

# 100 RAILROAD DANVILLE | CA

OFFERING MEMORANDUM



Newmark  
Knight Frank

# 100

## RAILROAD

### DANVILLE | CA

#### OFFERING MEMORANDUM

## DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) 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.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

#### INVESTMENT SALES

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# EXECUTIVE SUMMARY

NKF Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 100 Railroad Avenue, ("Property" or "Project") an approximately 7,887 square foot single story multi-tenant retail/office building in the heart of downtown Danville, California - one of the San Francisco Bay Area's premier communities. Prominently situated at the intersection of West Linda Mesa Avenue and Railroad Avenue the Property is 100% leased to a mix of 5 retail, service and office tenants.

Its central location, pristine condition, high end improvements and adjacency to multiple City parking lots (455 free parking spaces) make 100 Railroad Avenue an outstanding long-term asset for any buyer. The area's impressive household incomes and disposable spending patterns support a vibrant and exciting downtown with many new upscale restaurants, wine bars and community-oriented retailers. With staggered lease expirations and rents at or below market, the Property is well positioned to appeal to both investors and owner/users seeking to occupy a portion of the building.

QUICK LOOK



**\$5,250,000**

PRICE



**±7,887 SF**

IMPROVEMENTS



**\$266,742**

NET OPERATING INCOME



**5.08%**

CAP RATE



**100% (5 Tenants)**

OCCUPANCY



**Up to ±4,787 contiguous square feet potentially available for use**

USERS



# INVESTMENT HIGHLIGHTS



- Rare opportunity to acquire trophy property in “Main & Main” location within desirable boutique Danville market
- Attractive/well maintained Property with newer roof
- Staggered rent roll and some near-term expirations provide potential for an owner/user to occupy space (up to ±4,787 SF contiguous)
- Excellent parking due to adjacent 233 stall city Clocktower lot.
- Long term tenants with in place rents at or below market and scheduled rental increases
- Easy access to Interstate 680 and a vast array of retail and service amenities in downtown Danville
- Danville and the surrounding cities have an extremely affluent population (Average Household Income exceeding \$238,000 within 3 miles with a deep pool of investors and users who would be prospects for the project
- Future potential to add a second level



# RETAIL AMENITIES



**100**  
RAILROAD  
DANVILLE | CA

San Ramon Valley  
High School

**DANVILLE SQUARE**

Starbucks  
Trader Joe's  
Jamba Juice  
Bank of America  
Krispy Kreme

Mountain View

HARTZ AVE #23,000 ADT

**BevMo!**

DIABLO ROAD #19,141 ADT

Subs

NORMS PLACE

VETERANS HALL  
manja Mi  
FORWARD MOTION SPORTS  
CHARBET GAMES  
VINE

CHASE

MOLLY'S POPUP  
DANVILLE CIGAR  
FINE WINE & GIFTS

BRIDGES

harvest

frank's

**DANVILLE HOTEL**

HEAVENLY COUTURE  
LOOK+SEE  
SOLE DESIRE  
PAPYRUS  
BOULANGERIE  
GOLF

PARMONT BANK

JS

RAILROAD AVE

lucy

HURGER KING

HARTZ WAY

CRUMBS CHICO'S

Domino's  
FedEx Office  
LESLIE'S

**IRON HORSE PLAZA**

Lunardi's  
Peets Coffee & Tea  
verizon  
SUPER CUTS

SAN RAMON VALLEY BLVD

100 Railroad Ave, Danville

# PROPERTY INFORMATION

Address: 100 Railroad Avenue // Danville, CA

APN: 199-350-035-02

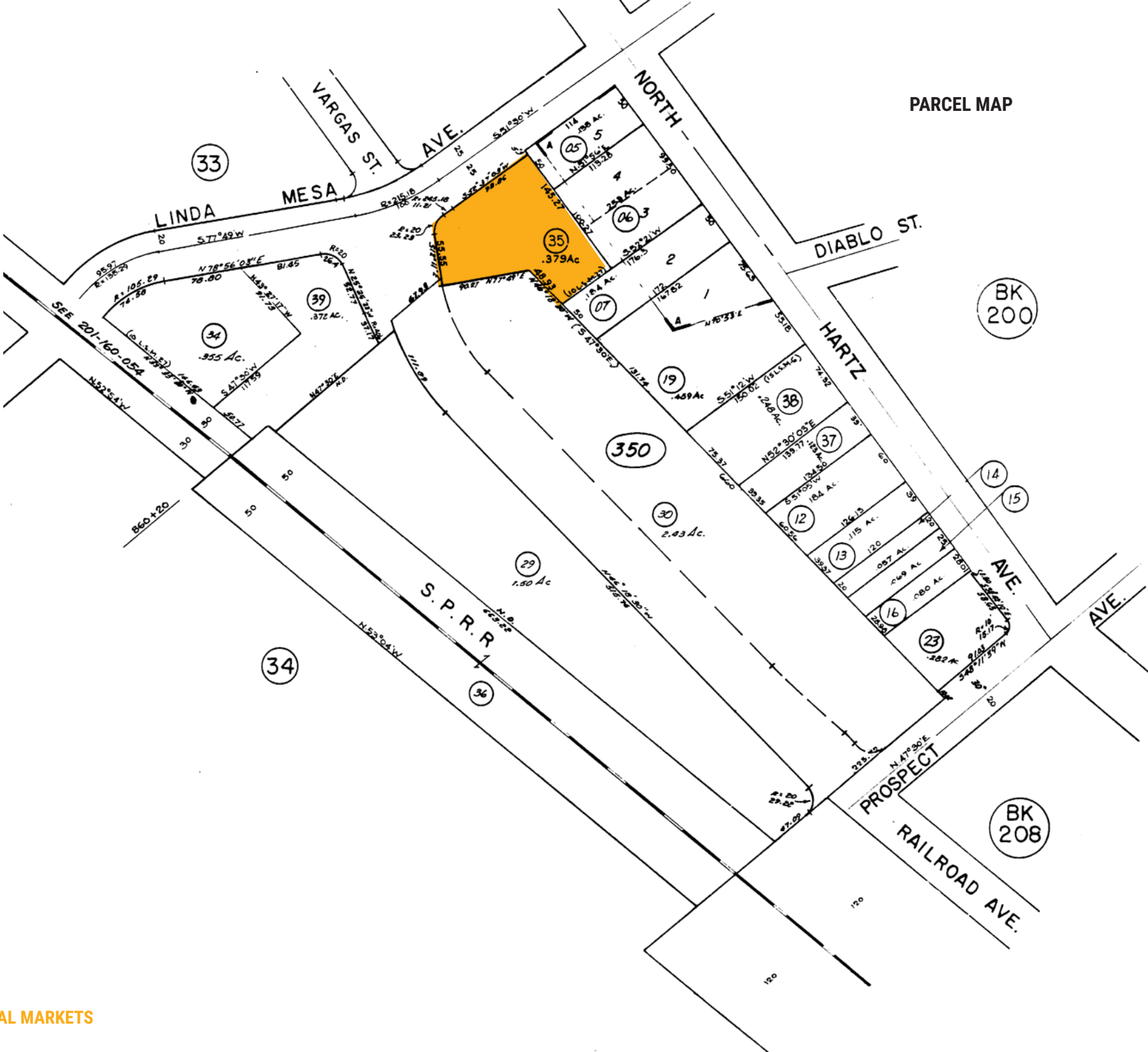
Completed: 1998 (Upgraded)

