



Pleasant Hill, CA

La-Z-boy[®]

High-Profile Single Tenant
Absolute NNN





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La-Z-Boy

626 Contra Costa Blvd, Pleasant Hill, CA 94523 ➔

PRICE: **\$7,325,000**

CAP RATE: **6.25%**

NOI	\$457,800
BUILDING SIZE	14,359 SF
LOT SIZE	0.83 AC
LEASE TYPE	Absolute NNN
LEASE TERM	10 Years
RENT INCREASES	10% every 5 years
GUARANTOR	Northern California Chair Corp.
OPTIONS	Two, 5-year options

La-Z-Boy Portfolio

Available for individual purchase or as a portfolio.

PORTFOLIO PRICE: **\$18,120,000** PORTFOLIO CAP RATE: **6.50%**



[626 Contra Costa Blvd, Pleasant Hill, CA 94523](#) ➤

PRICE: **\$7,325,000**

CAP RATE: **6.25%**

Subject Property



[5111 Business Center Dr, Fairfield, CA 94534](#) ➤

PRICE: **\$5,538,000**

CAP RATE: **6.50%**

[VIEW ON](#) ➤



[3500 Sisk Road, Modesto, CA 95356](#) ➤

PRICE: **\$5,333,000**

CAP RATE: **6.75%**

[VIEW ON](#) ➤





Placer.ai

#6 ranked La-Z-Boy nationwide for visits



Top Performing Location in Highly Coveted Retail Location

Franchisee level corporate guaranty with a long-term La-Z-Boy operator that has 21 locations and growing in Northern California. The sale lease back proceeds will be used to fund further expansion.

The Offering

- **Absolute NNN Sale-Leaseback:** 14,359 SF asset secured by a corporate-guaranteed lease with 10% rental increases every five years and two 5-year options.
- **Nationally Ranked Performance:** Exceptional store volume, currently ranked #6 out of 321 locations nationwide with 44,200 visits in the past 12 months, per Placer.ai.
- **Brand Strength:** La-Z-Boy (NYSE: LZB) is a legacy brand with nearly 100 years of operation and nationwide name recognition.
- **Resilient Asset Class:** Internet-resistant tenancy; the “try-before-you-buy” nature of furniture ensures long-term utility of the physical showroom.
- **High-Barrier Infill Market:** Rare fee-simple retail opportunity in a dense, supply-constrained East Bay corridor with historically low vacancy.
- **Dominant Retail Synergy:** Situated on “Furniture Row” near Sunvalley Mall and the Veranda; adjacent to Target, Best Buy, and Nordstrom Rack.
- **Affluent Demographics:** Wealthy trade area with average household incomes exceeding \$148,000 in a 1-mile radius, supporting premium home goods spending.

		CURRENT
Price		\$7,325,000
Capitalization Rate		6.25%
Price Per Square Foot		\$510
Total Leased (SF):	100%	14,359
Total Vacant (SF):	0%	0
Total Rentable Area (SF):	100%	14,359
Income	\$/SF	
Scheduled Rent (Close of Escrow)	\$31.88	\$457,800
Scheduled Recoveries	NNN	\$0
Effective Gross Income	\$31.88	\$457,800
Expense	\$/SF	
CAM	NNN	\$0
Property Taxes	NNN	\$0
Insurance	NNN	\$0
Utilities	NNN	\$0
Roof & Structure	NNN	\$0
Total Operating Expenses	\$0.00	\$0
Net Operating Income	\$31.88	\$457,800



Tenant Info			Lease Terms	Current Rent Summary				
TENANT NAME	SQ. FT.	% OF GLA	CURRENT TERM	MONTHLY RENT	RENT/FT	ANNUAL RENT	RENT/FT	
<i>La-Z-Boy*</i>	14,359	100.00%	Years 1 - 5	\$38,150	\$2.66	\$457,800	\$31.88	
			Years 6 - 10	\$41,965	\$2.92	\$503,580	\$35.07	
Option 1			Years 11- 15	\$46,162	\$3.21	\$553,938	\$38.58	
Option 2			Years 16 - 20	\$50,778	\$3.54	\$609,332	\$42.44	
	OCCUPIED	14,359	100.00%	TOTAL CURRENT	\$38,150	\$2.66	\$457,800	\$31.88
	VACANT	0	0.00%					
	CURRENT TOTALS	14,359	100.00%					

**Northern California Chair Corp. d/b/a La-Z-Boy
Rent Commencing at the Close of Escrow*



LEASE ABSTRACT

Premises & Term

Tenant	La-Z-Boy
Lease Guaranteed By	Northern California Chair Corp.
Lease Type	Absolute NNN
Lease Term	10 Years
Rent Commencement	Close of Escrow
Options	Two, 5-Year Options
Year Built	1971

Expenses

CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND

Property Boundary

14,359
Rentable SF

0.83
Acres

43
Parking Spaces



Egress





La-Z-Boy

For Every Person, Every Home.

