

**AVAILABLE FOR SALE**  
**±28,130 SF**

**2511 SOMERSVILLE RD.,  
ANTIOCH, CA 94509**



**Blair J. Wheatley**  
**Director**

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**COVID-19 Site Specific Plan for Tours**

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# ABOUT

2511 SOMERSVILLE RD.,  
ANTIOCH, CA 94509

## PROPERTY PROFILE

<b>Location:</b>	2511 Somersville Rd., Antioch, CA 94509
<b>Space Available:</b>	±28,130 SF on 3.76 Acres
<b>APN:</b>	076-432-032
<b>Zoning:</b>	Commercial
<b>Trade Area Neighbors:</b>	99 Cents Only, Big Lots!, 24 Hour Fitness, Grocery Outlet, Autozone and Smart and Final Extra!



## PROPERTY HIGHLIGHTS

- Adjacent from 99 Cents Only and Big Lots!
- Surrounded by dense residential
- Located inside one of Antioch's main retail corridors
- Strong demographics
- Ample parking
- Excellent Location with quick access to State Highway 4

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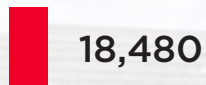
## DEMOGRAPHICS

2511 SOMERSVILLE RD.,  
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### TOTAL POPULATION

1 MILE



3 MILE



5 MILE



### DAYTIME POPULATION

1 MILE



3 MILE



5 MILE



### MEDIAN AGE

1 MILE

**32.4**  
YEARS OLD

3 MILE

**35.3**  
YEARS OLD

5 MILE

**35.0**  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

**\$57,695**

3 MILE

**\$73,871**

5 MILE

**\$85,538**



### TRAFFIC COUNTS



SOMERSVILLE RD. --- > 22,020 ADT



DELTA FAIR BLVD. --- > 23,201 ADT



HIGHWAY 4 --- > 160,000 ADT

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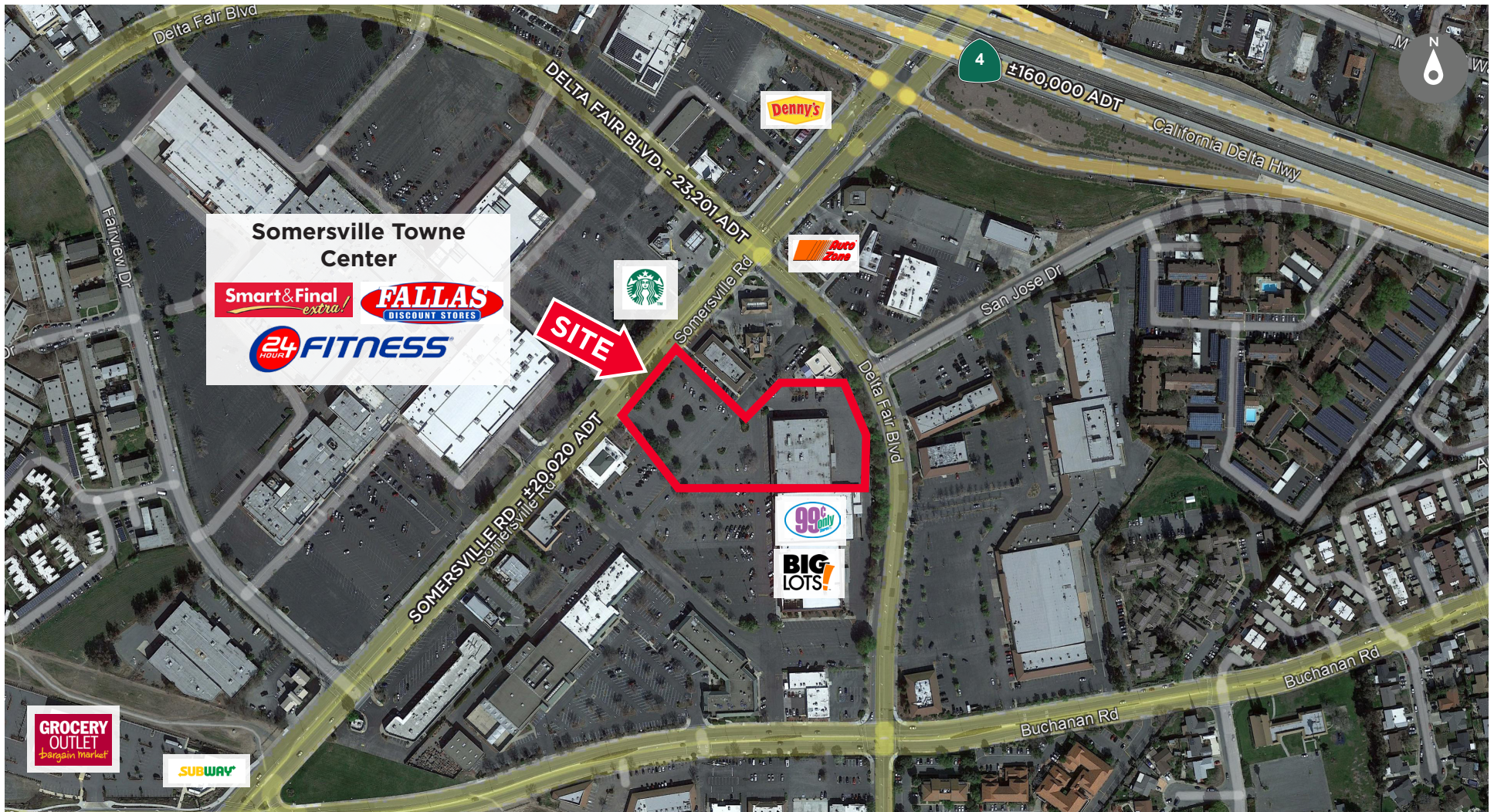
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## AERIAL - CLOSE UP

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# AERIAL - FAR

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