

SAND CREEK CROSSING

FOR LEASE
FOR SALE

2440 SAND CREEK ROAD, BRENTWOOD, CA 94513



GROCERY ANCHOR AVAILABLE | 72,361 SF | DIVISIBLE

HELM
PROPERTIES

LEASING HIGHLIGHTS

PROPERTY	Sand Creek Crossing — Grocery Anchor Available
CITY / STATE	Brentwood, CA 94513
TOTAL BUILDING	72,361 SF (freestanding)
AVAILABILITY	Divisible — contact for configurations
LEASE RATE	Call Broker
SALES PRICE	Call Broker
CENTER TOTAL GLA	244,998 SF
TRAFFIC – HWY 4 BYPASS	48,900+ ADT at Sand Creek Rd
TRAFFIC – SAND CREEK RD	20,000+ ADT
CO-ANCHORS	Ross Dress for Less, TJ Maxx / HomeGoods
CROSS STREETS	Highway 4 Bypass & Sand Creek Road



PROPERTY OVERVIEW



AT A GLANCE

Total Building	72,361 SF
Availability	Divisible
Lease Rate	Call for Pricing
Center GLA	244,998 SF

PROPERTY WRITE-UP

Sand Creek Crossing offers a rare opportunity to lease a 72,361 SF grocery-anchor building within a premier grocery-anchored shopping center at the signalized intersection of the Highway 4 Bypass and Sand Creek Road in Brentwood, CA. The space is divisible to accommodate a range of retail, grocery, fitness, or entertainment users.

Sand Creek Crossing is co-anchored by Ross Dress for Less and TJ Maxx/HomeGoods, with in-line tenants including Krispy Kreme, Round Table Pizza, See's Candies, Menchie's Frozen Yogurt, Beach Hut Deli, and Sun Kitchen Asian Bistro.

The center sits directly across Sand Creek Road from The Streets of Brentwood, a regional retail draw anchored by AMC 14 Theatres, DSW, Ulta Beauty, Tilly's, Victoria's Secret, Sprouts, and Chico's — with excellent access from the Highway 4 Bypass.

HIGHLIGHTS

- 72,361 SF freestanding building — divisible for multiple users
- Signalized corner access at Highway 4 Bypass & Sand Creek Road
- 48,900+ ADT on Highway 4 Bypass; 20,000+ ADT on Sand Creek Road
- Co-anchored by Ross Dress for Less and TJ Maxx/HomeGoods
- Ample on-site paved parking
- Directly across from The Streets of Brentwood lifestyle center

BUILDING AREA & SITE DATA

GROCERY ANCHOR BUILDING AREA

MAIN FLOOR SALES & SERVICE	65,258 SF
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MEZZANINE	518 SF
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MEZZANINE SERVICE	6,585 SF
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TOTAL BUILDING AREA	72,361 SF
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SITE / CENTER DATA

TOTAL CENTER GLA	244,998 SF
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CO-ANCHOR (ROSS)	28,600 SF
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CO-ANCHOR (TJ MAXX)	25,500 SF
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CROSS STREETS	Hwy 4 Bypass & Sand Creek Rd
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Source: approved architectural plans, Raley's Superstore #336, Sand Creek Crossing, Brentwood, CA. Space is divisible — contact listing agent for available configurations.

