



DOWNTOWN ANTIOCH RETAIL/OFFICE OPPORTUNITY WITH ON-SITE PARKING

1412 A STREET, ANTIOCH, CA 94509



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INVESTMENT SUMMARY

AiCRE Partners is pleased to present the opportunity to acquire 1412 A Street, a ±2,593 SF freestanding commercial building situated on an approximately 6,400 SF lot in the heart of Downtown Antioch. The property will be delivered 100% vacant, providing a rare opportunity for an owner-user or investor to immediately occupy, reposition, or lease the asset without existing tenant constraints. Currently operating as a flower shop, the building features a highly functional and adaptable layout suitable for a wide range of retail, office, or service-oriented uses. The property includes two existing walk-in refrigeration units, offering a unique advantage for food-related or specialty businesses, as well as a second-floor storage area that enhances operational flexibility. Additionally, the property is equipped with private on-site parking located at the rear—an increasingly rare and valuable amenity within the downtown corridor. Positioned along A Street, one of Antioch's primary commercial corridors, the property benefits from strong local traffic, visibility, and accessibility. Its proximity to Highway 4 further enhances regional connectivity, making it convenient for both local customers and commuting traffic. This offering presents a compelling opportunity to acquire a well-located, versatile commercial asset with both immediate usability and long-term upside potential.

PRICE	\$625,000
ADDRESS	1412 A Street, Antioch, CA 94509
BUILDING AREA	±2,593 SF
LAND AREA	±6,400 SF
YEAR BUILT	1954, Fully Remodeled 2018





INVESTMENT HIGHLIGHTS

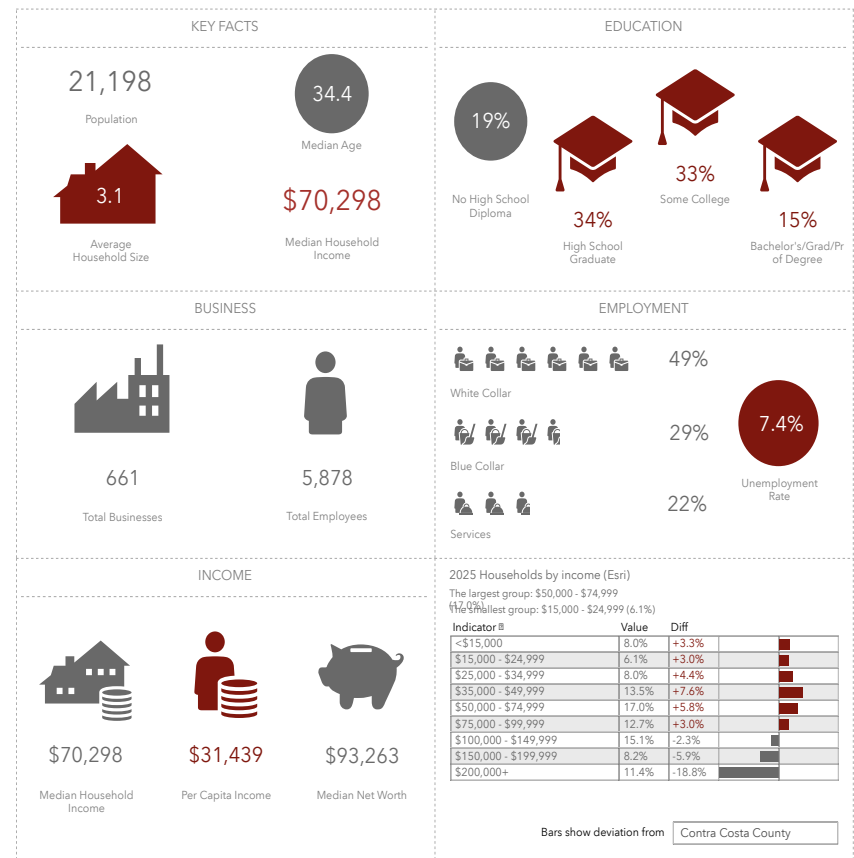
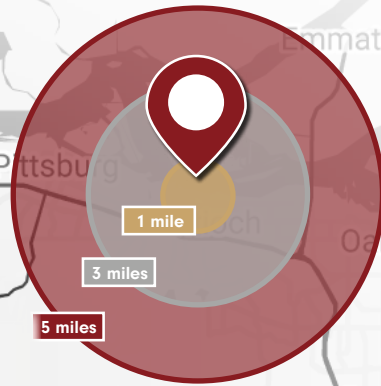
- Delivered vacant, offering an immediate opportunity for owner occupancy or re-tenanting; currently home to a third-generation florist, with the option to include the existing floral business in the sale (terms negotiable)
- 9 onsite parking spaces
- Equipped with two walk-in refrigeration units and a second-floor storage area
- Located ± 2 -3 minutes from Highway 4 (SR-4), providing direct access to the Bay Area and Central Valley





LOCATION HIGHLIGHTS

5 MILE SUMMARY



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	21,198	85,478	180,434
Households	6,852	27,275	56,542
Families	4,797	20,165	42,206
Average Household Size	3.06	3.11	3.17
Owner Occupied Housing Units	2,854	15,574	34,288
Renter Occupied Housing Units	3,998	11,701	22,254
Median Age	34.4	37.2	37.3
Median Household Income	\$70,298	\$80,663	\$101,176
Average Household Income	\$97,160	\$118,982	\$128,260



ANTIOCH CALIFORNIA

Located in eastern Contra Costa County along the San Joaquin–Sacramento River Delta, Antioch combines small-town character with convenient access to the broader Bay Area. Situated just off State Route 4, the city provides direct connections to Oakland, San Francisco, and other regional employment hubs, making it a desirable location for both residents and businesses.

One of Antioch's greatest assets is its natural setting, with the nearby Delta offering opportunities for boating, fishing, and waterfront recreation. Residents

also enjoy proximity to regional parks, hiking trails, and outdoor destinations, providing year-round activities that highlight Northern California's mild climate and scenic landscapes.

Antioch delivers a wide range of community amenities, including a modern public library, extensive park systems, and a lively marina. Families are supported by schools within the Antioch Unified School District, and the community is enriched by civic organizations, cultural events, and festivals that strengthen its identity as a diverse and welcoming city.

The city has made significant investments in infrastructure, including ongoing improvements to State Route 4 and the addition of Bay Area Rapid Transit (BART) service, enhancing regional

connectivity and supporting population growth. Residential development continues to expand, with new subdivisions and mixed-use projects under consideration to meet increasing housing demand.

Antioch's city leadership is focused on strategic growth planning, balancing new residential and commercial development with long-term infrastructure, transportation, and public service needs. These initiatives aim to guide future land use while maintaining Antioch's unique balance of community, opportunity, and access to Northern California's dynamic economic centers.

DOLLAR GENERAL

W 10TH ST | 13,250 VPD

WILBUR AVE | 10,776 VPD

A ST | 15,298 VPD

1412 A STREET

E 18TH ST | 18,270 VPD

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Grill & Chill

L ST | 10,337 VPD

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T Mobile

SR 4 | 3,250 VPD

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Hut

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