

320 OAK STREET, BRENTWOOD, CALIFORNIA



RETAIL STOREFRONT IN DOWNTOWN BRENTWOOD

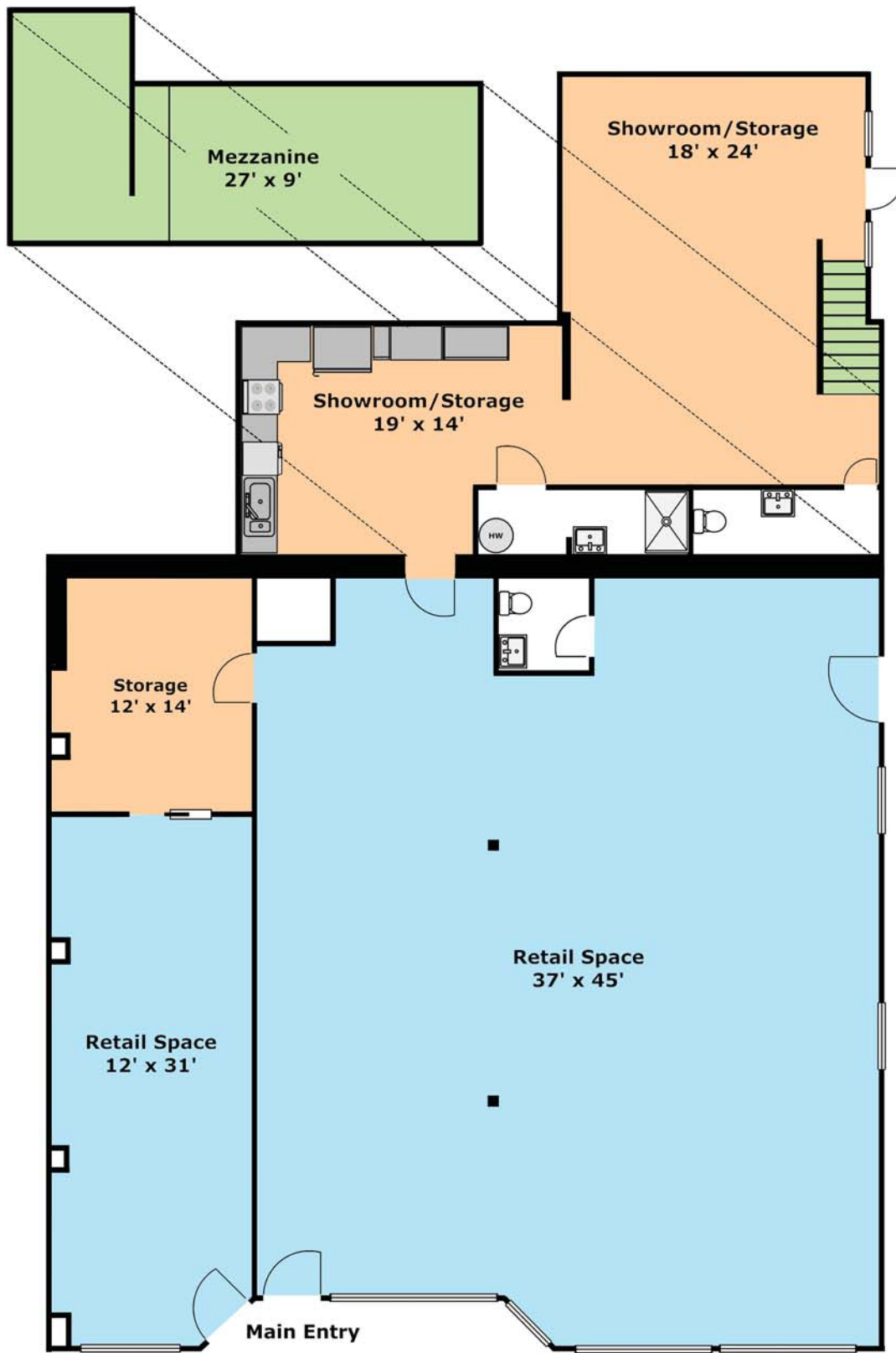
\$1,200,000

Offered Exclusively by:

RAMESH RAMCHANDANI, BROKER

RAMESH@PANAVISTA.COM

(510) 523-0707



Layout and all measurements are approximate,
and not guaranteed to be either exact or to scale.

