



LONE TREE PLAZA

BRENTWOOD, CALIFORNIA



13-0393 • 10/14

± 477,000 SF POWER CENTER

Lone Tree Way & Highway 4 Bypass, Brentwood, CA





LONE TREE PLAZA

LONE TREE WAY & HIGHWAY 4 BYPASS | BRENTWOOD, CALIFORNIA | ±477,000 SF POWER CENTER



13-0393-08/14

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: Home Depot, Kohl's, Michael's Crafts, Trader Joe's, Petco

Project Highlights

- Well located with ease of access to Hwy 4 and major thoroughfares
- Aesthetically pleasing design with individual store front designs
- Generous on-site parking
- Tremendous visibility with freeway visible signage available for anchor and junior

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

- State 4 Bypass at Lone Tree Way 44,600
- Lone Tree Way at Heidorn Ranch Road 42,000



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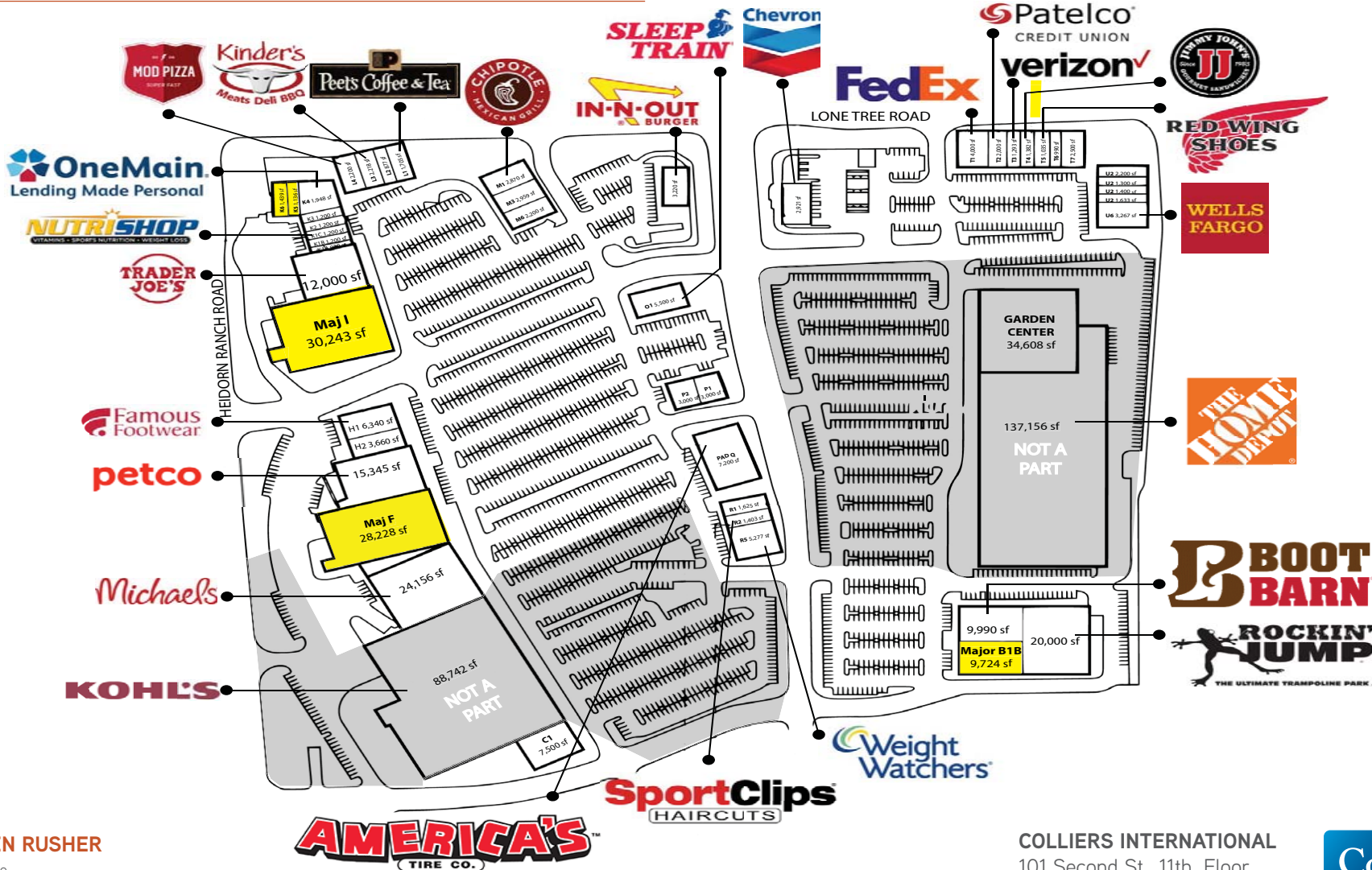
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13-03393-08/14

