

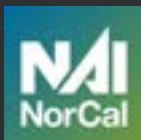


OFFERING MEMORANDUM



DaVita Dialysis anchored Retail Center

4200 MACDONALD AVENUE, RICHMOND, CA 94805



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Executive Summary

SALE PRICE
\$5,195,000

BUILDING SIZE
12,255 SF

CAP RATE
7.25%

Other Details

Offering Price:	\$5,195,000
Price / SF:	\$423.91
Number of Units:	3
NOI:	\$376,844
Cap Rate:	7.25%
Building Size:	12,255 SF
Lot Size:	1.203 Acres
Year Built:	2008

Property Highlights

- Introducing a prime investment opportunity in the thriving El Cerrito-Albany and Richmond corridor.
- Highly performing Retail Center boasting a 12,255 SF building with 100% occupancy across 3 units
- Long term anchor DaVita Dialysis is an established dialysis provider serving the community for over 15 years.
- The Barbershop and Beauty School tenants are committed to the location with the Beauty School having spent approx, \$100K in TI costs
- Strategically positioned within the bustling Macdonald 80 Shopping Center anchored by a busy Target Store
- With a long-term occupancy of 65% by DaVita Dialysis since 2011, and staggered lease terms extending into the 2030s, this investment offers stability and potential for sustained returns



Investment Highlights



PRIME LOCATION – 100% Leased – Three Tenant
DaVita Dialysis anchored NNN Retail Center



ATTRACTIVE NNN LEASES – with longer terms expiring
between December 2029 and October 2034 – Two of
the three tenants have renewal options



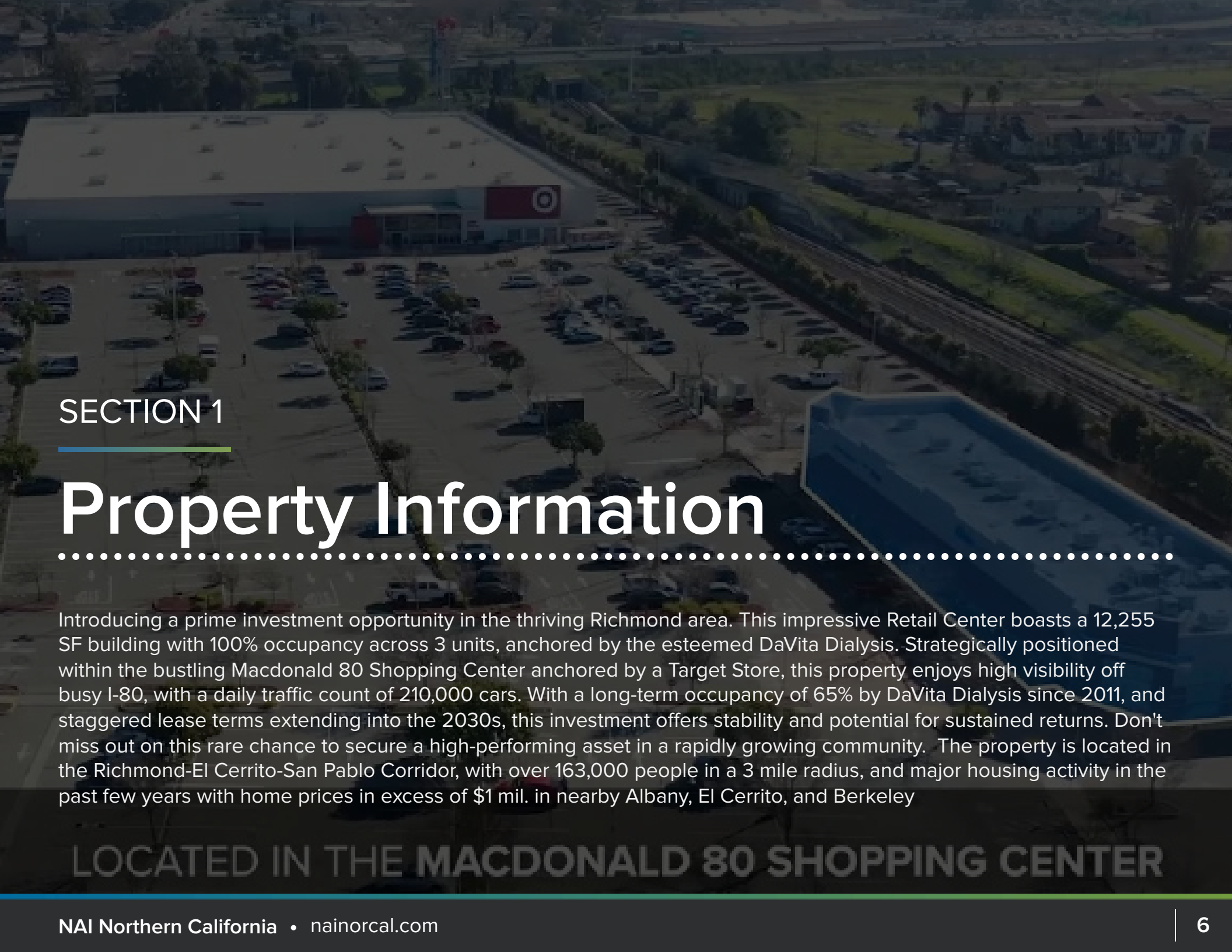
LOCATED IN THE TARGET anchored Macdonald 80
Shopping Center in Richmond, CA



