

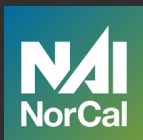
OFFERING MEMORANDUM

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VIDEO TOUR



DaVita Dialysis anchored Retail Center

4200 MACDONALD AVENUE, RICHMOND, CA 94805



The Mary Alam Team
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Executive Summary

SALE PRICE
\$5,560,000

BUILDING SIZE
12,255 SF

CAP RATE
6.54%

Other Details

Offering Price: \$5,560,000

Price / SF: \$453.69

Number of Units: 3

NOI: \$363,362

Cap Rate: 6.54%

Building Size: 12,255 SF

Lot Size: 1.203 Acres

Year Built: 2008

Property Highlights

- Prime Location-100% Leased-Three Tenant DaVita Dialysis anchored NNN Retail Center
- Located Off busy I-80 (ADT 211,000 cars) in Richmond, CA, in the Target anchored Macdonald 80 Shopping Center
- Long term occupancy with 75% of the property occupied by the same tenants since it was built in 2008
- Staggered Lease terms ranging from 2024 thru 2030, plus renewal options for DaVita Dialysis
- Healthy 8.5% population growth since 2010 within a one mile range



Property Information



Property Description

NAI Northern California is pleased to present for sale a DaVita Dialysis anchored retail pad located in the Macdonald 80 Shopping Center in Richmond, CA. The Shopping Center has a monument right off I-80 and is anchored by a successful Target Store and other retailers such as Wells Fargo, AT&T, Panda Express, Sally Beauty and more. The Subject property is leased to three tenants on a NNN basis and has housed two of its Three tenants since it was built in 2008. The DaVita Dialysis started in 2011 (after a long build-out period) and Game Stop in 2008. These long term tenants occupy 75% of the property. The property location in the Richmond-El Cerrito-San Pablo Corridor has seen major housing activity in the past few years with home prices in excess of \$1 mil. in nearby Albany, El Cerrito and Berkeley.

Location Description

The Subject property is located in the Macdonald 80 Shopping Center, a Target anchored Center, with monument signage right off busy Interstate 80 in Richmond, CA. Major tenants occupy the shopping center such as Wells Fargo, AT&T, Panda Express, Wingstop, Sally Beauty, etc.. An electric car charging station is also present onsite for shoppers' convenience. The location is in the Richmond-San Pablo-El Cerrito Corridor and enjoys a large demographic and traffic figures.