SITE PLAN



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AVAILABILITY

MAJOR I

±30,243 SF



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AVAILABILITY

MAJOR F (POTENTIAL TO DIMISE)

±28,228 SF



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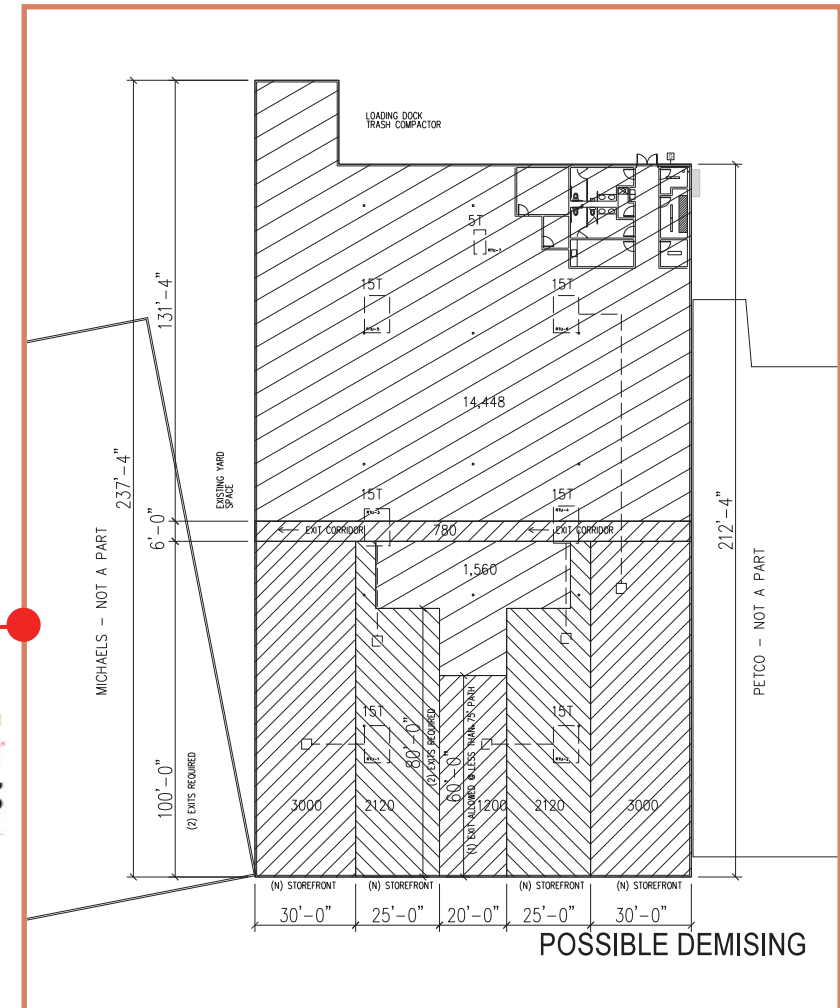
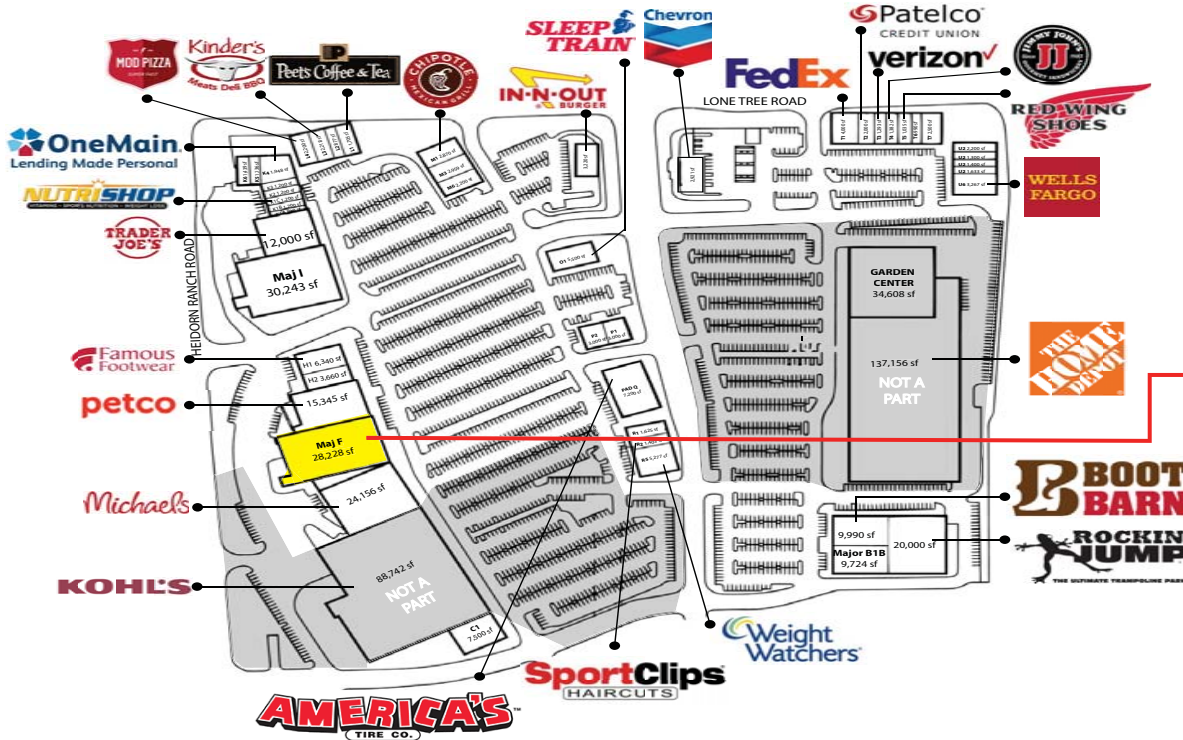


