AVAILABLE

FOR LEASE

108 Railroad Ave

Antioch, CA 94509

+ / - 2,700 SF

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

JANICE KIMSEY

Director
916 934 8759
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
jkimsey@muellercommercial.com
Cal DRE#02138720

CENTURY 21
Select Real Estate, Inc

MUELLER COMMERCIAL TEAM

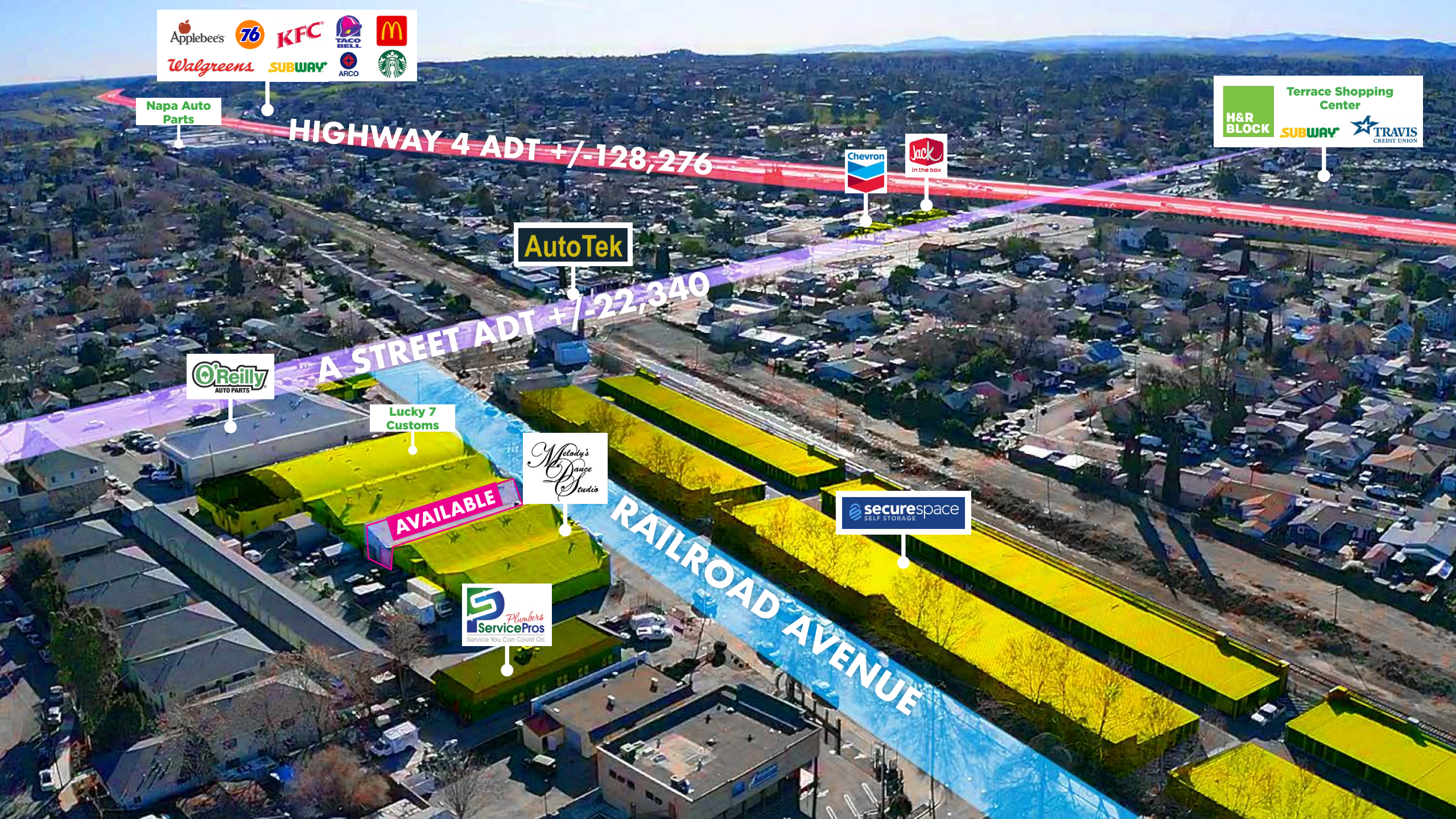
Available Retail/Flex Space With Roll Up Door

