

FOR SALE

PROMINENT DOWNTOWN OWNER/USER OPPORTUNITY

IN MULTI - TENANT BUILDING

561 FIRST STREET

BRENTWOOD, CA 94513

SALES PRICE: \$3,500,000

 **CUSHMAN &
WAKEFIELD**





EXECUTIVE SUMMARY

561 First Street presents a rare opportunity to acquire a ±15,900 SF mixed-use retail building in the heart of Historic Downtown Brentwood. Positioned on a highly visible corner adjacent to the city's popular weekly Farmers Market, restaurants, retail shops, and other established businesses, the property offers exceptional owner/user flexibility with immediate income and long-term upside. Renovated in 2022 with significant capital improvements, the building includes existing restaurant and bar infrastructure, making it well suited for a variety of retail, restaurant, entertainment, or mixed-use concepts. Whether for an owner-user seeking a flagship downtown location or an investor pursuing stable cash flow with future appreciation potential, 561 First Street represents a compelling opportunity in one of East Contra Costa County's fastest-growing downtown districts.

AT A GLANCE

SALES PRICE:	\$3,500,000
APN:	013-132-013-7
PROPERTY SIZE:	±0.34 ACRES (14,810 SF)
BUILDING SIZE:	±15,900 SF
ZONING:	DOWNTOWN DIST. (CORE COMMERCIAL)
YEAR RENOVATED:	2022
SALE:	OWNER/USER INVESTMENT

