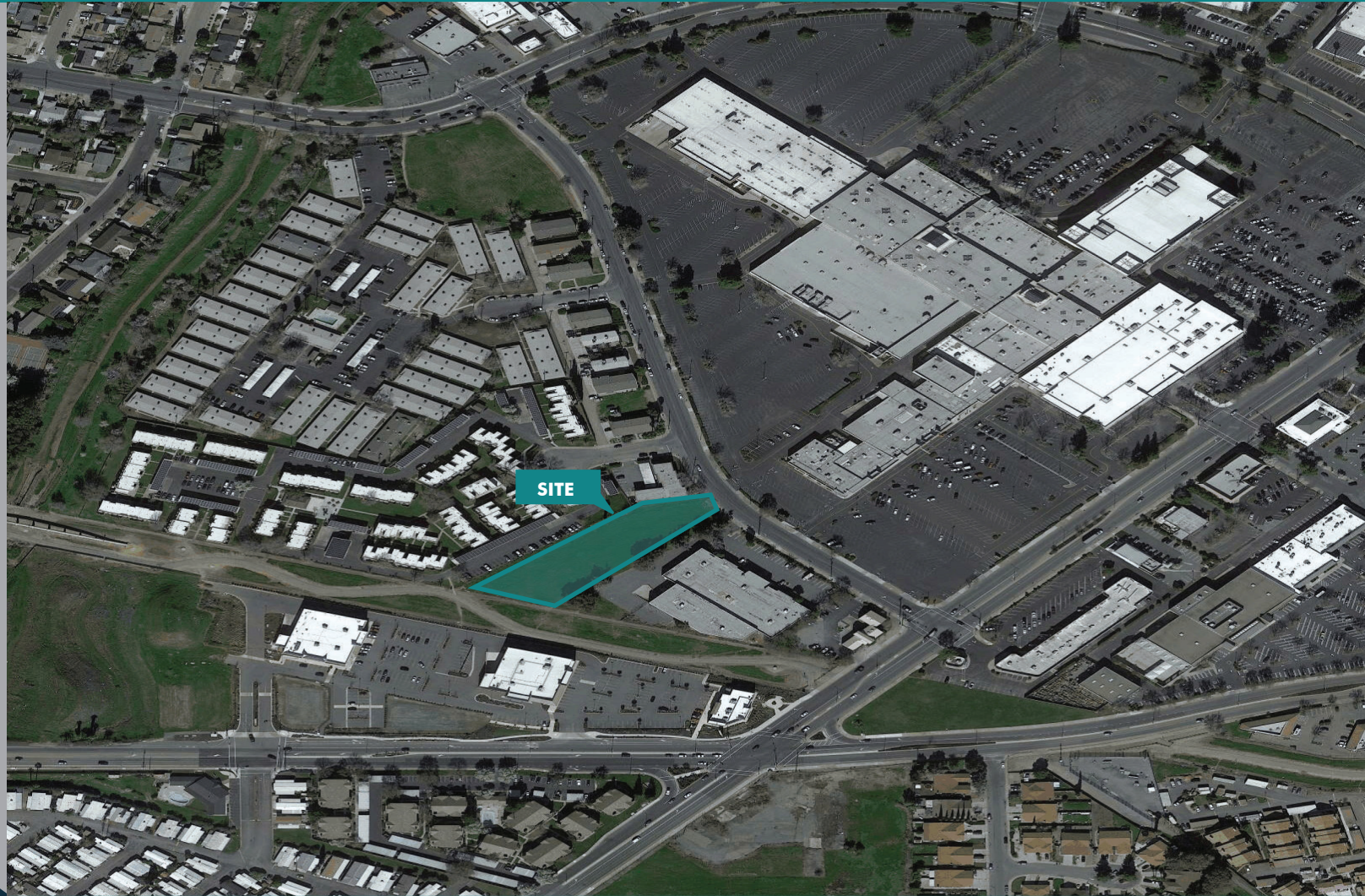


LAND FOR SALE

±1.45 ACRES OF FUTURE HIGH DENSITY RESIDENTIAL (R-35) LAND

ACROSS FROM THE ANTIOCH MALL (SOMERSVILLE TOWNE CENTER) ON FAIRVIEW DRIVE
ANTIOCH, CA 94509



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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LAND FEATURES

- ±1.45 Acres well-located next to the Antioch Mall
- Well located with great access to Highway 4, near Somersville Road exit
- Adjacent to Residential and Well-established Retail and Commercial Centers
- APN: 074-123-005
- Zoning: City of Antioch rezoning to High Density Residential (R-35)
- General Plan Overlay - Western Antioch Commercial Focus Area Boundary
- Pricing: Call Broker

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DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	
POPULATION	2022 POPULATION ESTIMATE	16,969	94,904	169,141
	2027 POPULATION (projected)	17,283	95,780	170,401
	2010 POPULATION CENSUS	15,160	82,568	148,857
	PERCENT POP GROWTH: 2022 TO 2027	0.37%	0.18%	0.15%
HOUSEHOLDS	2022 HOUSEHOLDS ESTIMATE	5,497	30,587	52,307
	2010 HOUSEHOLDS - CENSUS	5,078	27,396	46,937
	2027 HOUSEHOLDS - FIVE YEAR PROJECTION	5,558	30,743	52,509
	OWNER OCCUPIED (2022)	2,240	15,554	30,487
	RENTER OCCUPIED (2022)	3,256	15,034	21,820
INCOME	2022 HOUSEHOLDS BY HH INCOME	5,497	30,587	52,307
	INCOME: <\$25,000	1,128	5,022	6,718
	INCOME: \$25,000 - \$50,000	1,100	4,910	7,151
	INCOME: \$50,000 - \$75,000	1,167	5,535	8,715
	INCOME: \$75,000 - \$100,000	848	4,350	7,403
	INCOME: \$100,000 - \$150,000	700	5,494	10,664
	INCOME: \$150,000 - \$200,000	284	2,774	5,812
	INCOME: \$200,000+	271	2,503	5,844
	2022 AVG HOUSEHOLD INCOME	\$80,189	\$99,194	\$113,221
	2022 MED HOUSEHOLD INCOME	\$58,641	\$73,899	\$85,294

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