

QSR PAD AVAILABLE FOR GROUND LEASE

HWY 80 & WILLOW RD – RODEO, CA



Ideal for
QSR



Strategic
Location



Outstanding
Access to Hwy 80



DIRECT ACCESS OFF INTERSTATE 80
FLEXIBLE LAYOUT

TIM SEILER tim@cumbelich.com Direct 925.546.5156 CA-DRE Lic #01076263

John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel. 925.935.5400

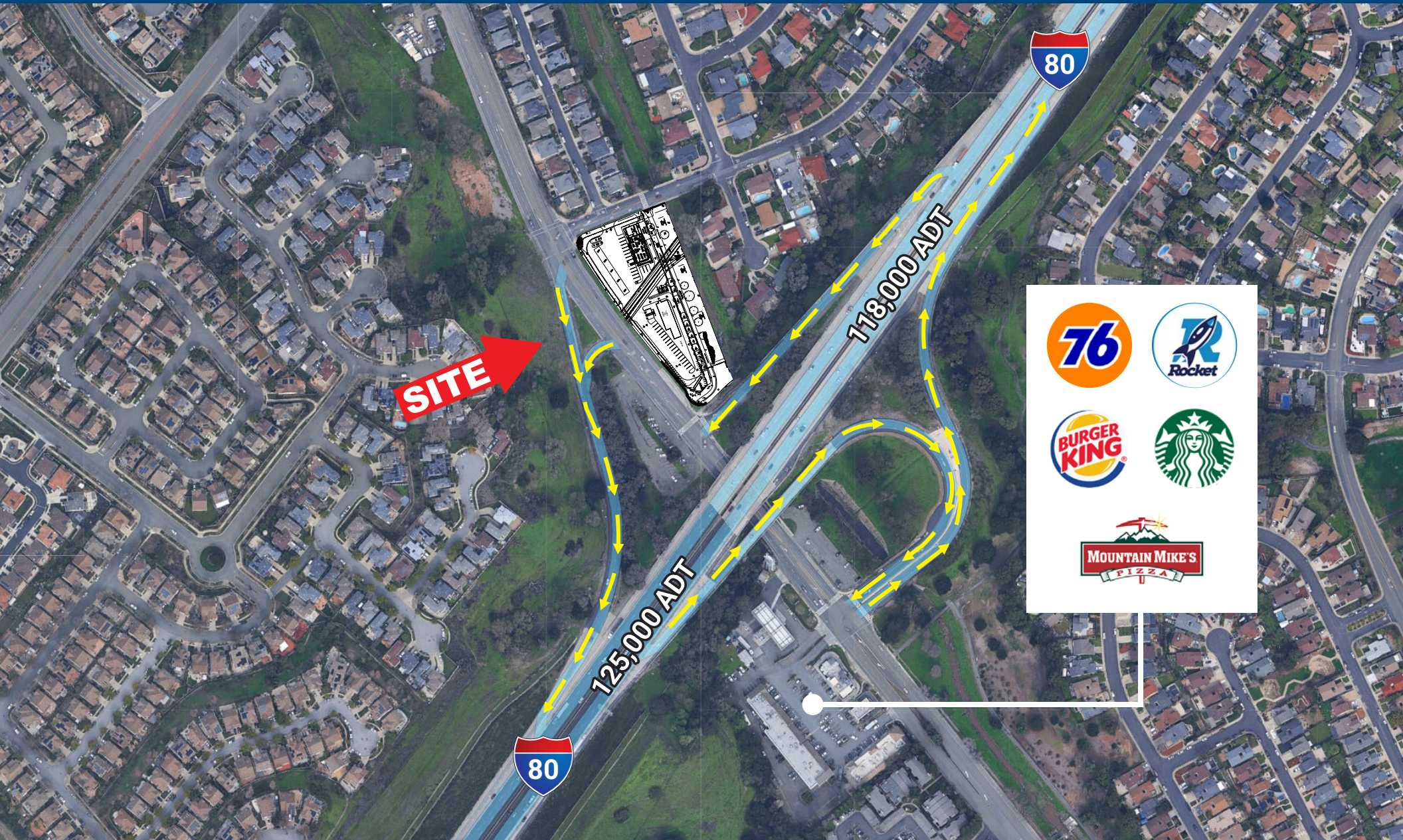
