

FOR LEASE

Brentwood, California Sand Creek Crossing



HIGHWAY 4 BYPASS AT SAND CREEK RD. BRENTWOOD, CA 94513



Property Highlights

- > The Sand Creek Crossings is a premier shopping center, anchored by: *Raley's, Ross, TJ Maxx, HomeGoods, Kelly Moore Paints, Party City, Krispy Kreme, Round Table Pizza, See's Candies, Menchie's Frozen Yogurt, Beach Hut Deli, Dickey's Barbeque Pit, Fitness Evolution, & Realty One Group*
- > The center is directly across Sand Creek Road from "The Streets of Brentwood" a regional retail draw with tenants including: *AMC 14 Movie Theatre, DSW Shoes, Justice, Ulta Beauty, Tilly's, Victoria Secret, Sprouts, Express, Children's Place, Bath & Body Works,* and many others
- > Excellent access from the Highway 4 Bypass

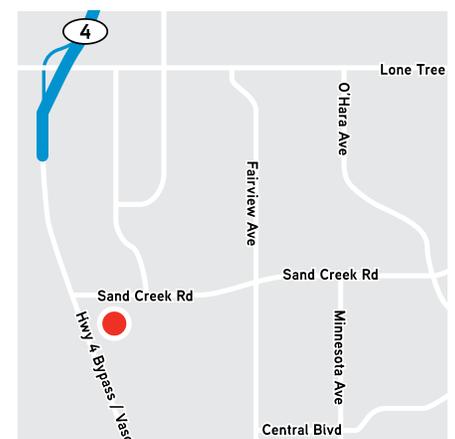
Demographics

Source: Claritas 2017	1 mile	3 mile	5 mile
Daytime Population	2,034	21,572	32,981
Population	9,022	91,332	172,740
Est. Average Household Income	\$122,052	\$109,848	\$105,083