THE PROPERTY

108 RAILROAD AVE, ANTIOCH, CA 94509

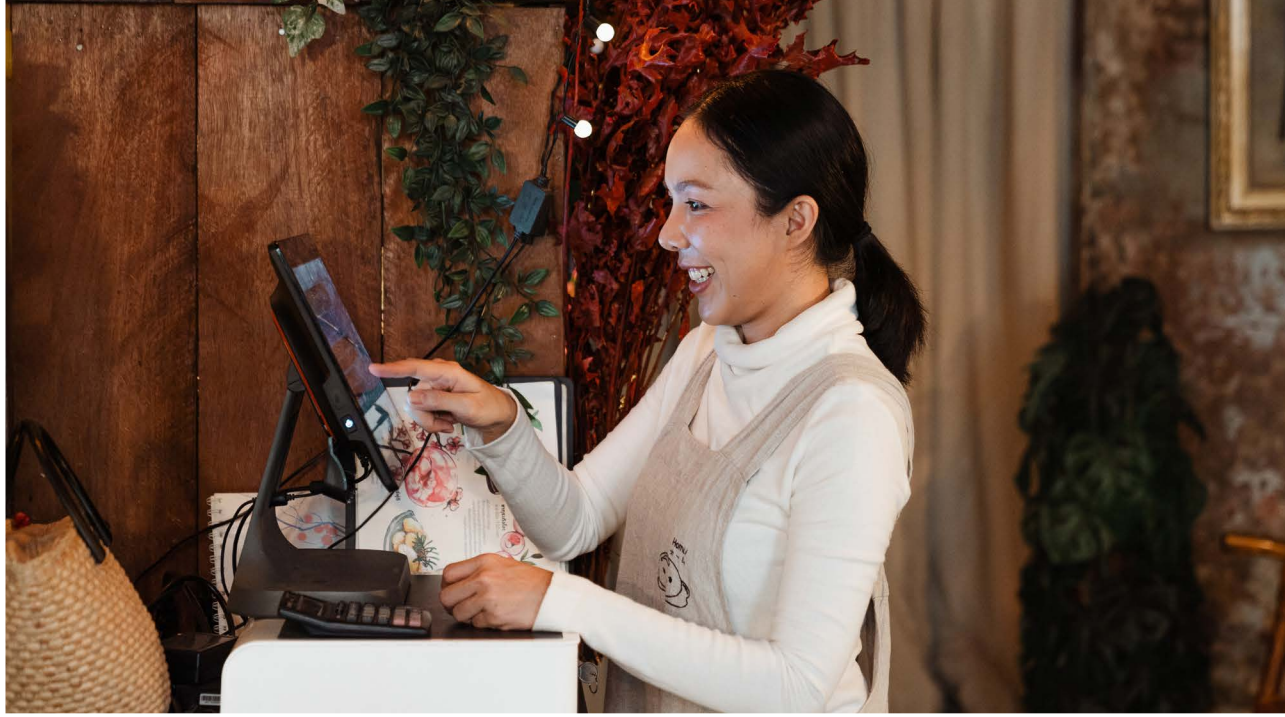
REGION	AVAILABILITY	ZONING	OPPORTUNITY	PRICING
EAST BAY ANTIOCH, CA	+/- 2,700 SF ROLL-UP DOOR	RETAIL FLEX SPACE	RETAIL SERVICES SHOWROOM	$1.10 + NNN

