

2140

LAUREL RD | OAKLEY, CA 94561



OFFERING
MEMORANDUM

ÀCRE
— PARTNERS

2.61 ACRE DEVELOPMENT
OPPORTUNITY

CONFIDENTIALITY DISCLAIMER

CONTACT

DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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2140 LAUREL RD
OAKLEY, CA 94561



LOT SIZE
2.61 AC

AiCRE Partners presents a premier development opportunity located at 2140 Laurel Rd in the high-growth community of Oakley, California. Situated on 2.61 acres of level land with excellent visibility along Laurel Road (25,263 VPD) and Empire Avenue (17,044 VPD), this site is ideal for retail or medical development. The property benefits from strong surrounding demographics and infrastructure momentum.

Strategically positioned in Eastern Contra Costa County with seamless access to State Route 4 and enhanced regional connectivity via the eBART extension, this site offers unmatched potential for developers and investors looking to capitalize on Oakley's expanding economic landscape. With over 200,000 residents within a 5-mile radius and a 2024 average household income exceeding \$150,000, demand drivers are firmly in place.

PROPERTY HIGHLIGHTS

- Zoned General Commercial, allowing for a wide range of uses—including drive-thrus.
- Prime development site located less than 1/4 mile from major thoroughfare Highway 4.
- Close proximity to the Laurel Road on/off-ramp, providing key access for the City of Oakley and surrounding areas.