Traffic Counts

Highway 4 Bypass at
Sand Creek Road:
30,000 aadt

Sand Creek Road:
20,000 aadt

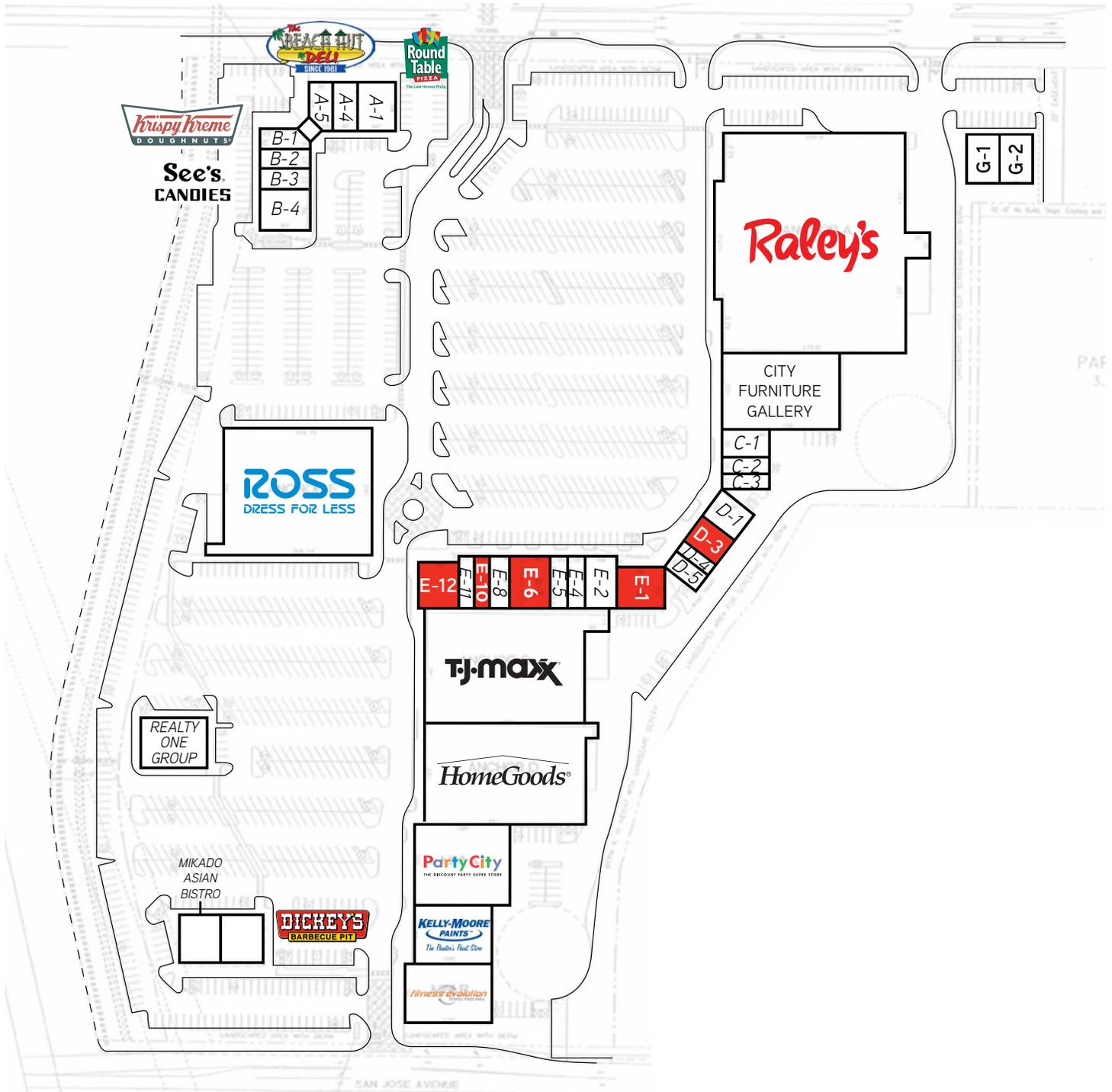


MICHAEL MUNDELIUS
925 279 5585
michael.mundelius@colliers.com
CA License No. 01024436

COLLIERS INTERNATIONAL
1850 Mt. Diablo Blvd., Suite 200
Walnut Creek, CA 94596
www.colliers.com

Tenant Roster

A-1	ROUND TABLE PIZZA	C-1	THE UPS STORE	E-1	AVAILABLE (3,300 SF)	E-11	CLAIRE'S BOUTIQUE
A-4	SAND CREEK DENTAL	C-2	SUPERCUTS	E-2	COSMOPROF	E-12	AVAILABLE (3,000 SF)
A-5	BEACH HUT DELI	C-3	CUSTOM CLEANERS	E-4	GNC	G-1	GENKI HOUSE
B-1	KRISPY KREME	D-1	PLANET TAN	E-5	S.L. CREATIONS	G-2/3	EYE CARE / GALLERIA
B-2	MENCHIES FRO-YO	D-3	AVAILABLE (2,000 SF)	E-6	AVAILABLE (4,161 SF)	PAD-A	MIKADO / DICKEYS BBQ
B-3	SEE'S CANDIES	D-4	SIMON THE JEWELER	E-8	FREWAY INSURANCE	PAD-B	PENDING (5,000 SF)
B-4	N. AMERICAN TITLE	D-5	LADYBUG NAILS	E-10	AVAILABLE (1,400 SF)	MINI-B	FITNESS EVOLUTION



MICHAEL MUNDELIUS
 925 279 5585
 michael.mundelius@colliers.com
 CA License No. 01024436



