



FOR SALE: Owner/User or Value-Add Retail

16160 East 14th Street // San Leandro, CA

NEWMARK


FORREST GHERLONE 925.974.0237 fgherlone@ngkf.com CA RE License #01376723
MATT SWEENEY 408.987.4119 msweeney@ngkf.com CA RE License #01746896

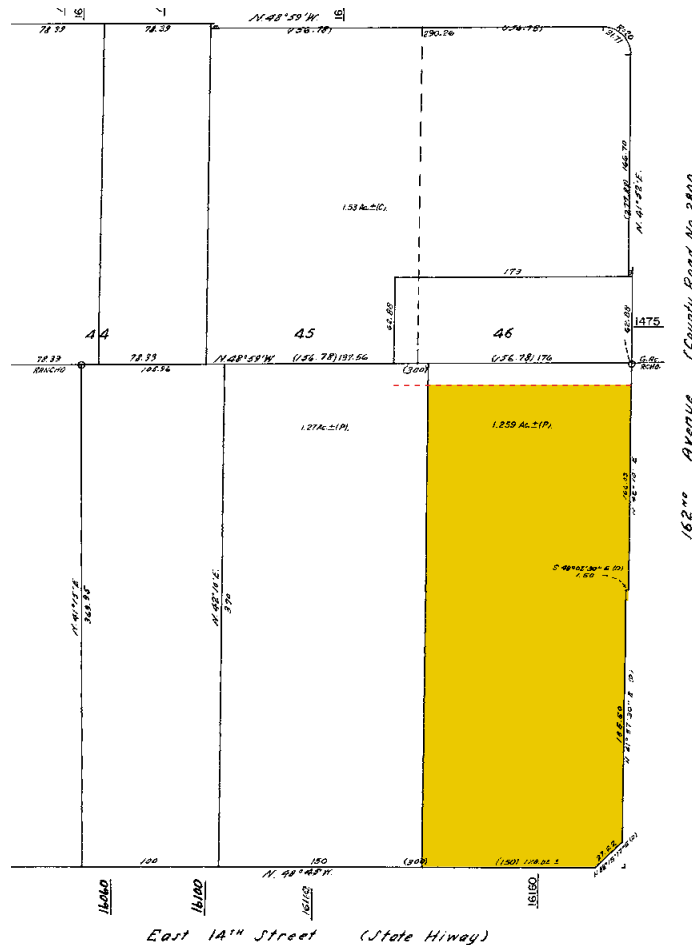
Executive Summary

Newmark, as exclusive advisor, is pleased to offer the opportunity to purchase Ashland Court (the "Property"), an approximately 24,968 square foot retail building located at 16160 E. 14th Street, San Leandro, California within the San Francisco Bay Area. Situated on highly trafficked E. 14th Street (±22,284 vehicles per day), Ashland Court is ideal for either an owner user or value add investor as Dollar Tree occupies 57% of the leasable area with 10,831 square feet currently vacant.

PROPERTY HIGHLIGHTS

- + Excellent owner/user opportunity with ability to capitalize on low interest rates
- + Value-add potential through leasing the vacant space (cold shell)
- + High traffic and visibility due to hard corner location at signalized intersection of E. 14th Street and 162nd Avenue
- + Dollar Tree (Over 15,000 Stores in 48 States with More Than \$22.82 Billion in Sales) occupies 14,137 square feet on a 10 year triple net lease
- + Dedicated parking lot with 42 spaces with space for 8 additional stalls
- + Newly redesigned building façade with highly prominent signage opportunities

	Price:	\$6,300,000 (\$252/SF)
	Size:	±24,968 SF (±14,137 SF Dollar Tree / ±10,831 SF Vacant)
	Occupancy:	57% occupied by Dollar Tree on a long term NNN lease; 10,831 available (also for lease)
	Pro Forma Cap Rate:	7.23%



Address: 16160 E. 14th St
San Leandro, CA 94578

APN: 080 -0057-039-02

Size: ±24,968 SF

Site: ±1.20 Acres

Parking: 42 stalls (room for 8 more)

Zoning: DMU (Downtown Mixed Use)