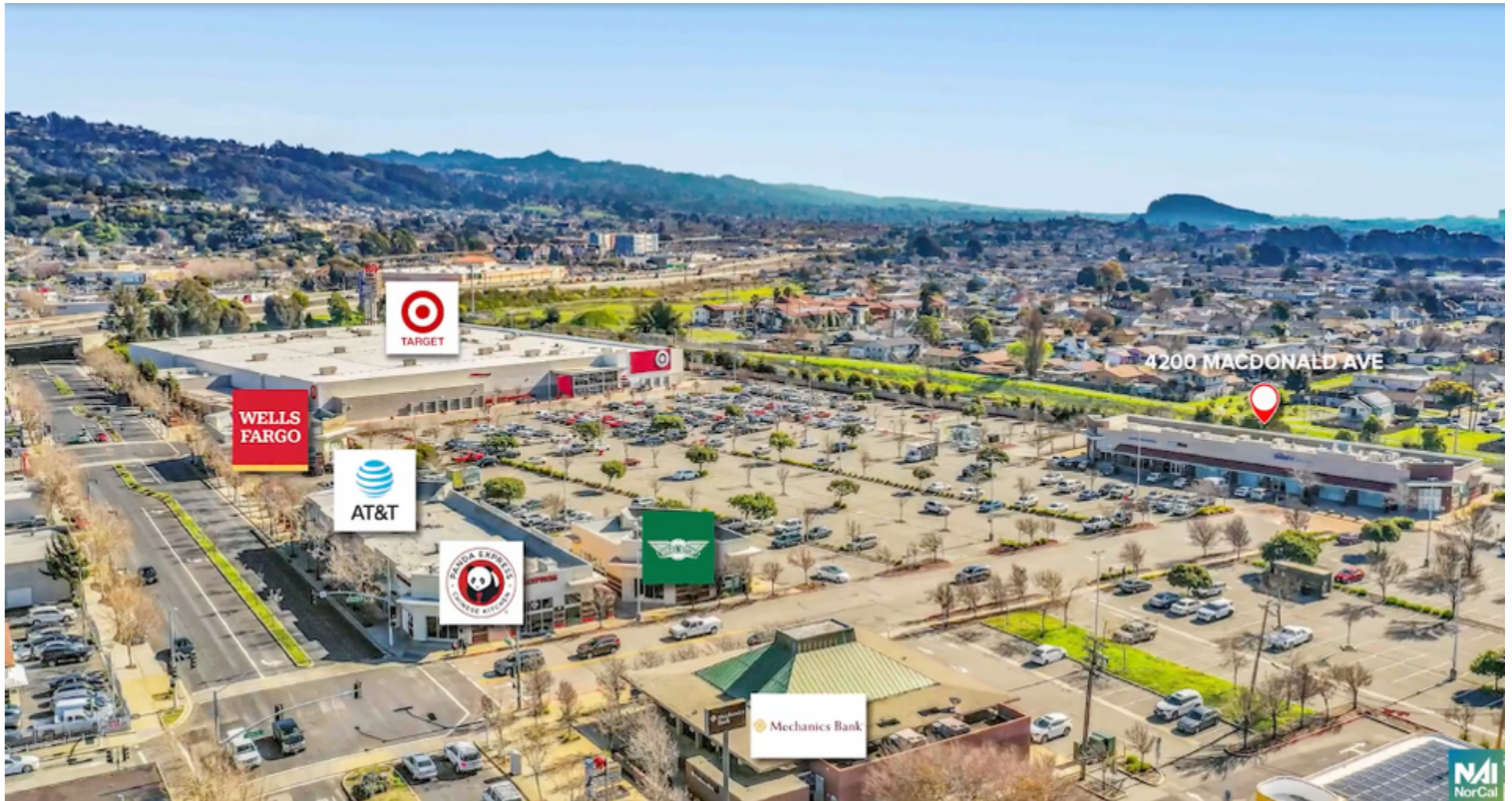
Additional Photos



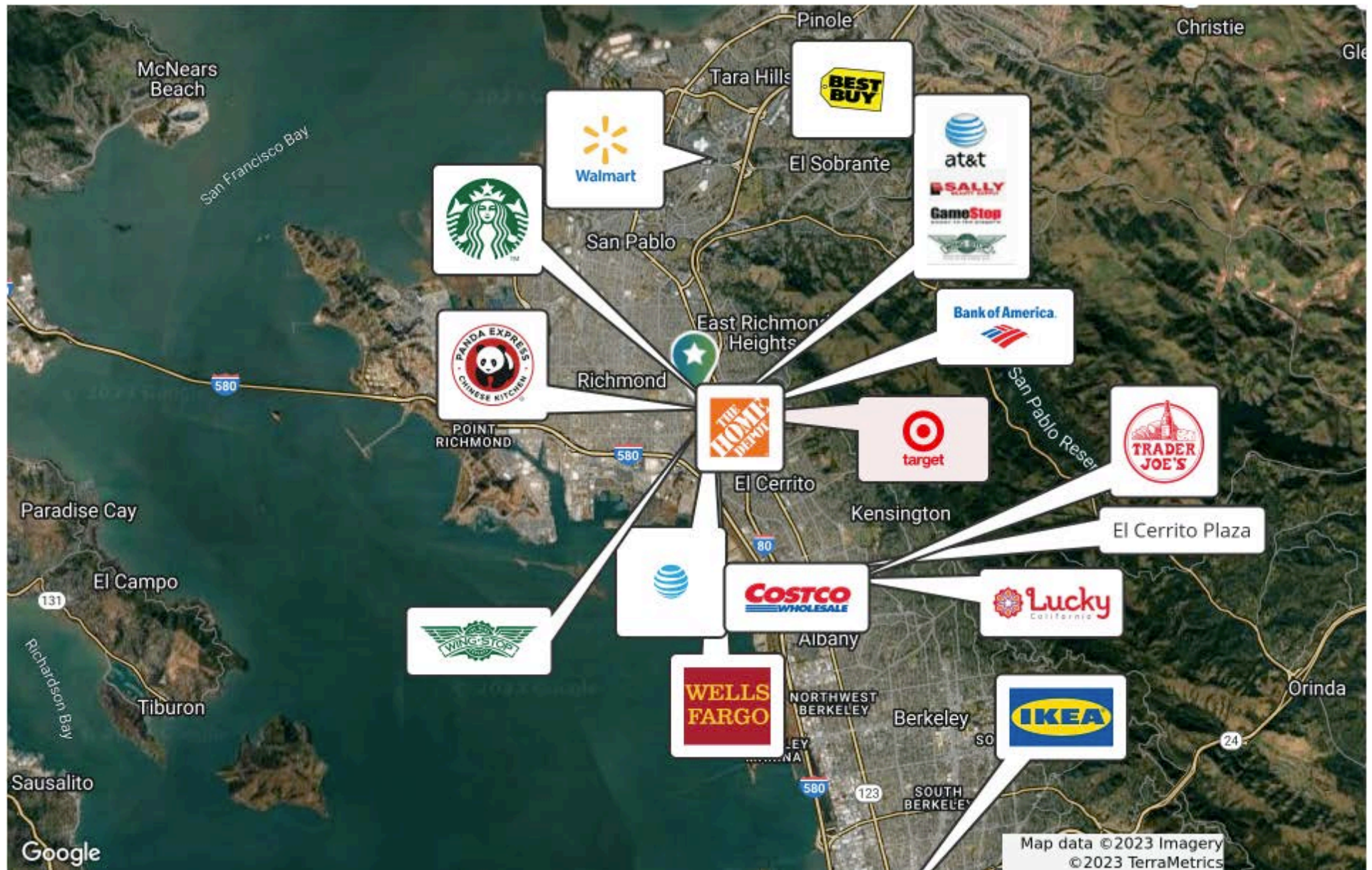
Aerial Photos



Aerial Photos



Retailer Map



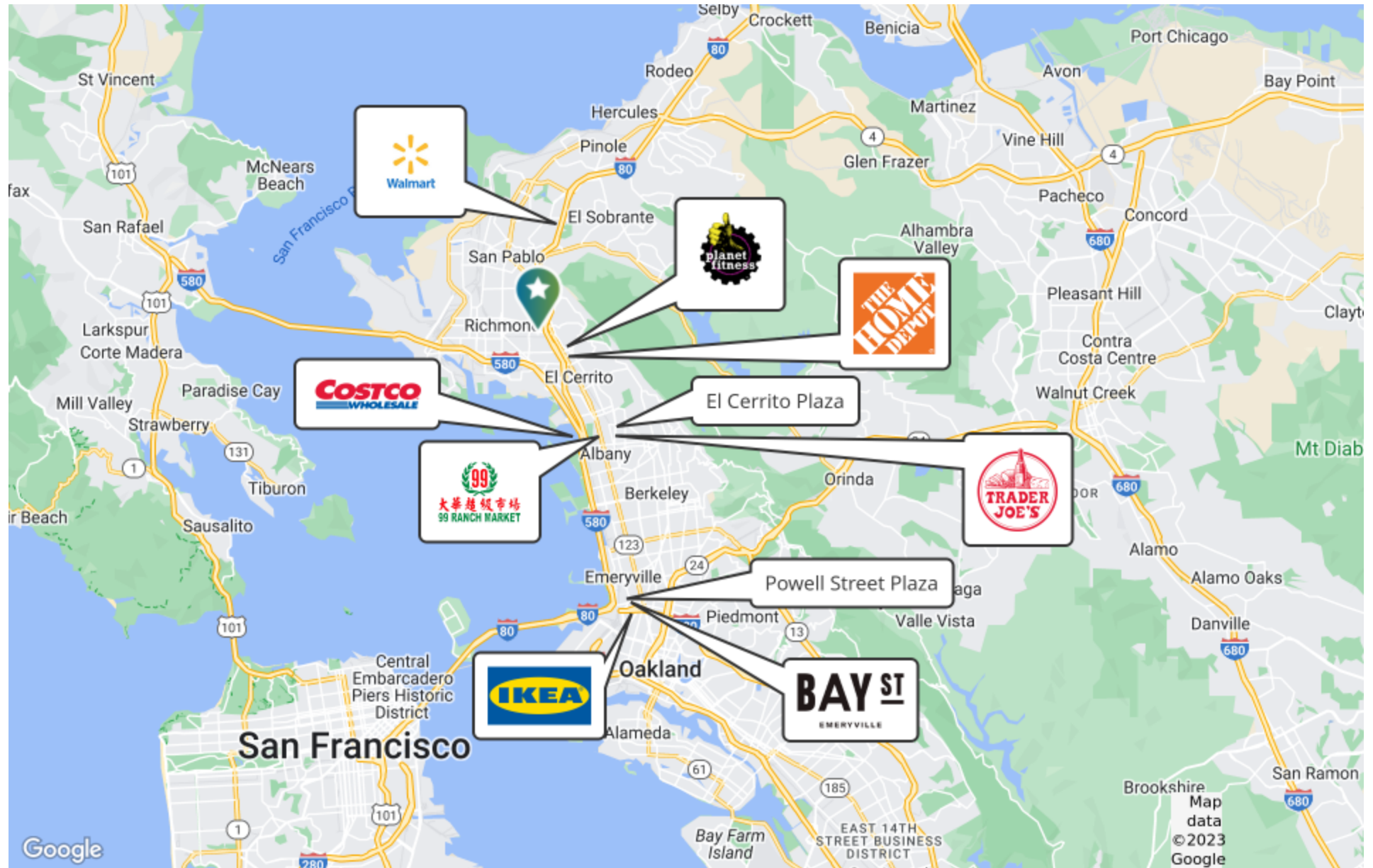


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Regional Map



Financial Summary

Investment Overview

Price	\$5,560,000
Price per SF	\$453.69
CAP Rate	6.54%
Cash-on-Cash Return (yr 1)	6.54 %
Total Return (yr 1)	\$363,362

Operating Data

Gross Scheduled Income	\$384,960
NNN/CAM Reimbursements	\$134,400
Expected Increase in Tax Reimbursements (DaVita & Game Stop 75%)	\$9,587.21
Total Scheduled Income	\$528,947
Gross Income	\$528,947
Operating Expenses	\$165,585
Net Operating Income	\$363,362
Pre-Tax Cash Flow	\$363,362