Overview

- Founded in 1927 in Monroe, Michigan, La-Z-Boy Inc. (NYSE: LZB) is a well-known household furniture brand that designs, manufactures, markets, imports, exports, distributes, and retails upholstery products under the La-Z-Boy®, England, Kincaid®, and Joybird® tradenames
- Today, La-Z-Boy is a leading global producer of reclining chairs and one of the largest manufacturers and distributors of residential furniture in the United States
- The company operates nearly 210 company-owned La-Z-Boy Furniture Galleries® stores and is part of a broader network of nearly 370 galleries, which, together with La-Z-Boy.com, serve customers nationwide

About the Guarantor

- Northern California Chair Corp., founded in 1982, has operated as a La-Z-Boy licensee since 1996. The company currently operates 21 locations, with several additional stores in development. Proceeds from the sale-leaseback of these three locations will be reinvested to support continued expansion. Northern California Chair Corp. aims to grow its footprint to more than 30 locations by 2030. In 2025, the company generated approximately \$65 million in gross revenue.

[TENANT WEBSITE](#) ➤

\$2.1 Billion

CONSOLIDATED SALES
(FY 2025)

370+

STORES NATIONWIDE

La-Z-boy

The Veranda

50+ stores, **top 3%** of community shopping centers nationwide (**7M annual visits**)

Sun Valley Shopping Center

150+ stores, **top 27%** of super regional malls nationwide (**8.3M annual visits**)

WALNUT CREEK



165,857 VPD

27,862 VPD

Located in "Furniture Row" near large retail destinations

449,459 SF

OF HOME IMPROVEMENT STORES WITHIN A 0.75-MILE RADIUS (COSTAR)

15.3M

COMBINED VISITS TO SUN VALLEY SHOPPING CENTER & THE VERANDA (PER PLACER.AI)

Top 3%

OF COMMUNITY SHOPPING CENTERS - THE VERANDA (PER PLACER.AI)

Subject Property

La-Z-boy



- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

4

96,039 VPD

133,370 VPD

242

Buchanan Field Airport

27,682 VPD

248,489 VPD

314,866 VPD

173,559 VPD

84,788 VPD

4

PACHECO BOULEVARD

CONTRA COSTA BOULEVARD

DOWNTOWN PLEASANT HILL

N MAIN STREET

N MAIN STREET

Subject Property

DOWNTOWN PLEASANT HILL
 (2 MILES FROM SUBJECT PROPERTY)

LOWE'S

JOHN MUIR HEALTH

COSTCO WHOLESALE

petco

WHOLE FOODS MARKET

W

UCSF Benioff Children's Hospitals

TRADER JOE'S

SAFeway

SAFeway

CVS pharmacy

Brenden

GROCERY OUTLET

AMERICA'S TYRE

ROSS DISCOUNTS

dd's DISCOUNTS

CVS pharmacy

SAFeway

T.J-maxx

JOHN MUIR HEALTH

JOHN MUIR HEALTH

JOHN MUIR HEALTH

macy's
 NORDSTROM
 H&M
 Apple
 UR BN
 Tommy Bahama
 HOLLISTER LOFT

SCANDINAVIAN DESIGNS

DOLLAR GENERAL

petco

Ashley HOMESTORE

TRADER JOE'S

THE HOME DEPOT

PET SMART

BARNES & NOBLE

OLD NAVY

CINERAMA

ARÉI

OLD NAVY

FIVE BELOW

ROCKSTROM
 Rack
 macy's
 JCPenney

680

Staples

Smart & Final

SPIRIT

DICK'S SPORTING GOODS
 KOHL'S
 DOLLAR TREE
 Marshalls

BEST BUY

Total Wine

BevMo!

