

OFFERING MEMORANDUM

4701 MAIN STREET

OAKLEY, CALIFORNIA | AVAILABLE FOR SALE

GREAT OWNER-USER OPPORTUNITY



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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)



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PROPERTY OVERVIEW

PROPERTY

Address 4701 Main Street, Oakley

APN 035-493-001-8

PROPERTY ATTRIBUTES

Property Type Free standing two story commercial building with an abundance of land

Year Built 2007

Square Footage 3,464

Land Area 1.03 acres

Parking 19 stalls

Zoning Retail Business District ([view details](#))

Occupancy Delivered Vacant

Use Currently operated as a nursery

Price \$2,200,000

4701 Main Street, Oakley offers an owner-user, developer or value-add investor the unique opportunity to acquire a hybrid retail building on a large parcel of land suitable for anything from a continuation of the existing nursery operation to day care/ pre-school, medical/dental, general office or potentially even a redevelopment to residential use. The attractive building has an abundance of curb appeal and ample parking at the corner of Main Street and Almond Tree Lane. Prominent street signage gives a potential user ample drive by exposure to customers and clients. The large fenced in yard area is ideal for merchandise, inventory, play structures or additional building area.



PROPERTY OVERVIEW

4701 Main Street, Oakley offers an owner-user or development play investor the unique opportunity to acquire a hybrid retail building on a large parcel of land suitable for anything from a nursery operation to day care/pre-school or potentially even a redevelopment to residential use. The attractive building has an abundance of curb appeal and ample parking at the corner of Main Street and Almond Tree Lane. Prominent street signage gives a potential user ample drive by exposure to customers and clients.

Small Town Charm Combined with Forward Thinking City Government

From the City of Oakley website, the Oakley City Council operates under an aggressive and forward-thinking strategic plan that is a concerted effort to ensure the continued success for the City of Oakley. The Strategic Plan serves as an action plan for the future by:

- » Describing a Vision of what we want Oakley to become
- » Establishing a Mission Statement that describes our purpose
- » Committing to Values and Ethics that describe our character
- » Outlining of key Strategic Areas of Focus
- » Setting forth specific Goals and Actions

This Plan serves as the principal guidance for the preparation of the City budget, program objectives and performance measures. It also provides direction on how we, as a municipality, allocate resources, establish policy and progressively guide the affairs of the City organization. The Plan is a tool for the City Council and City staff to use to effectively meet the needs of our growing and dynamic community.

Vision Statement: The City of Oakley will be recognized as a model of civic participation and a vibrant Delta community where families live, work, play, shop and visit.

Mission Statement: The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner. The City of Oakley values Teamwork, Professionalism, Community input and a proactive approach to solving community issues, Honesty and Integrity, a positive and encouraging environment, and Fiscal responsibility

Strategic Areas of Focus: Economic Development; Planned, Quality Growth; Traffic Safety and Capacity; Financial Stability, Civic Center

& Downtown Revitalization; Public Safety; Parks, Streetscapes & Recreational Opportunities; Community Outreach, Communication & Participation; Political Leadership & Stability; and, Operational needs.

Outdoor Activities: The city of Oakley has an abundance of outdoor parks, refuges and preserves highly desirable to outdoor enthusiasts. This would include Franks Tract State Recreation Area, Dow Wetlands Wildlife Habitat Preserve, Smith Family Farms, Prewett Family Park, Big Break Regional Shoreline, Blue Goose Park and Antioch Dunes National Wildlife Refuge. Residents wanting to escape the hustle and bustle by embracing the great outdoors find the Oakley area to be an underappreciated paradise.

Location: Oakley is located 20.2 miles from downtown Concord and approximately 26 miles from downtown Walnut Creek. Additionally, the Oakland Airport is only 51.6 miles away. The nearest BART station is conveniently located in Pittsburg which is just 11 miles from the subject property and the Discovery Bay Yacht Club is a mere 15 miles away. While the East County area is still considered the next big growth market, it's location is very manageable for residents wanting to stay connected with the greater North 680 corridor.

