

*EAST CONTRA COSTA'S ENTERTAINMENT
AND SHOPPING DESTINATION*

THE STREETS OF BRENTWOOD



CBRE



BRENTWOOD'S TRADE AREA IS BOOMING

- » Increased market demand with **9,500+ units in the housing pipeline**
- » **Young and affluent customer base** with an average household income of \$121,000

AN EVOLVING SUCCESS STORY

- » **Positive retail sales growth** in all segment; entertainment, soft goods, food and beverage, as well as grocery
- » High traffic driving AMC Theater

UNIQUE OPPORTUNITIES

- » Anchor and shop space available
- » Fully entitled **1.87 acre** restaurant pad and **11.75 acre** parcel available

AWESOME ATTRIBUTES

- » **Strong retail co-tenancy** with entertainment and daily/weekly need retailers
- » Impressive retail intersection with grocery and **many national promotional discounters**

EAST CONTRA COSTA'S SHOPPING AND ENTERTAINMENT DESTINATION

THE ENTERTAINMENT DESTINATION

- » Strong retail co-tenancy anchored by AMC Theaters, Sprouts, ULTA, and DSW
- » Un-paralleled pad opportunity available
- » Excellent visibility and access off HWY 4 (46,500 ADT 2016)
- » Pylon and monument signage visible from HWY 4 and Sand Creek Drive

TENANT MIX



OTHER TENANTS AT THE INTERSECTION



AVAILABLE SPACE

Anchor (1.75 Acres)		Pad (1.87 Acres)		Kiosk Space
Junior Anchor Space (25,993 SF)		Shop Space (1,100 - 6,500 SF)		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
Population	10,264	89,389	164,659	241,828
Average Household Income	\$135,364	\$116,394	\$110,521	\$96,895
Employees	2,539	22,001	33,031	58,317
% Bachelors Degree +	38.7%	29.1%	26.1%	22.6%