W

Sams CLUB

HARBOR FREIGHT

BOOT BARN

WHOLE FOODS MARKET

SAFeway

680

CONTRA COSTA BOULEVARD

SAFeway

GROCERY OUTLET

W

CINERAMA

Michael's
 carter's
 ROSS
 ULTA
 GOLF GALAXY

SAFeway

SPROUTS

target

SAFeway

CVS pharmacy

ACE Hardware

ROSS

petco

TRADER JOE'S

TARGET

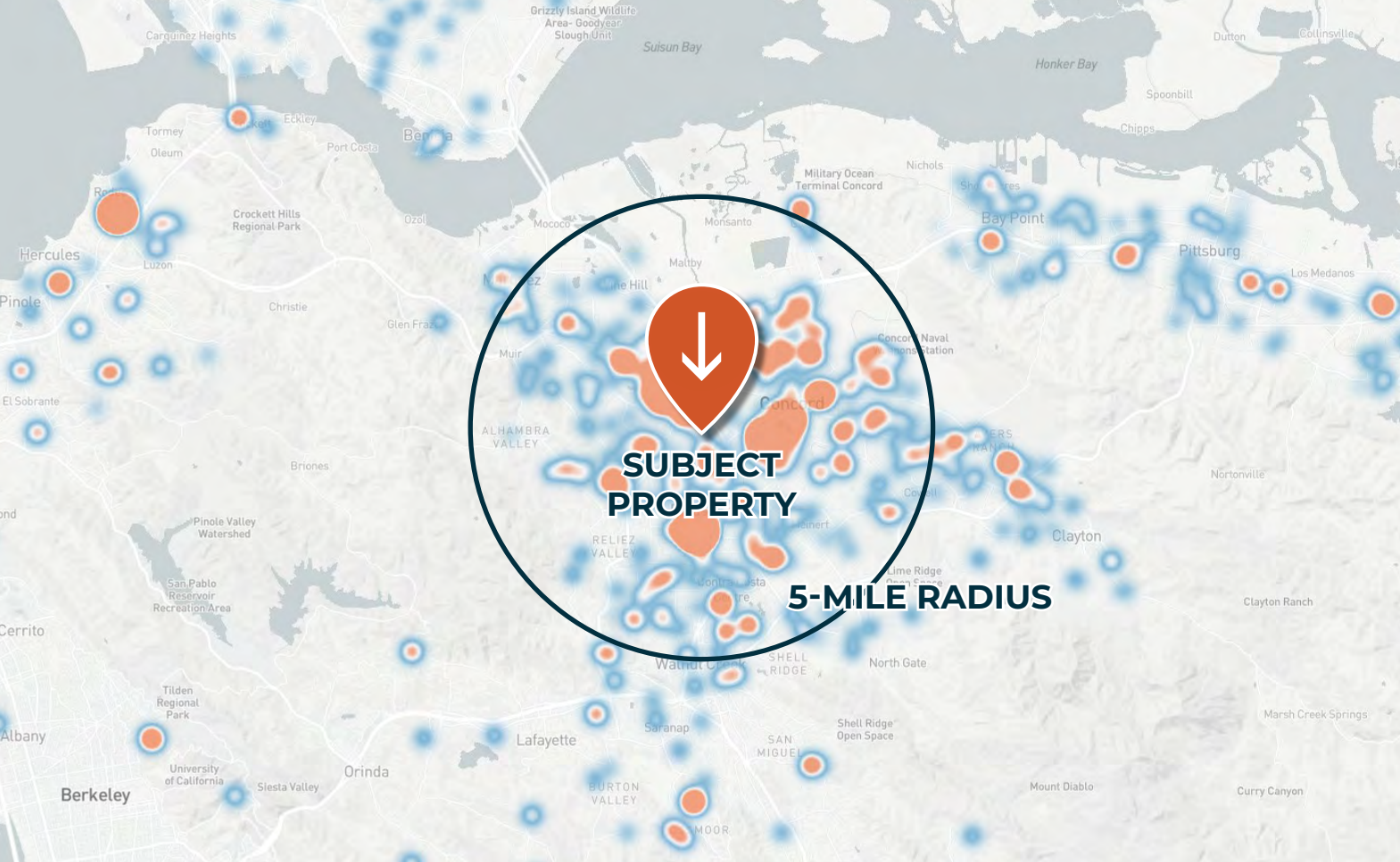
Burlington

HomeGoods

ROSS

DVC
 DIABLO VALLEY COLLEGE

24



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

44.2K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

51 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	8,761	135,007	252,297
2030 PROJ.	8,864	136,276	255,800

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$148,186	\$157,067	\$174,788
MEDIAN	\$119,434	\$126,036	\$138,978