CALIFORNIA
4

74,600 VPD

NEROLY RD

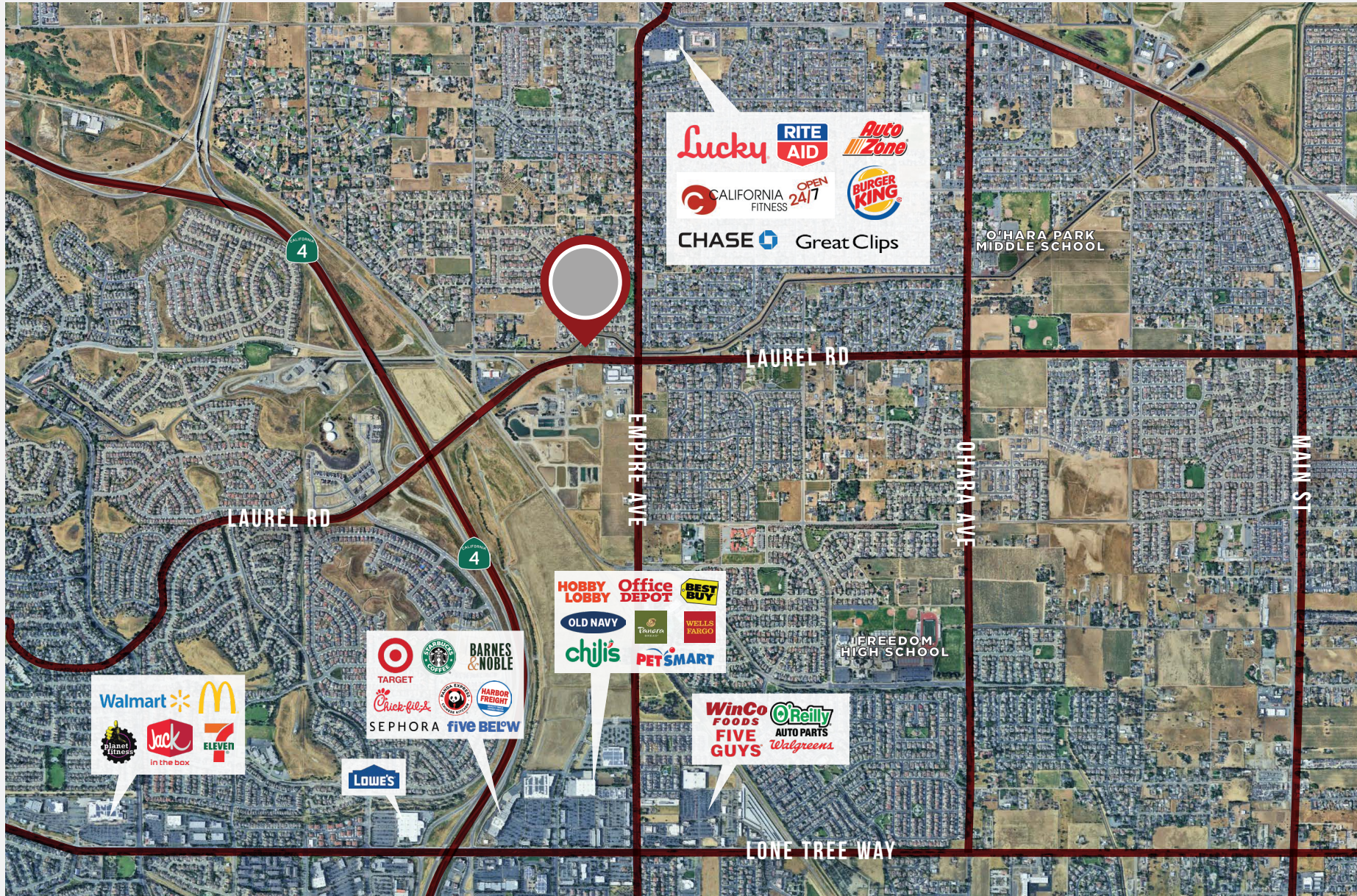
EMPIRE AVE | 17,044 VPD

LAUREL RD | 25,263 VPD

5

2.61 ACRE DEVELOPMENT OPPORTUNITY

RETAIL MAP



POPULATION AT A GLANCE



204,548

5-Mile
Population



\$117,718

5-Mile Median
Household Income



62,493

5-Mile
Households

DEMOGRAPHICS

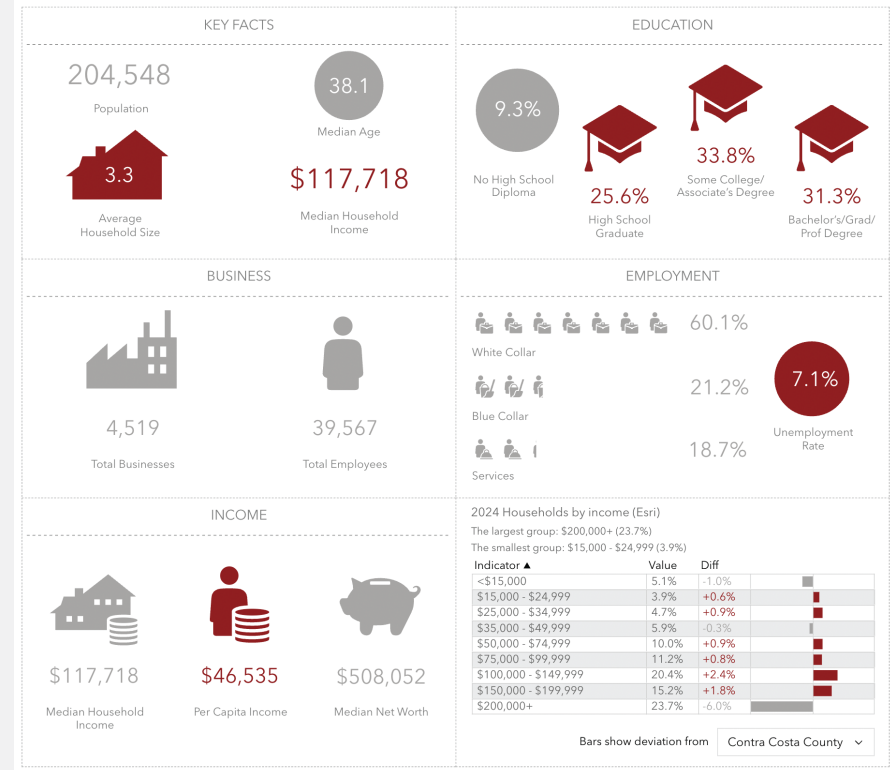
2024 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	12,728	104,115	204,548
Households	3,881	30,581	62,493
Families	3,145	24,718	48,998
Average Household Size	3.27	3.40	3.26
Owner Occupied Housing Units	3,244	23,267	44,862
Renter Occupied Housing Units	637	7,314	17,631
Median Age	39.4	37.7	38.1
Median Household Income	\$135,855	\$126,285	\$117,718
Average Household Income	\$167,859	\$159,418	\$151,880

2029 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	13,116	107,549	209,671
Households	3,977	31,351	63,572
Families	3,215	25,321	49,844
Average Household Size	3.29	3.42	3.28
Owner Occupied Housing Units	3,341	23,982	46,143
Renter Occupied Housing Units	636	7,369	17,429
Median Age	40.2	38.4	38.8
Median Household Income	\$155,152	\$150,912	\$140,280
Average Household Income	\$194,466	\$186,738	\$178,371

5 MILE DEMOGRAPHIC SUMMARY



“TODAY A LANDSCAPE OF GENTLY ROLLING FIELDS, ORCHARDS, AND VINEYARDS GIVES US A GLIMPSE OF OAKLEY'S AGRICULTURAL PAST. FROM A QUIET DELTA FARMING TOWN, OAKLEY HAS BLOSSOMED INTO A GROWING COMMUNITY OF LANDSCAPED PARKS, ABUNDANT RECREATIONAL OPPORTUNITIES, SHOPPING CENTERS, AND PLANNED BUSINESS AND COMMERCIAL DEVELOPMENT.”

WWW.OAKLEYCA.GOV

OAKLEY OVERVIEW

Located in eastern Contra Costa County within the Bay Area's expanding outer corridor, Oakley, California has emerged as a vibrant, high-growth community offering strong fundamentals for real estate investment. With a population of over 44,000 and growing, the city has experienced sustained residential and economic development fueled by affordability, quality of life, and accessibility. Oakley benefits from direct access to State Route 4, providing seamless connectivity to major employment centers in Concord, Walnut Creek, and Oakland. The recent expansion of infrastructure projects, including the East Cypress Road Widening, further supports the area's long-term growth and capacity for increased traffic and development. The city's strategic location and proximity to the eBART extension enable convenient commuter access across the Bay Area, making Oakley increasingly desirable for working professionals and families.



OAKLEY HIGHLIGHTS

- **Highway Access:** Oakley is strategically located along California State Route 4, providing direct access to major employment hubs such as Concord, Walnut Creek, and Oakland.
- **Public Transit:** The eBART extension enhances connectivity to the broader Bay Area, facilitating commuter access to San Francisco and surrounding cities.
- **Infrastructure Projects:** The East Cypress Road Widening Project is underway, aiming to improve traffic flow and accommodate future growth.



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