PARTNER **XTEAM**
RETAIL ADVISORS

JohnCumbelich
& Associates

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DIRECT ACCESS
OFF I-80



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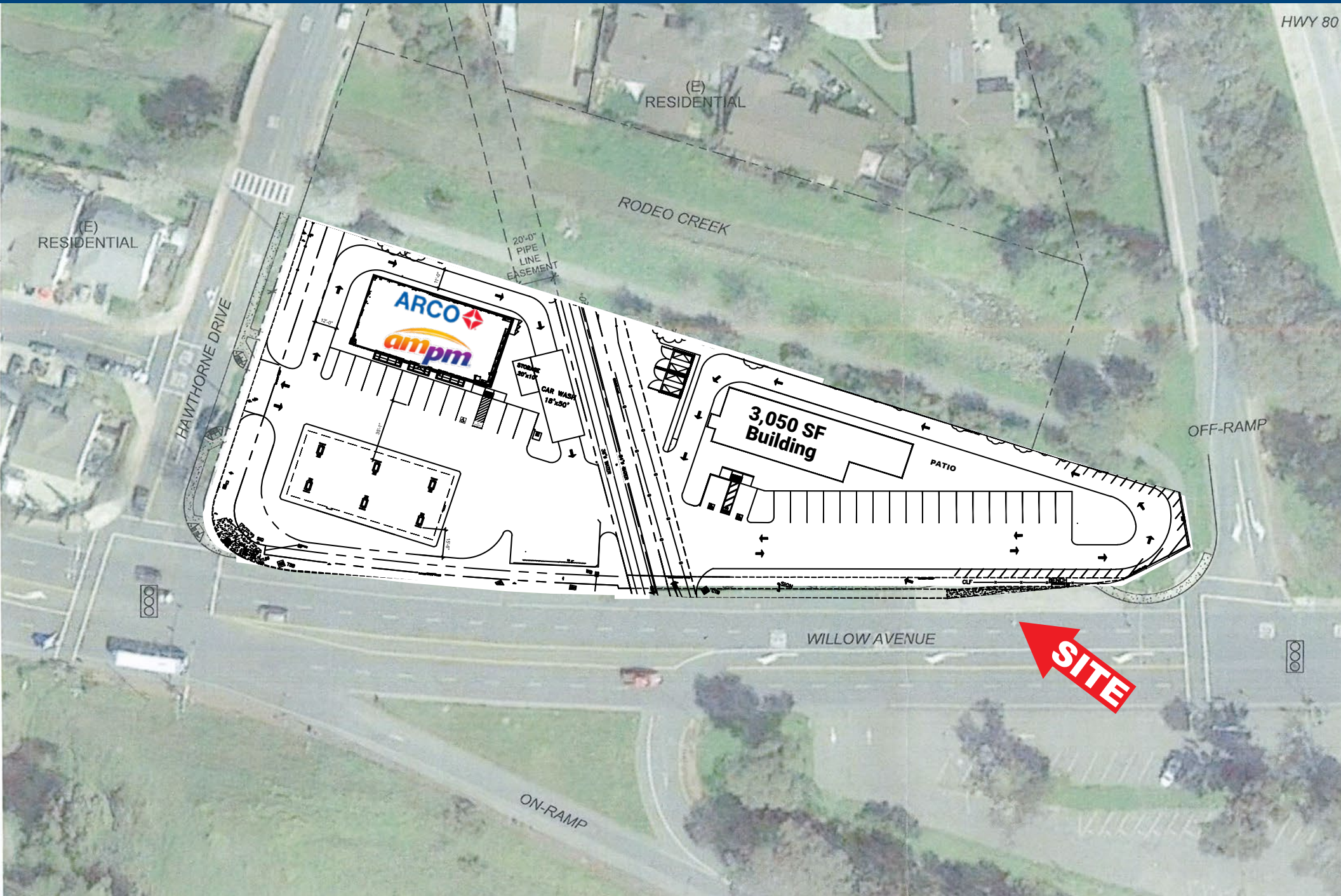
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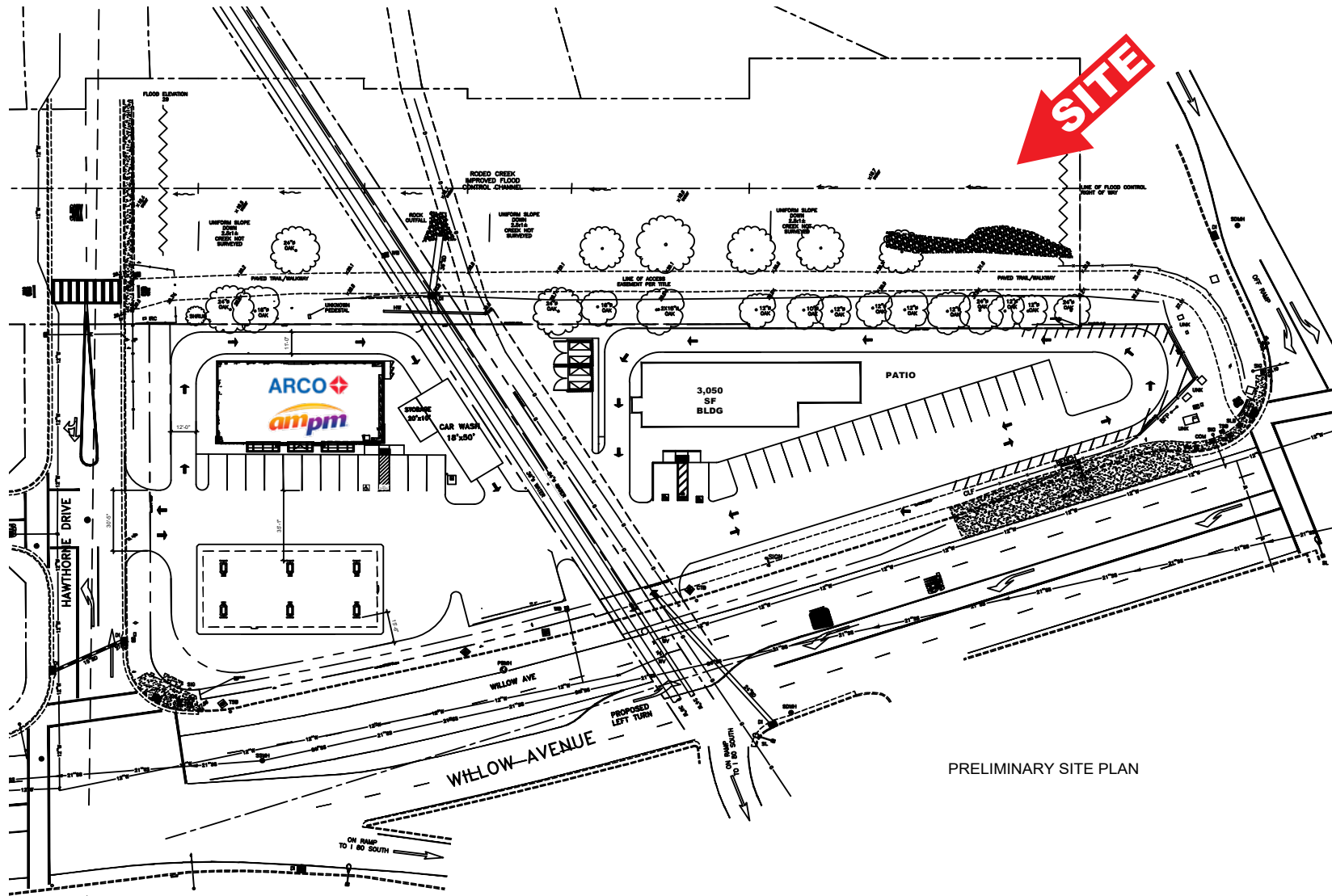
CONCEPTUAL
SITE PLAN



