



HILLCREST

A V E N U E L A N D

For Sale

— ANTIOCH, CA 94531 —

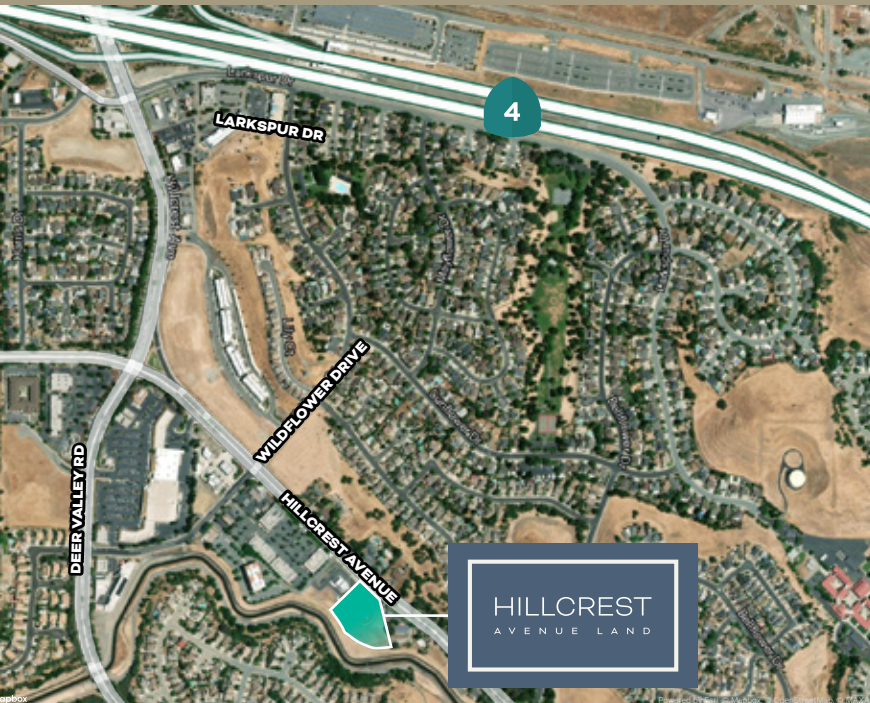
CBRE

THE OFFERING

±2.13 ACRES OF HIGH DENSITY (R-35) RESIDENTIAL LAND

This offering presents a ±2.13-acre land parcel available for sale at \$650,000 (approximately \$7.00 per square foot), ideally located near the intersection of Hillcrest Avenue and Wildflower Drive.

The property is adjacent to Travis Credit Union and the surrounding office and medical uses within the Hillcrest Professional Center, providing strong nearby employment and service-oriented amenities. Zoned R-35 (High-Density Residential), the site offers attractive development potential and is identified as APN 052-370-009-4. The property benefits from existing curb, gutter, sidewalk, and utilities in the street, supporting efficient future development.



Property Highlights



±2.13 Acres of Land For Sale



Sale Price:
\$650,000 (±\$7.00/PSF)



Adjacent to Residential, Travis Credit Union, and other Businesses in the Hillcrest Profession Center.



Located Near the Intersection of Hillcrest Avenue and Wildflower Drive



Zoning: R-35
(High Density Residential)



APN: 052-370-009-4



Curb, Gutter, Sidewalk, and Utilities in Street



Great Access to Highway 4, off Hillcrest Avenue Exit

AMENITY MAP



NEARBY BUSINESSES INCLUDE:

TRAVIS CREDIT UNION

JOHN MUIR
MEDICAL GROUP

KAISER PERMANENTE

SAFEWAY

WALGREENS

ANTIOCH
MEDICAL IMAGING

ARISE LAW GROUP

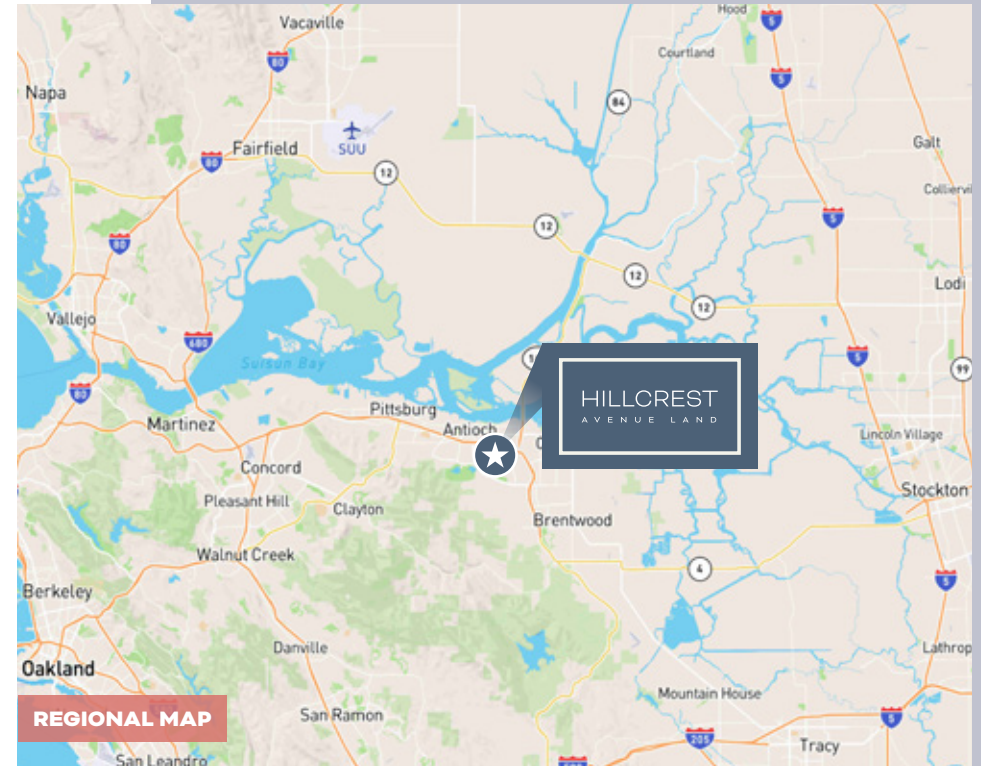
DELTA ASSOCIATION
OF REALTORS

DENTAL CARE OF ANTIOCH

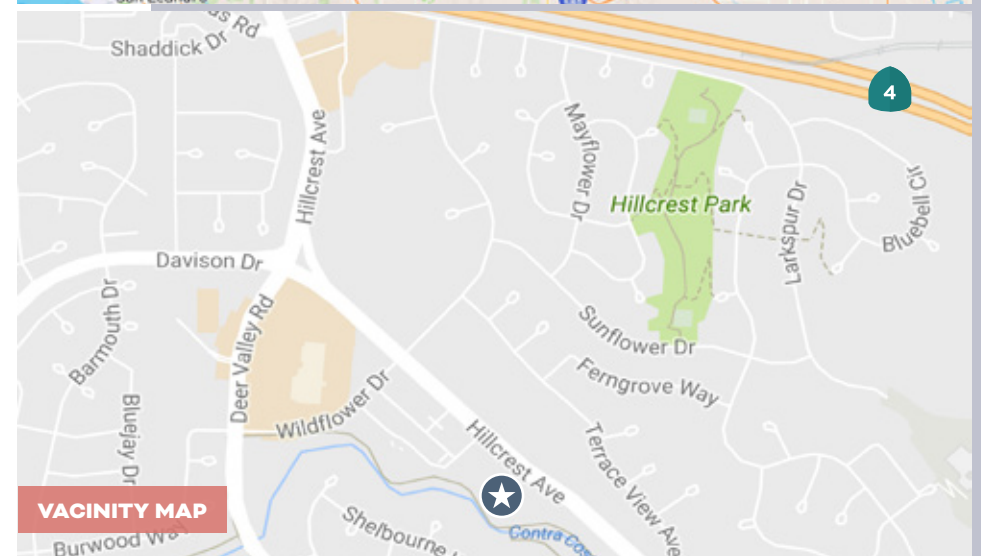
DIABLO DERMATOLOGY

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
Population			
2025 Population - Current Year Estimate	16,067	115,009	193,203
2030 Population - Five Year Projection	16,193	116,794	196,345
2020 Population - Census	15,857	109,283	185,477
2010 Population - Census	14,777	97,862	163,704
2020-2025 Annual Population Growth Rate	0.25%	0.98%	0.78%
2025-2030 Annual Population Growth Rate	0.16%	0.31%	0.32%
Households			
2025 Households - Current Year Estimate	4,940	35,582	58,936
2030 Households - Five Year Projection	4,978	36,143	59,895
2020 Households - Census	4,896	33,846	56,630
2010 Households - Census	4,644	30,814	50,788
2020-2025 Compound Annual Household Growth Rate	0.17%	0.96%	0.76%
2025-2030 Annual Household Growth Rate	0.15%	0.31%	0.32%
2025 Average Household Size	3.25	3.21	3.26
Household Income			
2025 Average Household Income	\$145,805	\$135,562	\$144,966
2030 Average Household Income	\$162,606	\$152,667	\$162,670
2025 Median Household Income	\$116,593	\$105,636	\$114,559
2030 Median Household Income	\$133,126	\$122,159	\$132,509
2025 Per Capita Income	\$44,789	\$41,975	\$44,526
2030 Per Capita Income	\$49,938	\$47,276	\$49,957



REGIONAL MAP

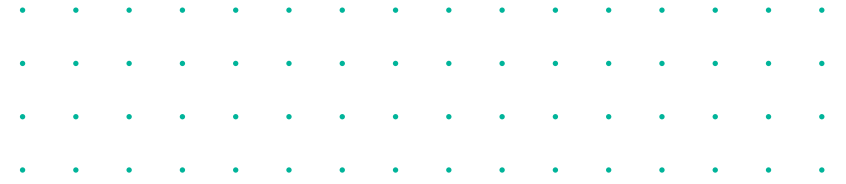


VACINITY MAP

HILLCREST

A V E N U E L A N D

— ANTIOCH, CA 94531 —



Contact Us

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CMPP Hillcrest Avenue Land_BRO_Smyth_v04_AD 04/28/26