ASHLAND COURT
SAN LEANDRO



162ND AVENUE

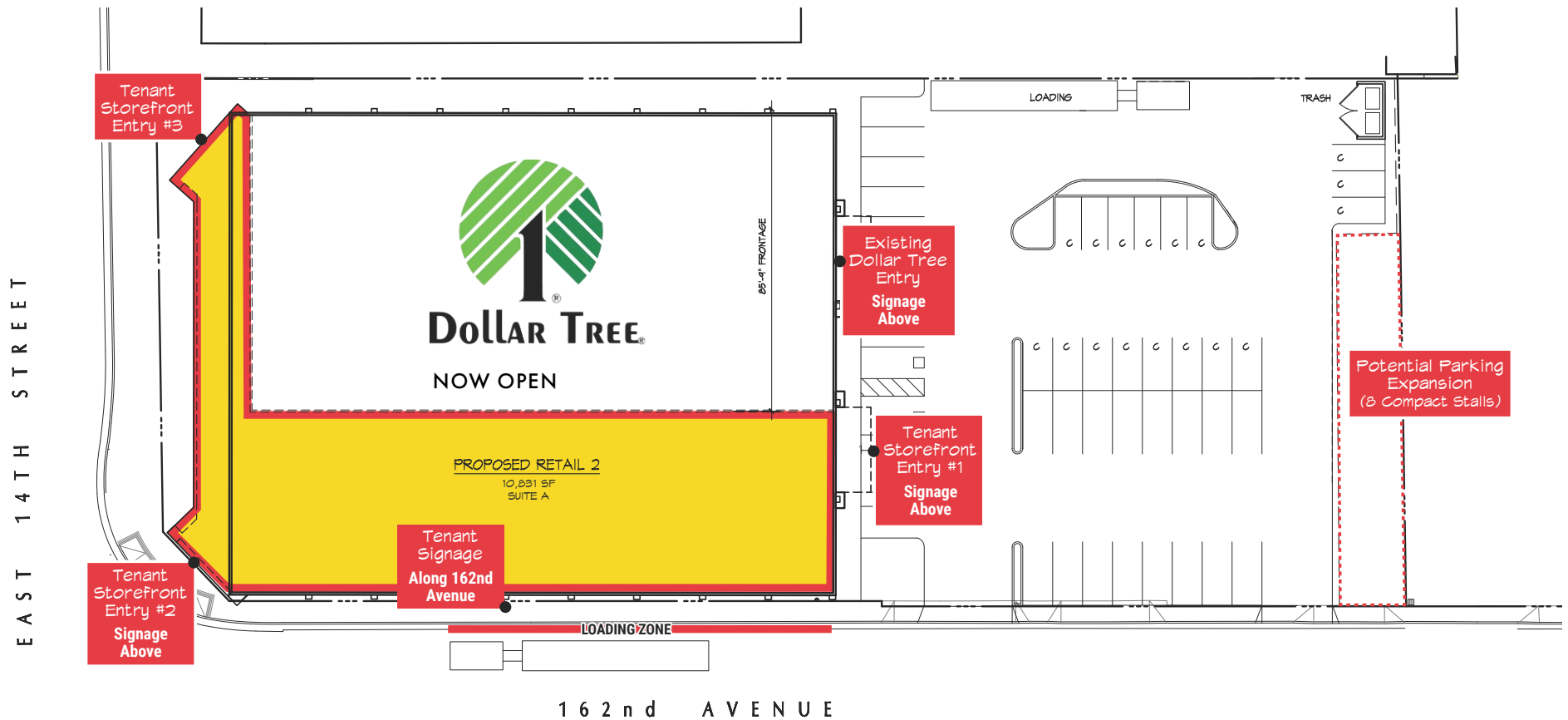
E 14TH STREET ±22,284 ADT

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- + 12-14' ceilings
- + Vacant space is demisable
- + Gas service available
- + Tenant improvement allowance negotiable





DOLLAR TREE

www.dollartree.com / NASDAQ: DLTR

Dollar Tree, Inc. is a Fortune 500 company now operating ±15,115 stores across 48 U.S. states and Canada. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar. Dollar Tree offers customers products they need at extreme values while keeping their stores bright, clean, organized and stocked. The company carries a broad mix of merchandise that includes many trusted national and regional brands. Given the affordable nature of its products, Dollar Tree tends to perform well even in tougher economic conditions.

