

**FOR LEASE**

**Freestanding Restaurant Building with Drive-Thru**

4194 Lone Tree Way ANTIOCH, CA



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[View Site Specific COVID-19 Prevention Plan](#)

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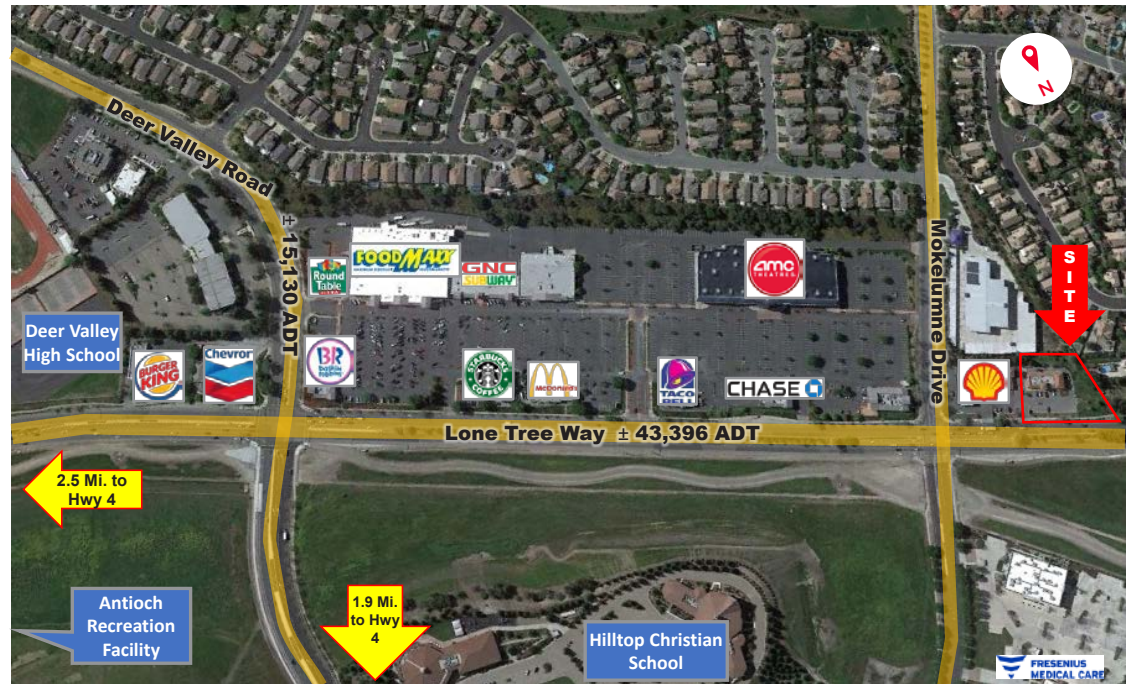
ANTIOCH, CA

Property Summary

## Property Highlights

- Unique 2nd generation fast food restaurant
- Kitchen equipment includes walk-in refrigerator/freezer and hood. Additional kitchen equipment may be available, subject to negotiation
- Building features a large additional room located just off the dining area, which can be used as a conference room (or can be leased out separately)
- Excellent visibility along Lone Tree Way
- Traffic count in excess of 40,000 vehicles daily
- Subject property neighbors a FoodMaxx and AMC Theatre anchored shopping center, as well as Deer Valley High School

<b>Lease Rate</b>	Contact Broker
<b>Building Size</b>	±4,171 SF
<b>Parcel Size</b>	0.87 acres (37,897 SF)
<b>Parking</b>	22 Stalls (On Site)



### TRAFFIC COUNTS (2018)

Lone Tree Way	±43,396
Deer Valley Rd	±15,130
Ridgerock Drive	±28,140

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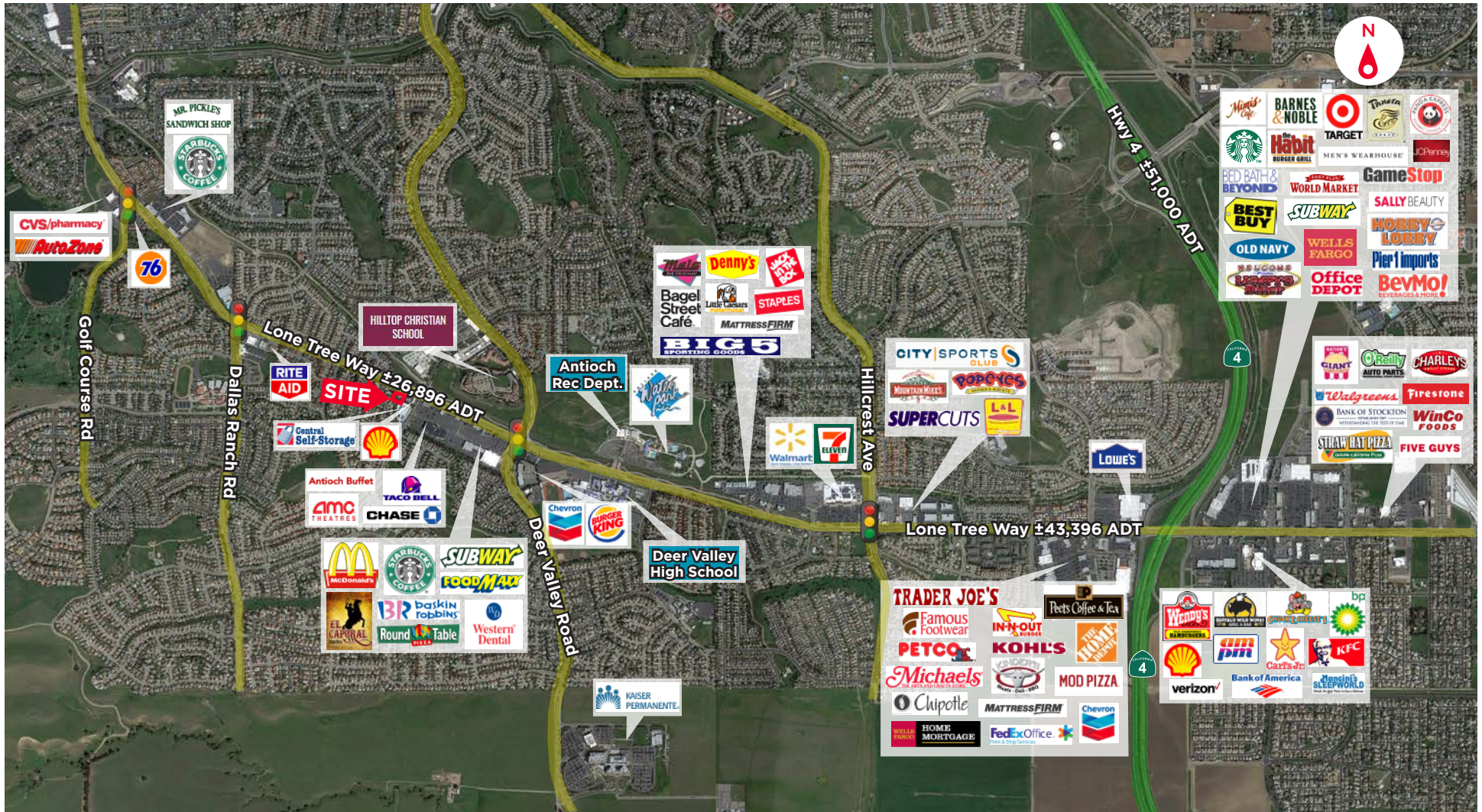


