



# Somersville Plaza Shopping Center

2635-2669 Somersville Road  
Antioch, CA 94509



For Additional information, contact Exclusive Agent:

408.331.2308

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Vice President

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[www.biaginiproperties.com](http://www.biaginiproperties.com)



EXTERIOR REMODEL



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## Property Description

Discover unparalleled opportunity at Somersville Plaza. This stunning property features an exterior remodel and new monument signage, as well as state-of-the-art voice-activated security cameras for added peace of mind. Direct sight lines to Somersville Towne Center and convenient access to Highway 4 via Somersville Road on and off ramps make this an ideal location for your business. Benefit from the presence of major nearby tenants, ample ADA-compliant parking, and a signalized intersection. With its prime features and strategic positioning, this property presents an exceptional foundation for success.

## Offering Summary

Lease Rate:	\$1.50 SF/month
Estimated NNN Charges	.73 SF/month - 2026
Number Of Units:	11
Available SF:	1,200 - 3,657 SF
Lot Size:	87,991 Acres
Building Size:	7,710 SF



## Property Highlights

- **Exterior Remodel & New Monument Signage**
- **New Exterior Voice Activated Security Cameras**
- Direct Sight Lines to Somersville Towne Center, Smart & Final, Grocery Outlet
- Signalized Intersection
- Easy Access to Highway 4 via Somersville Road On & Off Ramps
- Major Nearby Tenants
- Ample Parking - ADA Compliant



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## Lease Information

Lease Type:	NNN
Total Space:	1,200 - 3,657 SF

Lease Term:	Negotiable
Lease Rate:	\$1.50 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2651 Somersville Road	Available	1,200 - 3,657 SF	NNN	\$1.50 SF/month	± 71' W x 51' 4" D. Formerly The Avenue. Double glass entrance doors, 100% drop t-bar ceiling at 10' AFF (Above Finished Floor), upgraded lights and track lighting, 3 dressing rooms, storage room, 1 restroom, rear storage room with plumbing stub outs for sink, hot water over restroom, 2 separate electrical panels, 3 separate HVAC units, rear door to secured drive isle. Available Now.



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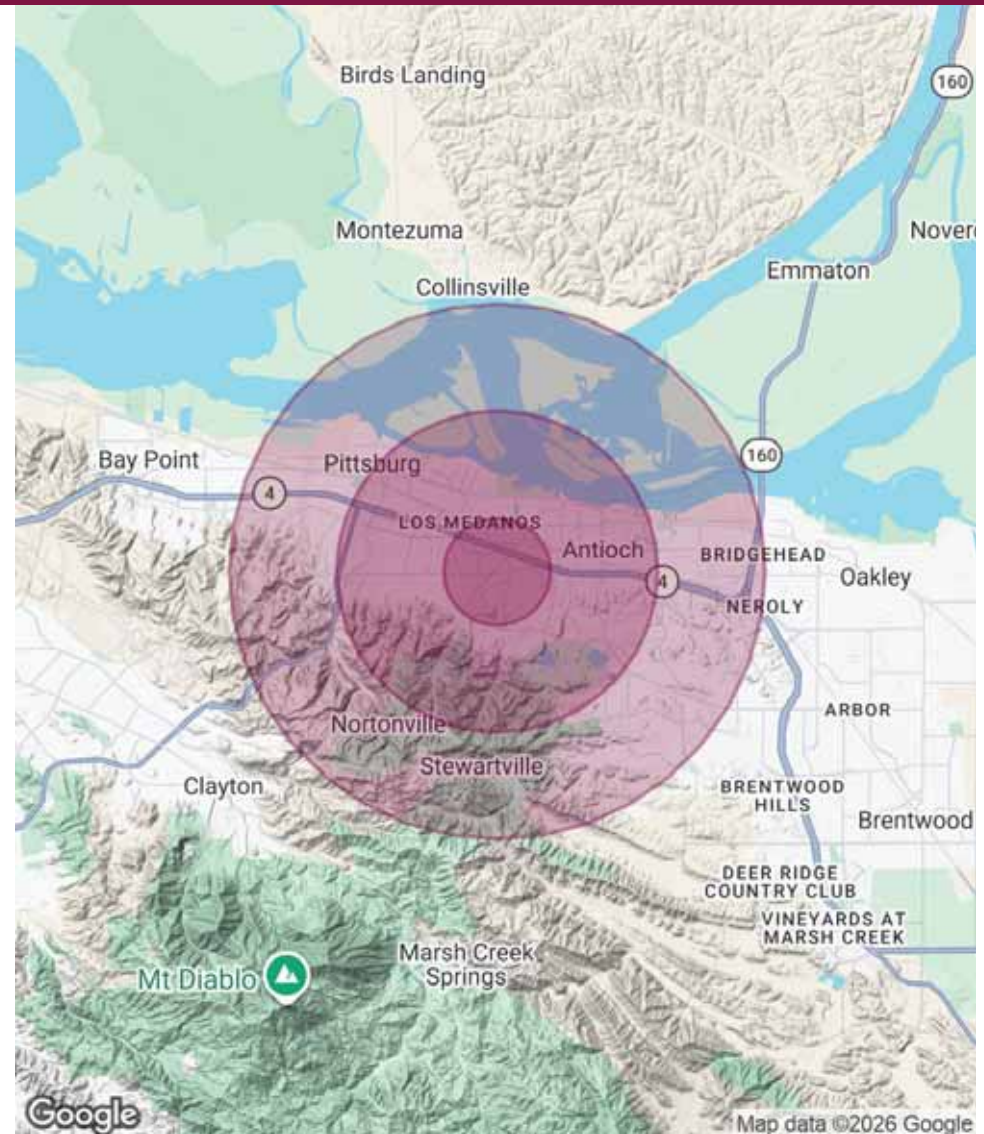
<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	17,004	94,903	172,980
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,553	30,563	53,289
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$92,052	\$110,102	\$121,806
Average House Value	\$470,944	\$576,244	\$634,671

