

FOR SALE

TOWN CENTRE: 940-972 SAN PABLO AVENUE, ALBANY, CA



OFFERING SUMMARY 940-972 SAN PABLO AVENUE, ALBANY, CA

- Multi-tenant investment opportunity. The shopping center consists of a diverse, e-commerce resistant tenant lineup comprised of retail, restaurant, and service commercial tenants – creating a stabilized stream for a new investor. Parcel includes apartments, 2 residential homes, and 73 parking spaces
- Year built/remodeled: 1969/1973. Ownership is Fee Simple (Land and Building Ownership)
- Ideally located at signalized, hard corner intersection of Buchanan Street and San Pablo Avenue (State Route 123) with 59,000 VPD
- The site also benefits from nearby access to Marin Avenue (19,100 VPD) and I-80 (208,000 VPD) making this an ideal, centralized location with easy commutes
- Direct consumer base with strong national/credit tenants on a dense retail corridor within close proximity of multiple national/credit tenants including Target, Whole Foods, Sprouts Market, Petfood Express, REI, Walgreens, Tesla, Chipotle, Office Depot, Boichik Bagels, Habit Burger, and Philz Coffee
- Less than 3 miles northwest from UC Berkeley (over 69,000 daily population). Strong demographics in 5-mile trade area, supported by 335,000 residents and 189,000 daytime employees. Residents within a one-mile radius earn an extremely affluent average household income of more than \$194,000



PRICE: \$8,800,000 • PRICE PER SF: \$392 • NET OPERATING INCOME: \$448,109 • OCCUPANCY: 89%

RENTABLE AREA: 22,463 SF • LAND AREA: 1.29 ACRES • PARCEL NUMBER: 066-2721-026-06 (56,192 SF)



PROPERTY OVERVIEW



AREA DEMOGRAPHICS 940-972 SAN PABLO AVENUE, ALBANY, CA

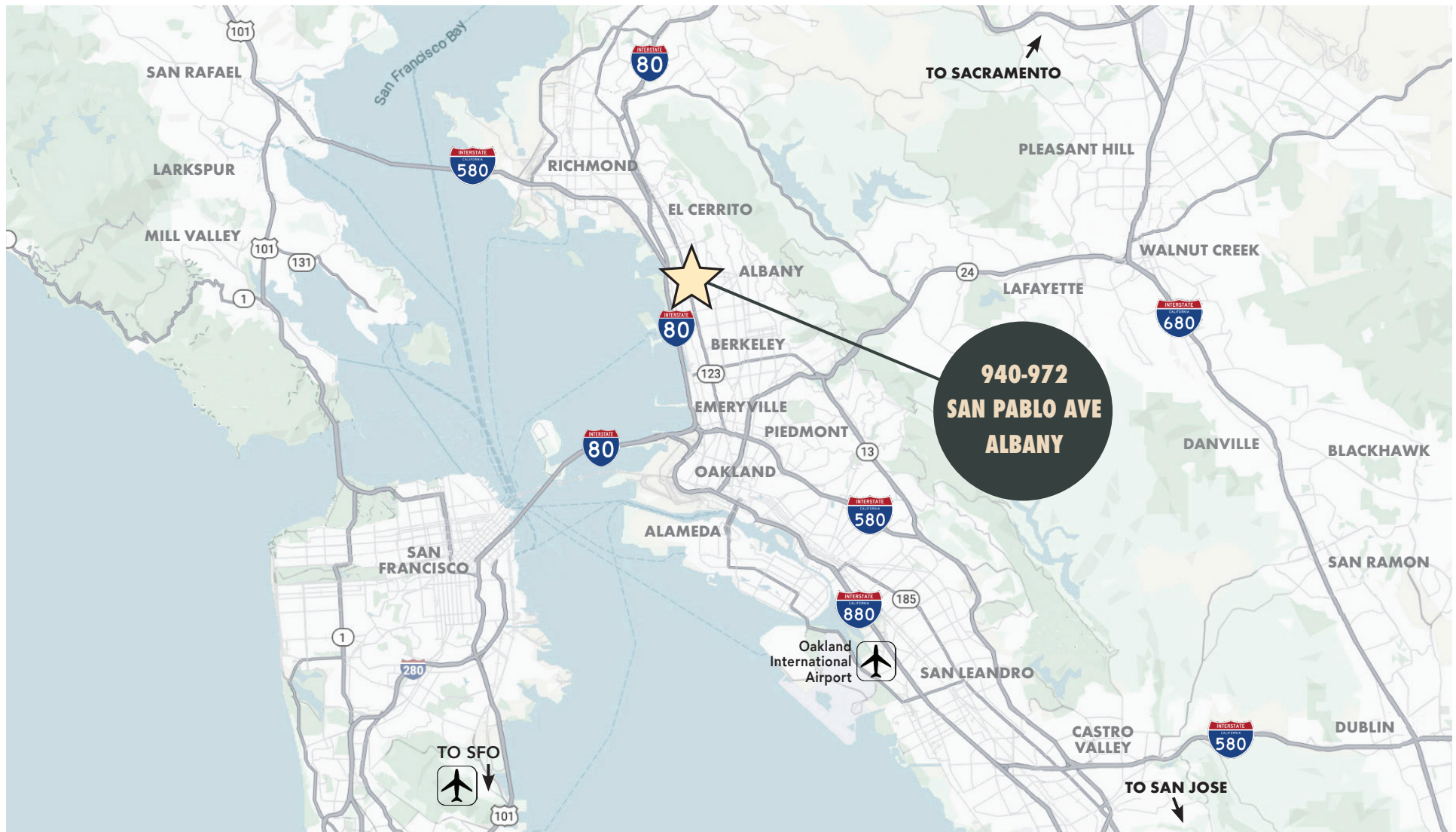
POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	30,322	172,788	335,802
2030 Projected Population	30,971	177,059	342,426
2010 Census Population	27,335	156,968	299,632
Projected Annual Growth 2025 to 2030	0.42%	0.49%	0.39%
Historical Annual Growth 2010 to 2020	1.14%	1.05%	1.17%
HOUSEHOLDS AND GROWTH	1 MILE	3 MILES	5 MILES
2025 Estimated Population	11,215	66,638	129,023
2030 Projected Households	11,335	67,817	130,603
2010 Census Households	11,175	65,159	122,477
Projected Annual Growth 2025 to 2030	0.21%	0.35%	0.24%
Historical Annual Growth 2010 to 2020	0.20%	0.36%	0.59%
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$194,703	\$171,845	\$171,015
2025 Estimated Median Househod Income	\$131,125	\$110,405	\$112,131
2025 Estimated Per Capita Income	\$73,383	\$66,807	\$66,149
BUSINESSES AND EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Total Businesses	1,900	8,838	16,377
2030 Estimated Total Employees	14,056	115,882	189,466

NEARBY AMENITIES 940-972 SAN PABLO AVENUE, ALBANY, CA



LOCATION MAP 940-972 SAN PABLO AVENUE, ALBANY, CA

Easy freeway accessibility between both I-880 and I-580, close to 1-80 and the entire SF Bay area. Oakland Airport is 6 miles away. 15 miles from San Francisco. 30 miles from Marin, 21 miles to Walnut Creek. 38 miles to San Jose, 85 miles to Sacramento.



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.