72,361 SF

TOTAL BUILDING

244,998 SF

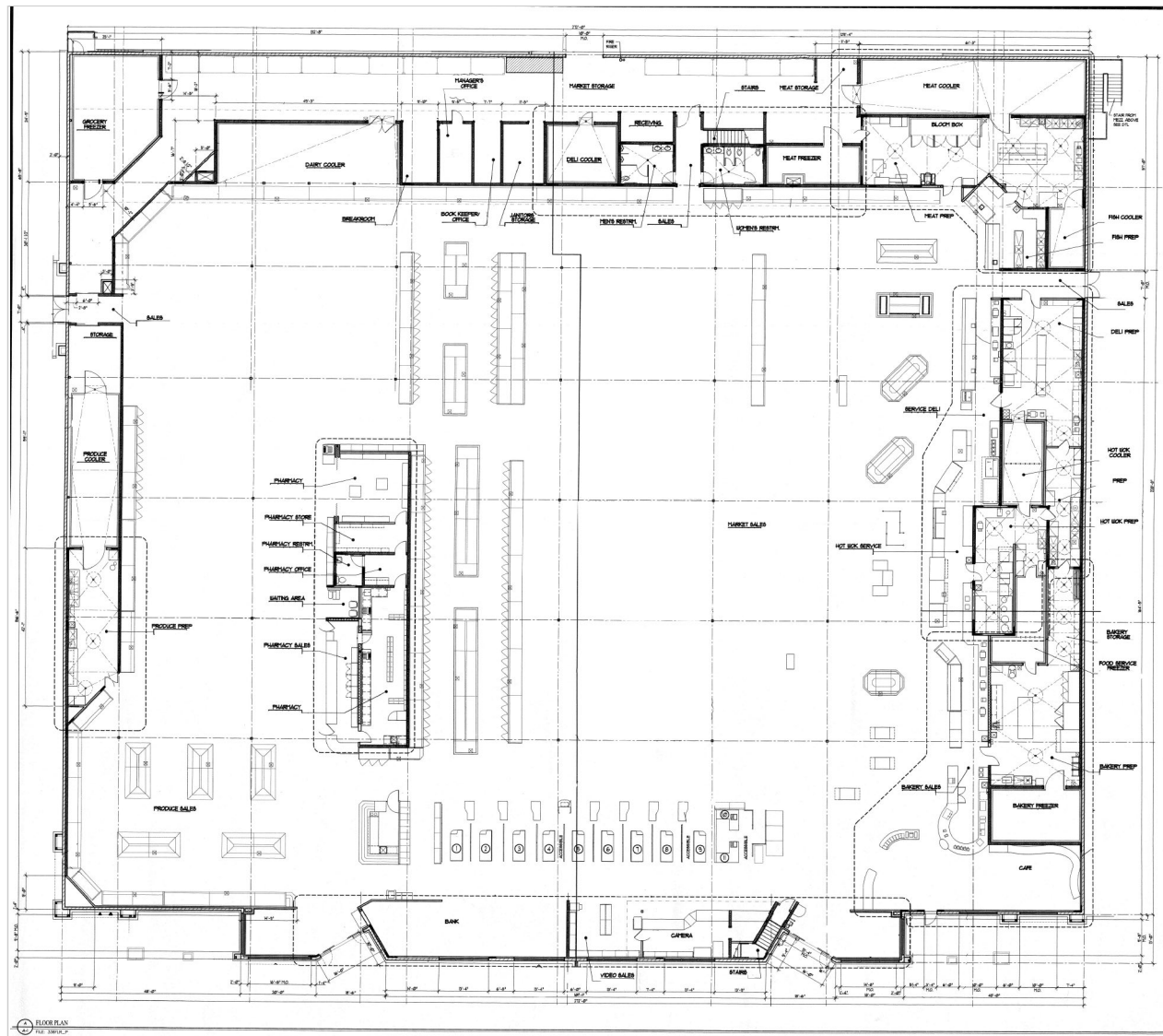
TOTAL CENTER
GLA

Divisible

AVAILABILITY



FLOOR PLAN



TOTAL BUILDING DEPTH: 228'-8"

TOTAL BUILDING WIDTH: 272'-0"

As-built floor plan, Raley's Superstore #336, Sand Creek Crossing, Brentwood, CA. Total building area 72,361 SF. Space is divisible — contact listing agent for available configurations.

TRADE AREA & LOCATION



LOCATION & DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
Daytime Population	9,095	78,049	140,156
Total Population	10,268	90,517	168,291

Households & Income	1 Mile	3 Mile	5 Mile
Est. Average HH Income	\$164,999	\$141,508	\$134,107

Source: Esri, U.S. Census. Figures are estimates and should be independently verified.

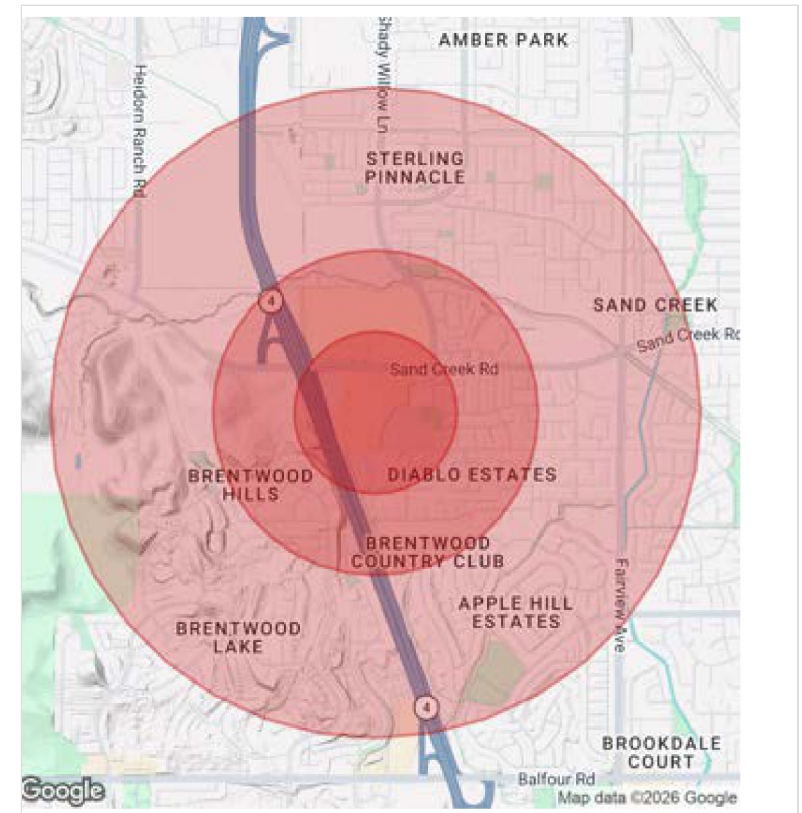
Brentwood Growth Snapshot (Citywide)

+5.2% POPULATION GROWTH '19-'24	3.0 AVG HOUSEHOLD SIZE	\$836,600 MEDIAN HOME VALUE
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Brentwood has 1,375 active development projects in the pipeline citywide, including new residential communities such as Orchard Grove, Casacala (82 homes), The Meadows at Marsh Creek, and Apricot Estates — signaling continued rooftop growth in the trade area.

Nearby Retail

- The Streets of Brentwood — AMC 14, DSW, Ulta, Sprouts, Chico's
- Slatten Ranch Shopping Center — Target, Best Buy, Hobby Lobby
- Lone Tree Plaza — Trader Joe's, Kohl's, Petco, Michaels



Trade area radius map — 0.25, 0.5, and 1-mile rings from Sand Creek Crossing. Map: Google.

ADDITIONAL PHOTOS



SAND CREEK CROSSING

2440 SAND CREEK ROAD, BRENTWOOD, CA 94513

BROKER INFORMATION

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