INVESTMENT HIGHLIGHTS



Historic Downtown
Brentwood location



Significant 2022
capital improvements



Existing rental core
& rental income



Owner-User
flexibility



Restaurant infrastructure
in place



Excellent natural light with
extensive window line



Excellent corner visibility
on First & Chestnut

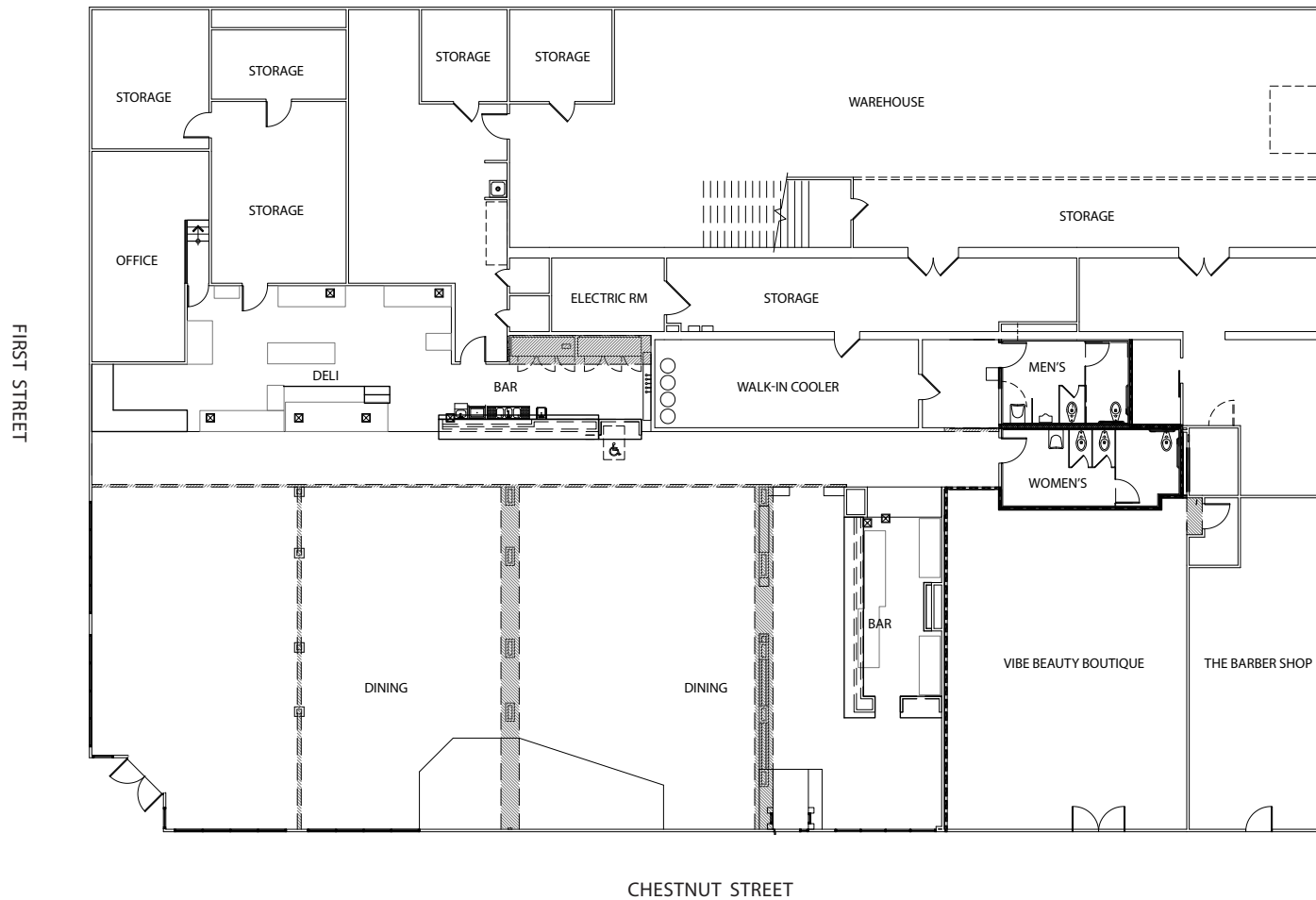


Walkable Main Street
Location



GROUND FLOOR PLAN

561 FIRST STREET - ±15,900 SF







LOCATION HIGHLIGHTS

- Local U-Pick farms & wineries, a major draw to the growing region
- Downtown Brentwood
- Walkable Main Street environment
- Weekly farmers market
- Boutique shopping
- Dining & nightlife
- Community events year-round
- Minutes to CA Highway 4
- Downtown seasonal festivals

