

# 4849

## LONE TREE WAY

ANTIOCH, CA



**6.4%**  
CAP RATE

**TOTAL NET  
RENTABLE AREA:  
±6,630**

**PERCENT LEASED:  
100%**

**PURCHASE PRICE:  
\$2,000,000**

**CAP RATE:  
6.4%**

### **BRIAN T. SLOCUM**

Vice President, CCIM

Lic. 01471483

T +1 925 296 7756

C +1 925 984 6989

brian.slocum@cbre.com

www.cbre.com/brian.slocum

**CBRE**

# 4849

# LONE TREE WAY

EXECUTIVE SUMMARY



## THE OFFERING

CBRE is pleased to present 4849 Lone Tree Way, as a new Leased Investment opportunity in Antioch California, in the eastern Bay Area. The site is located in the Williamson Ranch commercial project along the Lone Tree Way corridor, with numerous surrounding amenities, close to the Brentwood City border.

With two (2) stable tenants and 100% leased, the 4849 Lone Tree Way property offering provides quality tenants in place due to the functionality of the existing floorplans in the building. Uses include medical related and child development, both of which are needed in the surrounding community. The investment is being offered at a 6.4% capitalization rate based on the asking price.

# 4849

## LONE TREE WAY



### INVESTMENT HIGHLIGHTS

#### LOCATION

- 4849 Lone Tree way in Antioch CA is located off of the prominent Lone Tree Way thoroughfare in Antioch CA, close the Highway 4 Bypass freeway near Hillcrest Avenue and City of Brentwood
- Adjacent to Walmart, Staples, Big 5 Sporting Goods, and numerous food options within the complex and nearby retail centers

#### OCCUPANCY

- The property consists of one (1) building and is 100% leased with rental increases
- Tenant uses include Retail Medical, and Office for Child Development

#### PROPERTY CONDITION

- Expertly maintained building and overall project with landscaped exterior areas. Roof/HVAC and structural all in excellent condition, Buyer to verify during escrow

#### PARKING

- Numerous stalls allowing for generous parking ratio for a wide variety of Office or Retail uses



# 4849

## LONE TREE WAY

### PROPERTY OVERVIEW

#### OVERVIEW

- Address: 4849 Lone Tree Way, Antioch California 94509
- APN: 056-011-055-3
- Building Size: One (1) building totaling ±6,630 Square Feet
- Property Size: ±0.60 Acres
- Suites: Two (2)
- Year Built: 2005
- Occupancy: 100%, Long Term Tenancies
- Parking: Numerous stalls to allow for Retail or Office, stall count to be verified
- Extensive Glass line around the front and sides of the building for natural light
- Zoning: P-D



# 4849

## LONE TREE WAY

### PROPERTY OVERVIEW



\*APPROXIMATE LAYOUT. BUYER TO VERIFY

# 4849

## LONE TREE WAY

TENANT OVERVIEW



\*APPROXIMATE TENANT AREAS PER EXISTING LEASES. BUYER TO VERIFY.

# 4849

## LONE TREE WAY

TENANT OVERVIEW

---



### TRUMPET BEHAVIORAL HEALTH

Trumpet Behavioral Health is a national autism treatment provider that works with children with autism spectrum disorder, social communication disorders and developmental delays to help them become happy and productive members of their families, communities and world. As an ABA provider, Trumpet hires compassionate and experienced Board Certified Behavior Analyst® (BCBA®), Board Certified Assistant Behavior Analyst® (BCaBA®) and Registered Behavior Technician™ (RBT®) professionals to deliver comprehensive autism treatment services.

<https://www.tbh.com/>



### HANGER, INC.

Hanger, Inc. is the world's premier provider of orthotic and prosthetic (O&P) services and products, offering the most advanced clinically differentiated programs and unsurpassed customer service. Hanger, Inc. comprises seven business units that serve different segments of the O&P industry. Each business unit contributes to the unique identity of Hanger, Inc. as a patient-focused company, combining clinical excellence with a progressive approach to the use of emerging technologies.

