

FLEX/AUTOMOTIVE PARK

535 Harvest Park Dr., Brentwood, CA

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CONTACT FOR PRICING

PROPERTY OVERVIEW

New Flex/Automotive space at Harvest Park in Brentwood. Three units available from $\pm 1,800$ – $7,350$ SF, each with approximately ± 650 SF mezzanine. High-visibility location near Brentwood Blvd. with 107 parking spaces. Broad commercial, retail, service, automotive, home improvement, and recreational uses, subject to Zoning Administrator approval.

PROPERTY HIGHLIGHTS

- 27,173 SF TOTAL BUILDING SIZE
- 3 AVAILABLE UNITS, SIZE $\pm 1,800$ – $7,350$ SF INCLUDING ± 650 SF MEZZANINE PER UNIT
- 107 PARKING SPACES AVAILABLE
- CLEAR HEIGHT $\pm 23'$ - $4"$, WITH 16' ROLL UP DOORS



FOR MORE INFORMATION CONTACT

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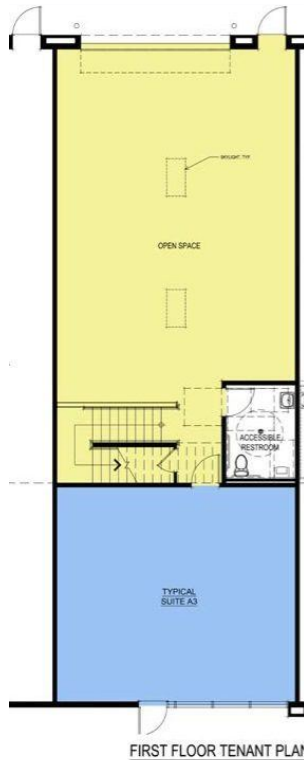
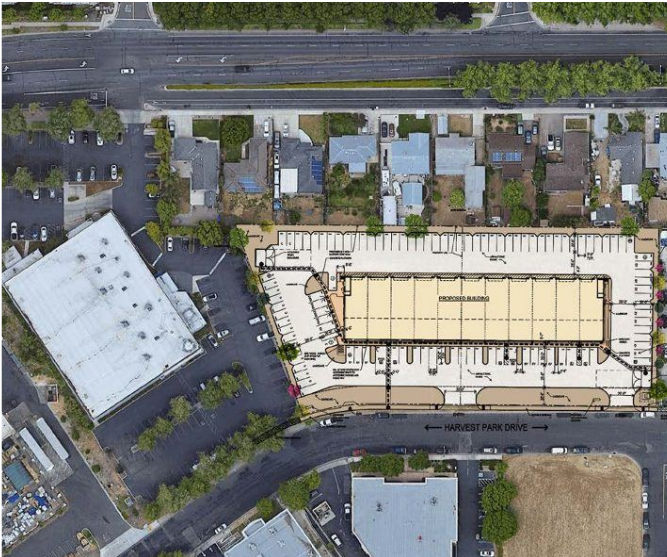
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PROPERTY PHOTOS



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LOCATION OVERVIEW

Excellent visibility with over **48K** vehicles passing daily, surrounded by one of Brentwood's most affluent and highly educated communities.

TRAFFIC COUNTS

31,000

VEHICLES / DAY

Brentwood, MARSH CREEK/VASCO RD — 4 — 38.049

48,000

VEHICLES / DAY

Brentwood, BALFOUR ROAD — 4 — 35.598

28,500

VEHICLES / DAY

Brentwood, MARSH CREEK ROAD — 4 — 41.96

Source: Caltrans Traffic Census (AADT)