Population Growth: The East County market is exploding with residential and commercial growth. The cities of Oakley, Brentwood, Antioch and Bethal Island have all become a destination location for young families and seniors looking for attractive affordable housing options. Ongoing improvements to interstate infrastructure, public transportation, public schools, municipalities, parks and recreation and an overall quality of life and all part of these communities forward planning objectives.

AERIAL

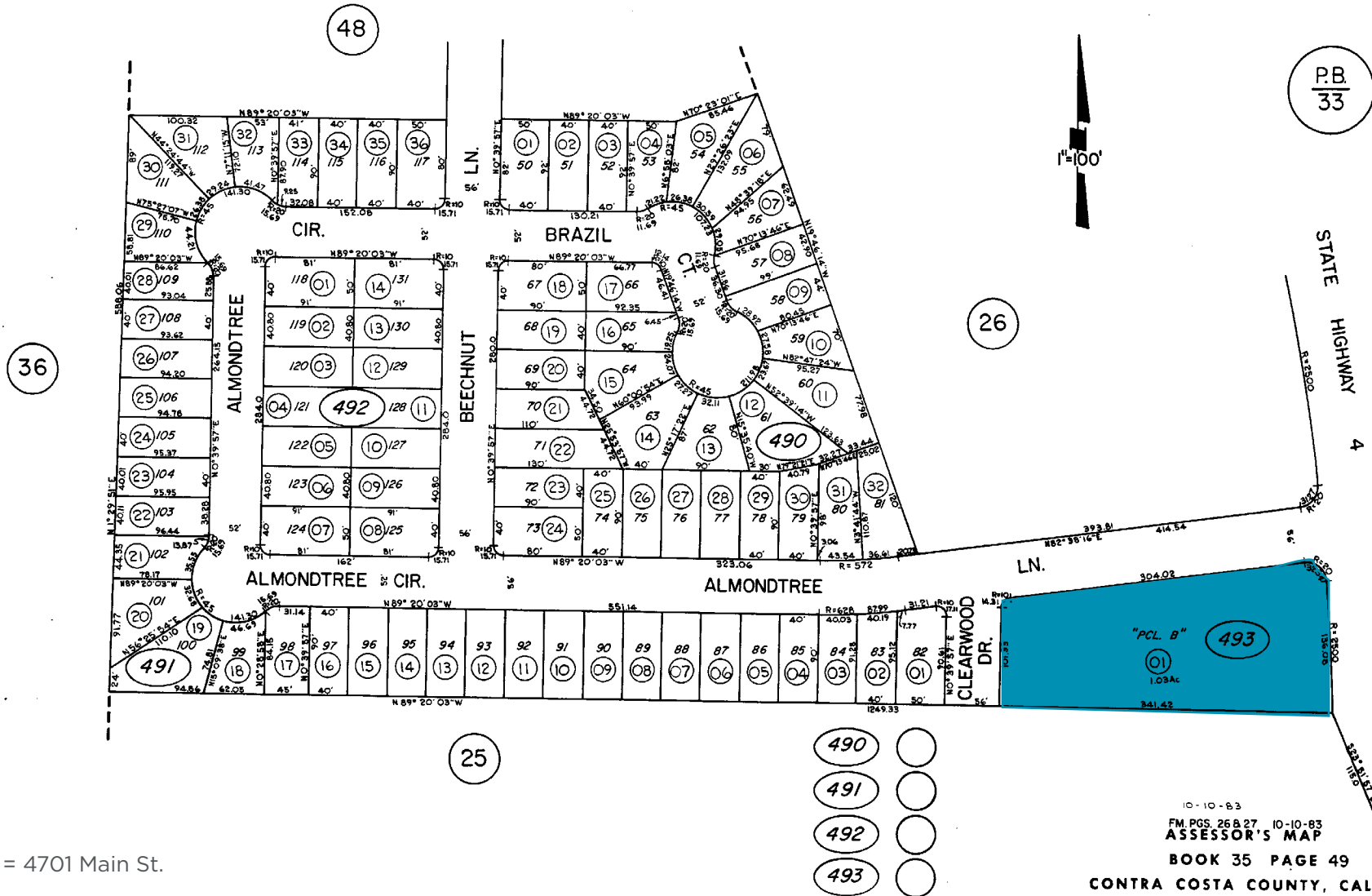






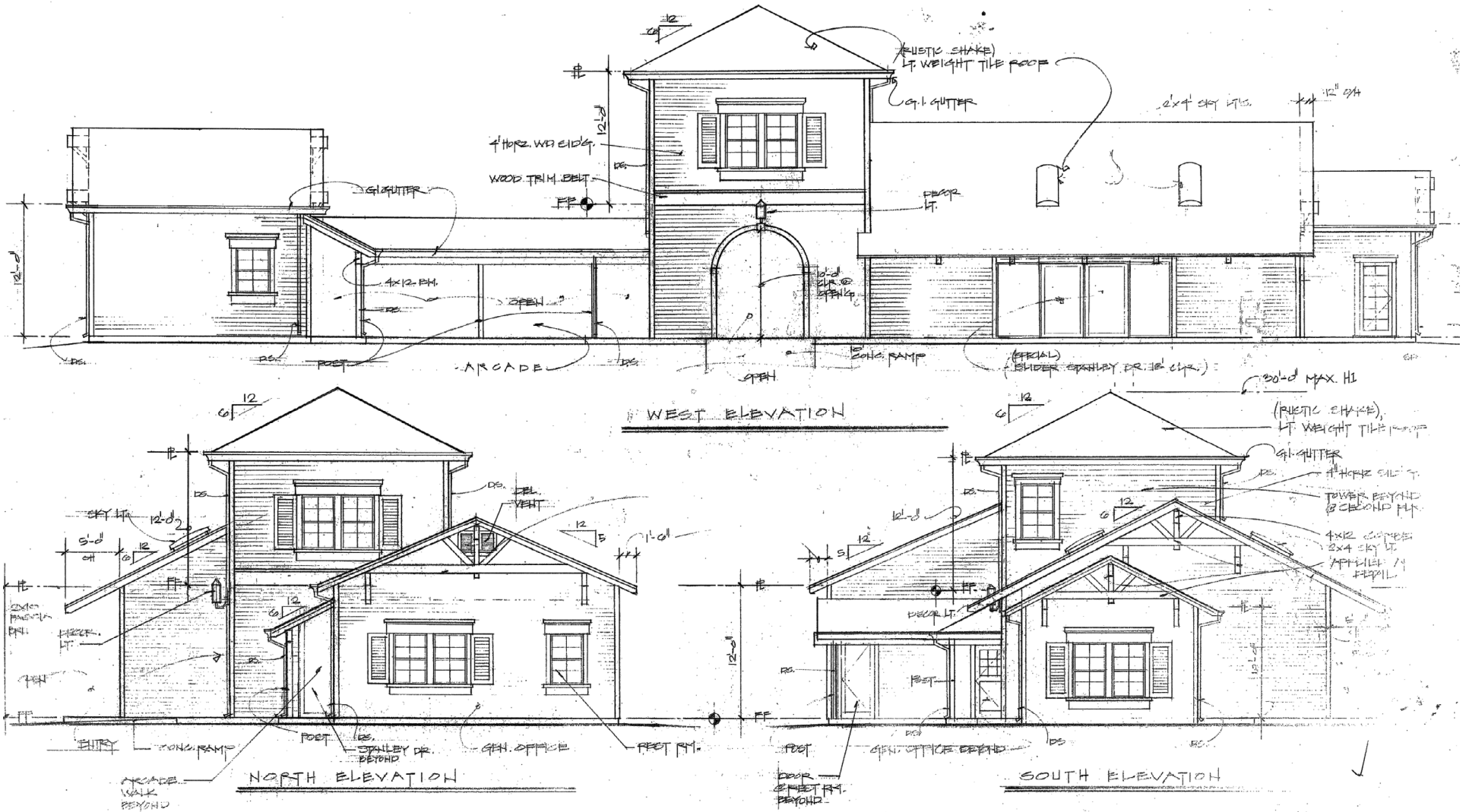


PARCEL MAP



10-10-83
 FM PGS 26&27, 10-10-83
ASSESSOR'S MAP
 BOOK 35 PAGE 49
 CONTRA COSTA COUNTY, CALIF.