Expenses Summary

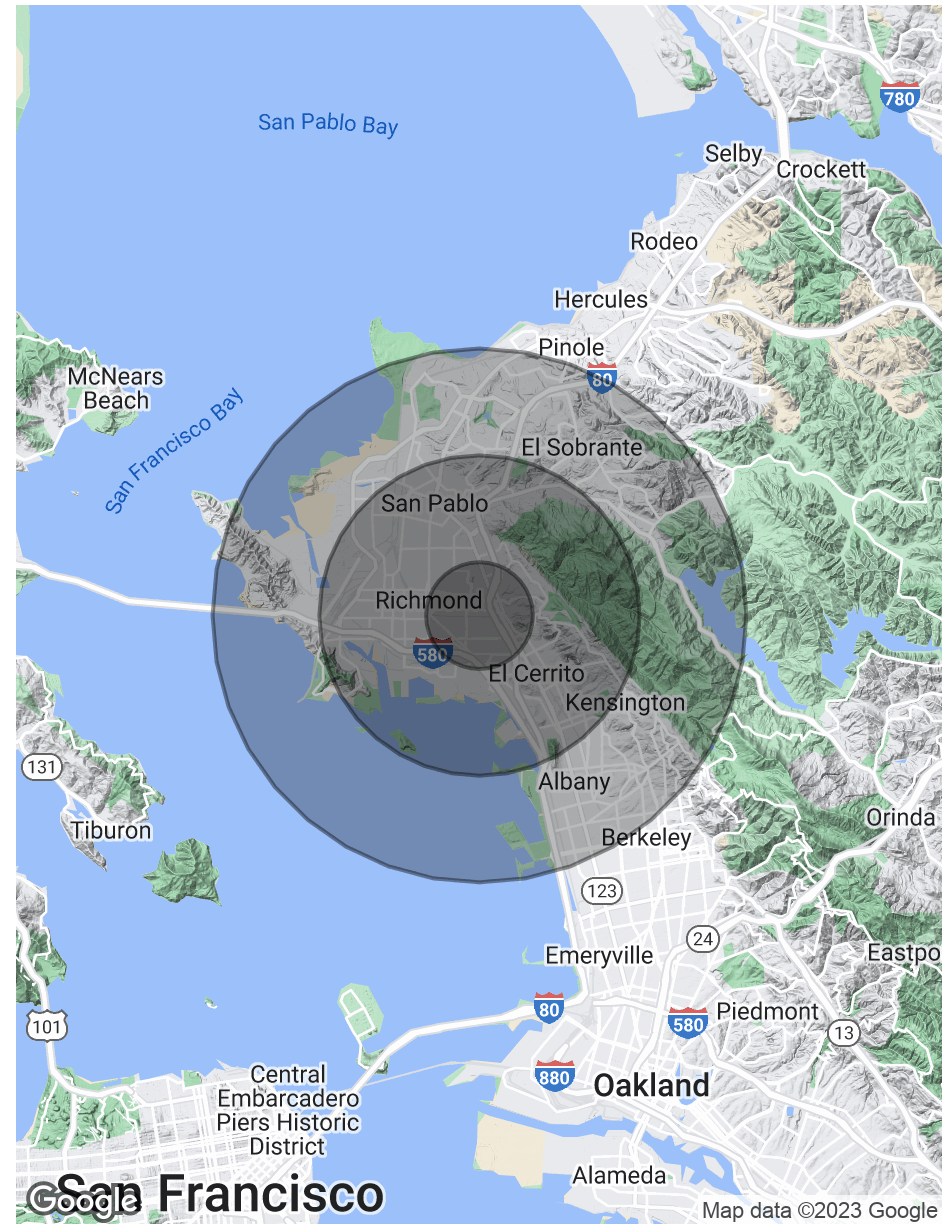
Expenses Summary

Target CAM Reimbursement	\$4,201
Electricity	\$3,704
Day Porter & Supplies	\$3,450
Pressure Wash & Window Cleaning	\$150
Landscaping & Sweeping	\$3,300
Repairs & Maintenance	\$2,604
Fire Sprinkler-5 Year Testing	\$995
Fire Sprinkler Testing/Inspection	\$456
Bay Alarm - Fire Alarm Monitoring	\$820
Bay Alarm - Fire Alarm DaVita	\$1,362
Bay Alarm - Repairs	\$882
Water-Fire Service	\$8,259
Trash Removal	\$6,264
Insurance - Umbrella	\$1,049
Insurance - Property	\$3,871
Management Fee - Estimate	\$11,549
Property Taxes	\$79,641
Supplemental Taxes	\$33,028
Operating Expenses	\$165,585
Net Operating Income	\$363,362

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	28,858	155,517	270,345
Average Age	37.1	37.3	39.2
Average Age (Male)	35.1	36.5	38.4
Average Age (Female)	39.7	38.5	40.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,706	56,194	101,724
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$92,600	\$93,311	\$110,638
Average House Value	\$510,343	\$546,145	\$651,963