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

FOR LEASE
Brentwood, California
Sand Creek Crossing



HIGHWAY 4 BYPASS AT SAND CREEK RD. BRENTWOOD, CA 94513

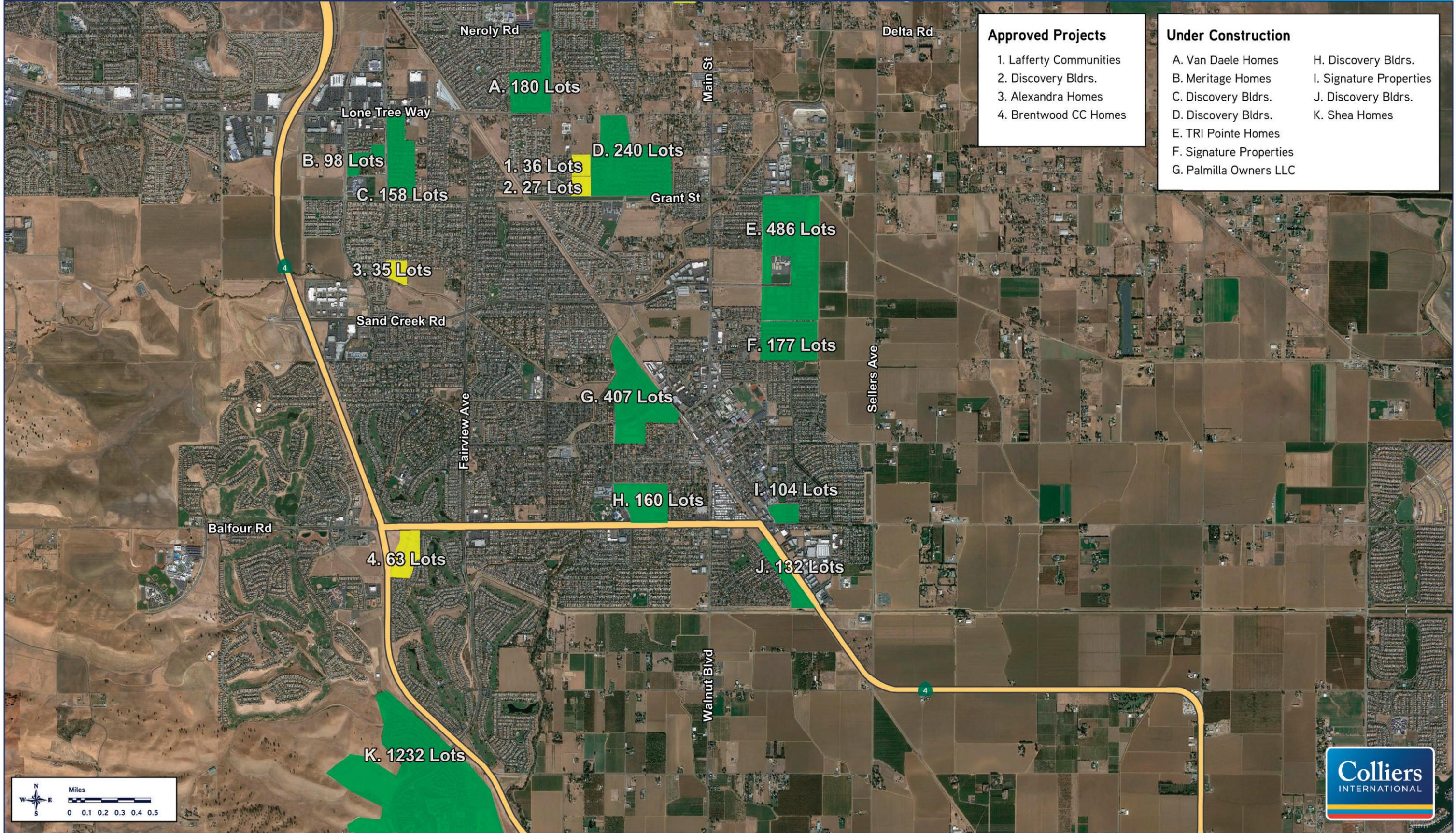


MICHAEL MUNDELIUS
925 279 5585
michael.mundelius@colliers.com
CA License No. 01024436

COLLIERS INTERNATIONAL
1850 Mt. Diablo Blvd., Suite 200
Walnut Creek, CA 94596
www.colliers.com

