

Available



# Shop & PAD Spaces Available

Shops at Fairview, Brentwood, CA



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# Property Profile

## Shops at Fairview

The Shops at Fairview is an approximately 64,000 square foot Retail Neighborhood Center located on the corner of Balfour Road and Fairview Avenue, near the Highway 4 Bypass, and centrally located in the City of Brentwood. The center is anchored by CVS on a pad with a drive-thru and Dollar Tree. In addition, the center consists of several multi-tenant buildings and a freestanding Jack in the Box.

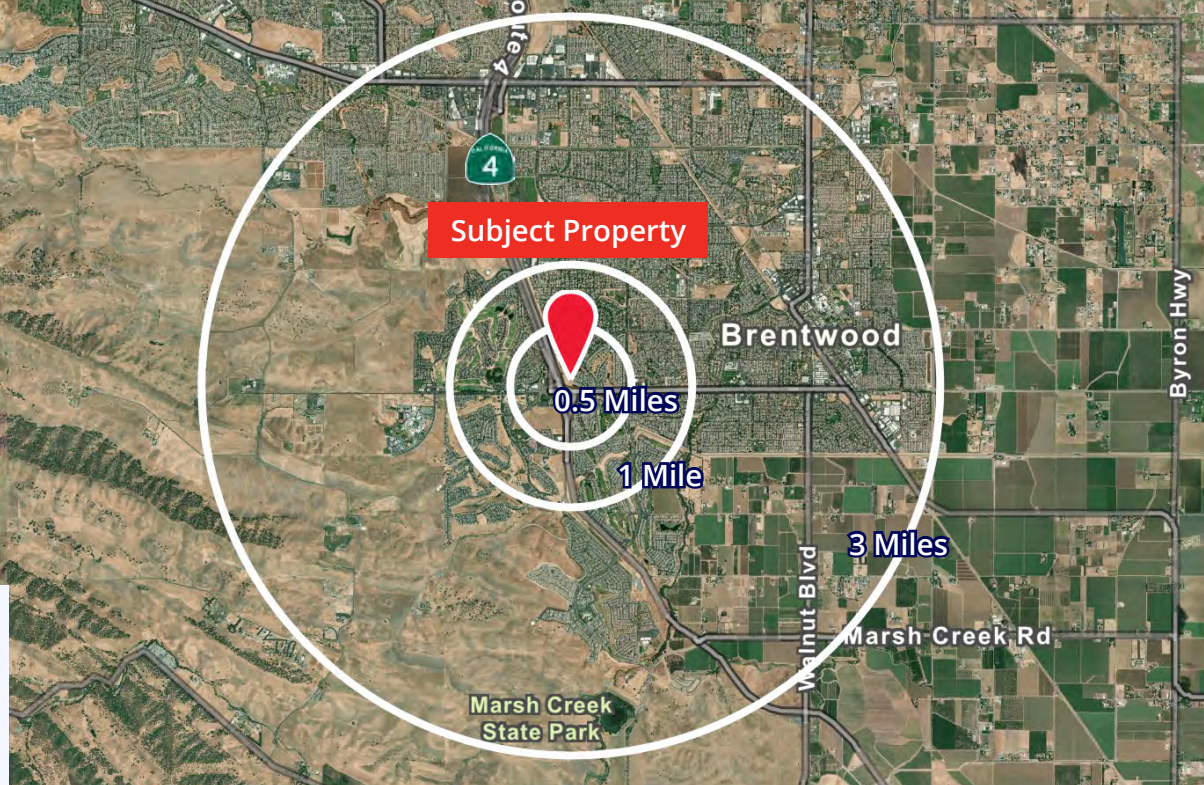
The Shopping Center has four vacant pads with two that will be developed in 2026. One pad will be improved with a two-tenant building for a build-to-suit drive-thru Chipotle, and the other will be developed as a veterinary clinic on the pad next to Dollar Tree, relocating from one of the multi-tenant buildings within the center.

## Availability

Space	SF	Notes
3181-T	1,505 SF	Second generation dental office
3181-D	1,480 SF	Available Now
3101-D	1,446 SF	Available Now
3101-H	1,850 SF	Second generation convenience store
3111-C	2,770 SF	Second generation veterinary clinic
PAD 4	0.41/ AC	Available Now
PAD 5	1.00 AC	Available Now