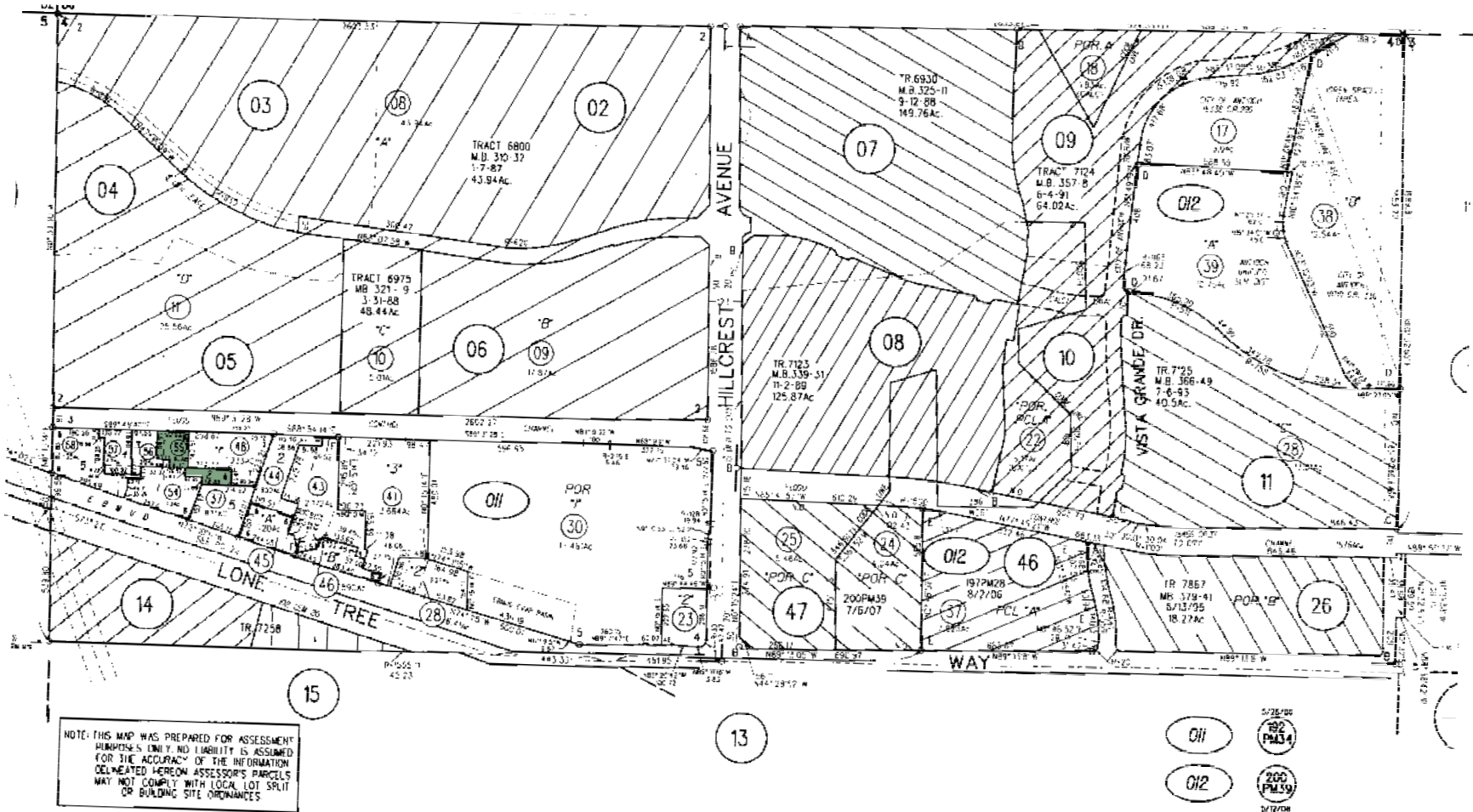
<http://www.hanger.com/Pages/default.aspx>