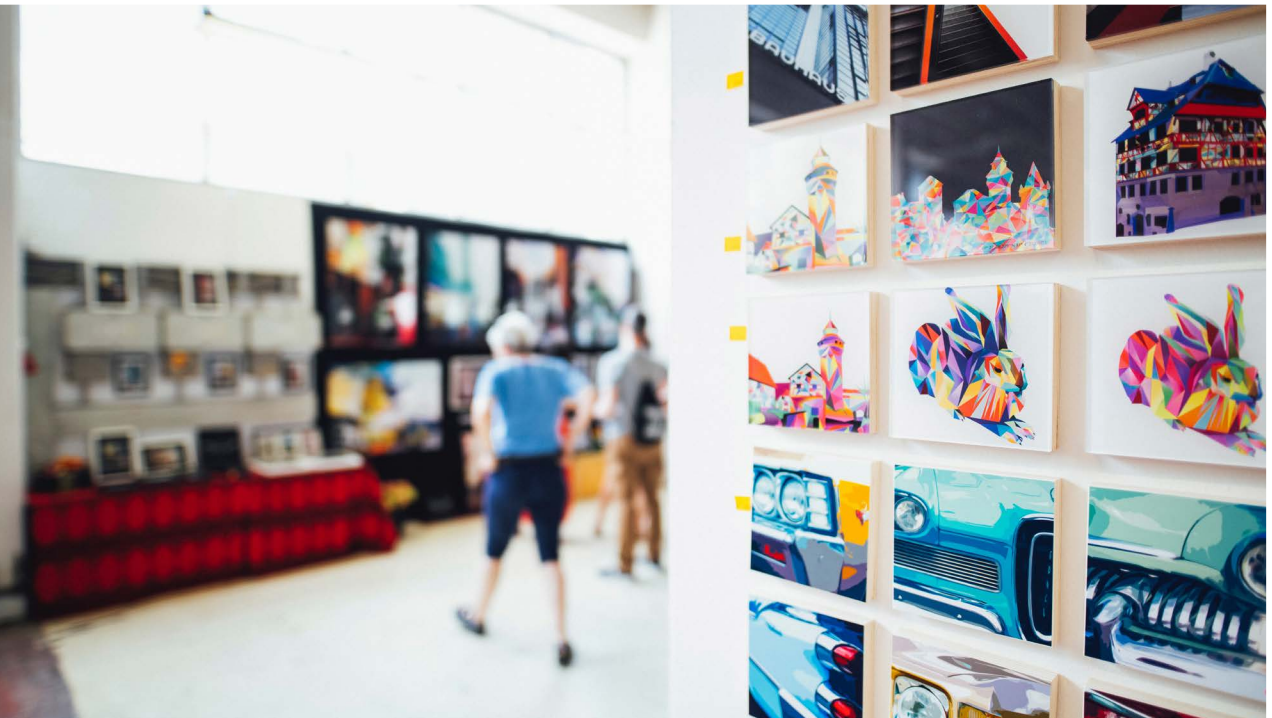
- MULTIPLE INGRESS & EGRESS ACCESS POINTS
- CUSTOMIZABLE SPACE
- BUILDING SIGNAGE AVAILABLE


Applebee's
76
KFC
TACO BELL
Walgreens
SUBWAY
ARCO
Napa Auto Parts
HIGHWAY 4 ADT +/-128,276
Chevron
Jack in the box
H&R BLOCK
Terrace Shopping Center
SUBWAY
TRAVIS CREDIT UNION
AutoTek
A STREET ADT +/-22,340
O'Reilly AUTO PARTS
Lucky 7 Customs
Melody's Dance Studio
AVAILABLE
securespace SELF STORAGE
RAILROAD AVENUE
Plumbers ServicePros
Service You Can Count On

THE BUILDING

This well-positioned property located minutes from Highway 4 and intermingled in an area with a mix of retail shopping, restaurants and residential housing has one available +/- 2,700 SF retail or flex space. A window-facing storefront with fresh LVP flooring featuring a large well-lit area that leads to a warehouse space with a roll up door, office and restroom brings unique options for various business opportunities in a true flex space with easily accessible parking. An additional bonus to this property is the rollup door opens to a fenced, paved yard. With a custom upholstery shop, dance studio and the adjacent automotive repair, this location offers a stream of customers. Railroad Avenue is located off A Street, a major thoroughfare with average daily traffic of +/- 15,330 automobiles. The property is located an exit away from the Antioch BART Station and surrounded by a multitude of national retailers and restaurants, Pizza Hut, Jack in the Box, Starbucks, Costco, 99 Cents Only Store, Lucky Grocery, Ace Hardware, Big O Tires, as well as other local and boutique retailers. Storefront and window signage space is available on this well-maintained building making this a desirable location for tenancy.





THE AREA

The city of Antioch is located in the East Bay region of the San Francisco Bay Area and is the second largest city in Contra Costa. The San Joaquin River borders the city that boasts many outdoor adventures at Antioch National Wildlife Refuge, Big Break Shoreline, Antioch/Oakey Regional Shoreline and Black Diamond Mines. Antioch is home to 31 parks covering 310 acres and 11 miles of walking paths connecting communities to parks. The city has a municipal marina along with private marinas, boatyards, yacht clubs and a public fishing pier.

Over one billion dollars invested in transportation, Antioch easily links to San Francisco Bay Area, Silicon Valley, Sacramento, and Central Valley and beyond. Antioch has a healthy workforce, diverse and educated in a variety of industries. One of the City's top industries is medical. Planning for growth, the city has large areas where companies can ignite a campus of technology, manufacturing, and innovation.

