

# POTENTIAL CAR WASH DEVELOPMENT SITE



2410 MAHOGANY WAY  
ANTIOCH, CALIFORNIA

\*Rendered photo of potential Car Wash

Marcus & Millichap



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\*Rendered photo of potential Car Wash



# INVESTMENT OVERVIEW

## INVESTMENT HIGHLIGHTS

- Vacant land with development potential of a Car Wash
- More than 160,000 cars pass the site each day along State Highway 4
- Property is visible from State Highway 4
- Dense regional retail node with drawing power from major national tenants
- Less than one-quarter mile to an interchange with State Highway 4

Price	\$2,500,000
Site Size (SF)	35,284 SF
Site Size (Acres)	0.81 Acres
Access	Two Curb Cuts along Mahogany Way
Traffic Counts	160,000 VPD on State Highway 4
Topography	Level, at Street Grade
Assessor's Parcel Number	074-370-024-7
Zoning	C-3, Service/Regional Commercial
General Plan	Western Antioch Commercial Focus Area



# INVESTMENT OVERVIEW

## COMMERCIAL SITE WITH DRIVE-THRU POTENTIAL

The subject property is a vacant commercial site that measures approximately 35,284 square feet. The site was previously developed with a 3,000 square foot fast food building with drive-thru and has the potential to be developed with a similar use. The site is accessible from two curb cuts along Mahogany Way and all off-site improvements are in place.

## DENSE RETAIL NODE

The site is located in a regional retail node and there are several major shopping centers in the immediate area on both sides of State Highway 4. Major retailers in the area include Lowe's, Costco, Target, Burlington, Ross, Harbor Freight, PetSmart, Dollar Tree, and 24 Hour Fitness. Additionally, there are auto dealerships for Chevrolet, Honda, Toyota, Ram, Jeep, and Dodge in the immediate area, making this a truly regional destination.



## EXCELLENT ACCESS AND VISIBILITY

2410 Mahogany Way is adjacent to State Highway 4 and is visible from the highway. State Highway 4 connects the communities of Brentwood, Oakley, Antioch, Pittsburg, and Concord in east Contra Costa County and is a major commuting corridor. More than 160,000 vehicles pass the site each day along the highway. Additionally, the property is less than one-quarter mile from the Auto Center Drive/State Highway 4 interchange, providing excellent access.

## SOLID DEMOGRAPHIC PROFILE

The trade area for the subject has a middle-income demographic profile, with a median household income of \$76,893. This is 17% above the US average of \$65,694. As of 2021, the population was estimated to be 163,086 within five miles of the property. This represents an 8% increase over the population in 2010.