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AVAILABILITY

MAJOR F (POTENTIAL TO DIMISE)

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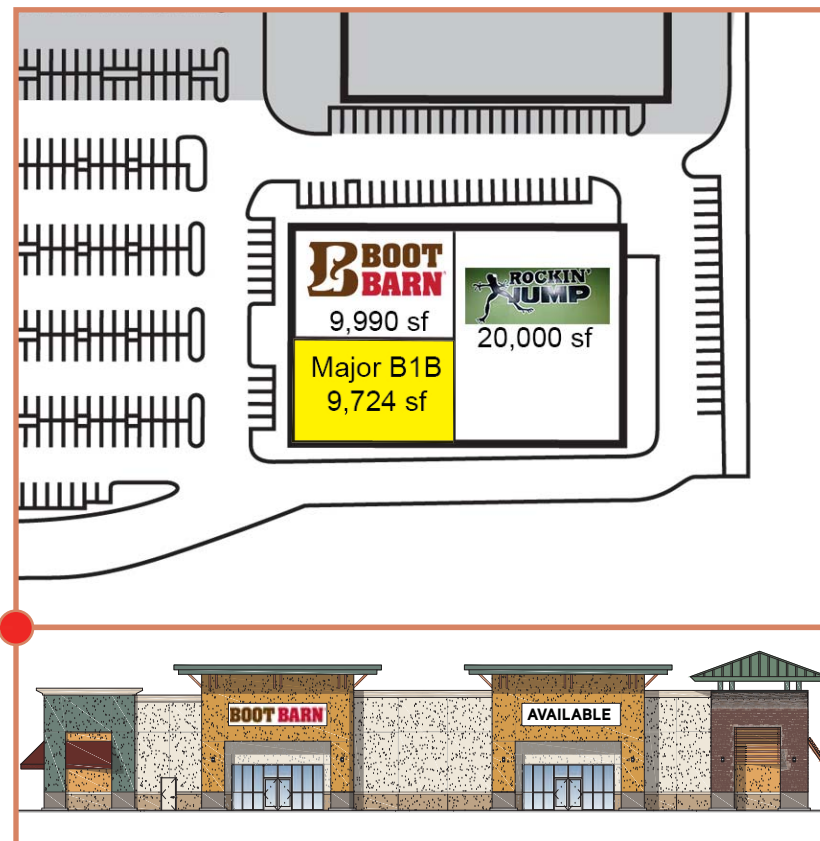


