

FOR SALE: TWO 100% LEASED RETAIL/MEDICAL

2840-2844 Las Positas Road – Livermore, CA



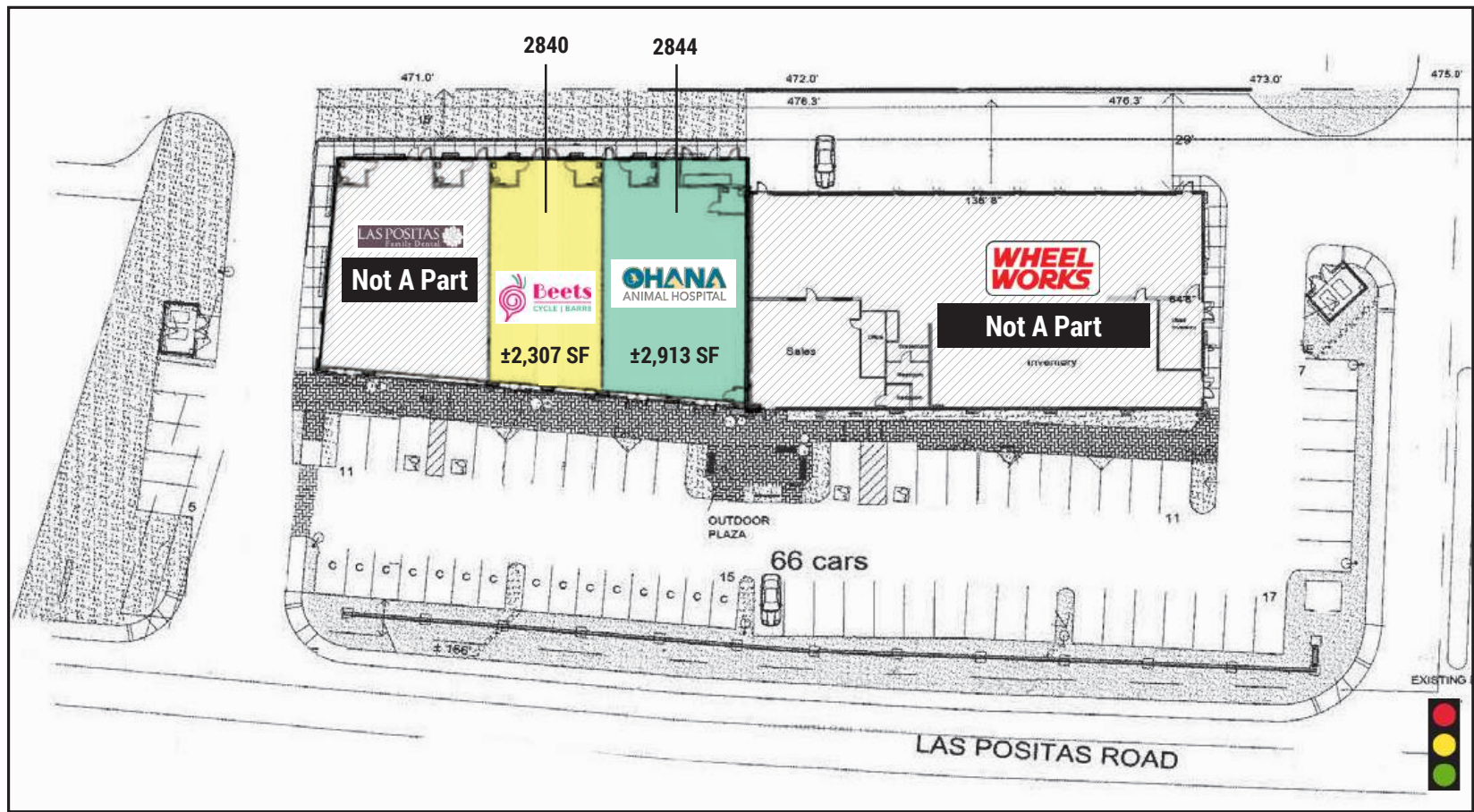
±5,220 Square Feet Available

- Located next to Kaiser Medical Center, Kohl's, In&Out Burger, Walmart & Home Depot
- Easy Access to I-580 via North Livermore Avenue
- Signalized Intersection • Excellent Trade Property
- High Traffic Corridor
- New Construction
- Two 100% Leased Retail/Medical
- Asking Price: \$3,200,000
- Year 1 N.O.I. - \$184,600 - 5.75% Cap Rate
- Year 5 N.O.I- \$ 194,700 - 6.2% Cap Rate

FOR SALE: TWO 100% LEASED RETAIL/MEDICAL

2840-2844 Las Positas Road – Livermore, CA

			LEASE TERM		CURRENT BASE RENT					NEXT INCREASE			OPTIONS	
SUITE	TENANT	RENTABLE SF	START	END	MONTHLY	PER SF	ANNUAL	LEASE TYPE	EST. EXPENSE RECOVERY	DATE	NEW MO. RENT	PER SF	NO X TERM	OPTION RENT
2840	Beet's Cycle Barre	±2,307	DEC 18	MAY 21	\$7,128.63	\$3.09	\$85,543.56	NNN	100%	DEC 19	\$7,342.48	\$3.18	1 X 3YR	3%
2844	Ohana Animal Hosp.	±2,913	JUN 16	MAY 25	\$8,251.07	\$2.83	\$99,012.84	NNN	100%	JUN 19	\$8,251.07	\$2.83	2 X 5YR	3%
TOTAL		±5,220			15,379.70		\$184,556.40							



FOR SALE: TWO 100% LEASED RETAIL/MEDICAL

2840-2844 Las Positas Road – Livermore, CA



FOR SALE: TWO 100% LEASED RETAIL/MEDICAL

2840-2844 Las Positas Road – Livermore, CA



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.