

3330 Clayton Road CONCORD



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Executive Summary

Newmark Knight Frank is pleased to offer the opportunity to acquire 3330 Clayton Road (the "Property"), an approximately 7,420 square foot two story office building in Concord, California within the San Francisco Bay Area. Situated less than ¼'s mile from the Downtown Concord BART Station the Property benefits from outstanding visibility and frontage on highly trafficked Clayton Road (over 25,000 vehicles per day).

Situated on 0.49 acres, the well-maintained Property is 100% leased to 5 tenants with staggered lease terms. Two leases expiring in the near term provide an owner user the ability occupy up to 2,550 square feet in the near term, with room to expand as future leases expire. Alternatively, under-market rents offer an investor the prospect of increasing cash flow through raising rates to market levels.

OFFERING HIGHLIGHTS



Owner user opportunity with ability to occupy up to 2,550 square feet immediately



300 feet of frontage on highly trafficked Clayton Road provides excellent visibility and signage opportunity



Less than ¼ miles from BART and Downtown Concord with abundant retail amenities



Well maintained asset with little deferred maintenance



Staggered lease expirations and under-market rents offer upside potential

OFFERING TERMS

\$1,600,000

PRICE

\$55,736

NET OPERATING INCOME

25 Stalls
3.37/1,000 SF

PARKING

±7,420 SF

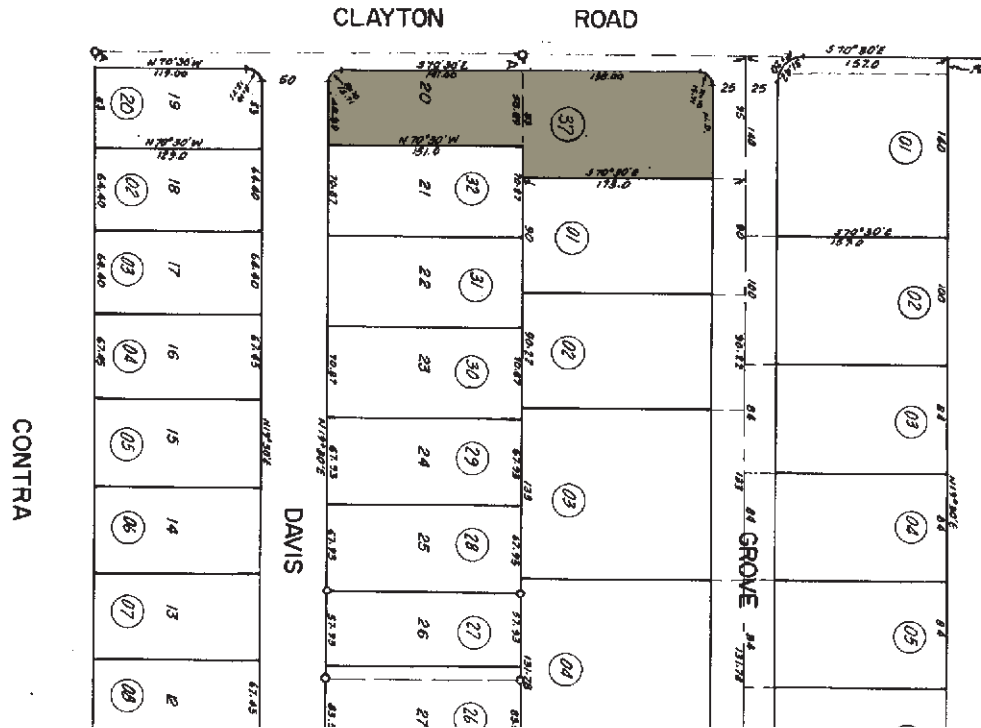
SIZE

±0.49
Acres

PARCEL

Property Information

PARCEL MAP



- Address:** 3330 Clayton Road
Concord, California 94519
- APN:** 105-063-037-3
- Size:** ±7,420 square feet (buyer to verify)
- Site:** ±0.49 acres
- Built:** 1972
- Stories:** 2
- Parking:** 25 stalls
- Zoning:** CO (Community Office)

DEMOGRAPHICS 2019

| MILES | POPULATION | AVG HOUSEHOLD INCOME | AVG DAYTIME POPULATION |
|-------|------------|----------------------|------------------------|
| 1 | 19,151 | \$104,493 | 11,710 |
| 3 | 131,014 | \$110,345 | 99,009 |
| 5 | 264,352 | \$129,419 | 185,632 |

TRAFFIC COUNT S



| Street | Traffic (ADT) |
|--------------|---------------|
| Clayton Road | 25,305 |

The Property

CLAYTON ROAD

DAVIS AVE

GROVE WAY



The Market



CONCORD NAVAL WEAPONS STATION (FUTURE DEVELOPMENT)

680

4

4

242

BUCHANAN FIELD



CONCORD BLVD

DIABLO VALLEY COLLEGE

SUNVALLEY MALL

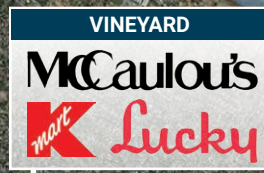
CONCORD



CLAYTON RD



COWELL RD



PLEASANT HILL

680

MONUMENT BLVD

OAKGROVE RD

TREAT BLVD

CLAYTON VALLEY SHOPPING CENTER



Income/Expenses

Income/Expense

| | |
|-------------------|------------|
| Gross Rent | \$99,840 |
| Expenses | (\$44,104) |
| Net Income | \$55,736 |

