

Delta Gateway

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





About

Phase 1 of Delta Gateway is ±52,000 SF, tenant line-up includes Panera, Chili's, In-N-Out, Outback Steakhouse, Chipotle and several others, located in Pittsburg, California along Hwy 4. With Phase 2 now underway, adding another ±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:	±107,000 SF Power Center (Phase 1: ±52,000 SF, Phase 2: ±55,000 SF)
Ownership:	Sierra Pacific Properties - One of the largest private ownership groups in Contra Costa Count
Zoning:	Community Commercial
Phase 2:	Build To Suit & Drive-Thru Opportunities

±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

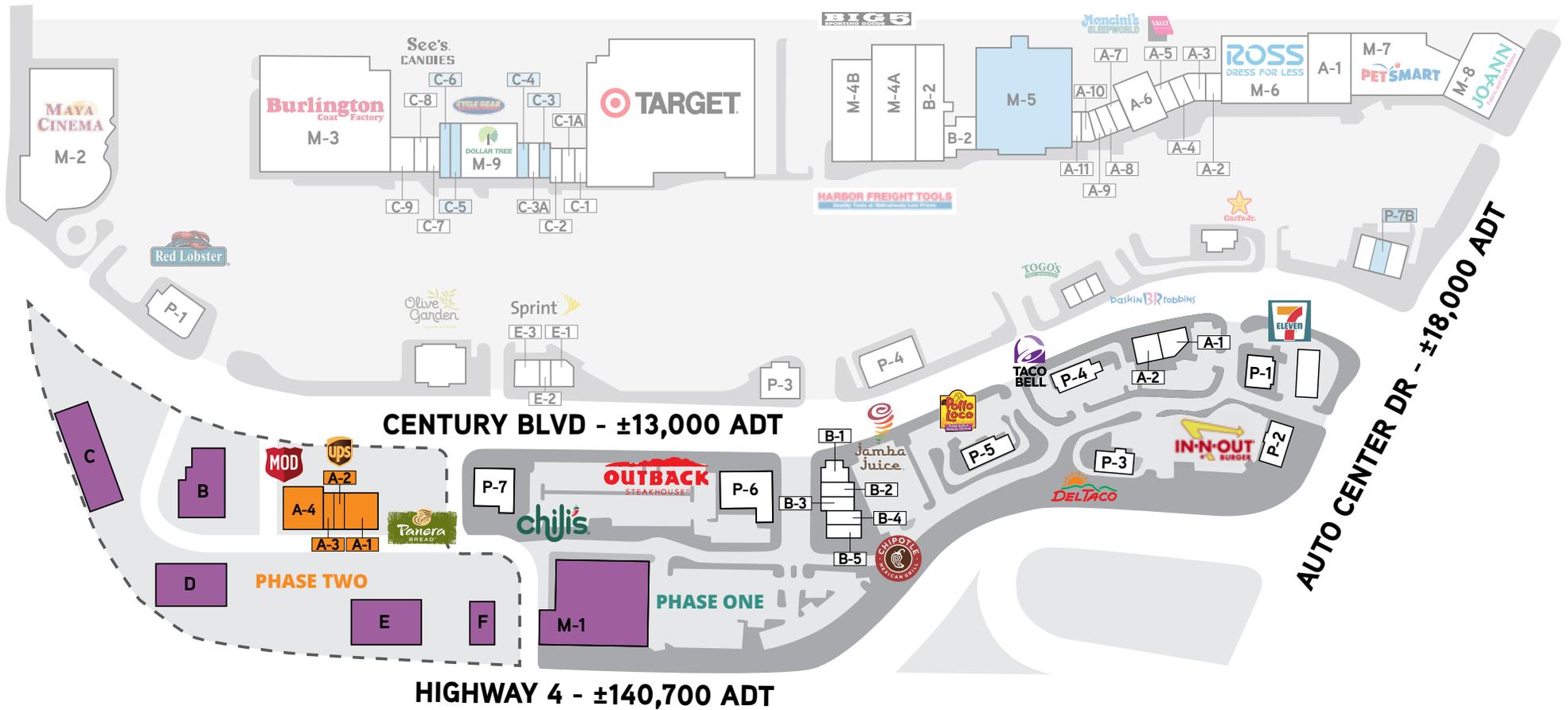
24%
BLUE COLLAR
EMPLOYEES



3,388
BUSINESSES

\$398,689
MEDIAN HOME VALUE

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



PHASE ONE			
P-7	Chili's Bar & Grill	B-4	AT&T
P-6	Outback Steakhouse	B-5	Chipotle
B-1	Jamba Juice	P-5	El Pollo Loco
B-2	Wing Stop	P-4	Taco Bell
B-3	Metro PCS	A-2	Ebony Beauty Supply
A-1	T-Mobile	P-1	7-Eleven
M-1	AVAILABLE (Former In-Shape)	±32,879 SF	
P-3	Del Taco		
P-2	In-N-Out Burger		

PHASE TWO - CURRENTLY UNDER DEVELOPMENT			
C	AVAILABLE - Retail/Restaurant	±11,000 SF	
B	AVAILABLE - Retail/Restaurant	±9,500 SF	
A-4	Mod Pizza		
A-3	UPS Store		
A-2	Nail Salon		
A-1	Panera Bread		
D	AVAILABLE - Retail/Restaurant	±10,000 SF	
E	AVAILABLE - Retail/Restaurant	±10,000 SF	
F	AVAILABLE - Retail/Restaurant	±4,500 SF	

Local Tenant Mix





LOS MEDANOS COLLEGE

±176,000 SF
NORTH PARK PLAZA

±507,000 SF
SOMERSVILLE TOWNE CENTER

±530,000 SF
CENTURY PLAZA

SOMERSVILLE ROAD - 22,000 ADT

HIGHWAY 4 - 140,700 ADT

CENTURY BLVD - 13,000 ADT

AUTO CENTER DRIVE - 18,000 ADT





SIERRA PACIFIC
PROPERTIES, INC



Delta Gateway

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DO NOT
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