

SIERRA PACIFIC
PROPERTIES, INC

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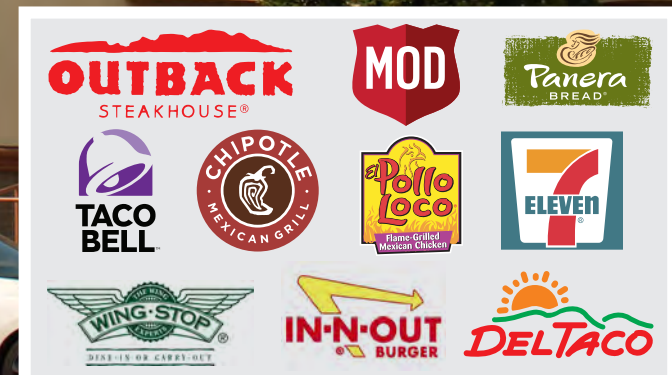
Delta Gateway

Highly Visible Collection of Pad Spaces
Neighboring the Largest Collection of National
& Regional Restaurant Service Tenants in East
County

4300-4500 Century Boulevard, Pittsburg, CA

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About

Phase 1 of Delta Gateway is $\pm 52,000$ SF, tenant line-up includes Panera, In-N-Out, Outback Steakhouse, Chipotle and several others, located in Pittsburg, California along Hwy 4. With Phase 2 now underway, adding another $\pm 55,000$ SF of planned retail and restaurant pads, Delta Gateway will serve as a destination for dining and local entertainment.

Property Summary

Location:	Located at the Somersville Road at Auto Center Boulevard, immediately off Highway 4 in Antioch, CA - Contra Costa County
Type:	$\pm 107,000$ SF Power Center (Phase 1: $\pm 52,000$ SF, Phase 2: $\pm 55,000$ SF)
Ownership:	Sierra Pacific Properties - One of the largest private ownership groups in Contra Costa Count
Zoning:	Community Commercial

$\pm 1,300$ Linear Feet Fronting HWY 4 & 140,700 ADT

Immediate Freeway Accessibility
& Exceptional Visibility

Strong Co-Tenancy with National & Regional Tenants

Very Well-Maintained Center

Drive-Thru Opportunities and BTS

48,382
Households

\$75,362
Median Household
Income

56%
White Collar
Employees

153,831
Total
Population



34.7
Median
Age

24%
Blue Collar
Employees



3,388
Business

\$398,689
Median Home Value

All values represent a 5 mile radius from site. Source: Esri, U.S.

Local Tenant Mix







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the Largest Collection of National & Regional
Restaurant Service Tenants in East County

4300-4500 Century Blvd, Pittsburg, CA 94565

Contact Exclusive Brokers

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