

4530 Balfour Road

Brentwood, CA 94513



NICOLE KEY (209) 290-0857 | nkey@theeconiccompany.com | CA RE License #01907567

STEPHEN RUSHER (925) 236-2660 | srusher@theeconiccompany.com | CA RE License #01439740



Property HIGHLIGHTS



www.theeconiccompany.com

AVAILABLE SPACE Suite 1: ±2,109 SF

ASKING RENTS Contact Broker



Endcap opportunity with ample parking surrounding the space



Space is currently built out for a fitness use



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



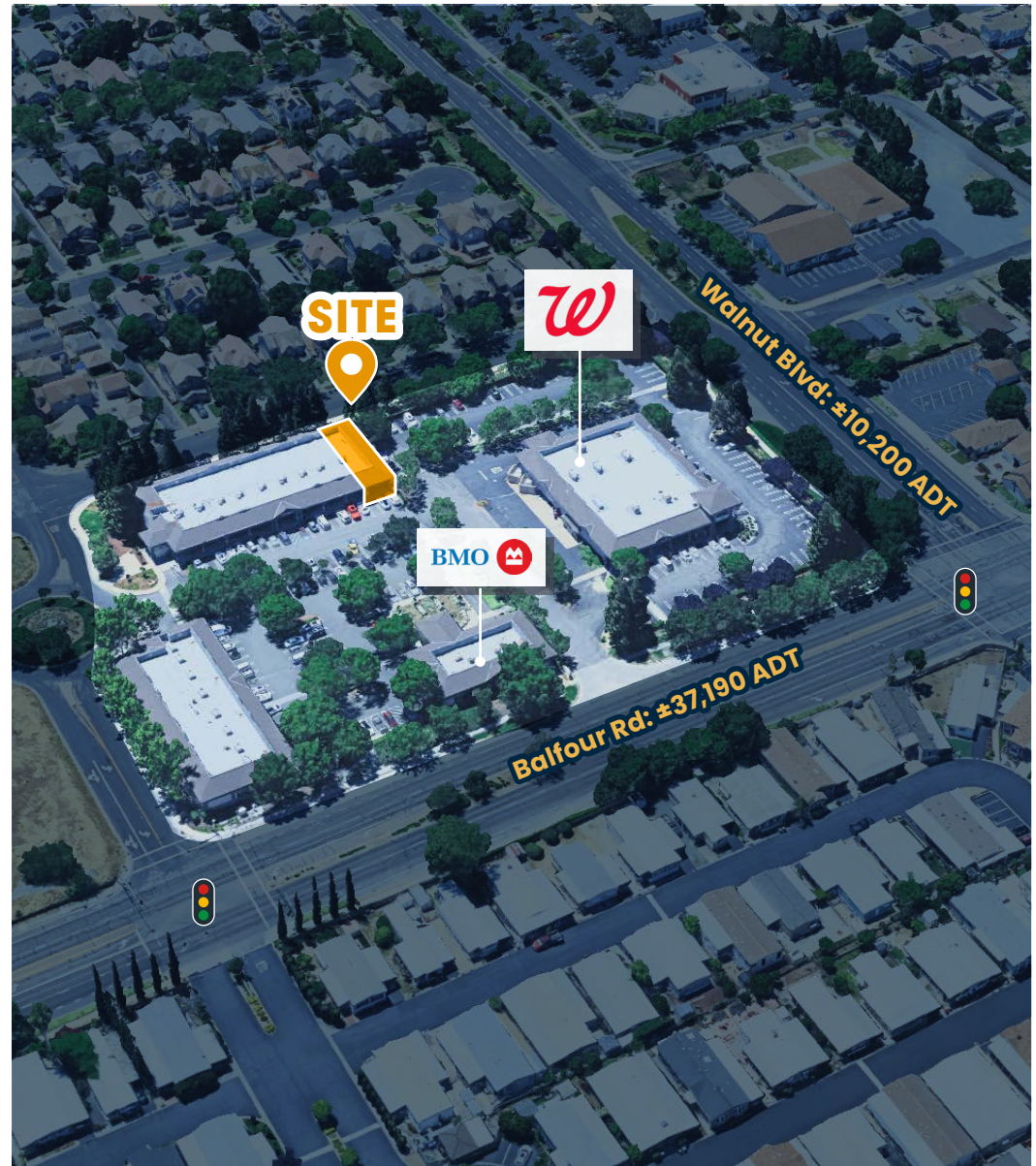
Center is subject to strong traffic counts with nearly 40,000 vehicles passing the center daily

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

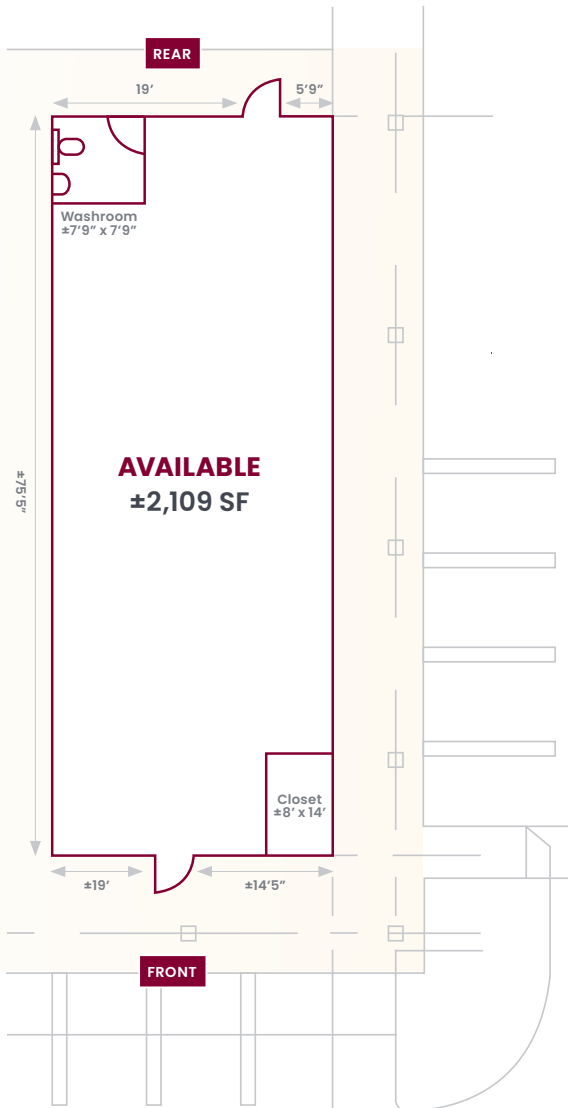
Balfour Road	±37,190 ADT
Walnut Boulevard	±10,200 ADT
Brentwood Boulevard	±10,330 ADT



Suite 1 FLOOR PLAN



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Center GALLERY



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Market AERIAL



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