-STOCKTON
-INTERSTATE 5
-SACRAMENTO

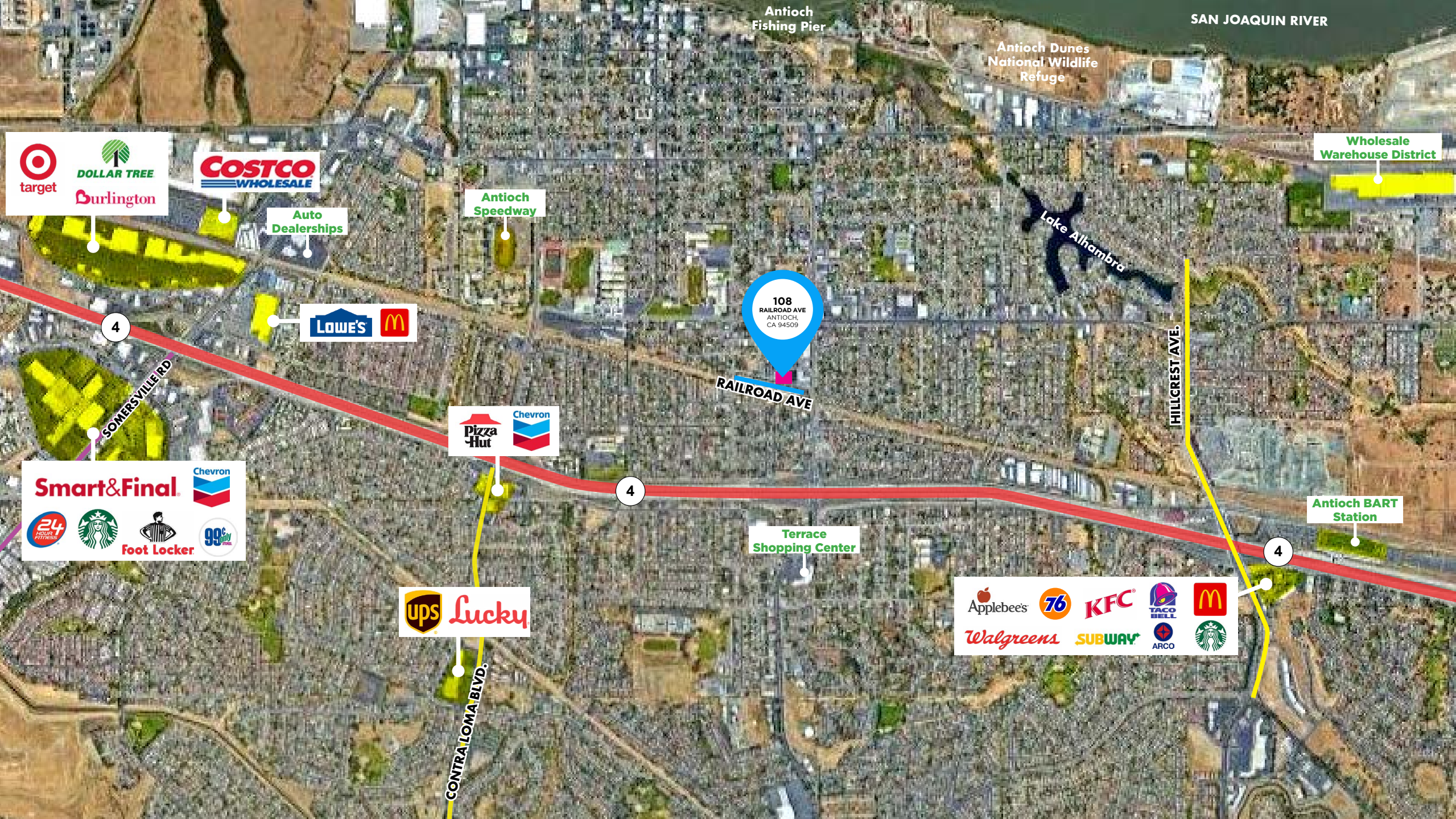
INTERSTATE I-80-
BENICIA-
SAN FRANCISCO-

HIGHWAY 4 ADT +/-128,276

A STREET ADT +/-22,340

AVAILABLE

RAILROAD AVENUE


Antioch Fishing Pier
SAN JOAQUIN RIVER
Antioch Dunes National Wildlife Refuge
Wholesale Warehouse District
target
DOLLAR TREE
Burlington
COSTCO WHOLESALE
Auto Dealerships
Antioch Speedway
Lake Alhambra
LOWE'S
108 RAILROAD AVE ANTIOCH, CA 94509
RAILROAD AVE
4
SOMERSVILLE RD
HILLCREST AVE.
Pizza Hut
Chevron
Smart&Final
24 HOUR FITNESS
Foot Locker
99¢ ONLY STORES
Terrace Shopping Center
Antioch BART Station
ups
Lucky
CONTRA LOMA BLVD.
Applebee's
76
KFC
TACO BELL
Walgreens
SUBWAY
ARCO