RESIDENTIAL DEVELOPMENT

Brentwood, CA



- Approved Projects**
1. Lafferty Communities
 2. Discovery Bldrs.
 3. Alexandra Homes
 4. Brentwood CC Homes

- Under Construction**
- | | |
|-------------------------|-------------------------|
| A. Van Daele Homes | H. Discovery Bldrs. |
| B. Meritage Homes | I. Signature Properties |
| C. Discovery Bldrs. | J. Discovery Bldrs. |
| D. Discovery Bldrs. | K. Shea Homes |
| E. TRI Pointe Homes | |
| F. Signature Properties | |
| G. Palmilla Owners LLC | |



Analysis Geography: **Highway 4 and Sand Creek Rd
Brentwood, CA**

DEMOGRAPHIC DETAIL, Page 1

	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2017 DAYTIME POPULATION	2,034	21,572	32,981
2022 PROJECTION	9,856	100,860	188,363
2017 ESTIMATE	9,022	91,332	172,740
2010 CENSUS	7,724	75,340	147,794
2000 CENSUS	4,664	42,001	97,620
PROJECTED GROWTH 2017 - 2022	9.24%	10.43%	9.04%
ESTIMATED GROWTH 2010 - 2017	16.81%	21.23%	16.88%
GROWTH 2000 - 2010	65.60%	79.37%	51.40%
HOUSEHOLDS			
2022 PROJECTION	2,942	30,038	56,293
2017 ESTIMATE	2,718	27,412	51,971
2010 CENSUS	2,399	23,320	45,640
2000 CENSUS	1,484	13,099	30,394
GROWTH 2010 - 2017	13.33%	17.55%	13.87%
2017 EST. POPULATION BY RACE/ETHNICITY	9,022	91,332	172,740
WHITE ALONE	62.18%	55.16%	54.08%
BLACK ALONE	9.32%	13.04%	13.20%
AMER. INDIAN/ALASKAN ALONE	0.49%	0.60%	0.71%
ASIAN ALONE	13.56%	13.53%	12.31%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.18%	0.62%	0.58%
SOME OTHER ALONE	6.70%	9.13%	11.30%
TWO OR MORE RACES	7.55%	7.92%	7.82%
NOT OF HISPANIC ORIGIN	79.10%	75.05%	71.09%
HISPANIC ORIGIN	20.90%	24.95%	28.91%
2017 EST. HISP. OR LATINO POP by SINGLE-CLASS RACE	1,885	22,783	49,936
WHITE ALONE	54.42%	49.33%	47.75%
BLACK ALONE	1.88%	2.02%	1.64%
AMER. INDIAN/ALASKAN ALONE	1.06%	1.16%	1.14%
ASIAN ALONE	0.89%	1.25%	1.29%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.10%	0.27%	0.23%
SOME OTHER ALONE	30.63%	35.48%	38.18%
TWO OR MORE RACES	11.02%	10.49%	9.77%
2017 EST. POPULATION BY SEX	9,022	91,332	172,740
MALE	48.12%	48.47%	48.83%
FEMALE	51.88%	51.53%	51.17%



