

±94,338 SF FORMER K-MART DEVELOPMENT OPPORTUNITY

3625 E 18TH ST ANTIOCH, CA

E 18TH ST.

SUBJECT PROPERTY



ANTIOCH BRIDGE →

3625 E 18TH ST ANTIOCH, CA

Investors are welcome to present offers at any time. We request that offers be submitted in the form of a non-binding Letter of Intent (LOI), identifying the significant terms and conditions of the Bidder's offer, including:

1. Asset Pricing
2. Earnest Money Deposits
3. Buyer Approval Process
4. Due Diligence & Closing Timelines
5. A description of the debt and equity structure

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EXECUTIVE SUMMARY

Attractive and rare San Francisco Bay Area opportunity provides an investor with significant upside potential by redeveloping and/or repurposing the real estate. This former K-Mart store is adjacent to Highway 160 and fronts E 18th Street. The asset has excellent access to Highway 160 and connects directly to Highway 4, the major arterial route through the East Contra Costa County corridor. Highway 4 connects to highways 680 & 80 which connect to most of the Bay Area.

Antioch is a bedroom community, part of the San Francisco–Oakland Bay Area. The city has a population of 114,000 and the average household income is \$107,000 within five miles of the subject. Antioch is the second largest city in Contra Costa County. This property is located in a Opportunity Zone.



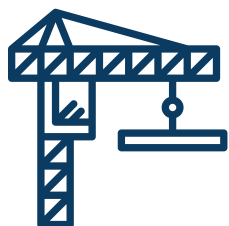
INVESTMENT HIGHLIGHTS

**3625 E 18th St.
Antioch, CA**

SITE AREA
±7.38 acres

GLA(VACANT)
±94,338 SF

PROPERTY TYPE
Former K-Mart Store



**UNIQUE
REDEVELOPMENT
OPPORTUNITY**

- Limited supply of large, available buildings in Antioch
- Regional commercial or C3 zoning permits a wide range of uses



**STRATEGIC
LOCATION**

- Located in Opportunity Zone, allowing for substantial tax advantages for Opportunity Zone investors
- 45 miles east of San Francisco
- Only 3 minutes driving time from brand-new BART station
- Less than 5 minutes to Brentwood and Oakley



**ATTRACTIVE
MARKET
FUNDAMENTALS**

- \$107,000 average household income
- 3% unemployment rate
- 170,000 population within five miles



- Region boasts some of the world's finest colleges & universities: Stanford, UC Berkeley, & UCSF
- Less known but still important: Santa Clara University, USF, St. Mary's College, Mills College, San Jose State, San Francisco State, Cal State East Bay



- Region boasts world-class medicine & research: Stanford, UCSF, Lawrence Berkeley Lab, Lawrence Livermore Lab



- Region is home to the largest and most innovative technology companies: Apple, Google, Intel, Cisco, Oracle, Facebook, Twitter, Salesforce, and many others.

OFFERING OVERVIEW

ZONING

Regional Commercial

SITE AREA

±7.38 acres

GLA(VACANT)

±94,338 SF

PROPERTY TYPE

Former K-Mart Store



PROPERTY SUMMARY

Address	3625 E 18th St. Antioch, CA
Property Type	Former K-Mart Store (Vacant)
Total GLA	±94,338 SF
Site Size	±7.38 acres
Year Built	1993
Zoning	Regional Commercial (C3)
Power	1,600 AMPS (will require repairs)
Column Spacing	33' x 39'
Clear Height	Up to 17'6" clear
Truck Access	Two grade level doors
Parking	348 paved parking spaces
Building Dimesions	Approx. 380' frontage x approx. 238' depth

REAL ESTATE TAX SUMMARY

2019 Total Tax	\$118,854
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TRAFFIC COUNTS

E 18th Street & Highway 160	20,000 VPD
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DEMOGRAPHICS