# 4849

## LONE TREE WAY

PROPERTY OVERVIEW

### PARCEL MAP





# 4849

## LONE TREE WAY

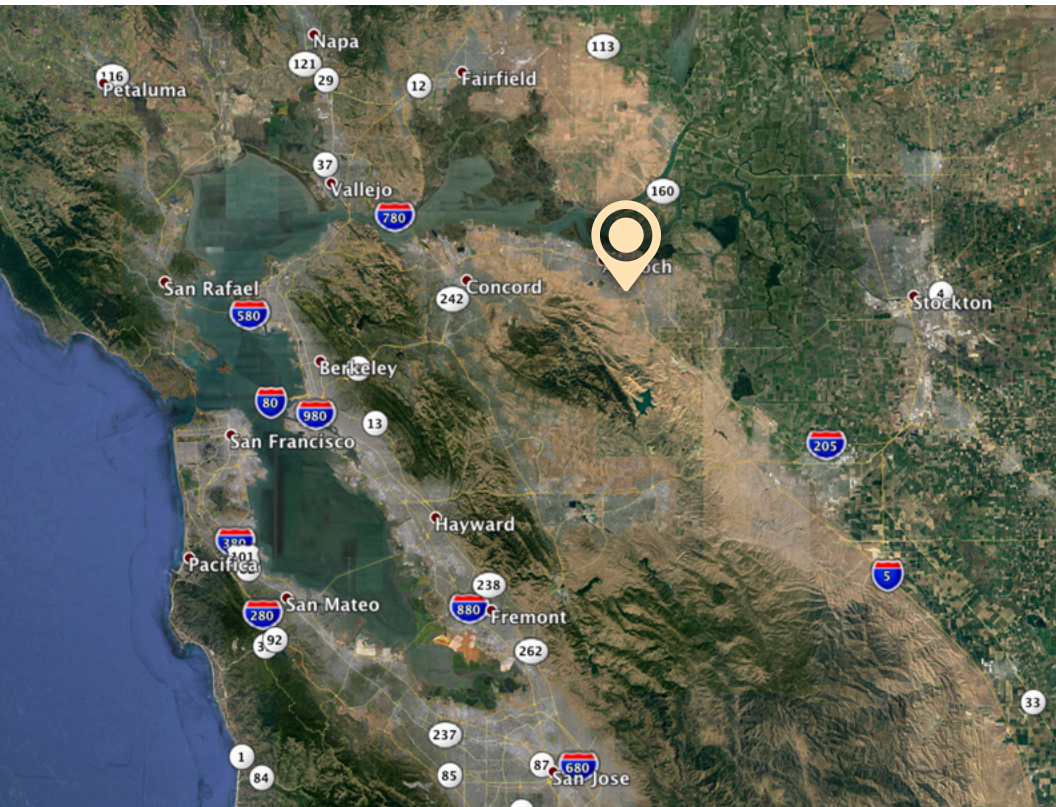


### SAN FRANCISCO BAY AREA

The San Francisco Bay Area, located in Northern California, is home to more than 7 million people. The area consists of nine counties, all of which touch the San Francisco Bay, 101 cities, and comprises 7,000 square miles. The Bay Area has a land area of 4.4 million acres (excluding bay waters and large lakes), and in 2010, approximately 17.8 percent of the region's total acreage was developed for urban use. While San Francisco is the most urbanized county with 80 percent of its land area developed, Napa is the most rural county with approximately 5 percent of its land area developed. Like many large urban centers, the Bay Area will continue to grow in the foreseeable future.

With some 44% of its adult residents obtaining at least a bachelor's degree, compared to 28% nationwide, the Bay Area has a much higher concentration of knowledge-based occupations – especially professional and executive positions – than the nation as a whole, and its percentage of computer, math, and engineering jobs is twice the national average. Core skills include building and managing global businesses, innovating in products, services and business models, and creating new industries. Furthermore, compared to the US economy, the Bay Area is becoming more concentrated in knowledge-intensive industries. For instance, the share of local employment in computer and electronic product manufacturing increasingly exceeds the US average, while the share in traditional manufacturing is falling behind. Employment share in professional and business services and in information technology is also much larger in the Bay Area than in the US as a whole.

With big name companies such as Google, Facebook, Sales Force, Twitter, and Apple headquartered throughout the region, the Bay Area has become the largest business center on the West Coast. The Bay Area has twenty-nine companies in the U.S. Fortune 500, twenty-eight of the firms in the Fortune Global 500, and has three of the top ten global companies ranked by market capitalization. The region is also home to many of the nation's fastest-growing private companies, and thirty companies on Inc. magazine's "Inc. 500: America's fastest-growing private companies" list are based in the Bay Area.