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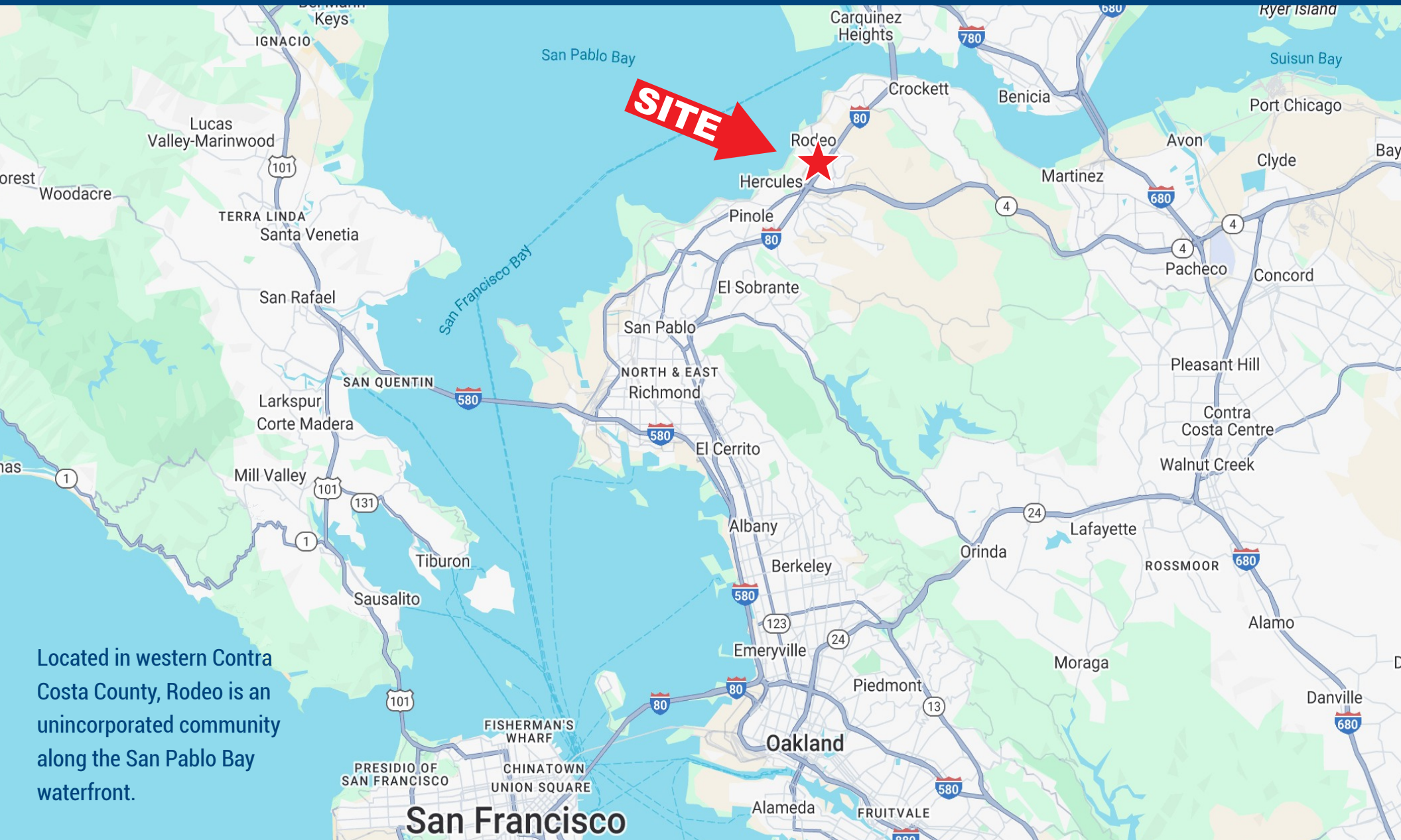
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REGIONAL
TRADE AREA