RETAIL TRADE AREA



IMMEDIATE RETAIL TRADE AREA



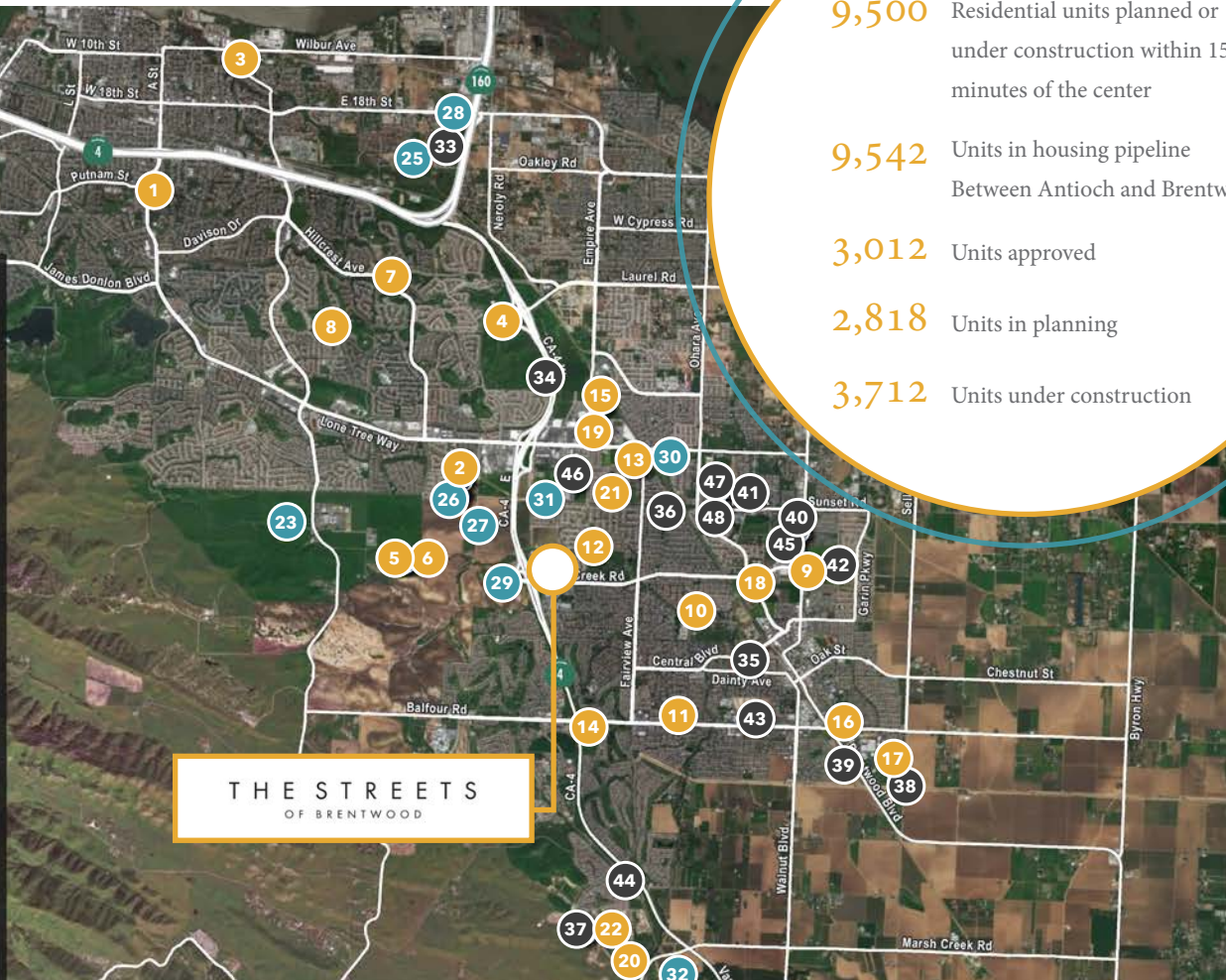
NEW HOUSING DEVELOPMENT

WHERE AFFORDABILITY MEETS PRACTICALITY

With the median home price in Brentwood nearly half than that of the Bay, young families and retirees are flocking to the oasis that the community has become.

HOUSING STATISTICS

Median Home Price in the Bay Area	\$900,000
Median Home Price in Brentwood	\$490,000
Average House Hold Income Bay Area	\$125,000
Average House Hold Income Brentwood	\$121,000



9,500 Residential units planned or under construction within 15 minutes of the center

