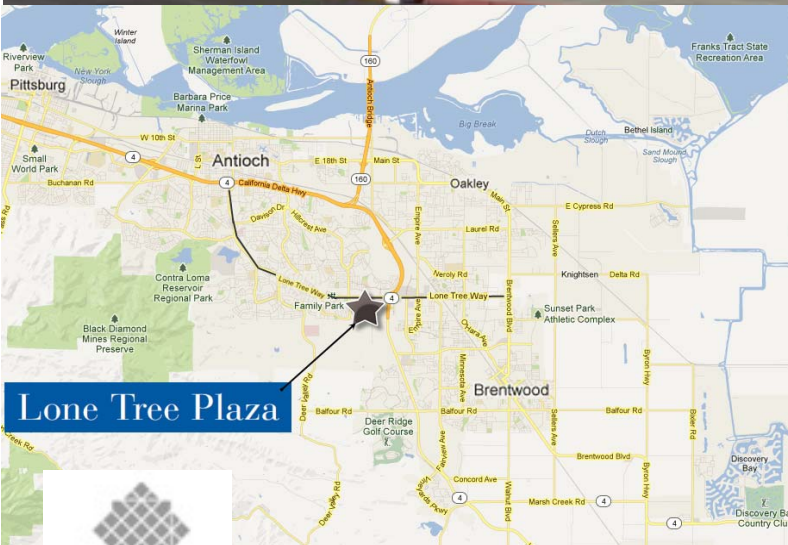


# Lone Tree Plaza

Lone Tree Way at Hwy 4, Brentwood, California

**For Lease**  
**Shop & Pad**  
**Space Available**



## PROPERTY PROFILE

**Location:** SWC of Hwy 4 and Lone Tree Way, Brentwood

**Space Available:** 1,136 – 10,162 +/- SF

**Anchor Tenants:** Home Depot, Kohl's, Michael's Crafts, Babies "R" Us Sports Chalet, Trader Joe's, PETCO, American Tire Sleep Train, Rock n Jump, In-N-Out, Chevron Chipotle, SportsClips, MOD Pizza Peet's Coffee

**Project Highlights** 477,000 SF Power Center anchored by regional and daily traffic generating tenants. Convenient access from Hwy 4 on Lone Tree Way

## DEMOGRAPHICS

	<b>Mile 1</b>	<b>Mile 3</b>	<b>Mile 5</b>
Population (2015)	10,935	96,914	181,924
Population (2020)	11,647	103,190	193,495
Households (2015)	3,254	29,323	57,444
Median HH Income (2015)	\$82,644	\$94,643	\$80,752
Average HH Income (2015)	\$105,941	\$110,058	\$96,923

## TRAFFIC COUNT

CA State Hwy 4 at Lone Tree Way - 110,000 (AADT) CALTRANS  
 Lone Tree Way at Heidorn Ranch Rd - 42,000 (ADT)

JNM Company  
 Commercial Real Estate

John McCormack DRE#:00911993 johnmccormackjr@montereybay.com  
 877 687-0459 831 915-3638 www.jnmcommercial.com