# 4849

## LONE TREE WAY

### AREA OVERVIEW



### CONTRA COSTA COUNTY



One of the original 27 counties established in California in 1850, Contra Costa County is comprised of 19 cities and is home to more than one million residents, making it the ninth most populous county in the state. Stretching approximately 40 miles from west to east and approximately 20 miles from north to south, Contra Costa County covers 805 square miles and is adjacent to Alameda, San Joaquin, Sacramento, and Solano counties. Contra Costa County contains three distinct areas: West County, Central County, and East County, which is composed of the Pittsburg-Antioch area, as well as Brentwood and Oakley.

East County is the largest land area in the County and stretches along Route 4 from Willow Pass grade northeast of Concord to Route 84 near Oakley, as well as surrounded unincorporated areas including Knightsen, Byron, and Discovery Bay. The East Contra Costa County market (ECC) is a region that has experienced explosive growth over the past two decades. With a vibrant industrial core and history, the ECC region has seen remarkable population growth due to residential housing development and overall job growth in the San Francisco Bay Area. Families and professionals have flocked to the region for newer and more affordable housing, which has in turn created a need for supportive professional services throughout the region.

After a slow down during the recessionary years, recently residential housing development has picked up once again, and added demand for services within the ECC communities has as well; this trend is expected to continue. Between the years 2005 and 2030, more than 32,000 households and 47,000 jobs are expected to be added in the four communities of Antioch, Brentwood, Oakley, and Pittsburg alone. In addition, more houses and jobs will be added to the unincorporated areas of the County.

As East Contra Costa County continues to add households and jobs, traffic delay and congestion on SR 4 and on the few alternative street and highway routes available to commuters have increased dramatically. Caltrans and regional transportation agencies have widened SR 4 and are building out the Pittsburg/Bay Point BART station line into Antioch, which is expected to be up and running by Spring 2018 in an effort to provide convenient access and improve the flow of traffic for commuters.

# 4849 LONE TREE WAY

## CITY OF ANTIOCH

Antioch is the heart of the Eastern Contra Costa County, located on the banks of the San Joaquin River in Northern California just off of Highway 4. With a population of over 112,000 people, Antioch is the second largest city in Contra Costa County. Due to the affordable cost of living compared to other parts of the Bay Area, Antioch has become a popular relocation spot for people seeking nice neighborhoods at a reasonable price. Over the past 20 years, new development has increased at a rapid rate, from single-family housing to condominiums, thus creating increased employment in schools, hospitals, retail and other local service sectors.

In an effort to provide efficient transportation options, the State Route 4 widening project has been recently completed, creating lighter traffic and an overall smoother commute for residents traveling to and from work every day. In addition, with the development of the Hillcrest BART station set to open in the Spring of 2018, residents will be able to travel to and from Antioch through the Pittsburg/Bay Point BART station line, providing convenient access into the greater San Francisco Bay Area.

Antioch's affordable cost of living has urged residents to migrate into the city, increasing not only the city's population, but the jobs in the area as well. There are many major employers in the City of Antioch, including:

EMPLOYER	NUMBER OF EMPLOYEES
Kaiser Permanente	2,240
Antioch Unified School District	1,867
Sutter Delta Medical Center	1,200
CCC Social Services	593
Walmart	321
Target	250
Costco	250
City of Antioch	240
Antioch Auto Center	238
Safeway	139

## ANTIOCH MARKET OVERVIEW

With a year-end net absorption of 1,095,047 SF for 2016 in the I-680 corridor office market, and the vacancy dropping to a low 7.7%, the lowest vacancy rate since Q2 2001, demand for space remains high and shows no signs of slowing down in the near future. The Martinez, Pittsburg, Antioch market experienced a 19,410 year-end net absorption for 2016, and a 3.8% vacancy for Class B office. With such high demand and low vacancy, as well as the improvements on transportation underway providing convenient access to and from the cities, the positive activity in this market is expected to continue.