9,542 Units in housing pipeline Between Antioch and Brentwood

3,012 Units approved

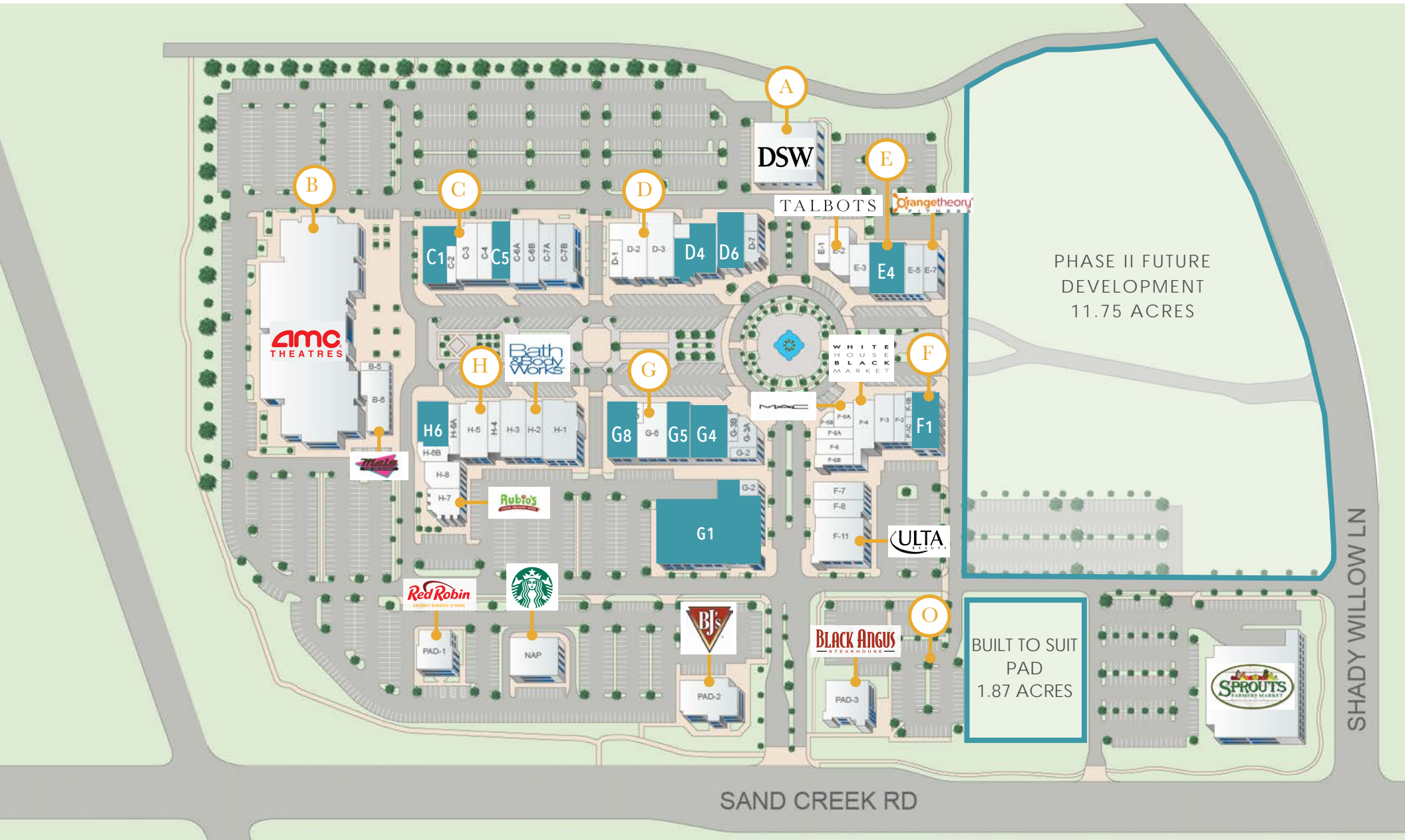
2,818 Units in planning

3,712 Units under construction

	Project Name	Status	Units
1	Almond Knolls	Approved	58
2	Heidorn Village	Approved	117
3	Delta Courtyard Apts.	Approved	126
4	Laurel Ranch	Approved	187
5	Aviano	Approved	533
6	The Promenade, Vineyards at Sand Creek	Approved	641
7	Monterra (Nelson Ranch) 8851	Approved	130
8	Wildflower Station	Approved	120
9	Sciortino Ranch	Approved	326
10	Minnesota Rentals	Approved	8
11	Catchings Ranch	Approved	24
12	Parkside Villas	Approved	37
13	Fariview Ave	Approved	9
14	Brentwood CC	Approved	63
15	Orfanos Property	Approved	160
16	Mission Park	Approved	48
17	Sellers Pointe	Approved	84
18	Silvergate	Approved	166
19	Alvernaz Partners	Approved	48
20	Pioneer Square/ Barcelona Trilogy	Approved	72
21	Windy Springs Estates	Approved	5
22	Vista Dorado II	Approved	50
23	The Ranch	In Planning	1,307
24	Black Diamond Ranch	In Planning	10
25	Oakley Knolls	In Planning	31
26	Quail Cove	In Planning	32
27	Vineyards at Sand Creek	In Planning	337
28	18th St. & Holub Lane Apts.	In Planning	394
29	Enclave at Bridle Gate	In Planning	366
30	Amberfield II	In Planning	6
31	Amber Meadows	In Planning	195
32	Cowell Ranch	In Planning	140
33	Almondridge East	Under Construction	81
34	Park Ridge	Under Construction	525
35	Pulte Group	Under Construction	408
36	St. Martins Place	Under Construction	8
37	Shea Family	Under Construction	82
38	Palmero/ Meritage Homes	Under Construction	96
39	Mission Grove	Under Construction	132
40	Magnolia	Under Construction	33
41	Portofino	Under Construction	240
42	Barrington	Under Construction	486
43	Villagio	Under Construction	160
44	Trilogy at the Vineyards	Under Construction	1,250
45	Sparrow at Marsh Creek	Under Construction	50
46	Bella Fiore	Under Construction	98
47	Amberfield	Under Construction	36
48	Kingston Park	Under Construction	27