NEAR BUSY I-80 (ADT 211,000 cars) and a population of
163,000 people within a 3 mile radius



HIGH DEMAND RESIDENTIAL RADIUS – with a projected
population growth of 0.7% between 2025–2030

An aerial photograph of a large retail center. In the upper left, a large white building with a Target logo is visible. To its right is a long, low building. In the foreground, a vast parking lot is filled with cars. To the right of the parking lot, there are several long, rectangular industrial-style buildings. The background shows a mix of greenery and other commercial buildings.

SECTION 1

Property Information

Introducing a prime investment opportunity in the thriving Richmond area. This impressive Retail Center boasts a 12,255 SF building with 100% occupancy across 3 units, anchored by the esteemed DaVita Dialysis. Strategically positioned within the bustling Macdonald 80 Shopping Center anchored by a Target Store, this property enjoys high visibility off busy I-80, with a daily traffic count of 210,000 cars. With a long-term occupancy of 65% by DaVita Dialysis since 2011, and staggered lease terms extending into the 2030s, this investment offers stability and potential for sustained returns. Don't miss out on this rare chance to secure a high-performing asset in a rapidly growing community. The property is located in the Richmond-El Cerrito-San Pablo Corridor, with over 163,000 people in a 3 mile radius, and major housing activity in the past few years with home prices in excess of \$1 mil. in nearby Albany, El Cerrito, and Berkeley

LOCATED IN THE MACDONALD 80 SHOPPING CENTER

Property Information



Property Description

Introducing a prime investment opportunity in the thriving Richmond area. This impressive Retail Center boasts a 12,255 SF building with 100% occupancy across 3 units, anchored by the esteemed DaVita Dialysis. Strategically positioned within the bustling Macdonald 80 Shopping Center anchored by a Target Store, this property enjoys high visibility off busy I-80, with a daily traffic count of 210,000 cars. With a long-term occupancy of 65% by DaVita Dialysis since 2011, and staggered lease terms extending into the 2030s, this investment offers stability and potential for sustained returns. Don't miss out on this rare chance to secure a high-performing asset in a rapidly growing community.

Location Description

Located in the heart of Richmond, CA, and barely a few minutes from busy I-80, the area surrounding the property is a vibrant hub for the community. The diverse neighborhood offers a rich tapestry of local businesses, including a busy Target store, banks, restaurants, services and more, creating a bustling services destination for the community. Just a short drive away, residents and visitors enjoy major shopping hubs, coveted residential neighborhoods and the University of California at Berkeley. Additionally, the property benefits from its proximity to the renowned Kaiser Permanente Richmond Medical Center and a bustling Costco store. With its strategic location and strong anchor tenant in DaVita Dialysis and shadow anchor in Target store, this Retail Center presents an exciting opportunity for investors seeking to be part of a thriving and dynamic neighborhood.