170,000

Total population within 5 miles of the site



54,465

Total housing units within 5 miles of the site



\$107,000

Average household income within 5 miles of the site



48 miles east of San Francisco



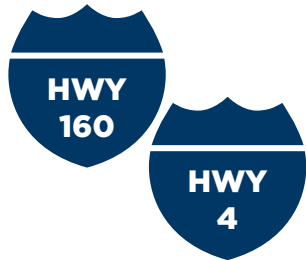
UNEMPLOYMENT RATE IS 3.0%

with a 1.01% annual population growth projected by 2024



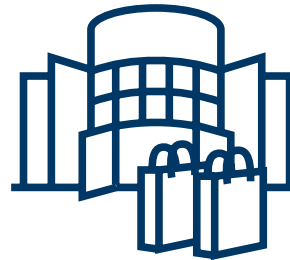
MAJOR EMPLOYERS

Kaiser, Costco, Sutter-Delta Healthcare



SERVED BY TWO HIGHWAYS

over 20,000 VPD on Highway 160 & E. 18th Street



10.4MM SF OF RETAIL SPACE

in the Antioch-Pittsburg submarket with 6.6% vacancy rate



170,000 RESIDENTS

in 5 miles with \$107,000+ AHI

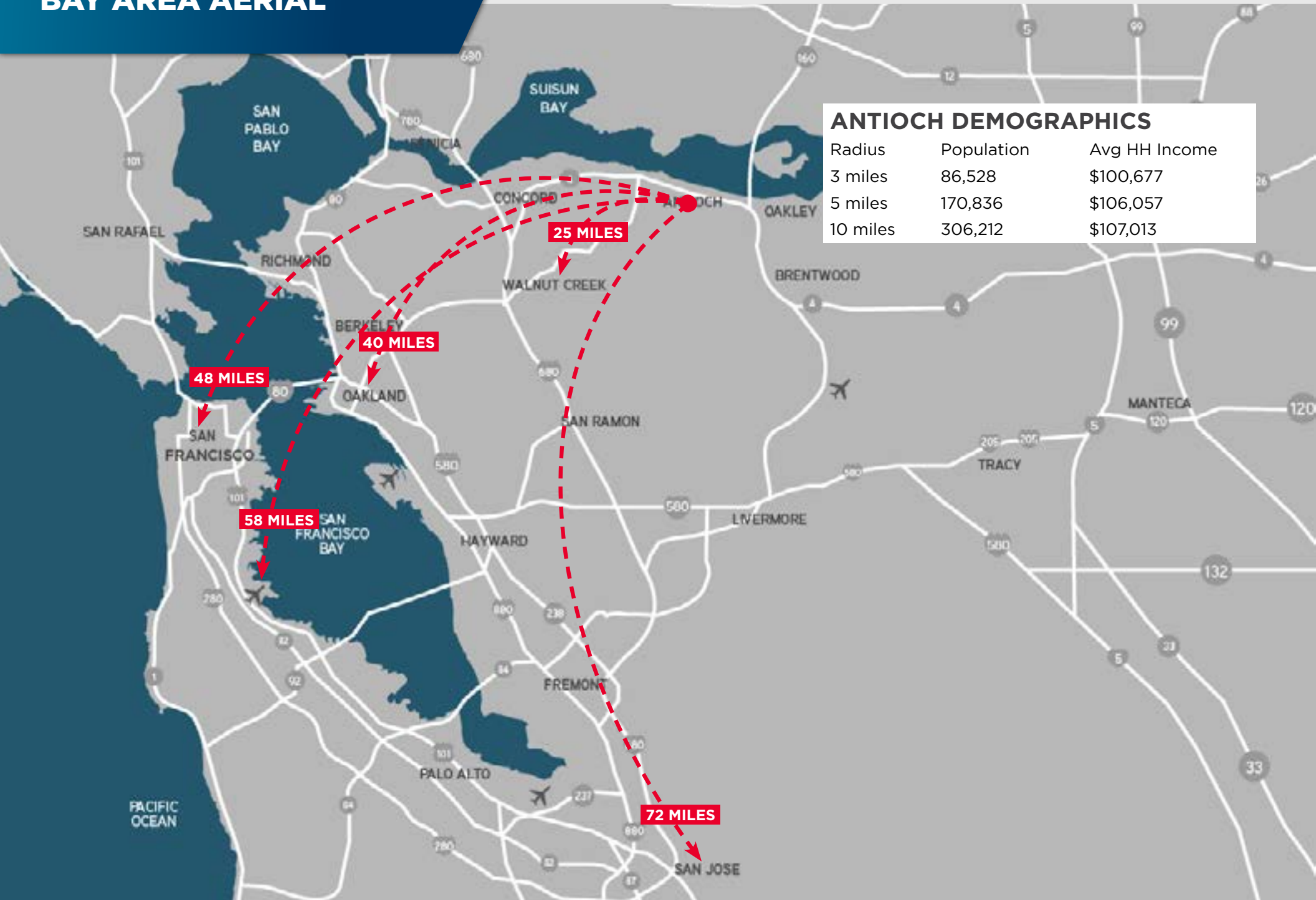
QUALITY EMPLOYERS IN ANTIOCH



VICINITY MAP



BAY AREA AERIAL



ANTIOCH DEMOGRAPHICS		
Radius	Population	Avg HH Income
3 miles	86,528	\$100,677
5 miles	170,836	\$106,057
10 miles	306,212	\$107,013

SITE PHOTOS



3625 E 18TH ST. ANTIOCH, CA



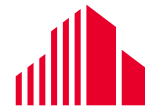
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