SITE PLAN

 = AVAILABLE



SITE DIRECTORY

SECTION A

A1 DSW Shoes 10,540 SF

SECTION B

B1 AMC Brentwood 14 70,000 SF

B4 Mel's, The Original 4,175 SF

B5 Dore Bakery 847 SF

SECTION C

C1 AVAILABLE 4,953 SF

C2 Hot Topic 2,032 SF

C3 Mainland Skate & Surf 4,235 SF

C4 Torrid 3,300 SF

C5 AVAILABLE 3,891 SF

C6a Sports Fever 2,337 SF

C6b PacSun 3,846 SF

C7a Zumiez 2,600SF

C7b Comcast 4,343 SF

SECTION D

D1 Vampire Penguin 1,491 SF

D2 Children's Place 6,008 SF

D3 Express 8,002 SF

D4 AVAILABLE 7,771 SF

D6 AVAILABLE 5,427 SF

D7a Lunchbox Wax 1,167 SF

D7b Plush Boutique 1,167 SF

SECTION E

E1 Salad Maker 1,397 SF

E2 Talbot's 3,447 SF

E3 In Leas 3,249 SF

E4 AVAILABLE 6,550 SF

E5 LensCrafters 3,107 SF

E7 OrangeTheory Fitness 4,191 SF

SECTION F

F1 AVAILABLE 4,344 SF

F1b AVAILABLE 1,148 SF

F2a Fusion 3 Salon-Aveda 2,111 SF

F3 Chico's 4,500 SF

F4 White House Black Market 3,500 SF

F5a MAC Cosmetics 1,485 SF

F5b Made 665 SF

F6 Intero Real Estate 2,642 SF

F6a Yogurt Pizazz 1,287 SF

F6b Subway 1,128 SF

F7 AT&T 3,619 SF

F8 Massage Envy 3,201 SF

F11 ULTA Beauty 9,537 SF

SECTION G

G1 AVAILABLE 25,993 SF

G1a Vine and Grain 1,033 SF

G2 Pinky Nails 1,305 SF

G3a Attraversiamo 2,351 SF

G3b Rocky Mt. Chocolates 1,024 SF

G4 AVAILABLE 6,000 SF

G5 AVAILABLE 3,818 SF

G6 Victoria's Secret 7,740 SF

G7 Sunglass Hut 1,000 SF

G8 AVAILABLE 5,577 SF

SECTION H

H1 Tilly's 7,500 SF

H2 Bath & Body Works 3,300 SF

H3 Hollister 5,831 SF

H4 In Lease 2,200 SF

H5 Justice (Limited II) 4,070 SF