Analysis Geography: Highway 4 and Sand Creek Rd
Brentwood, CA

DEMOGRAPHIC DETAIL, Page 2

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 EST. HOUSEHOLDS BY INCOME	2,718	27,412	51,971
\$15,000 OR LESS	5.37%	5.41%	5.86%
\$15,000 TO \$24,999	2.86%	4.76%	5.57%
\$25,000 TO \$34,999	2.77%	5.08%	5.38%
\$35,000 TO \$49,999	14.64%	11.45%	10.56%
\$50,000 TO \$74,999	11.33%	14.51%	15.59%
\$75,000 TO \$99,999	13.02%	12.09%	13.30%
\$100,000 TO \$124,999	8.69%	12.33%	12.63%
\$125,000 TO \$149,999	11.60%	11.08%	10.60%
\$150,000 TO \$199,999	15.83%	13.18%	11.55%
\$200,000 TO \$249,999	6.74%	5.17%	4.58%
\$250,000 TO \$499,999	6.08%	4.21%	3.69%
\$500,000 OR MORE	1.07%	0.74%	0.71%
2016 EST. AVERAGE HH INCOME	\$122,052	\$109,848	\$105,083
2016 EST. MEDIAN HH INCOME	\$100,030	\$93,176	\$88,254
2017 EST. POPULATION BY HOUSEHOLD TYPE	2,718	27,412	51,971
FAMILY HOUSEHOLDS	82.10%	81.55%	80.97%
NON FAMILY HOUSEHOLDS	17.90%	18.45%	19.03%
2017 EST. MARITAL STATUS PERSONS 15+	7,036	72,004	136,980
SINGLE MALE, NEVER MARRIED	13.70%	15.43%	16.82%
SINGLE FEMALE, NEVER MARRIED	11.37%	14.55%	14.97%
MARRIED	63.99%	56.55%	54.35%
DIVORCED	5.84%	8.77%	9.19%
WIDOWED	5.10%	4.70%	4.67%
2017 EST. HOUSEHOLDS BY TYPE	2,232	22,356	42,083
SINGLE MALE	5.10%	6.61%	7.31%
SINGLE FEMALE	11.25%	15.39%	16.33%
MARRIED COUPLE FAMILIES	80.13%	74.33%	72.61%
OTHER FAMILY - MALE HEAD	5.49%	7.15%	7.77%
OTHER FAMILY - FEMALE HEAD	13.70%	17.97%	18.91%
NON FAMILY - MALE HEAD	0.64%	0.42%	0.55%
NON FAMILY - FEMALE HEAD	0.04%	0.13%	0.16%
2017 EST. HOUSEHOLDS BY POVERTY STATUS	2,232	22,356	42,083
ABOVE POVERTY LEVEL	95.46%	94.58%	93.94%
BELOW POVERTY LEVEL	4.54%	5.42%	6.06%



Analysis Geography: **Highway 4 and Sand Creek Rd
Brentwood, CA**

DEMOGRAPHIC DETAIL, Page 3

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 EST. POPULATION BY AGE	9,022	91,332	172,740
0 TO 4 YEARS	5.85%	6.15%	6.18%
5 TO 9 YEARS	6.48%	6.74%	6.64%
10 TO 14 YEARS	9.67%	8.27%	7.88%
15 TO 17 YEARS	5.56%	5.14%	5.05%
18 TO 20 YEARS	4.98%	4.62%	4.55%
21 TO 24 YEARS	6.51%	6.12%	6.07%
25 TO 34 YEARS	9.02%	11.40%	12.36%
35 TO 44 YEARS	12.66%	12.92%	12.99%
45 TO 54 YEARS	17.21%	15.53%	15.11%
55 TO 64 YEARS	10.46%	11.46%	11.93%
65 TO 74 YEARS	6.08%	7.20%	7.09%
75 TO 84 YEARS	3.90%	3.33%	3.10%
85+ YEARS	1.62%	1.12%	1.06%
 MEDIAN AGE	 37	 36	 36
2017 EST. POP. 25+ BY EDUCATION	5,499	57,497	109,921
ELEMENTARY (K-8)	2.23%	4.42%	5.29%
SOME HIGH SCHOOL (9-11)	3.34%	5.00%	5.76%
HIGH SCHOOL GRAD. (12)	19.99%	21.54%	24.80%
SOME COLLEGE (13-15)	25.14%	28.58%	28.49%
ASSOCIATE DEGREE	12.29%	11.31%	10.76%
BACHELOR'S DEGREE	27.31%	21.71%	18.74%
MASTER'S DEGREE	6.16%	4.76%	3.98%
PROFESSIONAL SCHOOL DEGREE	2.95%	1.80%	1.45%
DOCTORATE DEGREE	0.60%	0.88%	0.73%
2017 EST. POP. 16+ BY OCCUPATION	4,013	41,491	77,788
ARCHITECT/ENGINEER	1.29%	1.39%	1.52%
ARTS/ENTERTAIN/SPORTS	1.93%	1.59%	1.36%
BUILDING GROUNDS MAINT	0.24%	3.33%	4.28%
BUSINESS/FINANCIAL OPS	4.82%	4.85%	4.81%
COMMUNITY/SOC SVCS	1.91%	1.89%	1.78%
COMPUTER/MATHEMATICAL	1.62%	2.53%	2.14%
CONSTRUCTION/EXTRACTION	5.19%	5.55%	6.09%
EDU/TRAINING/LIBRARY	6.29%	5.77%	5.11%
FARM/FISH/FORESTRY	0.40%	0.38%	0.48%
FOOD PREP/SERVING	6.11%	5.56%	5.35%
HEALTH PRACTITIONER/TEC	9.30%	7.24%	6.42%
HEALTHCARE SUPPORT	1.14%	2.02%	2.22%
MAINTENANCE REPAIR	3.85%	3.67%	4.09%
LEGAL	0.14%	0.85%	0.66%
LIFE/PHYS/SOC SCIENCE	0.18%	0.42%	0.44%
MANAGEMENT	12.54%	10.21%	9.53%
OFFICE/ADMIN SUPPORT	11.78%	13.97%	14.80%
PRODUCTION	3.41%	3.65%	3.96%
PROTECTIVE SVCS	3.49%	4.08%	3.24%
SALES/RELATED	19.11%	12.83%	12.09%
PERSONAL CARE/SVC	3.03%	4.08%	4.41%
TRANSPORTATION/MOVING	2.22%	4.15%	5.21%

