

PROPOSED SHOPPING CENTER

SWC Laurel Rd & O'Hara Ave, Oakley, CA



*Last traffic counts were taken in 2013. 2020 projections are based on a 2% annual increase.

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Property Profile

- » Proposed Shopping Center
- » Anchor, Pad & Shop Space Available
- » Ground Lease or Built-to-suit
- » Proposed Monument Signage
- » Estimated Timing Summer 2021
- » 1,300+ Residential Units planned/under construction in a 2mi radius



Seeking



GROCERY



RETAIL



DRIVE-THRU/COFFEE



PRE-SCHOOL



CASUAL DINING



CAR WASH



Major Schools (2mi):

- Laurel Elementary (475 students)
- O'Hara Park Middle (813 students)
- Oakley Elementary (418 students)
- Freedom High (2,589 students)
- Almond Grove Elementary (514 students)
- Gehringer Elementary (786 students)
- Delta Vista Middle (904 students)
- Orchard Park Elementary (724 students)

Total: 7,223 students

Demographics (2019 est.)

POPULATION

1 mile	17,970
2 mile	51,691
3 mile	83,407
5 mile	172,484

DAYTIME POPULATION

1 mile	2,791
2 mile	9,205
3 mile	83,235
5 mile	189,876

MEDIAN HOUSEHOLD INCOME

1 mile	\$104,313
2 mile	\$106,284
3 mile	\$106,164
5 mile	\$101,324

AVERAGE HOUSEHOLD INCOME

1 mile	\$114,014
2 mile	\$120,280
3 mile	\$121,983
5 mile	\$123,006

TRAFFIC

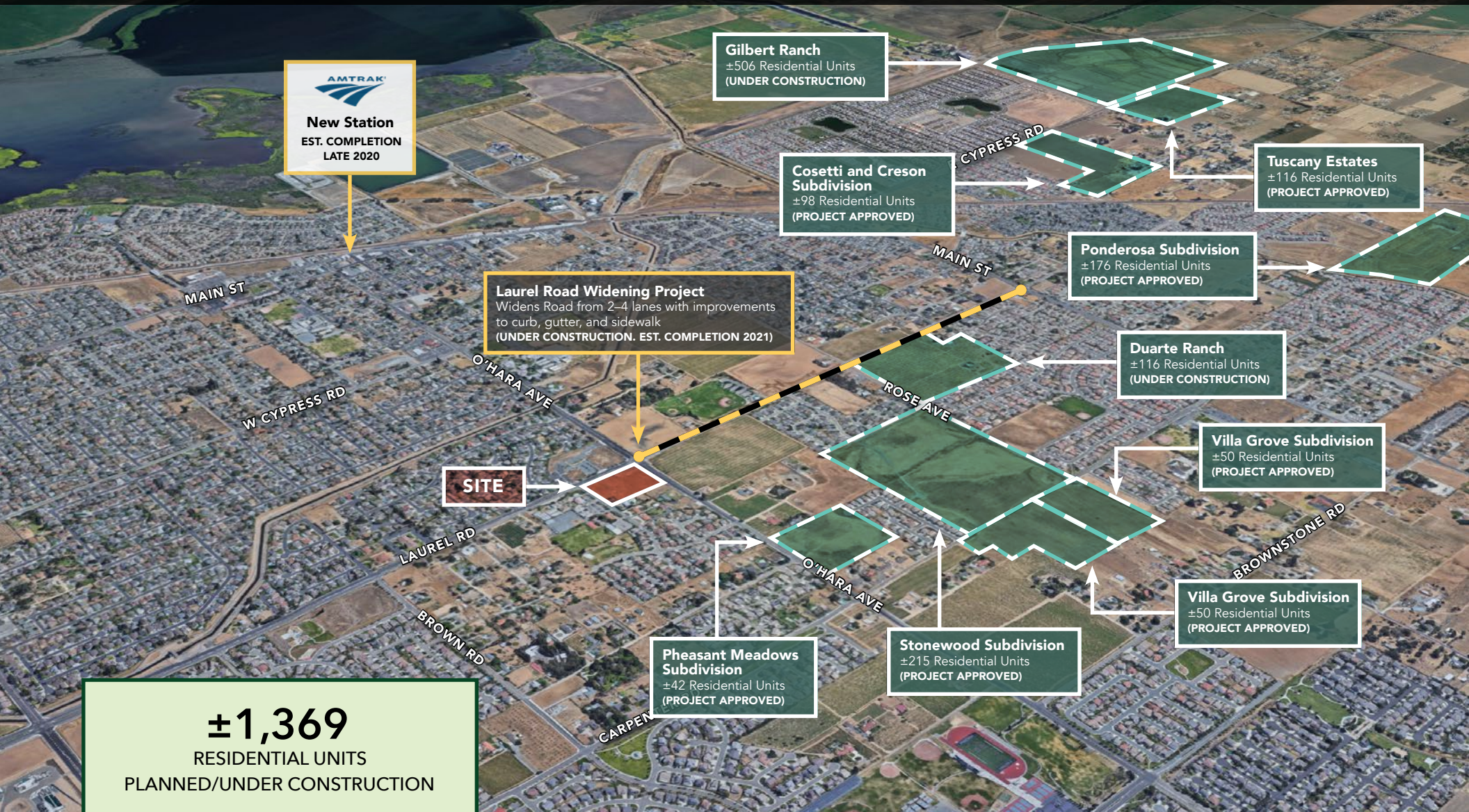
Laurel Rd	19,429 ADT*
O'Hara Ave	10,355 ADT*
Total	29,784 ADT*

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RESIDENTIAL DEVELOPMENT AERIAL



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2 MI RETAIL AERIAL



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2 MI QSR AERIAL