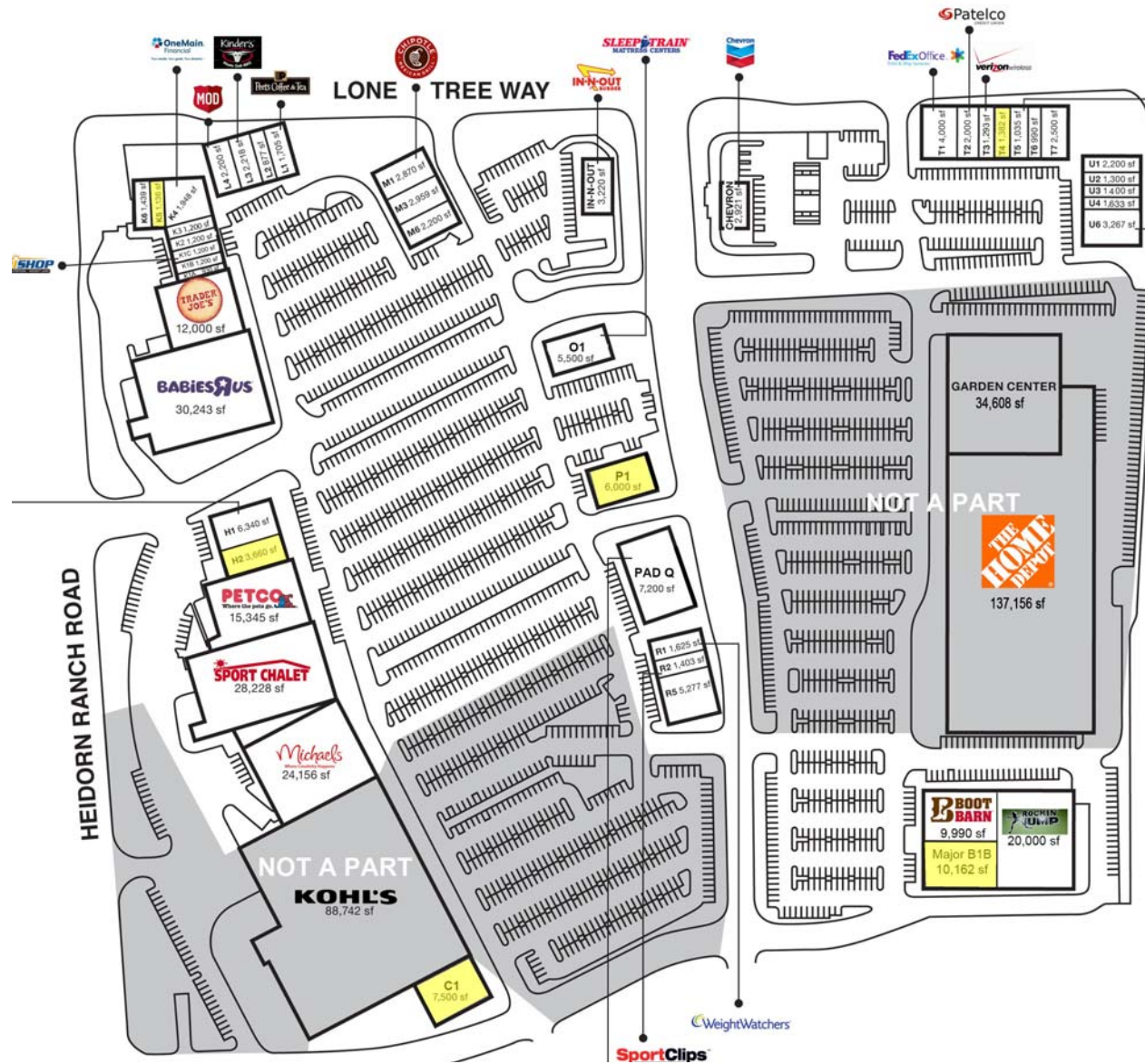
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#	Tenant	Size (SF)	#	Tenant	Size (SF)
A	Home Depot	137,156	L4	MOD Pizza	2,200
B1A	Leased	9,990	N	In n Out Burger	3,220
<b>B1B</b>	<b>AVAILABLE</b>	<b>10,162</b>	M1	Chipotle	2,870
B2	Rockin Jump	20,000	M3	Restaurant	2,959
<b>C1</b>	<b>Baby Yale Academy</b>	<b>7,500</b>	M6	Restaurant	2,200
D	Kohl's	88,743	O1	Sleep Train	5,500
E	Michael's	24,156	<b>P1</b>	<b>AVAILABLE</b>	<b>6,000</b>
F	Sports Chalet	28,288	<b>Q</b>	<b>AVAILABLE</b>	<b>7,200</b>
G	Petco	15,345	R1	Weight Watchers	1,625
H1	Famous Footwear	6,340	R2	Sports Clips	1,403
<b>H2</b>	<b>AVAILABLE</b>	<b>3,660</b>	R5	Suvia Salon Suites	5,277
I	Babies R Us	30,243	S	Chevron	2,921
J1	Trader Joe's	12,000	T1	FedEx Office	4,000
K1A	Cricket Wireless	930	T2	Patelco Credit Union	2,000
K1B	Mix it Up	1,200	T3	Verizon Wireless	1,686
K1C	NutriShop	1,200	<b>T4</b>	<b>AVAILABLE</b>	<b>1,382</b>
K2	Lone Tree Dental	1,200	T5	Red Wing Shoes	1,036
K3	Chiropractor	1,200	T6	Smokehouse BBQ	990
K4	OneMain Financial, Inc.	1,948	T7	Mariscos Acuario Seafood Grill	2,500
<b>K5</b>	<b>AVAILABLE</b>	<b>1,136</b>	U1	CreAsian	2,200
K6	EB Medical	1,439	U2	Chaman Kabob	1,300
L1	Peet's Coffee	1,705	U3	Angel Nails	1,400
L2	Crazy Wireless	877	U4	Dental	1,633
L3	Kinders Deli & Meats	2,218	U6	Wells Fargo Home Mtg	3,267