NEARBY DESTINATIONS

1. CA Highway 4
2. Brentwood City Hall
3. Brentwood Community Center
4. Brentwood Library
5. Veterans Park

COFFEE SHOPS

1. MJ's Downtown Cafe
2. Big House Beans Coffee

RESTAURANTS/BARS

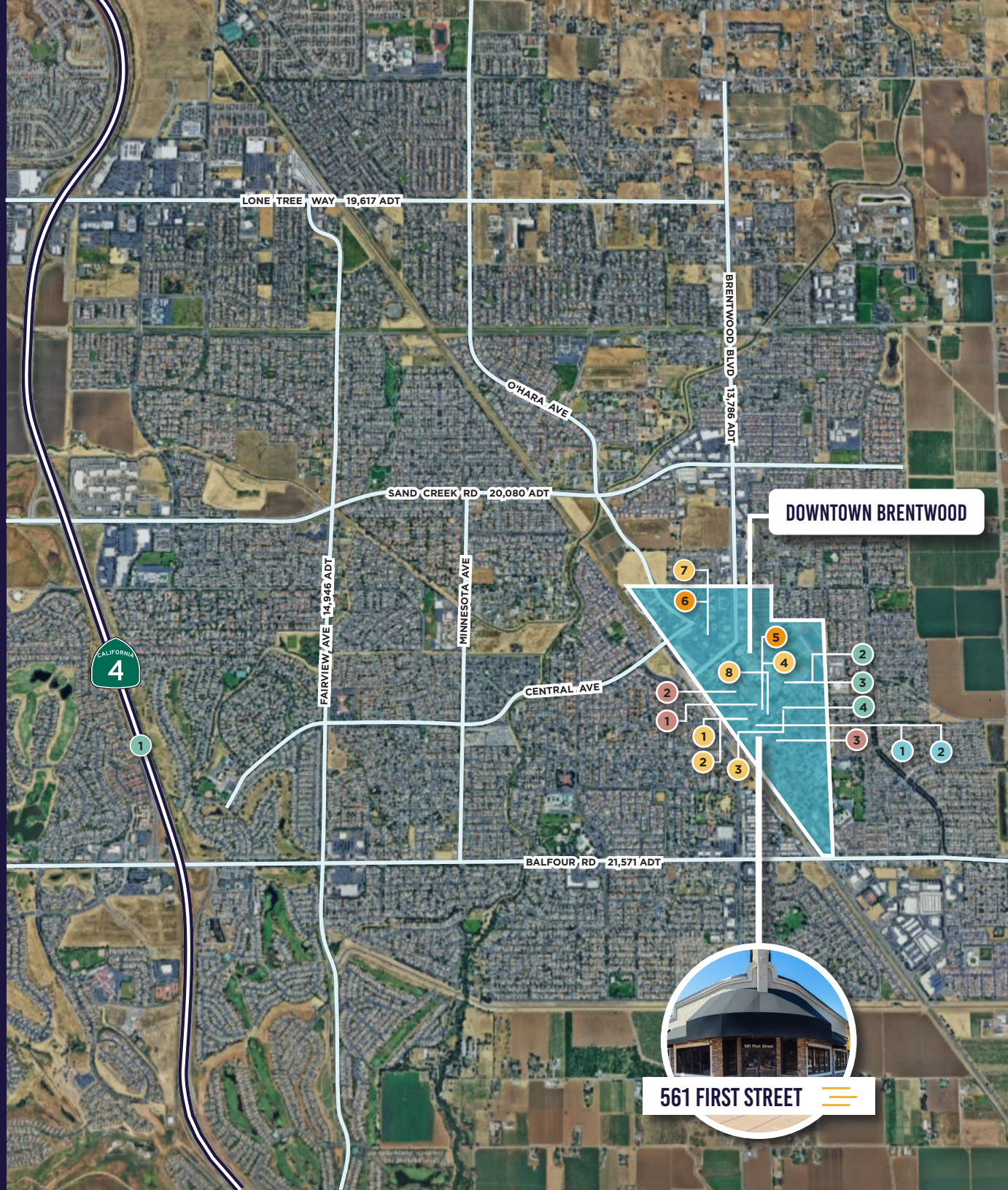
1. Zephyr Grill & Bar
2. Chelsea Fusion
3. Cap's Oak St Bar & Grill
4. La Fuente Mexican Restaurant
5. X Noodles & Dumplings
6. The Yard

BREWERIES/WINE BARS

1. Brentwood Craft Beer & Cider
2. 311 Oak Street Pub
3. Brentwood's Co. Co. Wine Co.

ENTERTAINMENT

1. Delta Theatre
2. Brentwood Farmers Market



561 FIRST STREET

TOWN CENTRE PLAZA



CVS



WELLS FARGO



rake. *Salon*



The YARD
FOOD • DRINK • COMMUNITY



BR
BASKIN-ROBBINS



Fuji Grill



MJ's
Cafe & Bakery



LIBERTY HIGH SCHOOL

BRENTWOOD CITY HALL

Dainty Ave

Walnut Blvd

Oak St

Brentwood Blvd 13,786 ADT

First St 1,614 ADT

Oak St

Second St

Chestnut St



561 FIRST STREET

Brentwood
FARMERS' MARKET

OPEN SATURDAY MORNINGS

A RARE OPPORTUNITY IN DOWNTOWN BRENTWOOD

Positioned in the heart of one of the East Bay's fastest-growing communities, 561 First Street offers the rare combination of immediate income, owner/user flexibility, and long-term upside in a vibrant downtown setting.

CONTACT

JOYCE CUNNINGHAM

Managing Director
+1 510 813 5404
joyce.cunningham@cushwake.com
Lic #00868171

ANNE CECCONI

Senior Director
+1 510 229 7509
anne.cecconi@cushwake.com
Lic #01871852

555 12th Street, Suite 100, Oakland, CA 94607
+1 510 465 8000 | cushmanwakefield.com



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