Address:	16160 E. 14th St San Leandro, CA 94578
Size:	±14,137 SF
Tenant:	Dollar Tree Stores, Inc. a Virginia Corporation
Commencement:	October 1, 2020
Expiration:	September 30, 2030
Term:	10 years
Options:	Two, 5-year options

RENT SCHEDULE

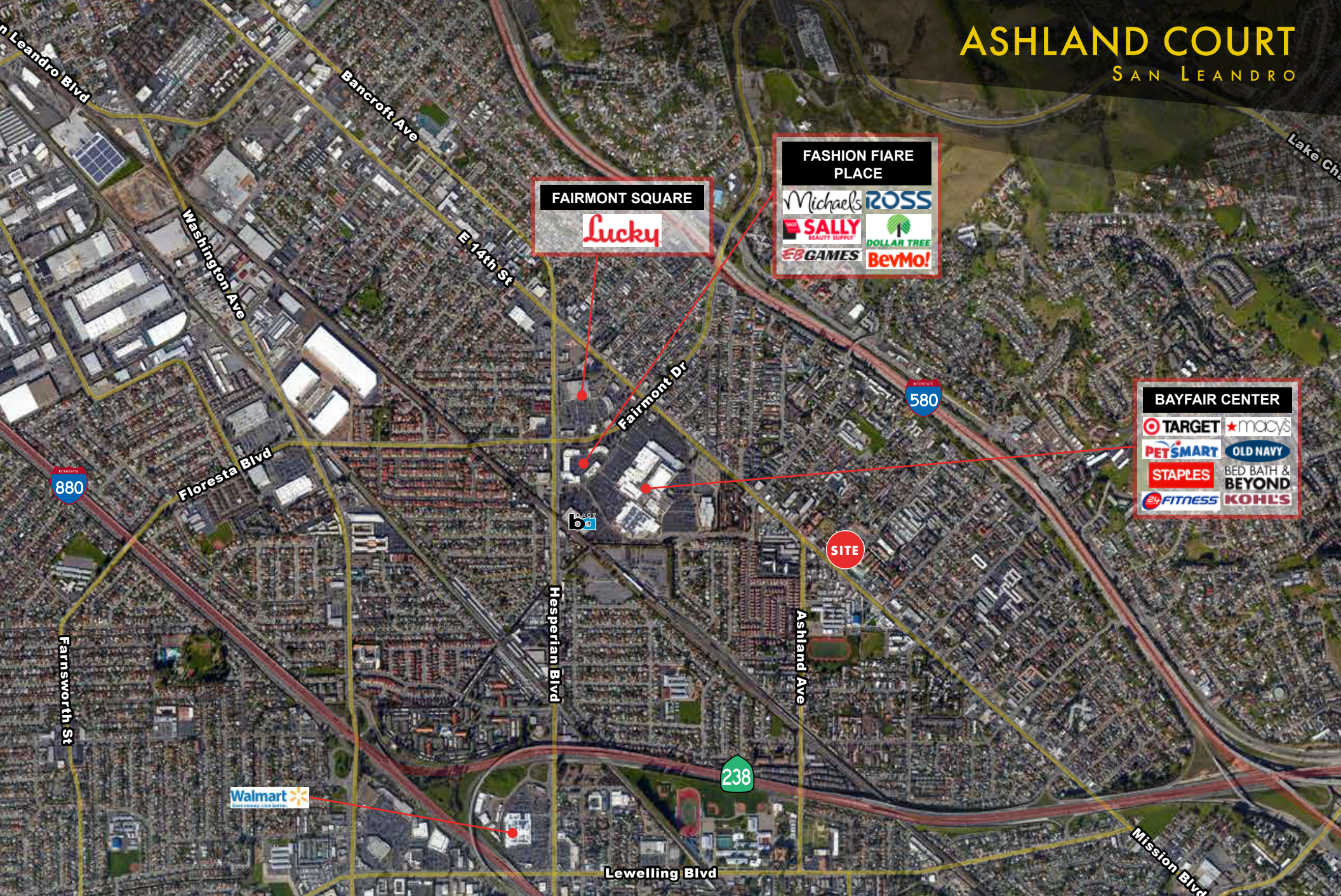
Lease Term	Lease Years	Per SF	Monthly	Annually
Original Lease Term	1-5	\$18.25	\$21,500	\$258,000
Original Lease Term	6-10	\$19.25	\$22,678	\$272,137
First Renewal Term	11-15	\$20.25	\$23,856	\$286,274
Second Renewal	16-20	\$21.25	25,034	\$300,411

Lease Summary

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ASHLAND COURT SAN LEANDRO



FAIRMONT SQUARE
Lucky

FASHION FIARE PLACE
Michael's ROSS
SALLY BEAUTY SUPPLY DOLLAR TREE
EB GAMES BevMo!

BAYFAIR CENTER
TARGET macy's
PET SMART OLD NAVY
STAPLES BED BATH & BEYOND
eFit FITNESS KOHL'S

SITE

Walmart
Save money. Live better.