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AVAILABILITY

MAJOR B1B

±9,724 SF



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AVAILABILITY

SHOP SPACE

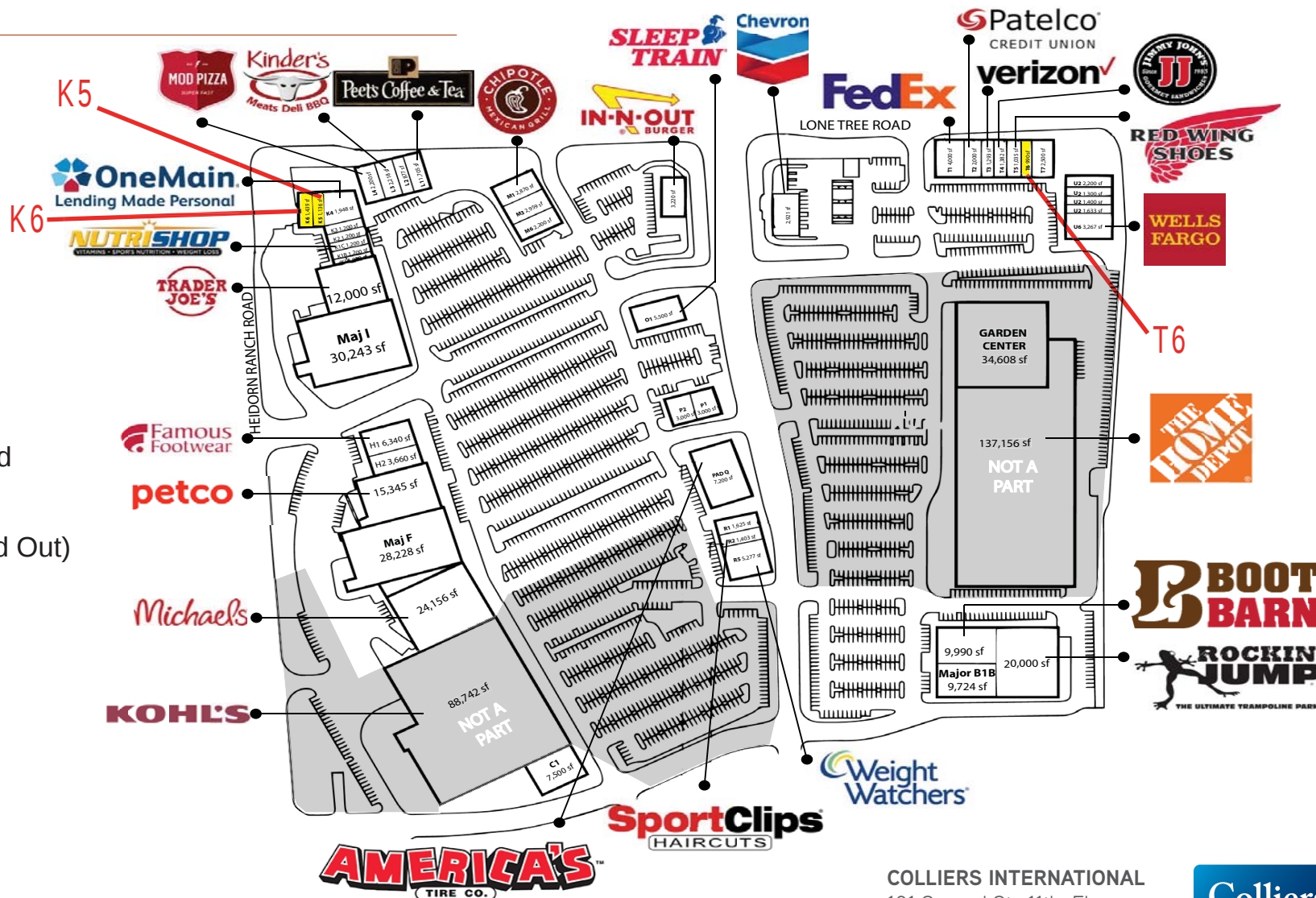
K5: $\pm 1,136$ SF

K6: $\pm 1,439$

Can be combined

T6: ± 990 SF

(Restaurant Build Out)



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