

# FOR LEASE



**BUILDING SIZE**  
2,400 SF



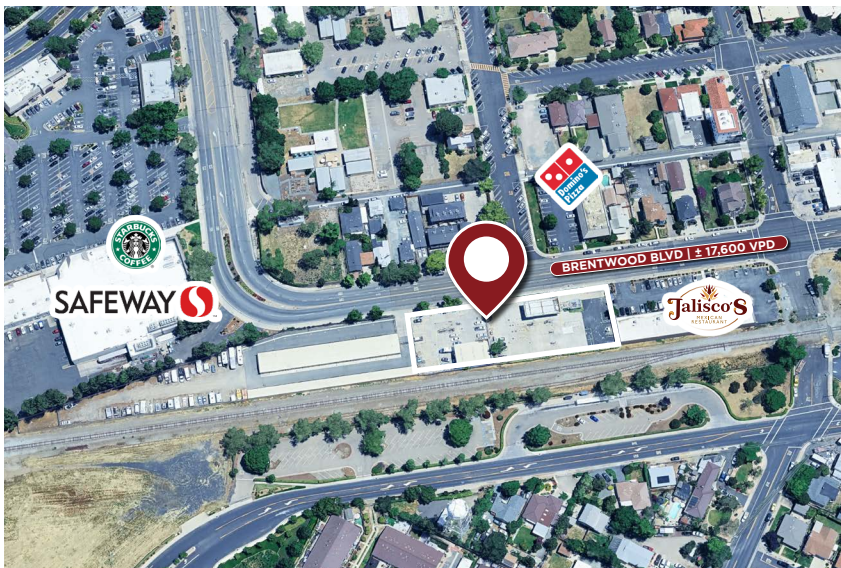
**LOT SIZE**  
1.04 AC



**± 17,600 VPD**  
Brentwood Blvd



8285 BRENTWOOD BLVD | BRENTWOOD, CA 94513



- **PRIME BRENTWOOD LOCATION**

Strategically positioned along Brentwood Blvd, the city's primary commercial artery and a major commuter route. Located in one of the fastest-growing and most affluent submarkets in East Contra Costa County.

- **FREESTANDING BUILDING WITH AUTOMOTIVE POTENTIAL**

Existing freestanding structure situated on a generously sized parcel ideal for automotive uses such as service, tire, sales, or quick-service concepts. The site provides ample space for vehicle parking, service circulation, and outdoor display while offering flexibility for redevelopment or repositioning.

- **SIGNALIZED ACCESS & HIGH VISIBILITY**

Excellent visibility and direct access along high-traffic Brentwood Blvd. Prominent frontage within an established retail corridor delivers consistent commuter and neighborhood traffic.

	3 MILES	5 MILES	10 MILES
<b>Population</b>	73,296	149,701	262,693
<b>Average Household Income</b>	\$176,171	\$170,130	\$152,474

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