Somersville Road

Subject Property





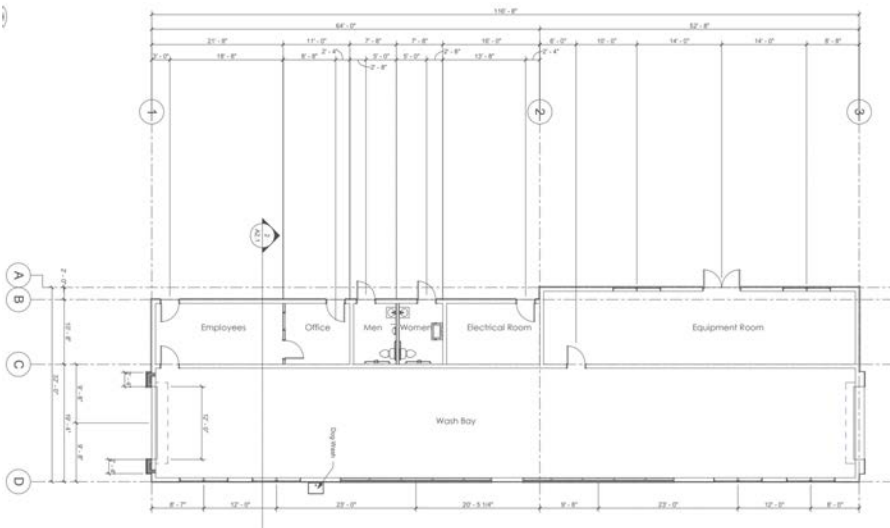
# INVESTMENT OVERVIEW



Rendered Photo of New Car Wash



Second Rendered Photo of New Car Wash



Floor Plan of Potential New Car Wash



Conceptual Site Plan of New Car Wash







Somersville Road





# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Population	19,274	86,546	166,594
<b>2021 Estimate</b>			
Total Population	19,224	85,090	163,068
<b>2010 Census</b>			
Total Population	18,226	78,793	149,594
<b>2000 Census</b>			
Total Population	19,086	78,855	136,604
<b>Daytime Population</b>			
2021 Estimate	12,622	68,788	122,120
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Households	6,701	29,278	53,559
<b>2021 Estimate</b>			
Total Households	6,643	28,685	52,258
Average (Mean) Household Size	2.9	2.9	3.1
<b>2010 Census</b>			
Total Households	6,140	25,999	47,064
<b>2000 Census</b>			
Total Households	6,458	26,401	44,018
<b>Occupied Units</b>			
2026 Projection	6,967	29,875	54,482
2021 Estimate	6,906	29,281	53,166
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2021 Estimate</b>			
\$150,000 or More	5.4%	12.6%	17.2%
\$100,000-\$149,999	8.8%	16.9%	20.3%
\$75,000-\$99,999	11.1%	13.0%	13.6%
\$50,000-\$74,999	19.1%	17.2%	15.8%
\$35,000-\$49,999	15.6%	12.1%	10.2%
Under \$35,000	39.9%	28.3%	22.9%
Average Household Income	\$63,314	\$89,271	\$104,030
Median Household Income	\$44,358	\$63,022	\$76,893
Per Capita Income	\$21,926	\$30,224	\$33,429

<b>HOUSEHOLDS BY EXPENDITURE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Average Household Retail Expenditure	\$100,809	\$126,578	\$138,662
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$18,585	\$22,704	\$24,581
Transportation	\$7,525	\$9,409	\$10,323
Food	\$7,236	\$8,636	\$9,289
Personal Insurance and Pensions	\$5,318	\$7,035	\$7,900
Healthcare	\$3,501	\$4,427	\$4,729
Entertainment	\$2,242	\$2,971	\$3,352
Cash Contributions	\$1,651	\$2,436	\$2,868
Apparel	\$1,345	\$1,683	\$1,832
Gifts	\$949	\$1,306	\$1,498
Education	\$870	\$1,317	\$1,596
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2021 Estimate Total Population	19,224	85,090	163,068
Under 20	29.3%	26.7%	27.4%
20 to 34 Years	25.1%	22.8%	22.2%
35 to 39 Years	7.8%	7.1%	7.0%
40 to 49 Years	11.9%	12.2%	12.9%
50 to 64 Years	15.1%	18.2%	18.7%
Age 65+	10.9%	13.0%	11.8%
Median Age	32.4	35.3	35.3
<b>Population 25+ by Education Level</b>			
2021 Estimate Population Age 25+	12,174	56,494	107,045
Elementary (0-8)	10.3%	7.9%	8.4%
Some High School (9-11)	10.4%	8.9%	8.3%
High School Graduate (12)	34.3%	30.3%	27.7%
Some College (13-15)	26.8%	27.1%	26.9%
Associate Degree Only	7.3%	8.4%	9.2%
Bachelor's Degree Only	8.0%	12.1%	13.9%
Graduate Degree	2.8%	5.3%	5.6%



# DEMOGRAPHICS



## POPULATION

In 2021, the population in your selected geography is 163,068. The population has changed by 19.4 percent since 2000. It is estimated that the population in your area will be 166,594 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 35.3, compared with the U.S. average, which is 38.4. The population density in your area is 2,074 people per square mile.



## HOUSEHOLDS

There are currently 52,258 households in your selected geography. The number of households has changed by 18.7 percent since 2000. It is estimated that the number of households in your area will be 53,559 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 3.1 people.



## INCOME

In 2021, the median household income for your selected geography is \$76,893, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 40.8 percent since 2000. It is estimated that the median household income in your area will be \$78,391 five years from now, which represents a change of 1.9 percent from the current year.

The current year per capita income in your area is \$33,429, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$104,030, compared with the U.S. average, which is \$94,822.



## EMPLOYMENT

In 2021, 78,458 people in your selected area were employed. The 2000 Census revealed that 60.2 percent of employees are in white-collar occupations in this geography, and 39.8 percent are in blue-collar occupations. In 2021, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 33.6 minutes.



## HOUSING

The median housing value in your area was \$295,046 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 29,260 owner-occupied housing units and 14,758 renter-occupied housing units in your area. The median rent at the time was \$740.



## EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 5.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 13.9 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 9.2 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 27.7 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 26.9 percent in the selected area compared with the 20.5 percent in the U.S.



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