# 4849

## LONE TREE WAY

AREA DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Projection	19,756	98,638	217,344
2018 Estimate	18,746	93,197	204,914
2010 Census	17,266	83,490	180,985
Growth 2018-2023	5.39%	5.84%	6.07%
Growth 2010-2018	8.57%	11.63%	13.22%
<b>HOUSEHOLDS</b>			
2023 Projection	5,781	30,124	69,793
2018 Estimate	5,478	28,408	65,671
2010 Census	4,995	25,091	57,107
Growth 2018-2023	5.53%	6.04%	6.28%
Growth 2010-2018	9.67%	13.22%	15.00%
Owner Occupied	4,057	22,405	45,800
Renter Occupied	1,422	6,003	19,871
2018 AVERAGE HOUSEHOLD INCOME	\$111,307	\$118,091	\$100,751
2018 MEDIAN HOUSEHOLD INCOME	\$96,057	\$102,567	\$83,641
<b>2018 HOUSEHOLDS BY HOUSEHOLD INCOME</b>			
< \$25,000	513	2,344	8,190
\$25,000 - \$50,000	725	3,687	11,235
\$50,000 - \$75,000	752	3,730	10,273
\$75,000 - \$100,000	891	3,971	9,078
\$100,000 - \$125,000	874	4,601	8,912
\$125,000 - \$150,000	531	2,945	5,751
\$150,000 - \$200,000	535	3,968	7,050
\$200,000+	560	3,163	5,183

# 4849

## LONE TREE WAY

### AREA DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2018 Total Population	18,746	93,197	204,914
2023 Population	19,756	98,638	217,344
Population Growth 2018-2023	5.39%	5.84%	6.07%
Average Age	35.10	36.50	36.40

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2018 Total Households	5,478	28,408	65,671
Household Growth 2018-2023	5.53%	6.04%	6.28%
Median Household Income	\$96,057	\$102,657	\$83,641
Average Household Size	3.50	3.30	3.10
2018 Average Household Vehicles	2.00	2.00	2.00

<b>HOUSING</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Home Value	\$391,314	\$436,388	\$418,202
Median Year Built	1996	1996	1993

# 4849

# LONE TREE WAY

AREA OVERVIEW

## LOCAL AMENITIES



HILLTOP  
CHRISTIAN  
SCHOOL

ANTIOCH  
WATER PARK

DEER VALLEY  
HIGH SCHOOL

4849 LONE TREE WAY

HILLCREST AVE

CALIFORNIA  
4

AMC THEATRES, Carl's Jr., McDonald's, CHASE, STARBUCKS COFFEE, BR baskin tobbin, Shell, FOOD MAX, Western Dental, SUBWAY, TACO BELL, Round Table PIZZA, cricket wireless

Little Caesars, Walmart, BIG 5, Denny's, 7 ELEVEN, Jack in the box, STAPLES, Moe's THE ORIGINAL, Bagel Street Café

POPEYES LOUISIANA KITCHEN, MOUNTAIN MIKES PIZZA, CITY SPORTS CLUB, L&L Hawaiian Barbecue, SUPERCUTS, COCINA MEDINA MEXICAN RESTAURANT

BARNES & NOBLE BOOKSELLERS, BED BATH & BEYOND, TARGET, Buffalo Wild Wings, Mimis Cafe, Wendy's, STARBUCKS COFFEE, PANDA EXPRESS

# 4849

## LONE TREE WAY

### FINANCIAL OVERVIEW



### INCOME DETAILS/PRICING

- Current NOI: ±\$127,346.40
- Price/PSF: \$301
- Attractive ±6.4% Cap Rate
- 100% leased
- Sale Price: \$2,000,000
- Additional rent roll, expenses and tenant/lease details can be provided upon request for qualified prospect inquiries with signed NDA

### FINANCIAL MODEL

<b>CURRENT GROSS INCOME</b>	<b>\$153,810.00</b>
<b>NNN EXPENSES, PROPERTY TAX, PROPERTY INSURANCE, AND CAM:</b>	<b>\$26,463.60</b>
<b>TOTAL NET OPERATING INCOME (NOI)</b>	<b>\$127,346.40</b>

\*Financial Model s based on landlord provided data, and is true and correct to the best of Broker's knowledge  
\*Buyer and prospective Buyers are encouraged to investigate all underlying information for Buyer's confirmation and accuracy.  
\*Rent Roll Data and Leases can be provided upon execution of an NDA by Prospective Buyer

# 4849

# LONE TREE WAY

ANTIOCH, CA



## BRIAN T. SLOCUM

Vice President, CCIM

Lic. 01471483

T +1 925 296 7756

C +1 925 984 6989

[brian.slocum@cbre.com](mailto:brian.slocum@cbre.com)

[www.cbre.com/brian.slocum](http://www.cbre.com/brian.slocum)

# CBRE

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.