BUILDING ELEVATION DRAWINGS



OAKLEY

The City of Oakley is in its infancy, though Oakley's bountiful agricultural community has a rich and interesting history. Only an hour's drive from San Francisco, Oakley is situated in East Contra Costa County along the picturesque California Delta, a fishing and boating paradise. Oakley's gently rolling hills are crisscrossed by country lanes and patch-worked with vineyards and orchards—though new schools and neighborhoods now share what was once a farming landscape.

The City of Oakley, incorporated in July 1999, is one of California's youngest cities. Residents enjoy a charming area with an abundant housing supply, quality schools, and a friendly atmosphere that truly make Oakley, "A Place for Families in the Heart of the Delta."

Today a landscape of gently rolling fields, orchards, and vineyards gives us a glimpse of Oakley's agricultural past. From a quiet Delta farming town, Oakley has blossomed into a growing community of landscaped parks, abundant recreational opportunities, shopping centers, and planned business and commercial development.

Oakley's residents enjoy a progressive community that is rich in history, supports strong family values, and offers a high quality of life. Our residents take pride in being a part of a City that is building a prosperous future for generations to come.

The City's leadership is working to maintain Oakley's small town character while strongly encouraging the development of new industries to employ the growing local workforce.

DEMOGRAPHICS



139,103

2019 population within a five mile radius of the property.



1.40%

Projected annual population growth rate over the next five years.