Analysis Geography: **Highway 4 and Sand Creek Rd
Brentwood, CA**

DEMOGRAPHIC DETAIL, Page 4

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 EST. HH BY NUMBER OF VEHICLES	2,718	27,412	51,971
NO VEHICLES	2.11%	2.29%	3.23%
1 VEHICLE	18.75%	21.69%	21.01%
2 VEHICLES	45.53%	39.51%	38.26%
3 VEHICLES	18.23%	22.84%	23.32%
4 VEHICLES	12.80%	10.46%	10.27%
5 OR MORE VEHICLES	2.57%	3.21%	3.91%
2017 EST. WORKERS TRANS. TO WORK	3,911	40,289	75,404
DROVE ALONE	69.49%	73.86%	73.84%
CAR POOLED	9.02%	11.95%	12.55%
PUBLIC TRANSPORTATION	2.77%	4.03%	4.61%
WALKED	0.06%	0.56%	0.79%
BICYCLE	0.00%	0.06%	0.12%
OTHER MEANS	1.28%	0.96%	1.13%
WORKED AT HOME	17.39%	8.58%	6.96%
2017 EST. OWNER OCC PROPERTY VALUES	2,160	21,079	39,574
UNDER \$20,000	0.99%	1.33%	1.93%
\$20,000 TO \$39,999	0.38%	0.69%	1.16%
\$40,000 TO \$59,999	0.12%	0.36%	0.38%
\$60,000 TO \$79,999	0.17%	0.25%	0.34%
\$80,000 TO \$99,999	0.00%	0.08%	0.19%
\$100,000 TO \$149,999	0.24%	1.20%	2.43%
\$150,000 TO \$199,999	1.43%	3.90%	6.89%
\$200,000 TO \$299,999	10.43%	17.69%	21.73%
\$300,000 TO \$399,999	14.51%	20.83%	21.45%
\$400,000 TO \$499,999	20.87%	20.06%	16.87%
\$500,000 TO \$749,999	35.26%	22.91%	17.22%
\$750,000 TO \$999,000	11.50%	7.49%	6.12%
\$1,000,000 OR MORE	4.10%	3.20%	3.31%
MEDIAN PROPERTY VALUE	\$506,109	\$418,242	\$369,790

