

±4,200 SF Second Generation
Restaurant on ±15,000 SF Pad with
Existing Drive-thru Coming Available



 SHADY WILLOW CENTER

6291 Lone Tree Way

SEC - Lone Tree Way & Shadow Willow Lane | Brentwood, CA



the econic company®

PROPERTY HIGHLIGHTS

- High identity fast food pad that features an existing drive through in the retail core of Lone Tree Way
- Pad is not subject to any other food exclusive use restrictions
- Center is across the street from Slatten Ranch Shopping Center and is anchored by Bank of America, Goodwill and Les Schwab Tire Center
- Area co-tenants include Target, Hobby Lobby, Best Buy, PetSmart, Old Navy, Burlington, BevMo, Chick Fil-A, Chili's Grill & Bar, Habit Burger, Panera Bread and more
- Within 2 miles of the site, there are approximately 50,000 residents with an average household income of approximately \$170,000, and a daytime employee population of 9,225 people

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,608	121,565	198,085
Average Household Income	\$195,205	\$163,363	\$157,521
Daytime Population	10,055	92,110	149,246

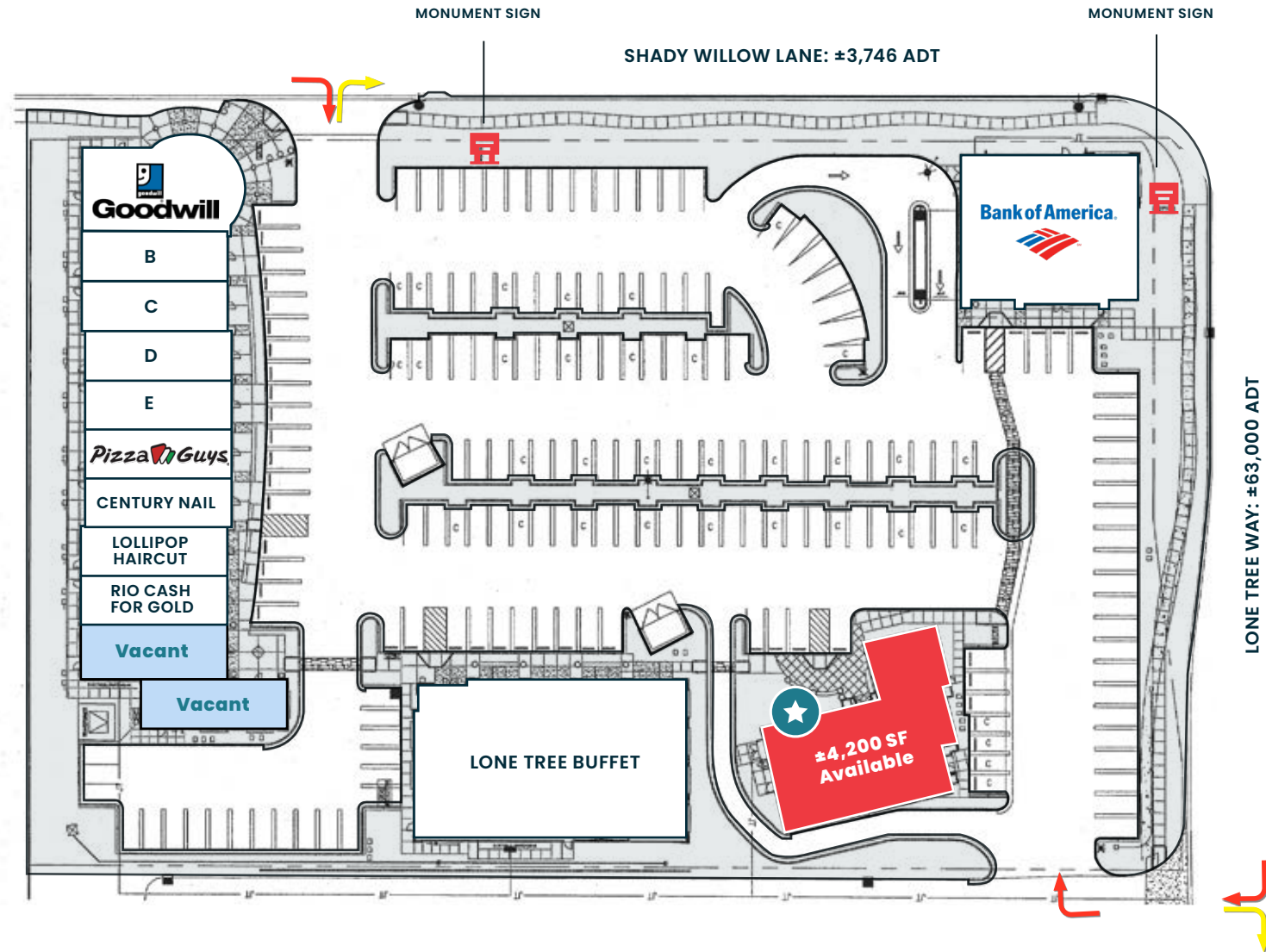
TRAFFIC COUNTS

Lone Tree Way	63,000 ADT
Jeffrey Way	6,600 ADT



Building	±4,200 SF
Pad Size	±15,000 SF (subject to reciprocal access and parking from surrounding center)

PROPERTY SITE PLAN



PROPERTY GALLERY



Lone Tree Plaza

TRADER JOE'S KOHL'S Peet's COFFEE

MATTRESS FIRM

Sports Basement

Chevron

petco

IN-N-OUT BURGER

Michael's

COSTCO WHOLESALE

Lowe's

Slatten Ranch Shopping Center

TARGET PETSMART BEST BUY HARBOR FREIGHT OLD NAVY carter's Burlington Panera BREAD

MATTRESS FIRM Office DEPOT chli's JCPenney HOBBY LOBBY Starbucks The Habit BURGER GRILL five BEL'W SEPHORA

Brentwood Station

Wendy's Shell verizon BUFFALO WILD WINGS

Lone Tree Center

O'Reilly AUTO PARTS W WinCo FOODS FIVE GUYS

GROCERY OUTLET Denny's

Starbucks Dunkin' Donuts Wendy's

Brentwood Center

DOLLAR TREE McDonald's MIDAS

7 Quick Quack CAR WASH

Shady Willow Plaza

WING STOP Jollibee Bank of America Carls Jr. Tires LES SCHWAB

The Streets of Brentwood

AMC THEATRES BARNES & NOBLE Bath & Body Works EXPRESS

VICTORIA'S SECRET SPROUTS FARMERS MARKET chico's BJ's RESTAURANT BREWHOUSE

HOT TOPIC ULTA BEAUTY Red Robin DSW

Sand Creek Crossing

TJ-maxx ROSS DRESS FOR LESS HomeGoods UPS

Krispy Kreme Raley's menchie's ROUND TABLE PIZZA

Town Center Plaza

SAFeway ups MOUNTAIN MIKE'S BURGER KING

TOGO'S WELLS FARGO CVS

DOLLAR GENERAL

Shops at Fairview Mall

DOLLAR TREE Jack in the box CVS Chianti's

food maxx

Balfour Village

SAFeway WING STOP POSTAL ANNEX MR. PICKLE'S SANDWICH SHOP Biryani POT CHASE

W BMO

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