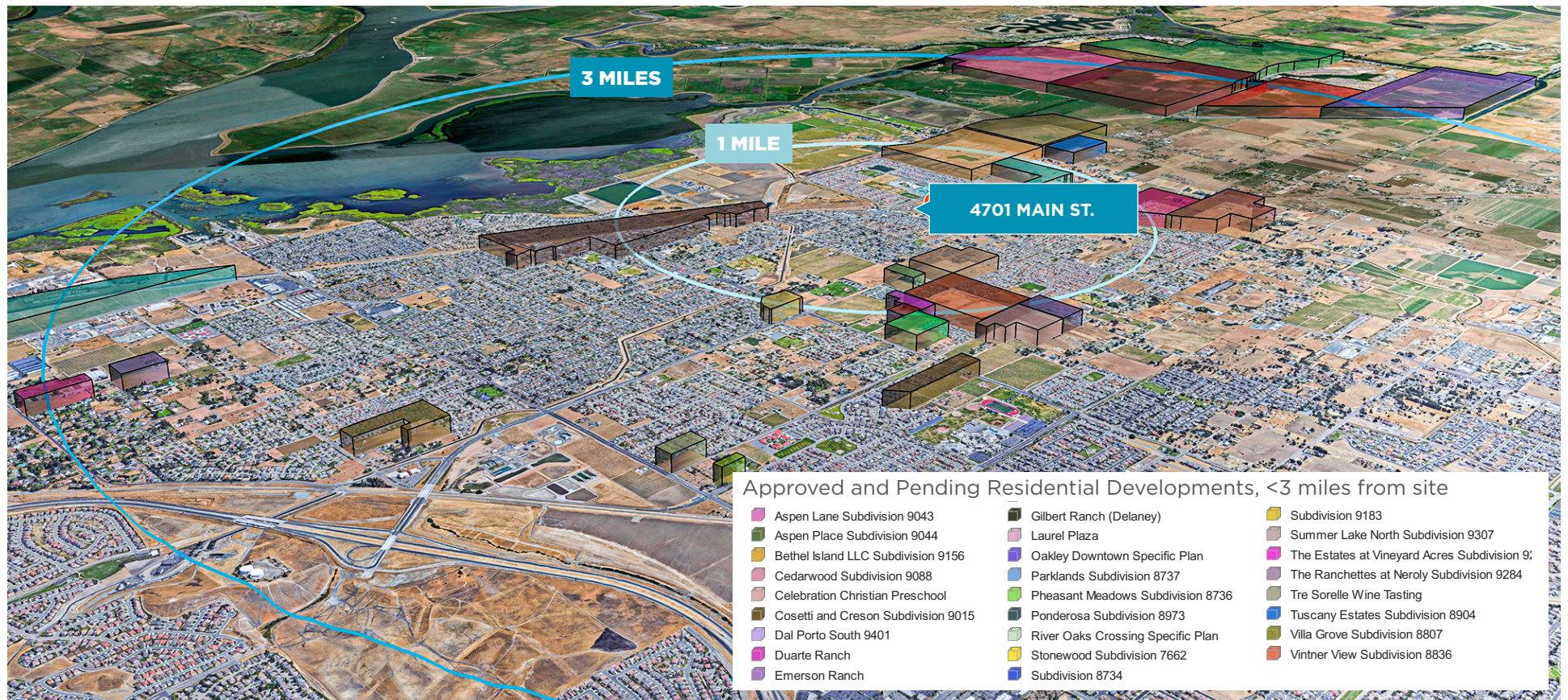
\$102,021

Median income within five miles.

POPULATION GROWTH & RESIDENTIAL DEVELOPMENT

The population of Oakley is approximately 42,129 and growing.

Oakley currently has 22 residential development projects planned or under construction consisting of approximately 2,044 new units. Additionally, the neighboring city of Brentwood has 29 residential projects planned or under construction consisting of approximately 2,313 units. This strategically planned population growth will benefit retailers in the area as the area continues to flourish and prosper as a destination location for young families just starting out and seniors looking to downsize from higher priced and overcrowded suburbs along the I-680 corridor.