Property Photos



Property Photos-DaVita Dialysis



Property Photos- The Gallery Barbershop



Property Photos- Fremont Beauty School



Aerial Photos



Aerial Photos



An aerial photograph of a shopping center. In the upper left, a large white building with a Target logo is visible. A vast parking lot filled with cars occupies the center. To the right, a blue-tinted 3D architectural rendering of a long, rectangular building is shown. The background includes a railway track and residential areas.

SECTION 2

Financial Analysis

LOCATED IN THE MACDONALD 80 SHOPPING CENTER

Financial Summary

Investment Overview

Price	\$5,195,000
Price per SF	\$424
CAP Rate	7.25%
Total Return (yr 1)	\$376,844
Operating Data	
Gross Scheduled Income	\$383,778
Current Reimbursements	\$172,200
Estimated NNN Adjustments	\$-17,500
NNN/CAM Reimbursements	\$154,700
Total Scheduled Income	\$538,478
Gross Income	\$538,478
Operating Expenses	\$161,634
Net Operating Income	\$376,844

Financing Data: *The loan scenario below uses an interest rate and LTV assumptions that are subject to change*

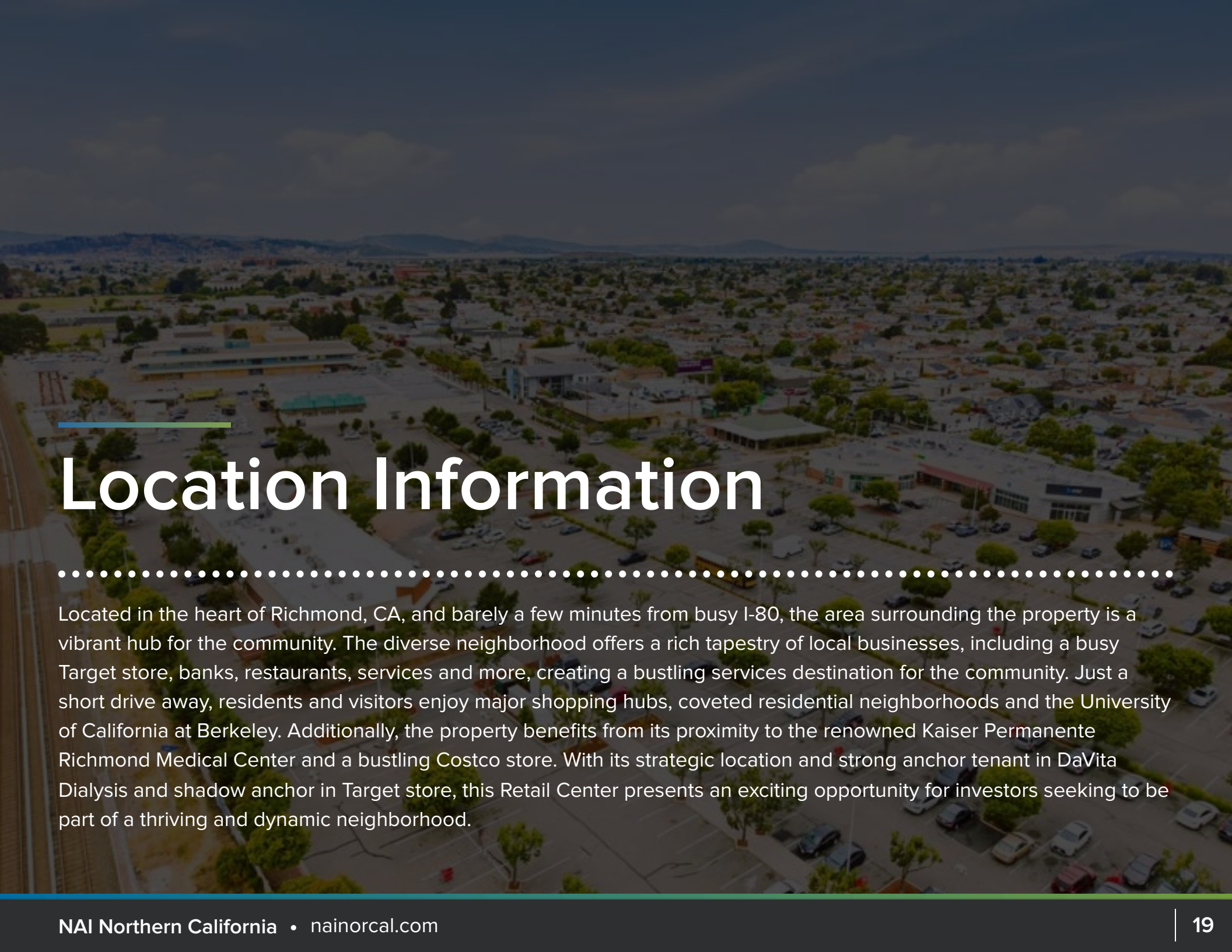
Down Payment	\$2,078,000
Interest Rate (subject to change)	6.25%
Loan to Value (subject to change)	60%
Loan Amount	\$3,117,000
Debt Service	\$230,303
Debt Service Monthly	\$19,191
Principal Reduction (yr 1)	\$36,525