Improvements: ±7,887 square feet

Parcel: 0.38 acre

Zoning: DBD I

PARCEL MAP



PARCEL

W LINDA MESA AVE

Pete's  
Brass Rail

HARTZ AVE

RAILROAD AVE

City  
Parking  
±233 Stalls

The Peasant  
& The Pear

# 100

## RAILROAD

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**OFFERING MEMORANDUM**



**Newmark  
Knight Frank**



## CONFIDENTIALITY AGREEMENT

**PROPERTY:** 100 Railroad Avenue, Danville, CA

Newmark Knight Frank (“NKF”) has been retained on an exclusive basis by (the “Owner”) with respect to the offering for sale of 100 Railroad Avenue, Danville, California (the “Property”). The Owner has requested that all inquiries and communications with respect to the contemplated sale of such Property be directed to NKF. All fees due NKF in connection with the sale of the Property shall be paid by the Owner.

NKF has available for review certain information concerning the Property which includes brochures and other materials (collectively “Informational Materials”). NKF will not disclose such Informational Materials to Potential Purchaser unless and until the Potential Purchaser has executed this Agreement. Upon NKF’s receipt of this executed Agreement, NKF is prepared to provide the Informational Materials for the Potential Purchaser’s consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Information Materials pertaining to the Property which may be furnished to the Potential Purchaser shall continue to be the property of the Owner and NKF. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without C&C written consent and must be returned to NKF immediately upon NKF’s request or when negotiations terminate with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser’s partners, employees, legal counsel and institutional lenders (“Related Parties”), for the purpose of evaluating the potential purchase of the Property. Potential Purchaser will (i) inform all Related Parties of the confidential nature of the Informational Materials and the other provisions of this Agreement, (ii) direct all Related Parties to keep all such information in the strictest confidence and to use such information only for the purpose of assisting or advising Potential Purchaser in evaluating the Property, and (iii) be responsible for the failure by any Related Party to maintain the confidence of the Informational Materials or for the breach of this Agreement by any Related Party. Potential Purchaser will take all necessary and appropriate action to safeguard the Informational Materials from disclosure by it or any Related Party to anyone, except as expressly permitted hereby.
3. The Potential Purchaser understands and acknowledges that NKF and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that much of the information used in the preparation of the Informational Materials was furnished to NKF by others and has not been independently verified by NKF and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless NKF and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney’s fees, arising out of any breach of any of the terms of this Agreement. This Agreement will be governed by, and construed in accordance with, the laws of the State of California.
5. The Potential Purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any Prospective Purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin. This Agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior hereto.
6. To ensure buyers are not registered through multiple brokerage firms, Buyer must name the cooperating Broker as his/her Broker in writing prior to submission of informational materials. A cooperating brokerage commission of 1.5% of the Gross Purchase Price is payable at close of escrow to the broker if and only if the subject property is sold to the prospective Buyer registered below and NKF receives the commission as agreed to in the Listing Agreement with the Owner.



If in agreement with the foregoing, please return one original signed copy of this agreement to C&C (Attention: Forrest Gherlone- Newmark Knight Frank, 1333 N. California Blvd., Suite 343, Walnut Creek, California 94596; Phone (925) 974-0100; Fax (925) 974-0123).; email: [fgherlone@ngkf.com](mailto:fgherlone@ngkf.com)

**Purchaser:**

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_ (Signature) Address: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_ Phone #: \_\_\_\_\_

Company: \_\_\_\_\_ email: \_\_\_\_\_

**Broker:**

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_ (Signature) Address: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_ Phone #: \_\_\_\_\_

Company: \_\_\_\_\_ email: \_\_\_\_\_

EMAIL: [fgherlone@ngkf.com](mailto:fgherlone@ngkf.com)

FAX TO 925-974-0123: ATTENTION: Forrest Gherlone