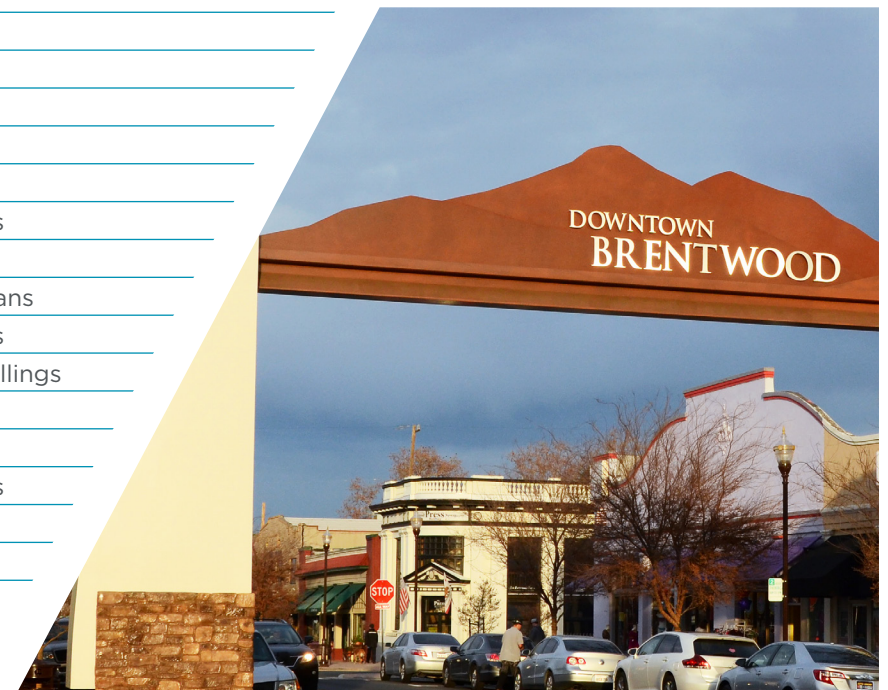
OAKLEY RESIDENTIAL PROJECTS

PROJECT NAME	PLANNED UNITS	USE
Villa Grove	35	Single family residential lots
Rosewood	61	Single family residential lots
Cedarwood	34	Single family residential lots
2480 Oakley Road	22	Single family residential lots
IBN Sina Community Center	200	Senior housing
Middlefield at Delaney Park	581	Single family residential lots
Twin Oaks Senior Residence	130	Senior housing
The Vines at Oakley	62	Single family residential lots
Shiloh	69	Single family homes
The Village at Main	153	Single family residential lots
Easton	74	Single family homes
Southport	110	Single family homes
Duarte Ranch	15	Single family homes
Northpoint at Delaney Park	198	Single family homes
Castro Property	10	Homes
The Ranchettes at Neroly	13	Single family homes
Gilbert Property	103	Single family homes
Citrus at Emerson Ranch	60	Single family homes
Laurel at Emerson Ranch	117	Single family homes



BRENTWOOD RESIDENTIAL PROJECTS

PROJECT NAME	PLANNED UNITS	USE
Amber Lane Apartments	300	Apartments
Anden Apartments Homes	320	Apartments
Bella Verde	48	Single-Family Homes
Brentwood CC	63	Single-Family Homes
Brentwood Country Club	24	Single-Family Homes
Bridle Gate	510	252 Single-Family Homes and 258 Multi-Family Homes
Catchings Ranch	24	Single-Family Homes
Cowell Ranch	4	Single-Family Homes
Fairview Avenue	9	Single-Family Homes
Harper Parc	4	Single-Family Homes
Inez Property	11	Single-Family Homes
K. Hovnanian	48	Single-Family Homes
Vista Dorado II	50	Homes
Madrid Subdivision	14	Single-Family Homes
Orfanos	160	Single-family units
Palermo	96	Single-family residential lots
Parkside Villas	37	Single-family homes
Pioneer Square	4	Single-family duet house plans
Sciortino Ranch Phase I	326	Single-family residential lots
Sciortino Ranch Phase II	225	Detached single-family dwellings
Silvergate	166	Apartments
St. James Court	8	Single-family homes
St. Martin's Place	8	Single-family residential lots
Trilogy at the Vineyards	481	Houses
Villagio	9	Single-Family Homes
Vista Dorado I	6	Houses



RETAIL MAP



TRAFFIC COUNTS



DEMOGRAPHICS

2019 SUMMARY	1-MILE	3 -MILE	5-MILE
2019 Total Population	139,103	255,989	368,394
2019 Households	42,290	80,256	118,079
2019 Families	33,966	62,600	90,678
2019 Average Family Size	3.62	3.55	3.50
Owner Occupied Housing Units	81.1%	71.4%	69.5%
Renter Occupied Housing Units	15.5%	24.5%	26.5%
Median Age	34.8	35.4	36.1
Median Household Income	\$102,021	\$89,745	\$85,998
Average Household Income	\$118,720	\$111,383	\$109,858
Per Capita Income	\$36,249	\$35,025	\$35,150

2024 SUMMARY

2024 Total Population	149,087	271,581	389,654
2024 Households	45,123	84,676	124,345
2024 Families	36,229	66,088	95,514
2024 Average Family Size	3.64	3.57	3.52
Owner Occupied Housing Units	76.6%	70.7%	69.5%
Renter Occupied Housing Units	19.7%	24.5%	25.5%
Median Age	35.3	35.8	36.7
Median Household Income	\$116,196	\$106,646	\$103,291
Average Home Value	\$630,239	\$614,799	\$613,810
Per Capita Income	\$43,617	\$41,959	\$41,773

TRENDS: 2019-2024 ANNUAL GROWTH RATE

Total Population	1.40%	1.19%	1.13%
Household Size	1.31%	1.08%	1.04%
Family Size	1.30%	1.09%	1.04%



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