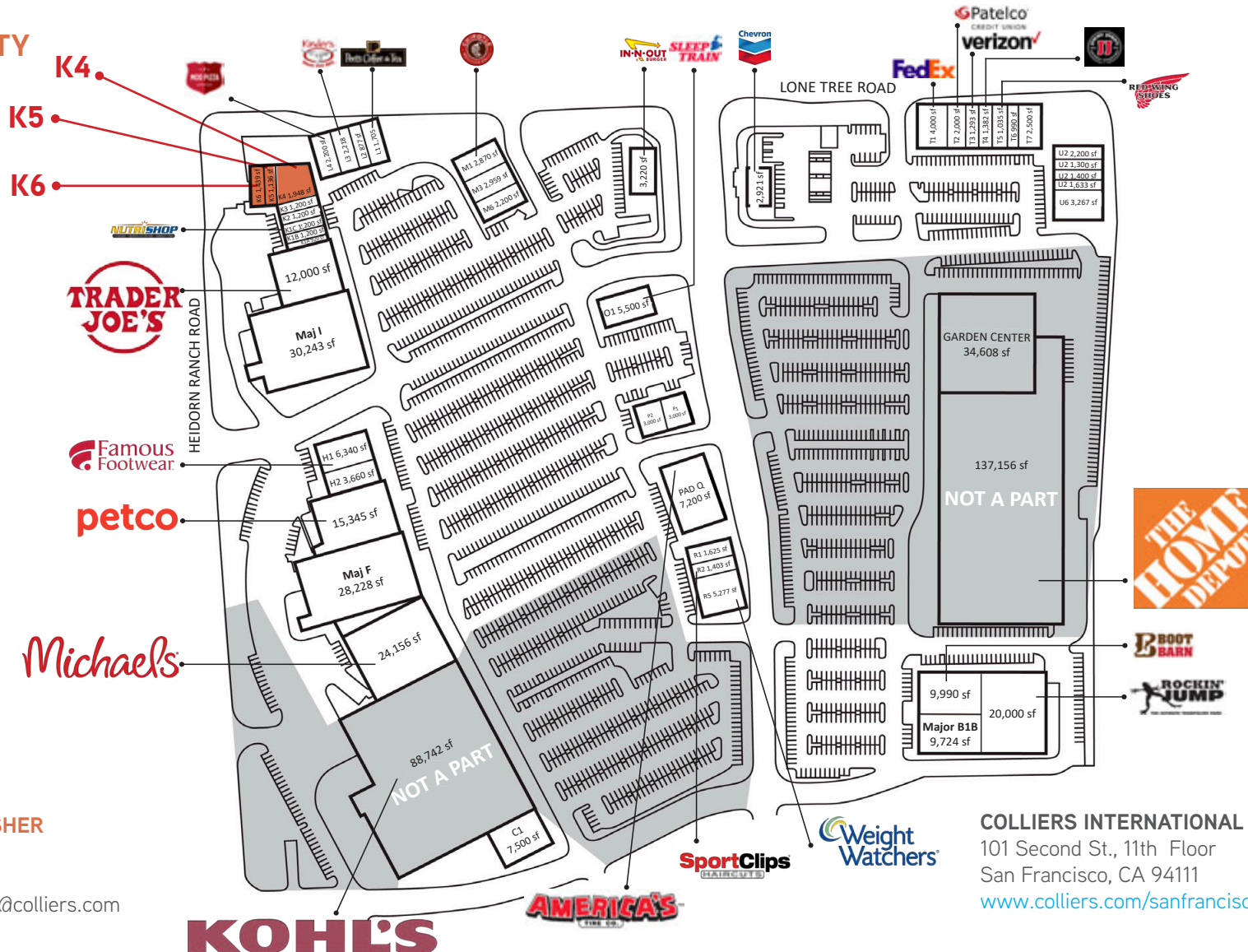
SHOP SPACE

- K4: ±1,948 SF
- K5: ±1,136 SF
- K6: ±1,439 SF



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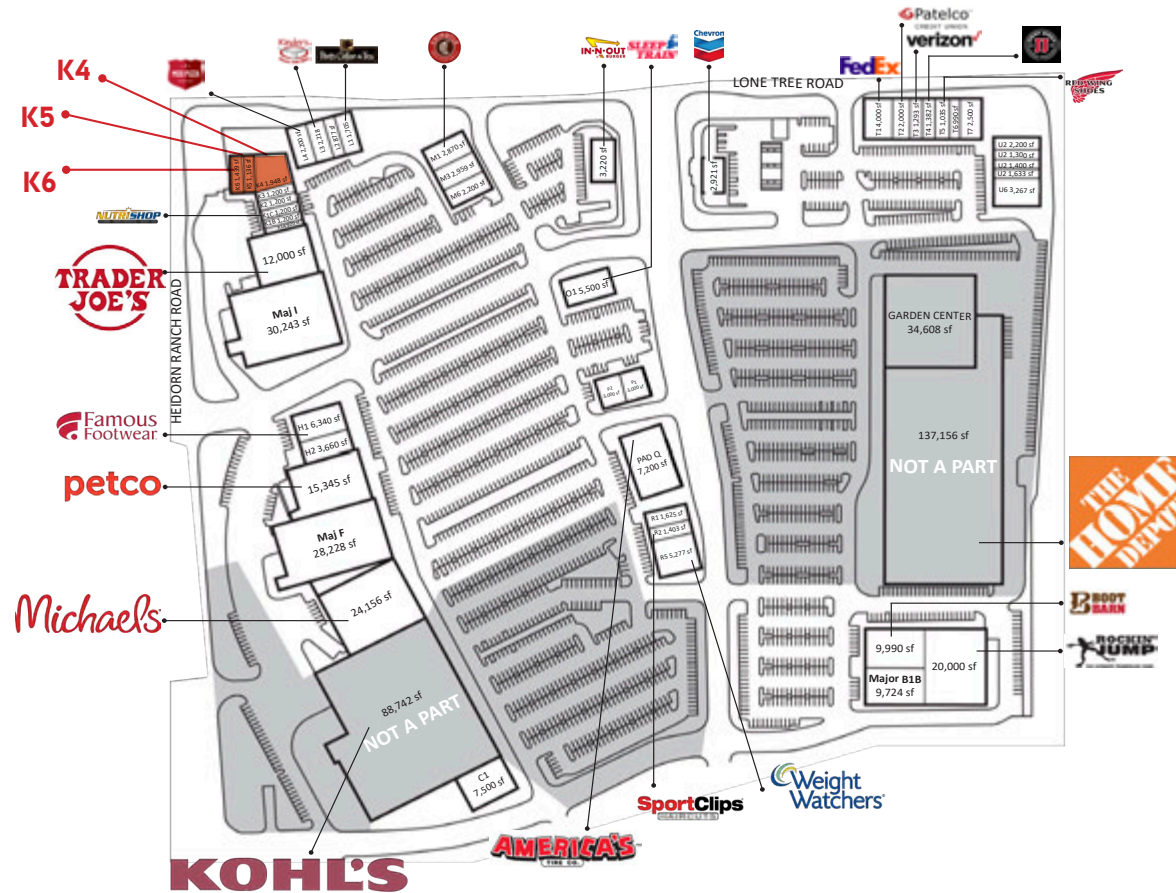
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AVAILABILITY

SUITES K4, K5, K6

±4,523 SF



Creative Outdoor Restaurant/Craft Alehouse Opportunity

- ± 4,523 SF
- Additional +/- 2,367 SF of patio and lawn seating
 - Fire Pit, Bocce, Private Dining, Stage, etc.
- Opportunity for branding along main Brentwood thoroughfare