Located in western Contra Costa County, Rodeo is an unincorporated community along the San Pablo Bay waterfront.

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DEMOGRAPHICS

HWY 80 & WILLOW RD – RODEO, CA

		1Mile	3-Mile	5-Mile
POPULATION	2025 Estimated Population	16,591	53,136	122,725
	2030 Projected Population	16,368	51,723	122,436
	2020 Census Population	16,862	54,001	123,656
	2010 Census Population	14,873	50,402	114,716
	Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-
	Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.5%
	2025 Median Age	39.6	41.9	41.0
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	10,705	27,486	63,695
HOUSEHOLDS	2025 Estimated Households	5,471	18,817	44,456
	2030 Projected Households	5,493	18,650	45,344
	2020 Census Households	5,460	18,753	43,122
	2010 Census Households	4,897	17,684	40,767
	Projected Annual Growth 2025 to 2030	-	-0.2%	0.4%
	Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.6%
RACE & ETHNICITY	2025 Estimated White	23.7%	27.8%	30.0%
	2025 Estimated Black or African American	15.7%	14.2%	15.5%
	2025 Estimated Asian or Pacific Islander	39.1%	35.8%	28.4%
	2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	1.0%
	2025 Estimated Other Races	20.7%	21.3%	25.2%
	2025 Estimated Hispanic	21.3%	21.9%	25.9%
INCOME	2025 Estimated Average Household Income	\$147,922	\$153,359	\$147,503
	2025 Estimated Median Household Income	\$122,485	\$125,289	\$120,842
	2025 Estimated Per Capita Income	\$48,909	\$54,418	\$53,552
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	5.4%	4.5%	5.3%
	2025 Estimated Some High School (Grade 9-11)	5.9%	5.4%	5.9%
	2025 Estimated High School Graduate	18.8%	17.4%	19.0%
	2025 Estimated Some College	22.4%	22.0%	21.6%
	2025 Estimated Associates Degree Only	7.4%	9.6%	9.1%
	2025 Estimated Bachelors Degree Only	27.5%	27.6%	26.3%
	2025 Estimated Graduate Degree	12.5%	13.4%	12.8%
BUSINESS	2025 Estimated Total Businesses	395	1,384	3,029
	2025 Estimated Total Employees	5,774	11,540	26,531
	2025 Estimated Employee Population per Business	15	8	9
	2025 Estimated Residential Population per Business	42	38	41