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Market Aerial



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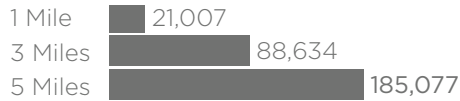
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**2018 Demographics**



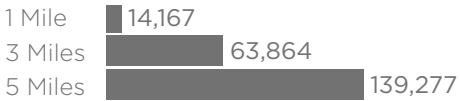
**TOTAL POPULATION**



**AVG. HOUSEHOLD INCOME**



**DAYTIME POPULATION**

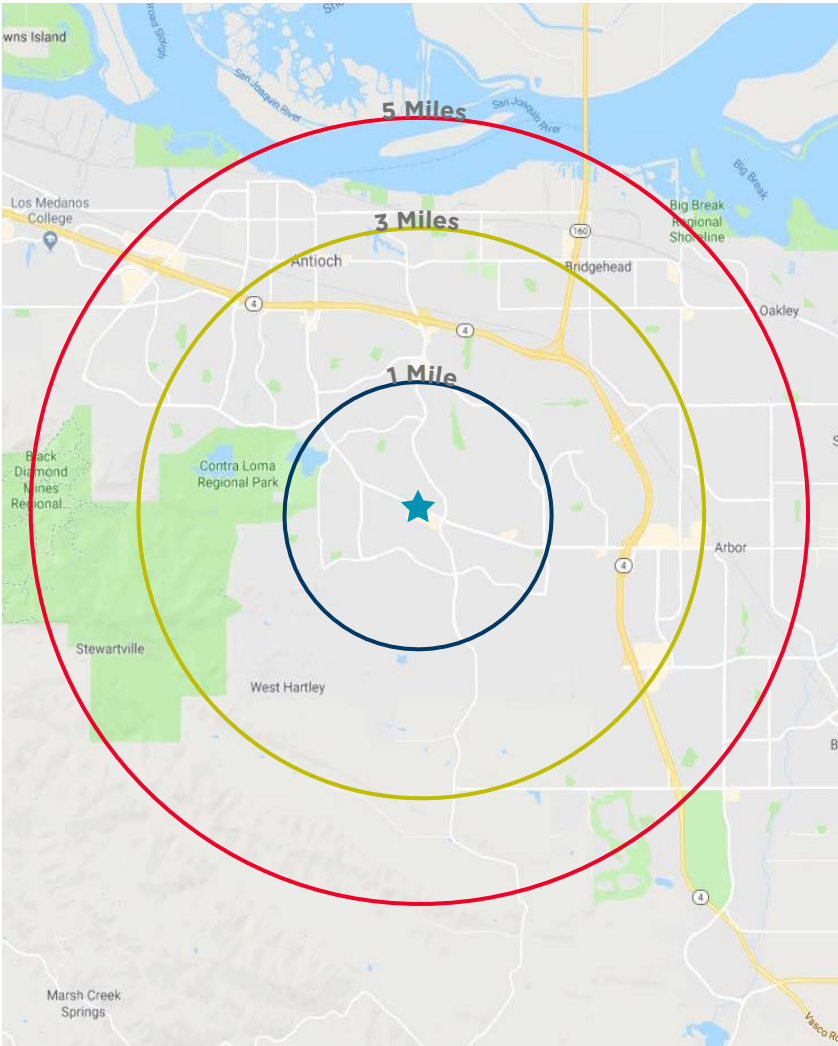


**GROWTH RATES FOR TOTAL POPULATION**



INCOME	1 Mile	3 Miles	5 Miles
2018 Average Household Income	\$129,075	\$108,516	\$105,526
2018 Median Household Income	\$106,868	\$85,747	\$82,926
2018 Per Capita Income	\$37,219	\$33,317	\$32,946

BUSINESS	1 Mile	3 Miles	5 Miles
2018 Total Businesses	270	1,551	3,601
2018 Total Employees	2,871	14,430	33,838



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