

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 Barbecue 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

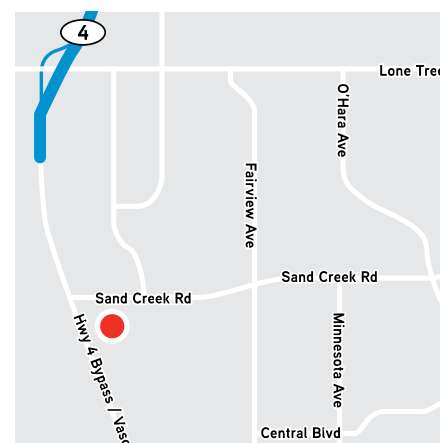
Demographics

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

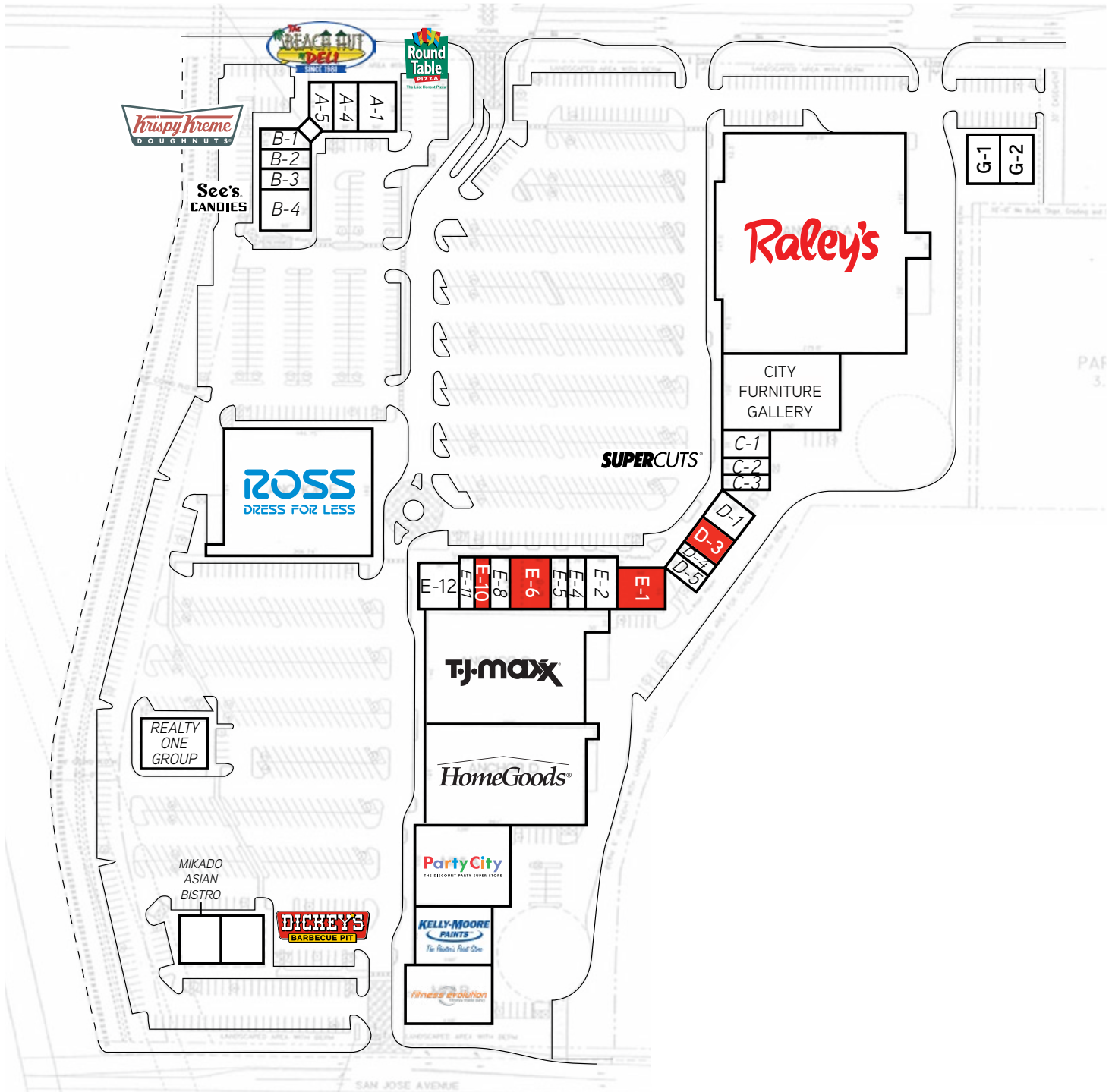


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Tenant Roster

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	SMART TECH READY
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 / DICKEY'S BBQ
B-3	SEE'S CANDIES	D-4	SIMON THE JEWELER	E-8	FREEWAY INSURANCE	PAD-B	REALTY ONE GROUP
B-4	N. AMERICAN TITLE	D-5	LADYBUG NAILS	E-10	AVAILABLE (1,400 SF)	MINI-B	FITNESS EVOLUTION



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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.

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