* Demographic data derived from 2020 ACS - US Census



Traffic Count

Shops C

4200 MacDonald Ave, Richmond, CA 94805

Building Type: **General Retail**

Secondary: **Freestanding**

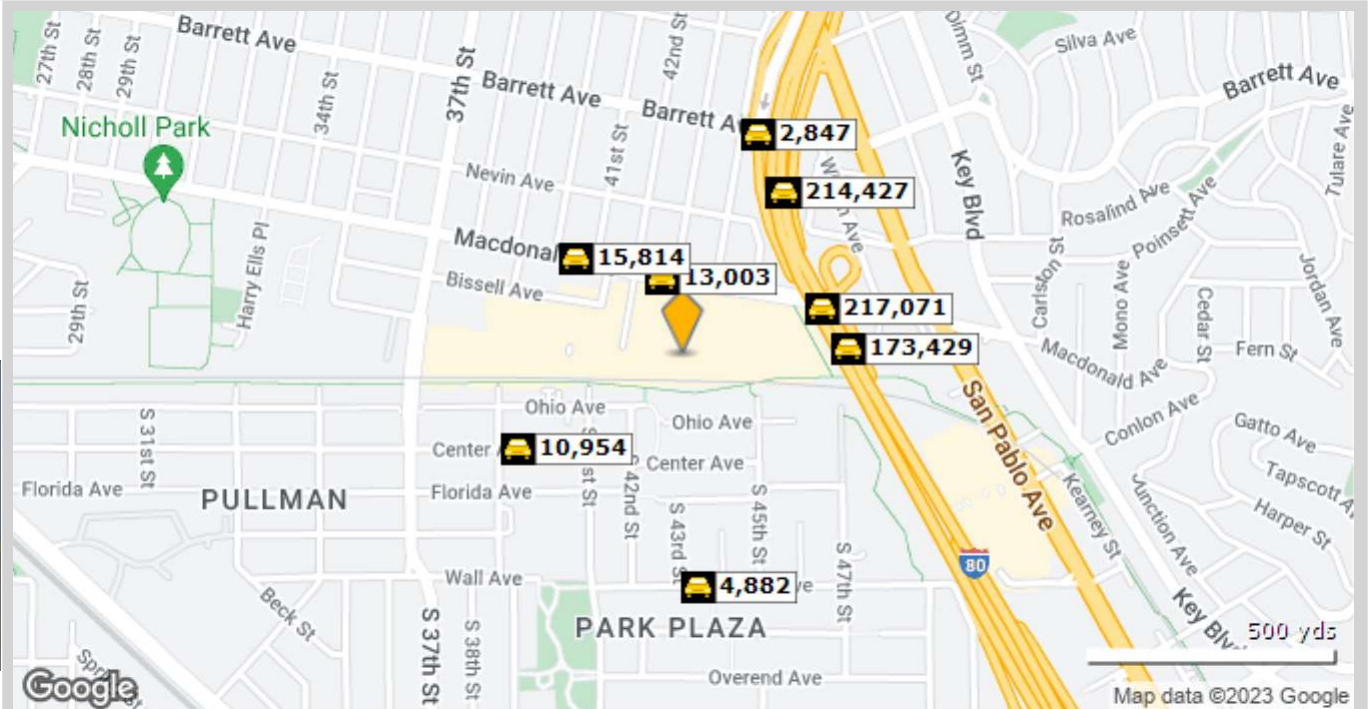
GLA: **12,300 SF**

Year Built: **2008**

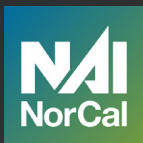
Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Macdonald Ave	43rd St	0.02 E	2022	13,003	MPSI	.10
2	Macdonald Ave	41st St	0.02 E	2022	15,814	MPSI	.17
3	Eastshore Freeway		0.00	2020	217,071	MPSI	.18
4	80		0.00	2022	173,429	MPSI	.20
5	Center Ave	S 39th St	0.02 W	2022	10,954	MPSI	.22
6	I- 80	Barrett Ave	0.07 N	2022	211,830	MPSI	.23
7	I- 80	Barrett Ave	0.07 N	2021	214,164	MPSI	.23
8	I- 80	Barrett Ave	0.07 N	2018	214,427	MPSI	.23
9	Wall Ave	S 43rd St	0.02 W	2022	4,882	MPSI	.27
10	Barrett Ave	I-	0.02 E	2022	2,847	MPSI	.28



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