H6 AVAILABLE 5,000 SF

H6a Game Stop 1,635 SF

H6b Papaya Grill 2,233 SF

H7 Rubio's 2,720 SF

H8 Creasian Bistro 3,022 SF

SECTION O

Pad1 Red Robin 5,618 SF

Pad2 BJ's Brewhouse 8,376 SF

Pad 3 Black Angus 7,989 SF

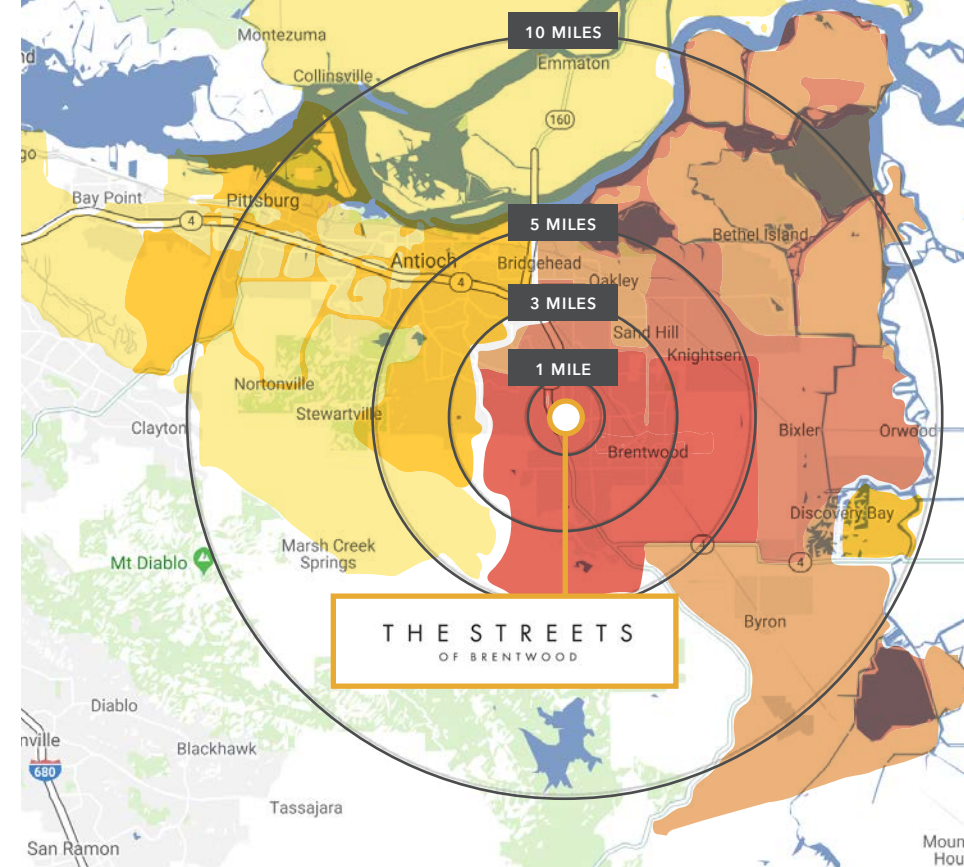
Pad 4 Sprouts 27,077 SF



TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES	15 MINUTE DRIVE
POPULATION					
2022 Population - Projection	10,997	97,126	176,523	294,053	267,281
2017 Population	10,264	89,389	164,659	275,875	250,458
Daytime Employees	2,539	22,001	33,031	64,092	60,694
HOUSEHOLD INCOME					
2017 Est. Median Home Value	\$494,366	\$438,479	\$408,691	\$388,432	\$415,055
2017 Avg. HH Income	\$135,364	\$116,394	\$110,521	\$99,222	\$102,728
EDUCATION					
Bachelor's Degree	27.9%	21.6%	19.6%	17.1%	17.0%
Graduate or Professional Degree	10.8%	7.5%	6.5%	6.1%	6.1%

Source: the Nielsen Company (2017)



MEET YOUR CUSTOMERS

THE PRIMARY STREETS OF BRENTWOOD SHOPPER IS **YOUNG, AFFLUENT, EDUCATED AND FAMILY ORIENTED.**

29.0% SOCCER MOMS

- » Go Jogging, biking, golfing and boating
- » Carry high level of debt
- » Shop and bank online
- » Visit theme parks and zoos

16.3% BOOMBURBS

- » Well-educated young professionals
- » Own the latest tech/devices
- » Style matters
- » Fitness is a priority

11.8% UP & COMING FAMILIES

- » Hold student loans
- » Contract for home and landscaping services
- » Own late model compact car, SUV
- » Go online to shop and bank

THE STREETS OF BRENTWOOD

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