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Pleasant Hill, CA

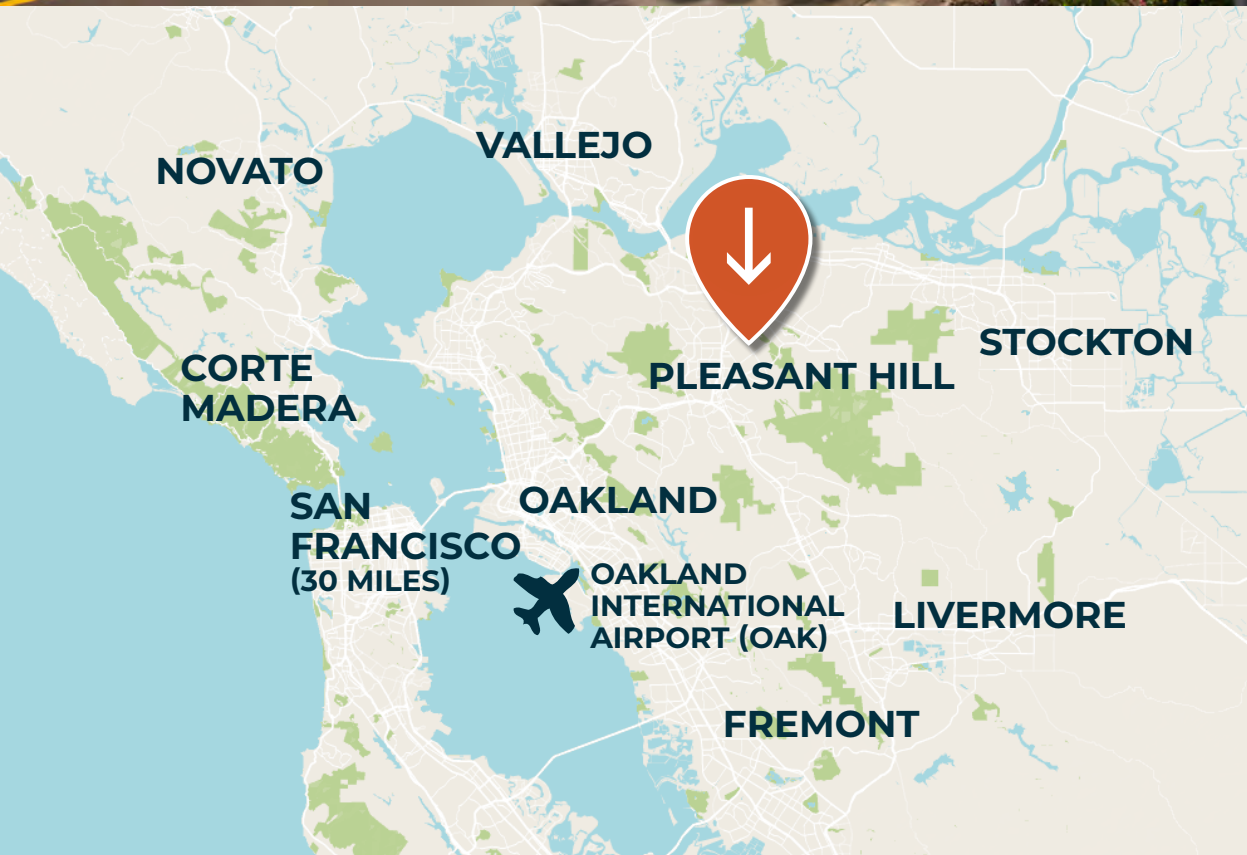
Connected East Bay Living

Central Location

- Pleasant Hill is located in Contra Costa County, in the East Bay region of the San Francisco Bay Area
- Provides ready access to San Francisco, Silicon Valley, the growing North Bay and Sacramento, as well as to some of the world's leading universities
- Convenient location adjacent to Interstate 680 and State Routes 4 and 242, benefiting from proximity to two Bay Area Rapid Transit (BART) stations and a local airport

Economy & Employment

- Strongly tied to East Bay and regional Bay Area economies, with key industries including healthcare, education, professional services, and retail
- Proximity to major employment hubs like Walnut Creek's downtown office district and the Contra Costa Centre Transit Village
- Retail and service corridor anchored by Sunvalley Shopping Center, The Veranda, and Downtown Pleasant Hill



1.16 Million

ESTIMATED CONTRA COSTA
COUNTY POPULATION

\$97.7 Billion

CONTRA COSTA
COUNTY GDP



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