Retail Market Aerial

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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Total Population 32,714 207,534 386,972

Total Daytime Population 20,883 135,057 254,505

Total Household 10,864 72,245 129,206

Average Household Income \$100,621 \$115,144 \$117,890

Median Household Income \$79,428 \$91,408 \$91,873

Per Capita Income \$33,709 \$40,231 \$39,490



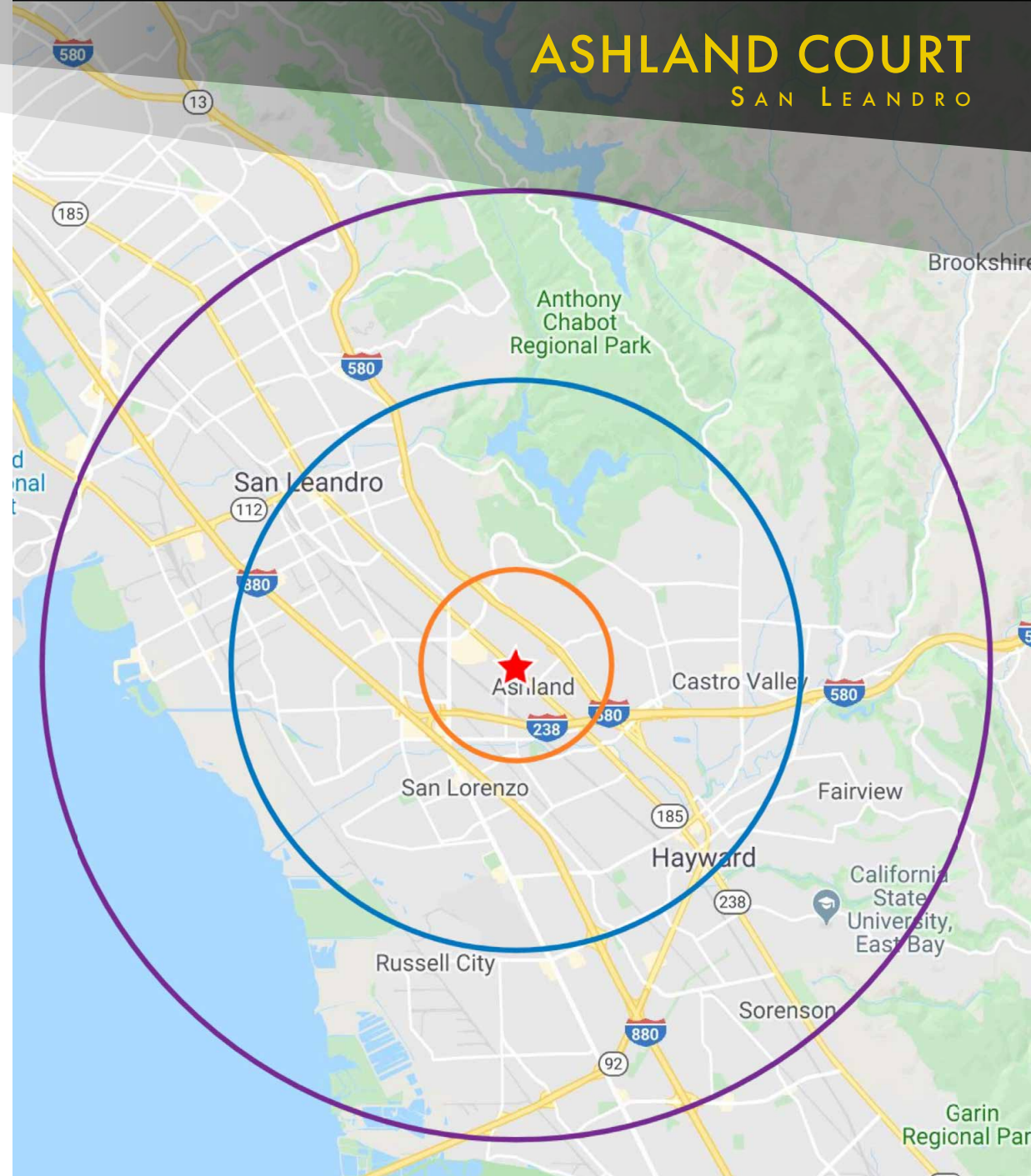
TRAFFIC COUNTS

EAST (ADT) WEST (ADT)

E 14th Street 10,545 10,547

ASHLAND COURT

SAN LEANDRO



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Demographics

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DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (12/15/2020) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

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