

4550 Balfour Road

Brentwood, CA 94513



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Property HIGHLIGHTS



www.theeconiccompany.com

AVAILABLE SPACE Suite G: ±982 SF (Jan 1, 2027)

ASKING RENTS Contact Broker



Center is subject to strong traffic counts with nearly 40,000 vehicles passing the center daily



Strong neighborhood retail center with Walgreens, BMO Bank, and a variety of other daily needs restaurants and services



±982 SF opportunity with ample parking surrounding the space

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,738	62,921	133,677
Avg. HH Income	\$168,504	\$174,748	\$171,589
Daytime Population	16,543	54,427	104,440

TRAFFIC COUNTS

Source: Esri 2025

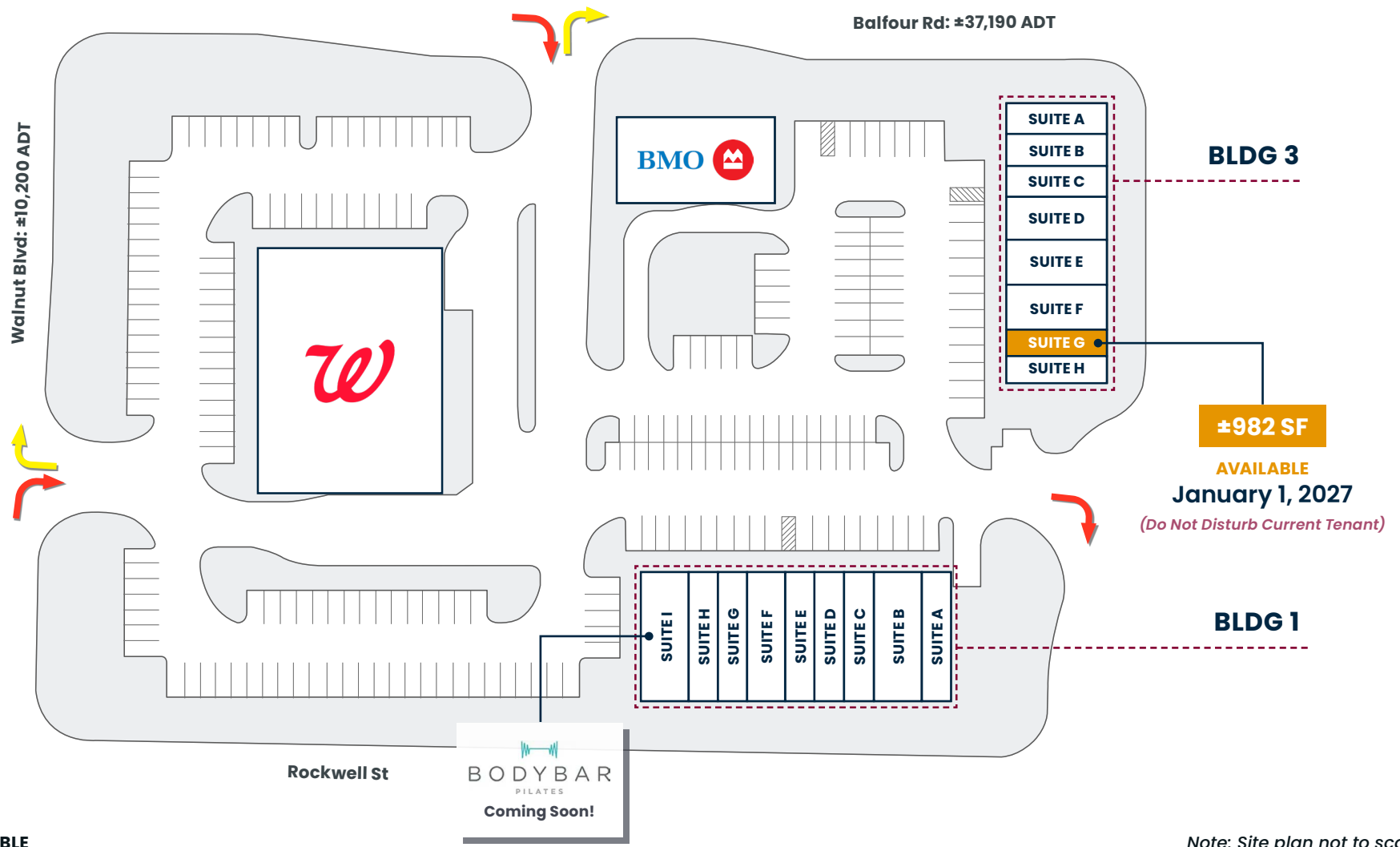
Balfour Road	±37,190 ADT
Walnut Boulevard	±10,200 ADT
Brentwood Boulevard	±10,330 ADT



Property SITE PLAN



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Market AERIAL



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Center GALLERY



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