

SIERRA PACIFIC
PROPERTIES, INC.

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Delta Gateway

Highly Visible Collection of Pad Spaces
Neighboring the Largest Collection of National
& Regional Restaurant Service Tenants in East
County

4300-4500 Century Boulevard, Pittsburg, CA

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About

Phase 1 of Delta Gateway is $\pm 52,000$ SF, tenant line-up includes Panera, In-N-Out, Outback Steakhouse, Chipotle and several others, located in Pittsburg, California along Hwy 4. With Phase 2 now underway, adding another $\pm 55,000$ SF of planned retail and restaurant pads, Delta Gateway will serve as a destination for dining and local entertainment.

Property Summary

Location:	Located at the Somersville Road at Auto Center Boulevard, immediately off Highway 4 in Antioch, CA - Contra Costa County
Type:	$\pm 107,000$ SF Power Center (Phase 1: $\pm 52,000$ SF, Phase 2: $\pm 55,000$ SF)
Ownership:	Sierra Pacific Properties - One of the largest private ownership groups in Contra Costa Count
Zoning:	Community Commercial

$\pm 1,300$ Linear Feet Fronting HWY 4 & 140,700 ADT

Immediate Freeway Accessibility
& Exceptional Visibility

Strong Co-Tenancy with National & Regional Tenants

Very Well-Maintained Center

Drive-Thru Opportunities and BTS

48,382
Households

\$75,362

Median Household
Income

56%
White Collar
Employees

153,831
Total
Population



34.7

Median
Age

24%

Blue Collar
Employees



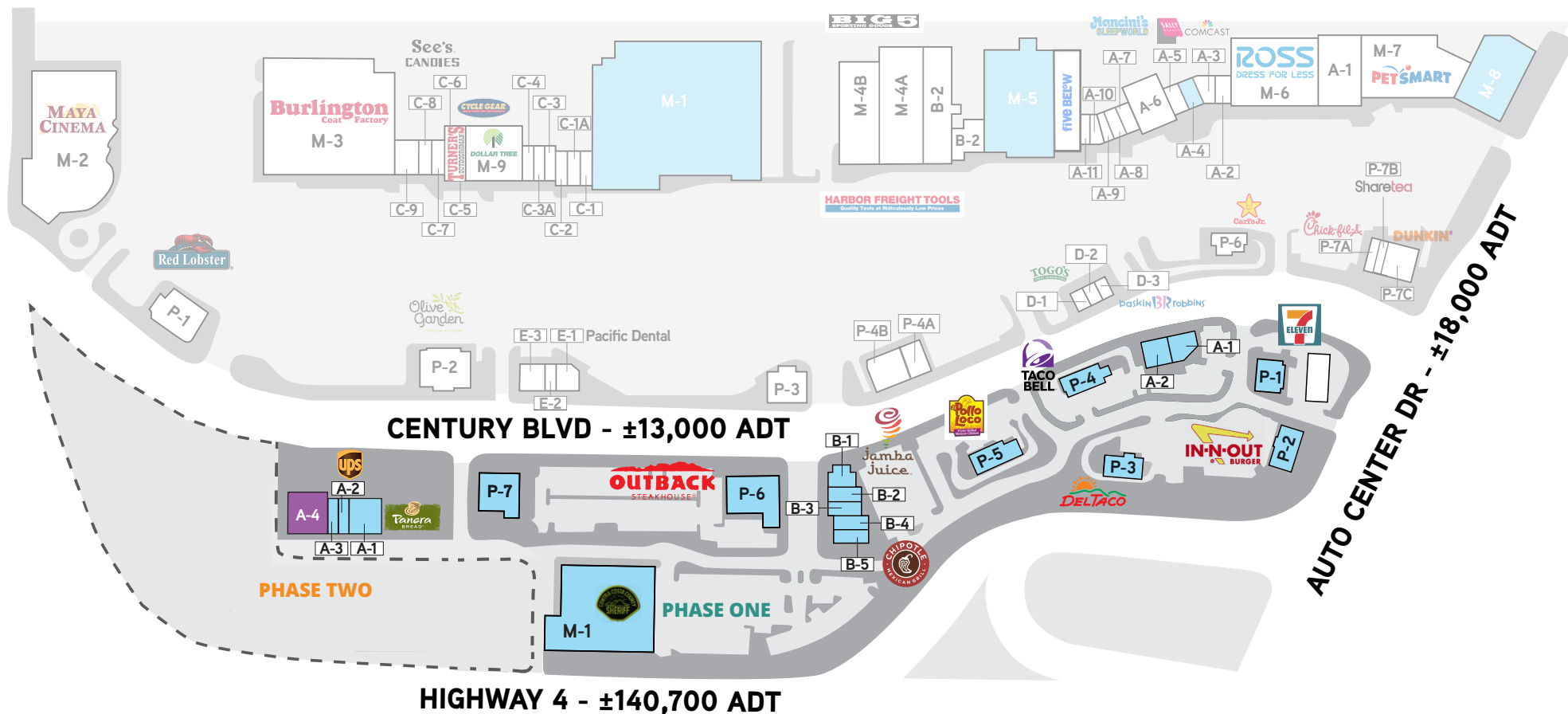
3,388

Business

\$398,689

Median Home Value

All values represent a 5 mile radius from site. Source: Esri, U.S.



Phase One | Construction Completed

M-1	Contra Costa County Sheriff (Available Soon)
A-1	T-Mobile
A-2	Ebony Beauty Supply
B-1	Jamba Juice
B-2	Wing Stop

B-3	Metro PCS
B-4	AT&T
B-5	Chipotle
P-1	7-Eleven
P-2	In-N-Out Burger

P-3	Del Taco
P-4	Taco Bell
P-5	El Pollo Loco
P-6	Outback Steakhouse
P-7	Cajun Crackin'

Phase Two

Currently Under Development

A-1	Panera Bread
A-2	UPS Store
A-3	Nail Salon
A-4	Available Retail / Restaurant ±2,855 SF

Local Tenant Mix





Los Medanos College

±176,000 SF

North Park Plaza

WinCo
FOODS

THE HOME
DEPOT

±530,000 SF

Century Plaza

±507,000 SF

Somerville Towne Center

Somerville Rd - 22,000 ADT

Highway 4 - 140,700 ADT

OUTBACK
STEAKHOUSE

Panera
BREAD

MAYA
CINEMA

HARBOR FREIGHT TOOLS
Quality Tools at Nationally Low Prices

BIG 5
SPORTING GOODS

ROSS
DRESS FOR LESS

COSTCO
WHOLESALE

Auto Center Drive - 18,000 ADT

LOWE'S
Home Improvement Warehouse

Chick-fil-A

TACO BELL

Jamba
Juice

IN-N-OUT
BURGER

7
ELEVEN

The Habit
BURGER GRILL

McDonald's

CALIFORNIA
4



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