DEMOGRAPHICS

EDUCATION
HOUSING

POPULATION	1 MILE	3 MILES	5 MILES
	10,056	115,859	190,004

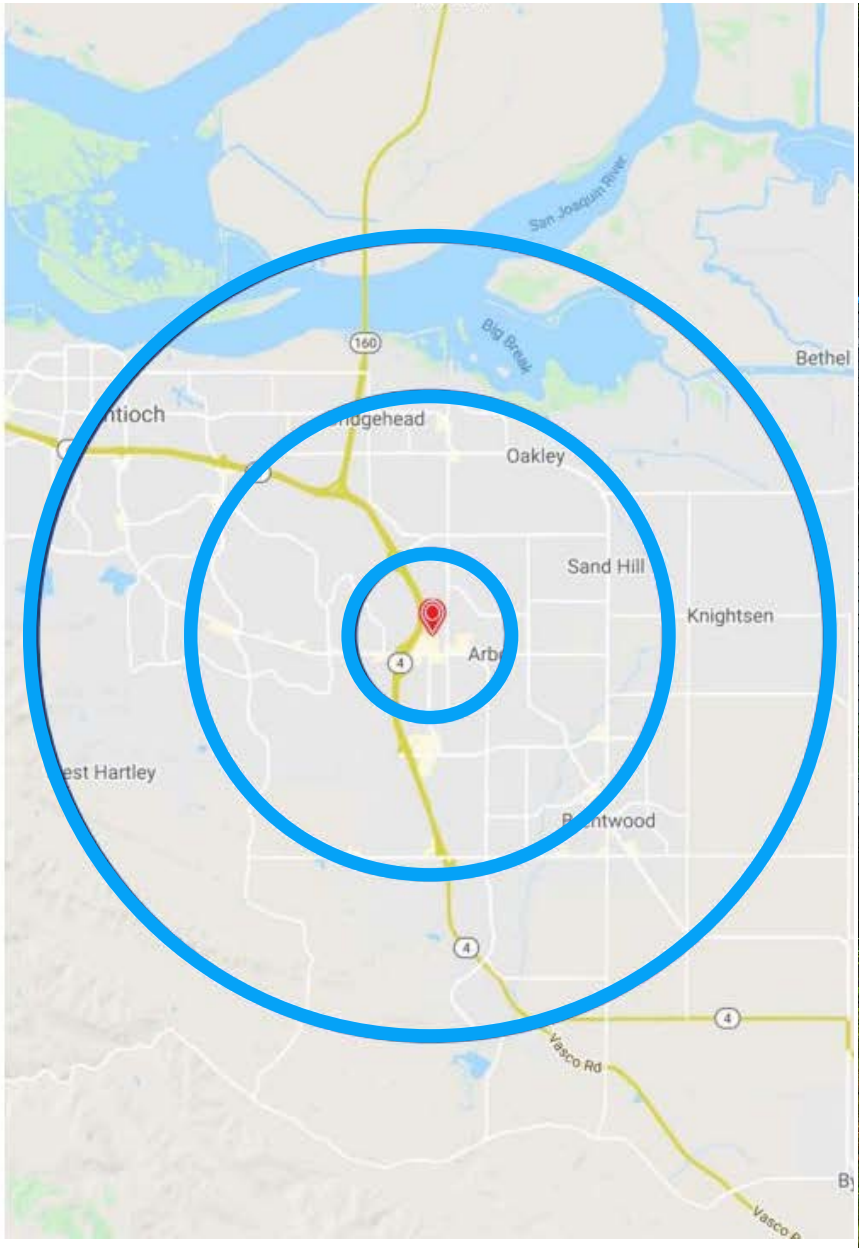
ESTIMATED AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	$159,370	$130,196	$125,369

HOUSEHOLD INCOME DISTRIBUTION $200,000 OR MORE	1 MILE	3 MILES	5 MILES
	607	5,024	7,597

MEDIAN HOME VALUE $1,000,000 OR MORE	1 MILE	3 MILES	5 MILES
	132	1,463	2,564

COLLEGE DEGREE BACHELOR DEGREE OR HIGHER	1 MILE	3 MILES	5 MILES
	2,276	21,154	35,194

TOTAL RETAIL EXPENDITURES	1 MILE	3 MILES	5 MILES
	$3,803	$3,325	$3,248



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