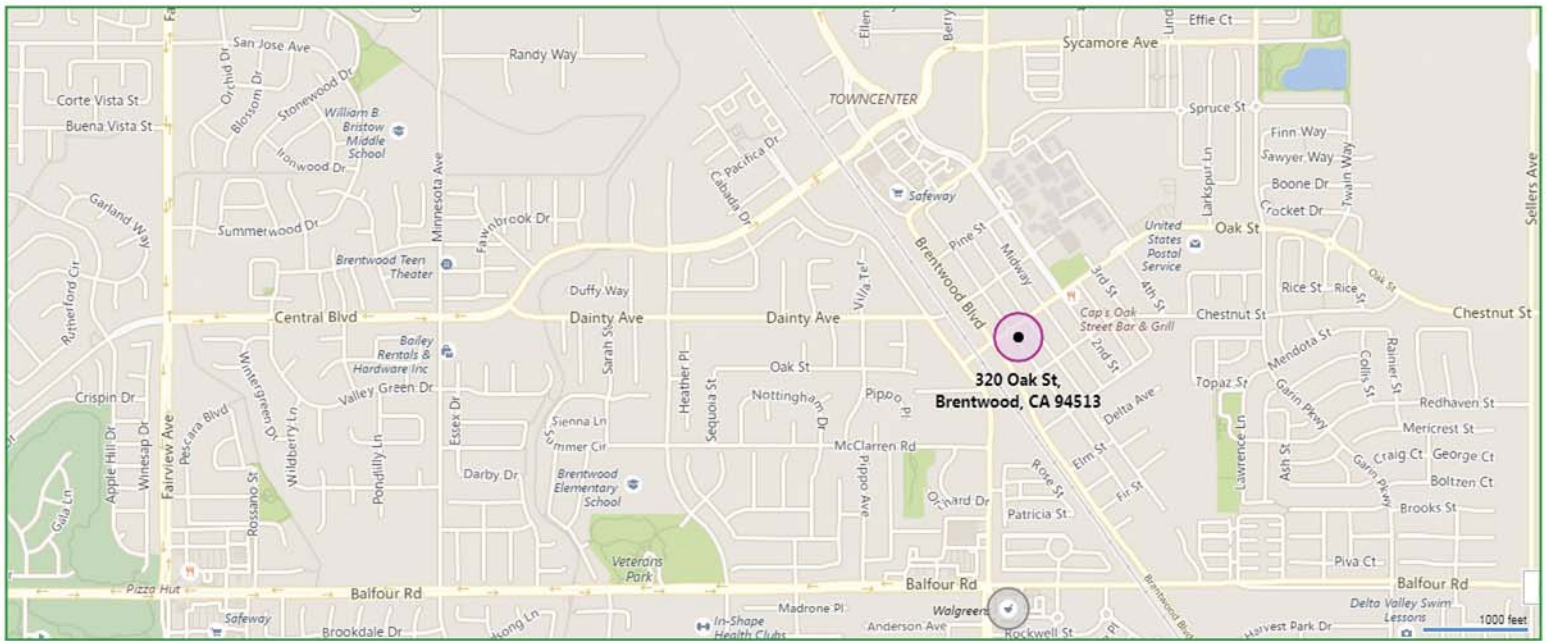


PROPERTY DESCRIPTION

Built in 1928, 320 Oak Street is a prime single-story retail storefront property located in the heart of Downtown Brentwood, at the corner of Oak Street and Diablo Way, near Brentwood Boulevard. With approximately 49 feet of street frontage at the gateway to Brentwood's historic center and large display windows facing Oak Street, this commercial building provides a very unique opportunity for businesses to proudly showcase their merchandise in this vibrant pedestrian-oriented shopping district.

320 Oak Street features approximately 2,300 square feet of retail space in the front, and tall ceilings that vary from approximately 10 feet to 13 feet. The large storage/showroom space and mezzanine in the rear features another approximately 900 square feet that can also be accessed from Diablo Way.





BRENTWOOD & ITS DEMOGRAPHICS

Brentwood was incorporated in 1948, and is located in the San Francisco East Bay in Contra Costa County. It began as a community in the late 19th century, and is still known throughout the Bay Area for its agricultural products, primarily its cherries, corn and peaches. Agriculture remains important to the local economy, but has declined in relative importance as the city has become more suburban. Since 1990, many of the old farms and orchards have been replaced by suburban developments, and Brentwood has now become increasingly residential. According to the United States Census, its population was 51,481 as of 2010, an increase of 121 percent from the 2000 census estimate of 23,302. Brentwood's population was estimated to be 60,999 in 2016, and is projected to be 68,161 by 2021.

The city broke ground for a new civic center in 2009. The Mission-style architectural inspiration for City Hall, the main building, was the 1910 Brentwood Hotel. The project, completed in 2012, includes the 58,000-square-foot City Hall and state-of-the-art City Council Chambers, a 32,000-square-foot community center, 280-space parking garage and redevelopment of the 2½-acre City Park. The center received a Leadership in Energy and Environmental Design (LEED) Silver certification for amenities such as green roofs, bioswales, and permeable paving.

Since 2013, Brentwood's economy has displayed renewed economic vigor with substantial new activity in residential and commercial/retail construction. The overall improvement in the Bay Area economy and anticipation for the completion of eBart and highway improvements in East Contra Costa County are now playing a part in the revival of strong economic growth in Brentwood.

Brentwood borders on the Mediterranean and semi-arid climates. Like most of East Contra Costa County, Brentwood lies in the rain shadow of Mt. Diablo and receives less rainfall than many of its neighbors. Summer heat is often moderated by the Delta Breeze, especially in the late afternoon, causing temperatures to cool rapidly.

Local bus service is provided by Tri Delta Transit, a special purpose district entrusted with providing public transportation for Eastern Contra Costa County. At designated times, this district also operates an express bus service to the Pittsburg/Bay Point and the Pleasanton/Dublin BART rail stations.

Work on a light rail Bay Area Rapid Transit (BART) expansion commonly known as eBart, is in progress and scheduled for completion in the near future. The nearest Altamont Commuter Express train station is in Livermore. The nearest Amtrak station is in Antioch, CA.