\* Demographic data derived from 2020 ACS - US Census

### Traffic Counts 24 Hour ADT 2018

Somersville Road at Fairview Drive SW	9,310
Somersville Road at Delta Fair Blvd.	15,872
Buchanan Road at Somersville Road	15,940
Somersville Road at State Route 4	145,000



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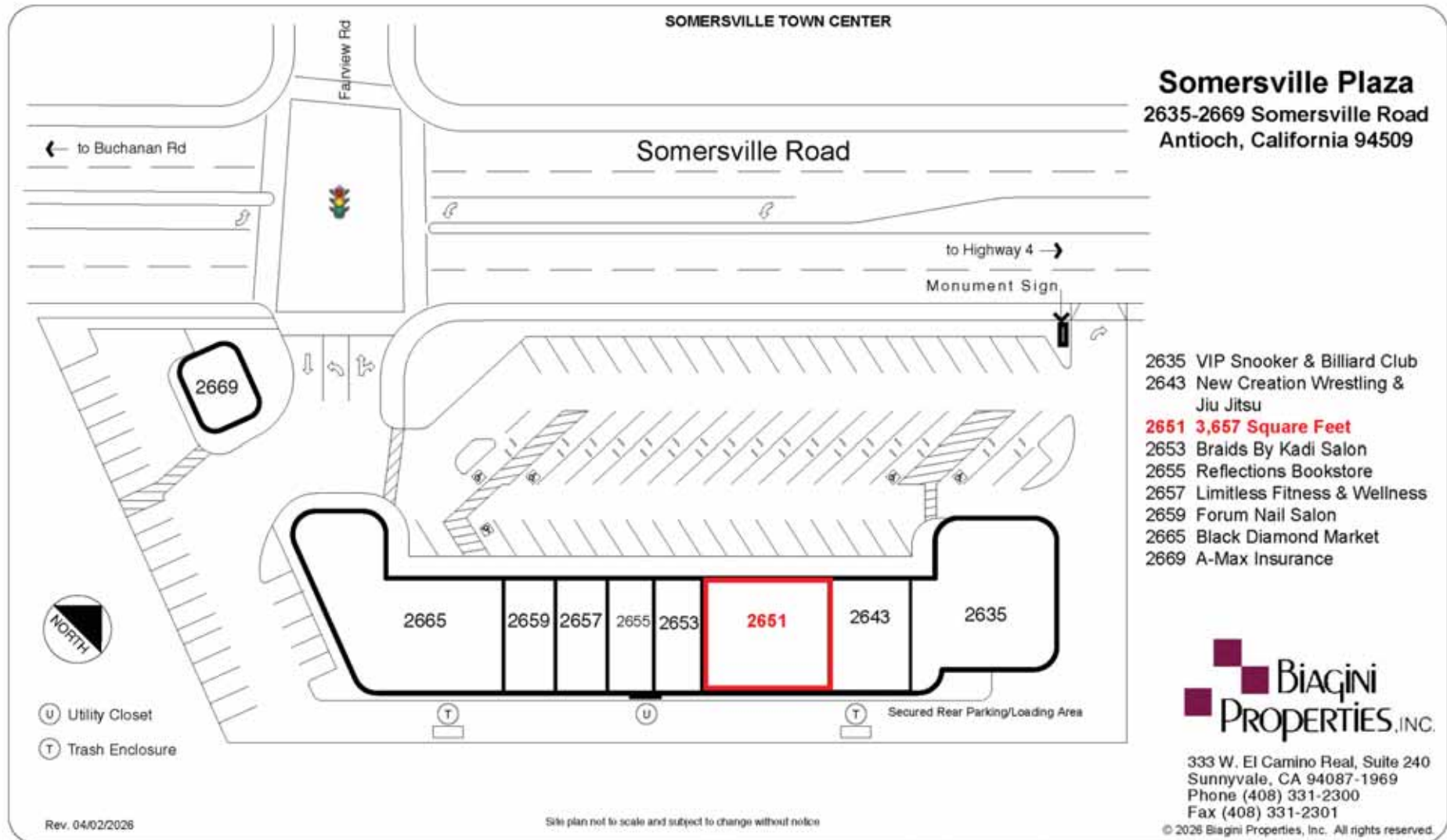
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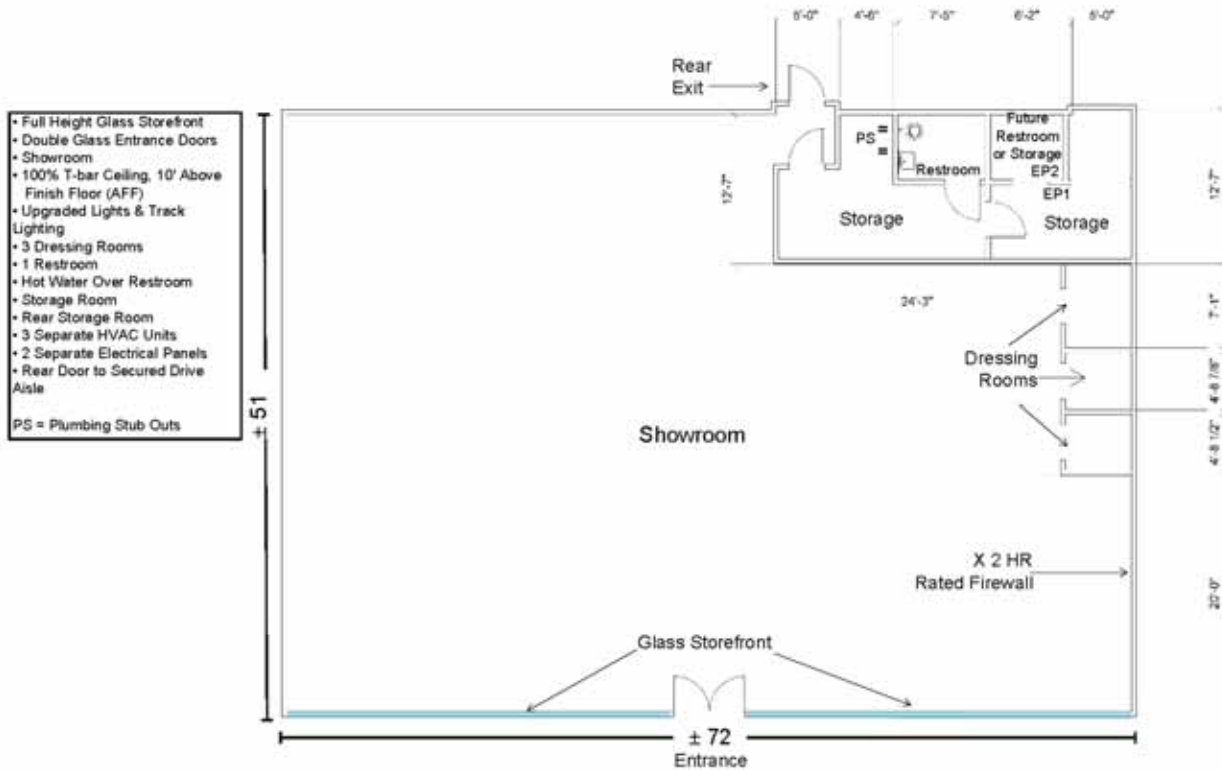
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**SOMERSVILLE PLAZA**  
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 ± 3,657 Square Feet (SF) (± 72' W x 51' D) Divisible 1,200 SF



- Full Height Glass Storefront
  - Double Glass Entrance Doors
  - Showroom
  - 100% T-bar Ceiling, 10' Above Finish Floor (AFF)
  - Upgraded Lights & Track Lighting
  - 3 Dressing Rooms
  - 1 Restroom
  - Hot Water Over Restroom
  - Storage Room
  - Rear Storage Room
  - 3 Separate HVAC Units
  - 2 Separate Electrical Panels
  - Rear Door to Secured Drive Aisle
- PS = Plumbing Stub Outs

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All dimensions are approximate only. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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2651 Somersville Road - Interior



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