*\*PAD 5 can potentially be combined with PAD 4*


# Demographics



## Highlights

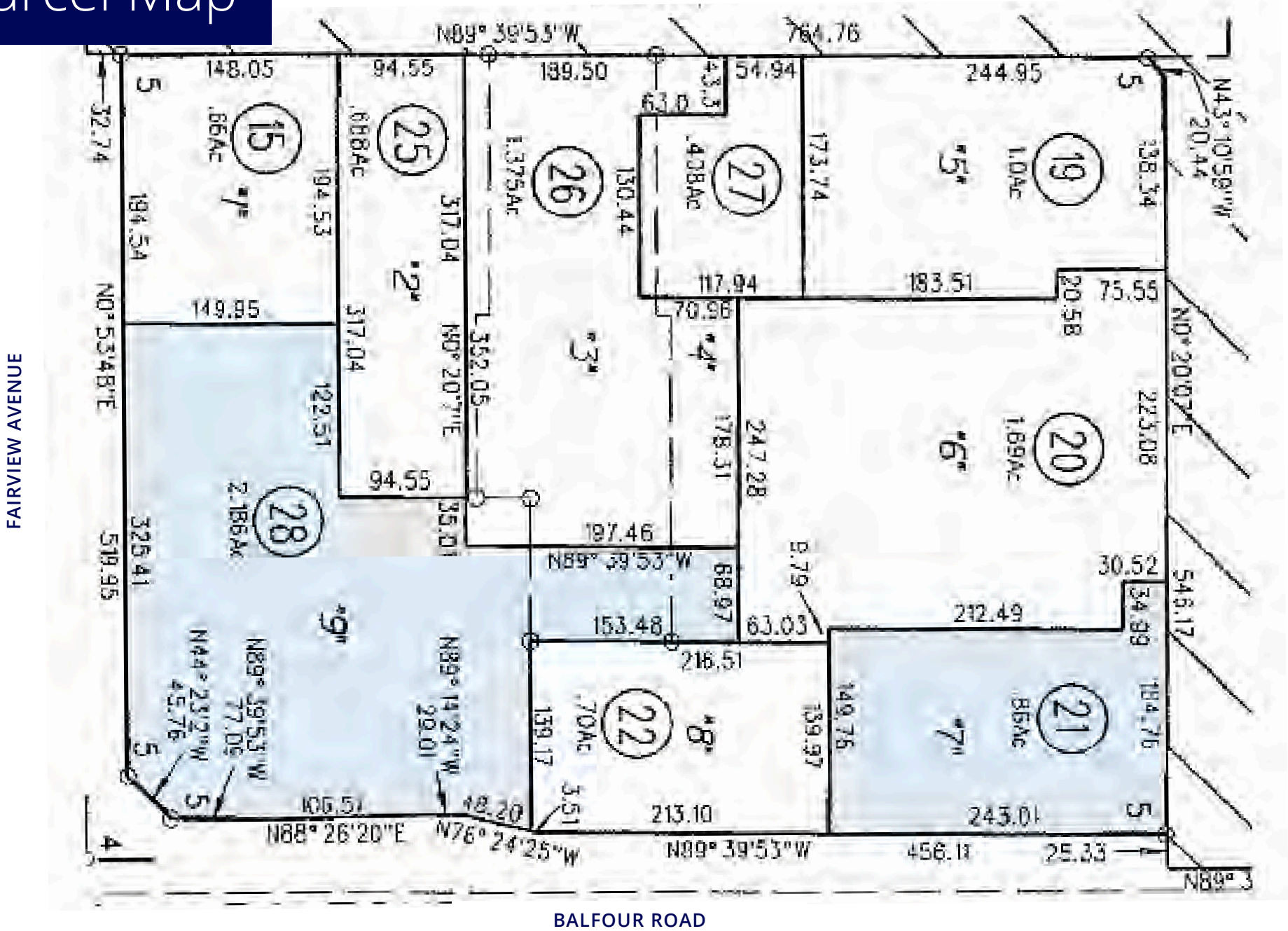
**Prime Location:** Retail space along Balfour Road in Brentwood sits on a major commercial thoroughfare with high vehicle traffic counts and signalized intersections — valuable for retailers seeking visibility and customer access. The area is just blocks from Highway 4 (Balfour Rd & Fairview Ave), making it easily accessible from across Brentwood and connecting commuters.

## Demographics

	0.5 mile	1 miles	3 miles
 <b>Total Population</b>	3,087	13,909	74,002
 <b>Daytime Population</b>	2,580	11,169	62,499
 <b>Total Households</b>	1,202	5,264	23,998
 <b>Median HH Income</b>	\$132,087	\$145,152	\$147,247
 <b>Education</b> <i>(Bachelor's/graduate/prof degree)</i>	43%	43.9%	42.5%
 <b>Total Businesses</b>	116	363	2,201
 <b>Total Employees</b>	623	2,644	18,434
 <b>White Collar Employees</b>	67.6%	71.8%	70.9%



# Parcel Map



BALFOUR ROAD

# Location Overview



# Photo Gallery



# Photo Gallery





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