Financial Summary

Pre-Tax Cash Flow	\$146,541
Total Return (yr 1)	\$183,066
Cash-on-Cash Return (yr 1)	7.05%
Debt Coverage Ratio	1.64

Expenses Summary

Expenses Summary	
Target CAM Reimbursement	\$3,466
Electricity	\$4,574
Day Porter & Supplies	\$5,712
Pressure Wash & Window Cleaning	\$500
Landscaping & Sweeping	\$1,200
Repairs & Maintenance	\$1,200
Fire Sprinkler Testing/Inspection	\$456
Bay Alarm - Fire Alarm Monitoring	\$950
Bay Alarm - Fire Alarm DaVita	\$1,231
Bay Alarm - Repairs	\$565
Water-Fire Service	\$7,992
Trash Removal	\$5,396
Insurance - Umbrella	\$2,750
Insurance - Property	\$4,941
Management Fee - Estimated 3% of total income	\$16,154
Property Taxes	\$73,925
Supplemental Taxes	\$30,622
Operating Expenses	\$161,634
Net Operating Income	\$376,844



Location Information

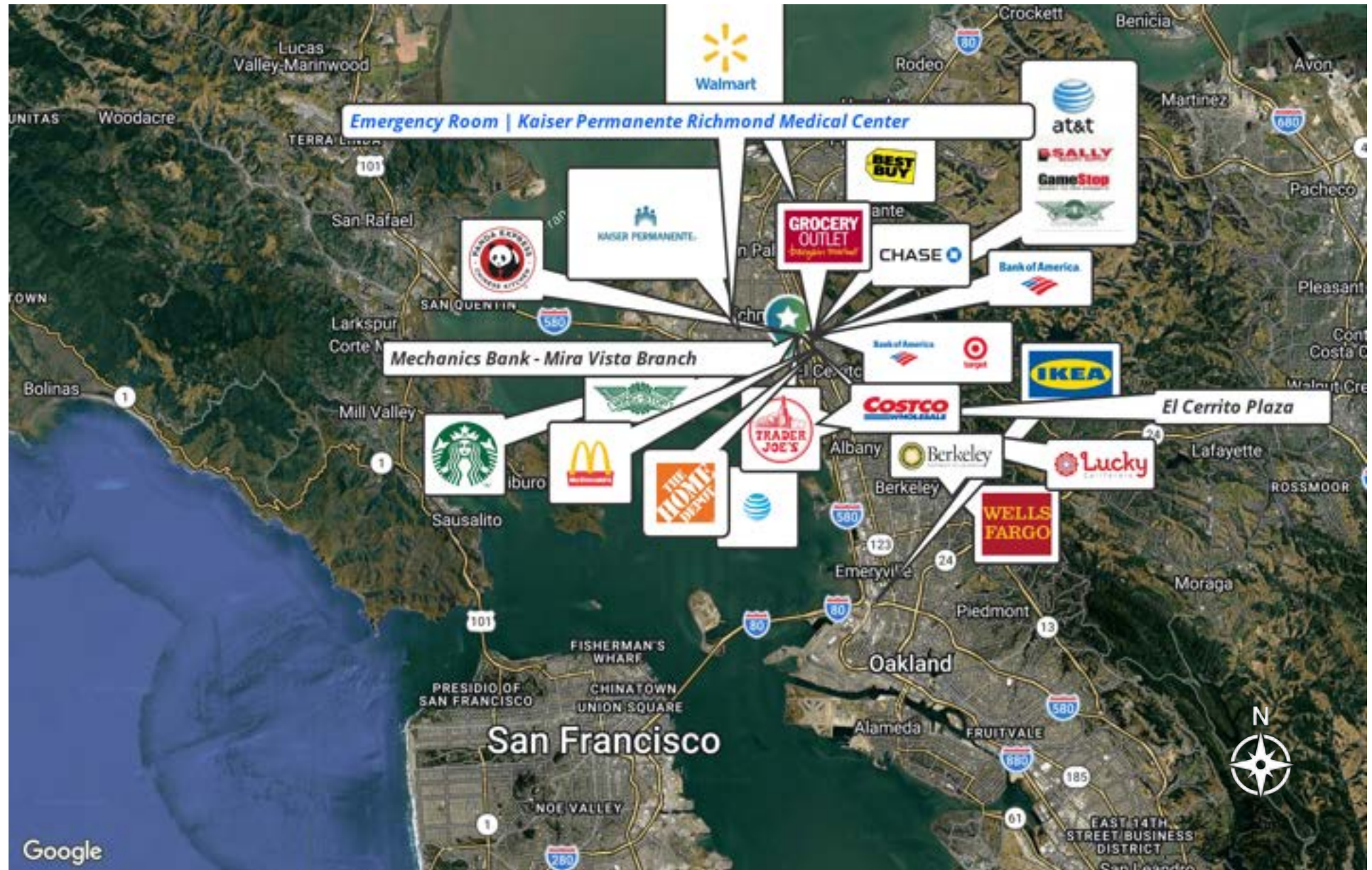
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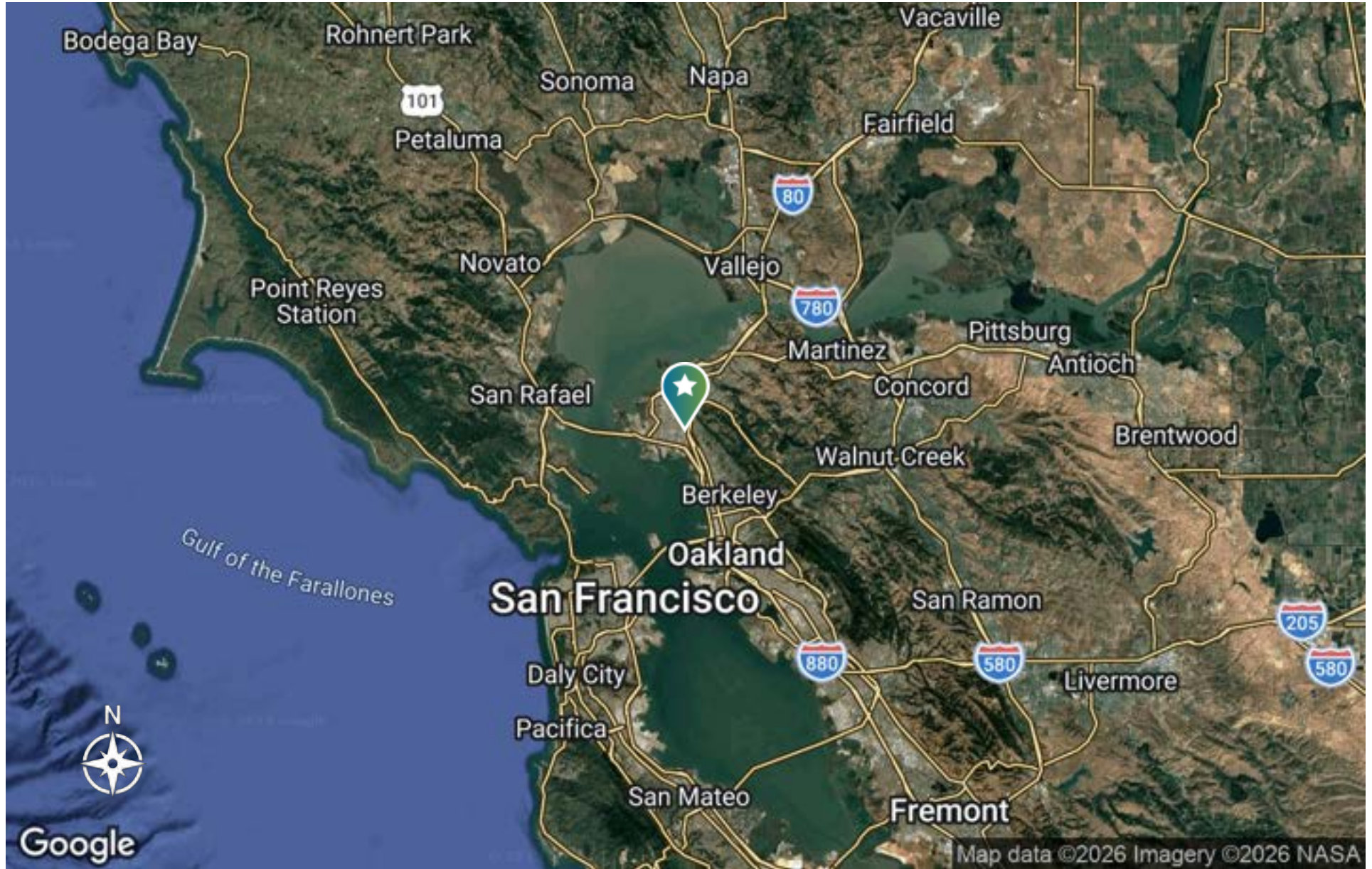
Retailer Map