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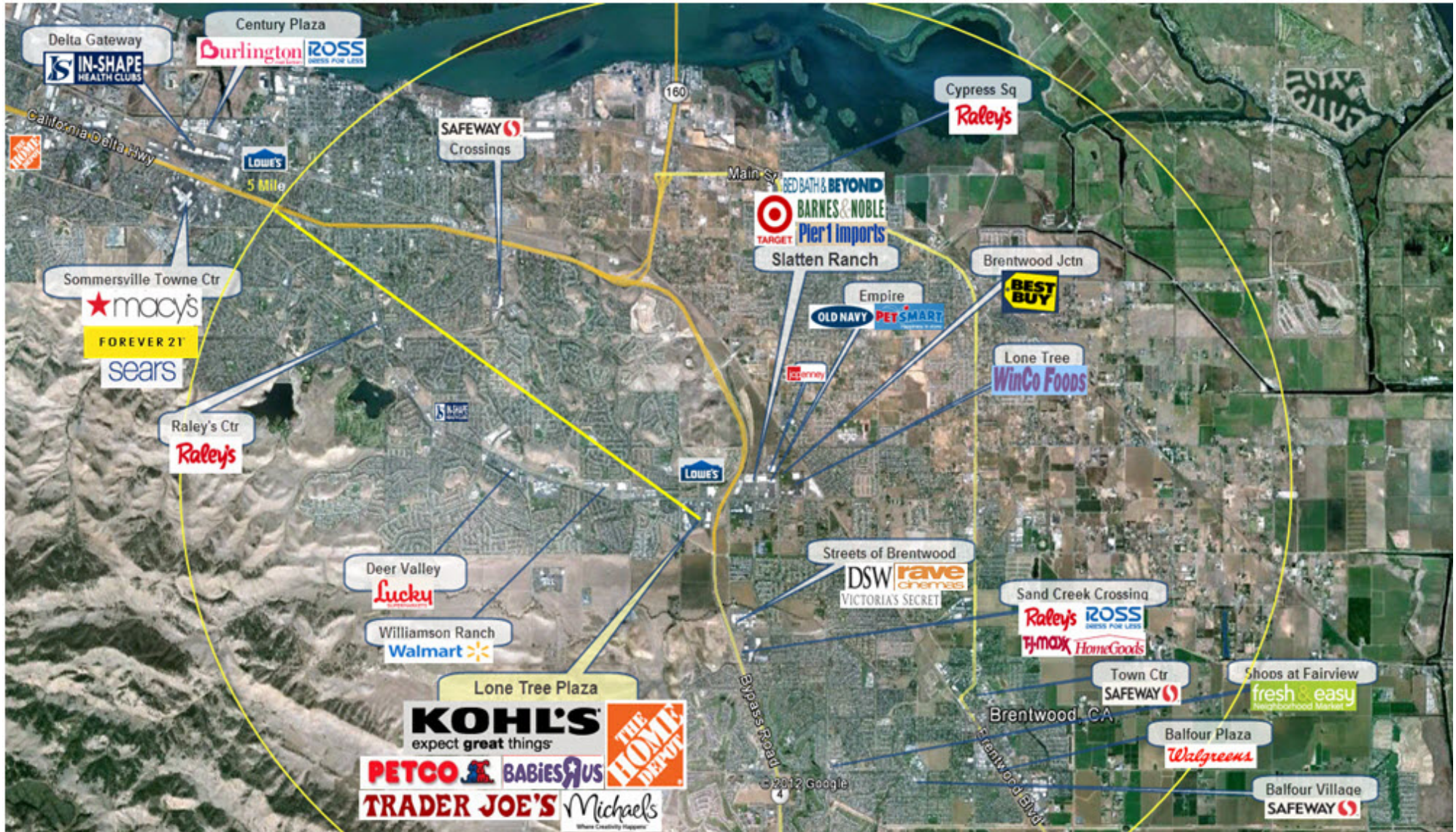


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