DEMOGRAPHICS



POPULATION

119,481



MEDIAN HOUSEHOLD INCOME

\$141,878



MEDIAN AGE

39.3 years



MEDIAN HOME VALUE

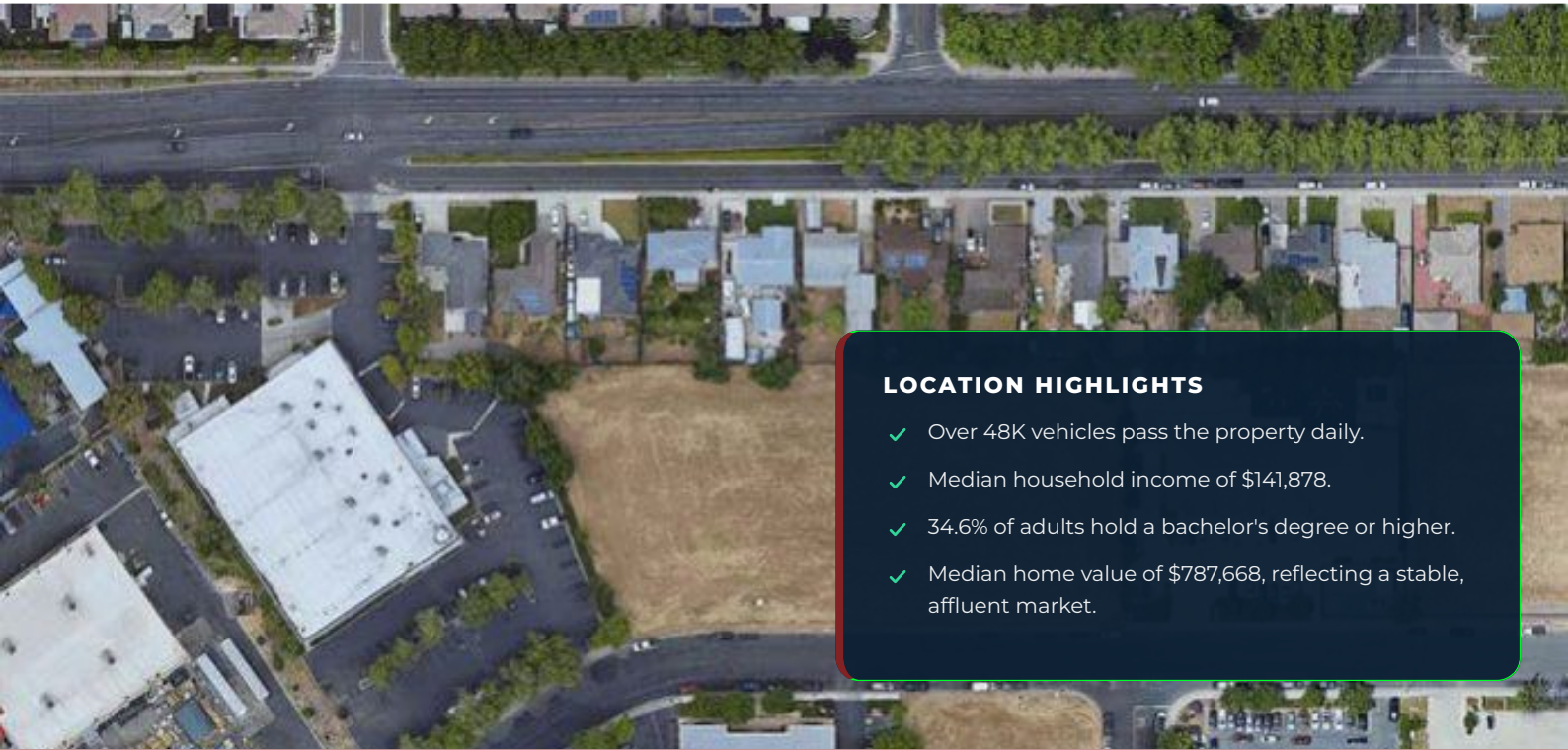
\$787,668



ADULTS 25+ WITH BACHELOR'S OR HIGHER

34.6%

Source: U.S. Census Bureau American Community Survey (ACS) 5-year



LOCATION HIGHLIGHTS

- ✓ Over 48K vehicles pass the property daily.
- ✓ Median household income of \$141,878.
- ✓ 34.6% of adults hold a bachelor's degree or higher.
- ✓ Median home value of \$787,668, reflecting a stable, affluent market.

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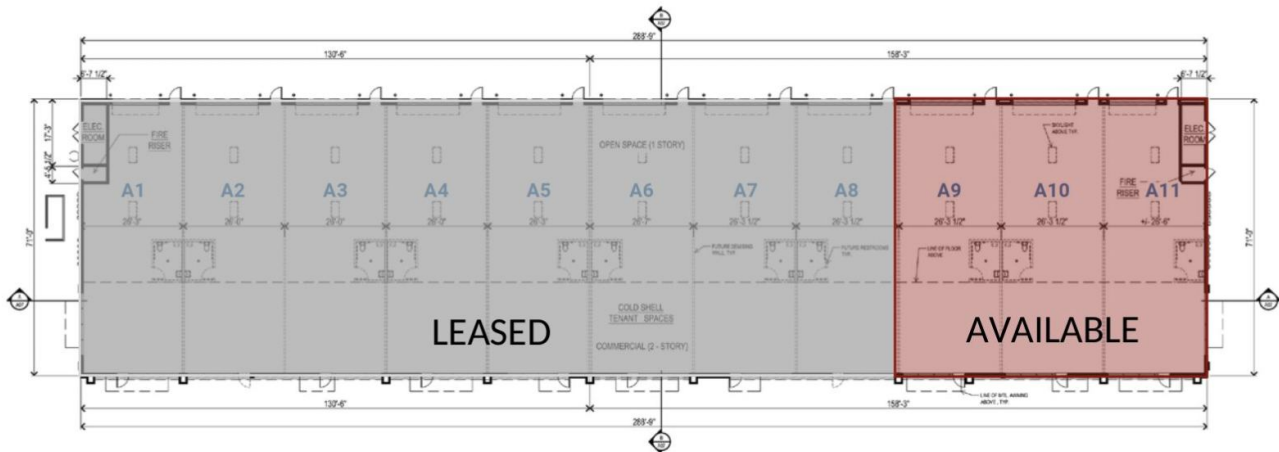
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FLOOR PLAN

Floor Plan



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