Retailer and Services Map



Regional Map



An aerial photograph of a shopping center. In the upper left, a large building with a Target logo is visible. A vast parking lot filled with cars occupies the center. To the right, a multi-lane highway runs parallel to the property. In the lower right, a large, modern building with a blue-tinted roof is highlighted. The background shows a mix of commercial and residential areas.

SECTION 4

Demographics

LOCATED IN THE MACDONALD 80 SHOPPING CENTER

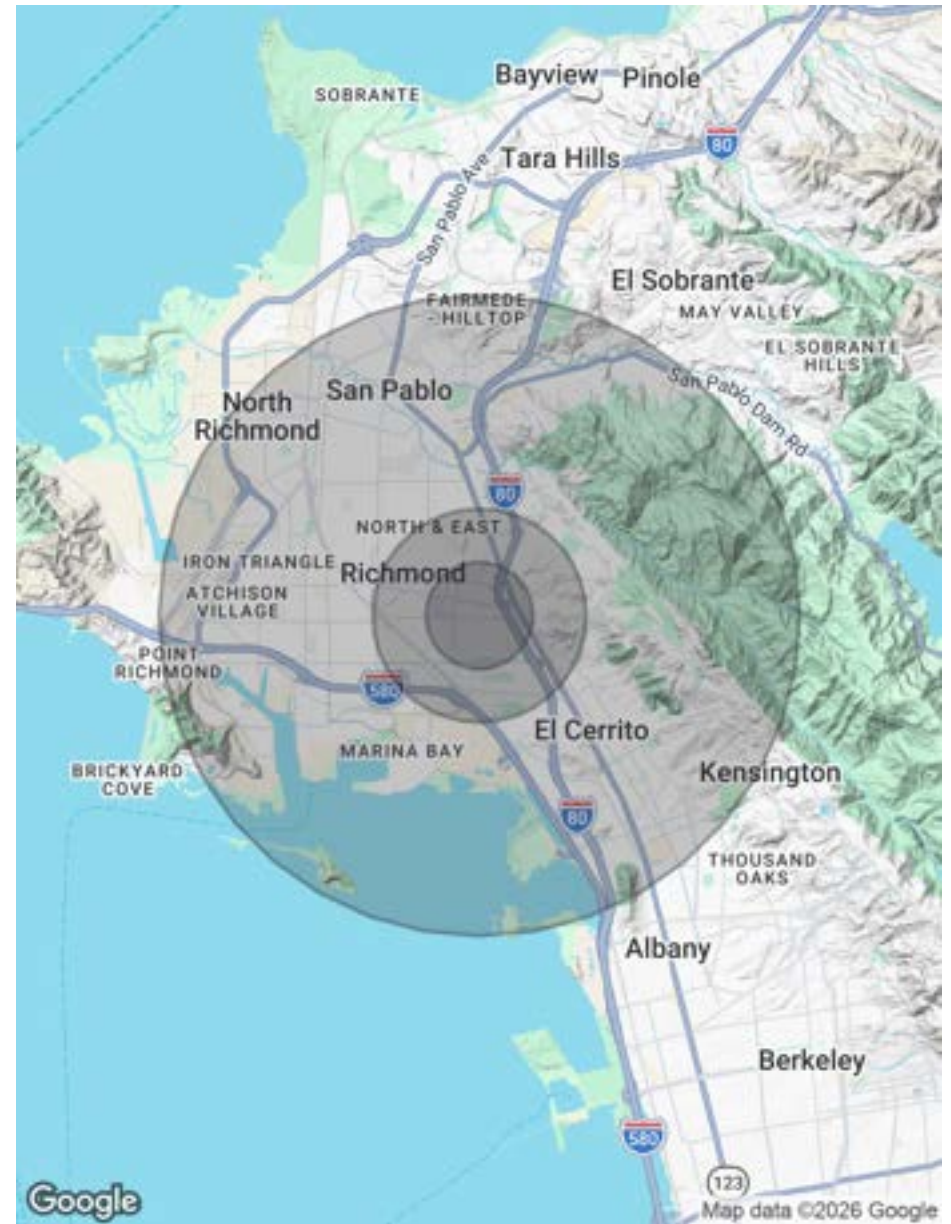
Demographics Report & Traffic Count

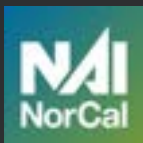
Population	0.5 Miles	1 Mile	3 Miles
Total Population	7,728	30,278	162,495
Average Age	36.2	37.5	38.1
Average Age (Male)	32.8	34.7	36.1
Average Age (Female)	39.7	40	39.4

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	2,657	10,773	56,654
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$121,059	\$122,330	\$123,198
Average House Value	\$626,987	\$789,028	\$776,002

* Demographic data derived from 2020 ACS - US Census

Collection Street	Cross Street	Traffic Volume
MacDonald Ave	43rd St E	12,999
MacDonald Ave	41st St E	15,812
I80	I80 NE	182,898
Eastshore Freeway	-	173,624
Center Ave	S 39th St W	10,999
I80	Barrett Ave N	209,050
Wall Ave	S 43rd St W	4,926
Barrett Ave	I80 E	2,881
Barrett Ave	44th St W	17,037
I80	MacDonald Ave NW	203,570





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