



**FOR LEASE - 12,000 SF  
SAND CREEK CROSSING MINI BOX**

---

**2470 Sand Creek Rd, Brentwood, CA 94513**

**Jeff Helm**  
530.870.1384  
jeff@helmre.com  
Lic: 01428618

The logo for HELM PROPERTIES, featuring the word 'HELM' in a large, bold, white sans-serif font above the word 'PROPERTIES' in a smaller, bold, white sans-serif font. To the left of the text is a stylized graphic of three vertical bars of varying heights, resembling a bar chart or a modern architectural element.



# SAND CREEK CROSSING MINI BOX

2470 Sand Creek Rd  
Brentwood, CA 94513



◆ 12,000 SF AVAILABLE

## Property Highlights

- Strong retail co-tenancy.
- Prime location adjacent to The Streets of Brentwood.
- Pylon & monument signage visible from HWY 4 & Sand Creek Drive.
- Situated at a signalized intersection with high traffic volume
- Steady flow of potential customers and clients
- Excellent exposure for businesses.

## Traffic Counts

Sand Creek Rd & Hwy 4 W	18,854 CPD
Hwy 4 & Sand Creek RD NW	40,045 CPD
<b>Total</b>	<b>58,899 CPD</b>

Demographics	1 mi	3 mi	20 min dr
Population	10,781	92,181	298,273
Households	3,372	28,713	92,561
Median HH Income	\$145,635	\$125,577	\$101,506
Daytime Employees	2,134	23,286	144,785

## Neighbor Tenants



### Jeff Helm

530.870.1384  
jeff@helmre.com  
Lic: 01428618





# SAND CREEK CROSSING MINI BOX

2470 Sand Creek Rd  
Brentwood, CA 94513



**Jeff Helm**  
530.870.1384  
jeff@helmre.com  
Lic: 01428618





**Jeff Helm**  
 530.870.1384  
 jeff@helmre.com  
 Lic: 01428618