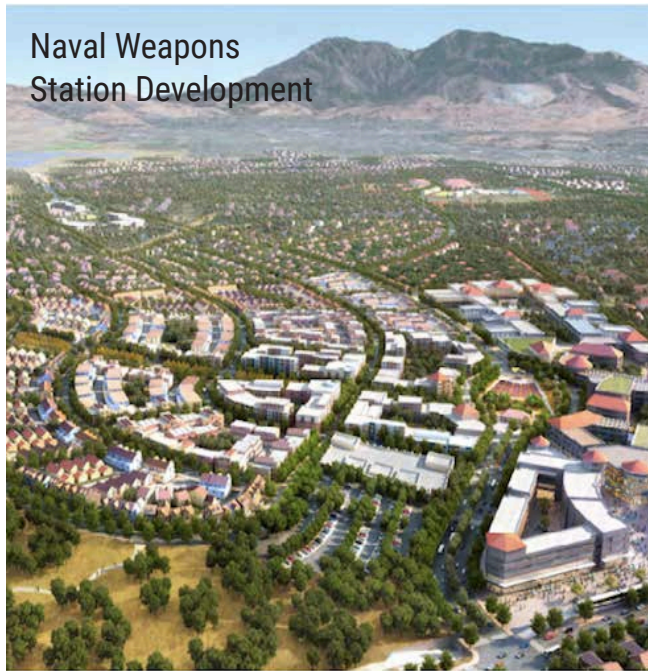
Operating Expenses

| | |
|---------------------------------|-----------------|
| Property Tax¹ | \$21,188 |
| Insurance | \$2,786 |
| PG&E | \$9,600 |
| Water | \$900 |
| Alarm | \$480 |
| Landscape | \$1,200 |
| Janitorial | \$2,400 |
| Supplies | \$600 |
| Garbage | \$450 |
| R&M | \$4,500 |
| TOTAL | \$44,104 |

¹Property tax based based on reassessment at \$1,600,000



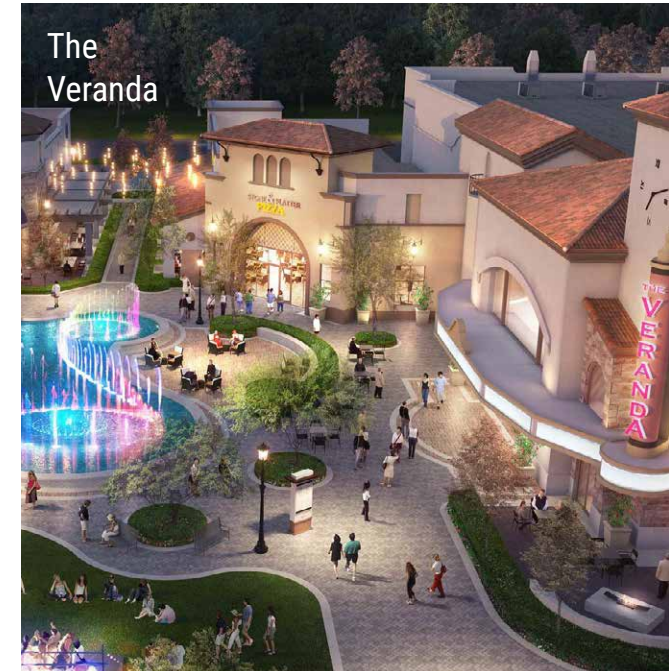
CONCORD TRANSFORMATION



Naval Weapons Station Development



Grant Street Apartments



The Veranda

LAND DEVELOPMENT

Naval Weapons Station Development

Spanning 2,300 acres, this proposed development by Lennar will be taking place over the next 30 years and will feature an urban hub, adding hotels, golf courses, and 12,000 new homes. Phase I, expected to break ground in 2019, encompasses 500 acres and will add 4,400 new homes and include the widening of Willow Pass Road.

MULTI-FAMILY DEVELOPMENT

At current there are over 1,000 multi-family units in Concord in various stages of development, entitlement and planning.

The Grant Street Apartments

The 6-story, mixed-use project includes 140 studio, one-, two- and three-bedroom apartments, 6,200 square feet of commercial space, a rooftop deck, nearly 20,000 square feet of community outdoor space, swimming pool, fitness center, bicycle storage and repair space, a pet run and dog wash area, co-working space and a concierge.

COMMERCIAL DEVELOPMENT

The Veranda

375,000 sq. ft.

Anchor Tenant: Whole Foods 365

The Veranda is a newly completed shopping center ideally situated at the intersection of Interstate 680 and Highway 242

The project is anchored by a Whole Foods 365 and LUXE Cinemas, and boasts other quality lifestyle tenants including Sephora, Super Duper Burger, TJ Maxx and City Sports.

ABOUT CONCORD



As the largest city in Contra Costa County with 129,000 residents, Concord has much to offer, from high quality housing, to shopping and recreational opportunities. Concord provides ready access to San Francisco, the Silicon Valley, the growing North Bay and Sacramento, as well as some of the world's leading universities. Concord is a retail shopping hub, with a lively downtown, great schools, and a vast array of recreational and entertainment possibilities.

Major highways, public transit and a local airport enable business leaders to quickly travel anywhere while providing employees with multiple choices for getting to work. In addition to a convenient location adjacent to Interstate 680 and State Routes 4 and 242, Concord boasts two Bay Area Rapid Transit (BART) stations.

One of Concord's greatest advantages is that renting or buying a home is more affordable than in most other Bay Area cities. Housing in Concord is attainable and San Francisco is just 45 minutes away via BART.

Concord has an educated workforce, with 31 percent holding a bachelor's degree or higher. Overall, Concord's available workforce matches all skill levels, and the Workforce Development Board of Contra Costa County provides valuable education and training. The leading employers in Concord are John Muir Health, Wells Fargo, Fresenius, Bank of America and PG&E.

3330 Clayton Road **CONCORD**

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.

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