Offering Memorandum

Bay Area Multi-Tenant Retail Investment

951 MARINA VILLAGE PKWY, ALAMEDA, CA

PRESENTED BY:

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PROPERTY SUMMARY

100% LEASED MULTI-TENANT RETAIL INVESTMENT

951 MARINA VILLAGE PKWY
ALAMEDA, CA 94501

OFFERING SUMMARY	
SALE PRICE:	$2,800,000
BUILDING SIZE:	±6,048 SF
LOT SIZE:	±27,007 SF
PRICE / SF:	$462.96
CAP RATE:	5.82%

PROPERTY SUMMARY

SVN | Capital West Partners, as exclusive advisor, is pleased to present 951 Marina Village Parkway, a premier multi-tenant retail investment opportunity located in the heart of Alameda, California. The ±6,048-square-foot neighborhood retail center consists of three suites and is 100% leased, providing investors with stable in-place cash flow and minimal management responsibilities. Anchored by a strong tenancy within an established retail corridor, the property benefits from its strategic location adjacent to Marina Village Office Park, a significant daytime employment base, and nearby residential growth at Alameda Landing. Ideally positioned within one of the East Bay's most supply-constrained retail markets, the offering is supported by strong surrounding demographics, consistent consumer demand, and excellent regional accessibility, presenting investors with a rare opportunity to acquire a well-located, fully leased retail asset with durable long-term investment fundamentals.

PROPERTY HIGHLIGHTS

- ±6,048 SF multi-tenant retail investment opportunity
- Three (3) fully leased retail suites with 100% occupancy, all recent lease extensions.
- Service-oriented businesses less susceptible to e-commerce disruption
- Shadow anchored by Lucky Supermarkets, generating consistent consumer traffic
- Adjacent to the Marina Village Office Park, with a strong daytime employment base
- Located in one of the East Bay's most established and supply-constrained retail markets
- Built in 1992 | MX (Mixed-Use) Zoning

ANYTIME FITNESS

SUPERCUTS

360 Gourmet

ADDITIONAL PHOTOS

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
Anytime Fitness	951-A	4,172	69.0%	4/8/16	10/31/32	$2.76	$11,500	$138,000	Gross	Recent Extension May 14, 2026. No Option remaining; Personal Guaranty
Supercuts	951-B	905	15.0%	11/1/24	10/30/34	$2.32	$2,097	$25,168	NNN	Two (2) Five (5) Year Option; Personal Guaranty
Gourmet Burritos	951-C	972	16.1%	7/1/23	6/30/33	$3.51	$3,409	$40,908	NNN	Two (2) Five (5) Year Option; Personal Guaranty
Total		6,049				$2.81	$17,006	$204,076		
			Occupied Tenants: 3	Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		

Notes: Anytime Fitness pays 69% of water bills.

LEASE DETAILS

Tenant Name	Anytime Fitness		Supercuts		360 Degrees Gourmet Burritos	
Lease Type	Gross		NNN		NNN	
Suite	951-A		951-B		951-C	
Gross Leasable Area (GLA) SF	4,172		905		972	
Lease Start	4/8/2016		11/1/2024		7/1/2023	
Lease End	10/31/2032		10/30/2034		6/30/2033	
Current Rent	$11,500		$2,097		$3,409	
Annualized Current Rent	$138,000		$25,168		$40,908	
Modeled Rent Schedule	Year 1	Year 2	Year 1	Year 2	Year 1	Year 2
August	$11,500.00	$12,000.00	$2,097	$2,160	$3,409	$3,512
September	$11,500.00	$12,000.00	$2,097	$2,160	$3,409	$3,512
October	$11,500.00	$12,000.00	$2,097	$2,160	$3,409	$3,512
November	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
December	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
January	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
February	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
March	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
April	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
May	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
June	$12,000.00	$12,500.00	$2,160	$2,225	$3,409	$3,512
July	$12,000.00	$12,500.00	$2,160	$2,225	$3,512	$3,512
Annualized Year 1 & 2 Rents	$142,500	$148,500	$25,734	$26,506	$41,011	$42,144
Next Rent Change Date	11/8/2026		11/1/2026		7/1/2027	
Next Rent Amount	$12,000		$2,160		$3,512	

INCOME & EXPENSES

Income	Year 1		Per SF	Year 2		Per SF	Notes
Scheduled Base Rental Income	209,245		34.59	217,150		35.90	
Expense Reimbursement Income							[1]
CAM	11,456		1.89	11,661		1.93	
Insurance	2,205		0.36	2,271		0.38	
Real Estate Taxes	13,910		2.30	14,327		2.37	
Total Reimbursement Income	$27,571	37.3%	$4.56	$28,259	37.1%	$4.67	
Effective Gross Revenue	$236,816		$39.15	$245,409		$40.57	

Operating Expenses	Year 1	Per SF	Year 2	Per SF	Notes
Common Area Maintenance (CAM)					
Utility	6,717	1.11	6,919	1.14	
CAM ($1,092.91/mo)	13,115	2.17	13,508	2.23	
CAM Admin Fee	1,311	0.22	1,351	0.22	
Alarm	840	0.14	865	0.14	
Insurance	7,106	1.17	7,319	1.21	[2]
Real Estate Taxes	44,828	7.41	46,173	7.63	[3]
Total Expenses	$73,918	$12.22	$76,135	$12.59	
Expenses as % of EGR	31.2%		31.0%		
Net Operating Income	$162,898	$26.93	$169,274	$27.98	

Notes to Operating Statement

[1] Anytime Fitness is gross lease
[2] Insurance expense provided by Seller
[3] Based on Listing Price

OPERATING DATA

Operating Data				
Income		**Year 1**		**Year 2**
Scheduled Base Rental Income		$209,245		$217,150
Total Reimbursement Income	13.2%	$27,571	13.0%	$28,259
Other Income		$0		$0
Potential Gross Revenue		$236,816		$245,409
General Vacancy		$0		$0
Effective Gross Revenue		$236,816		$245,409
Less: Operating Expenses	31.2%	($73,918)	31.0%	($76,135)
Net Operating Income		$162,898		$169,274
Tenant Improvements		$0		$0
Leasing Commissions		$0		$0
Capital Expenditures		$0		$0
Cash Flow		$162,898		$169,274
Debt Service		$0		$0
Net Cash Flow After Debt Service	5.82%	$162,898	6.05%	$169,274
Principal Reduction		$0		$0
Total Return	5.82%	$162,898	6.05%	$169,274

Operating Expenses	Year 1	Year 2
CAM	$21,983	$22,643
Insurance	$7,106	$7,319
Real Estate Taxes	$44,828	$46,173
Management Fee	$0	$0
Other Expenses - Non Reimbursable	$0	$0
Total Expenses	$73,918	$76,135
Expenses/SF	$12.22	$12.59

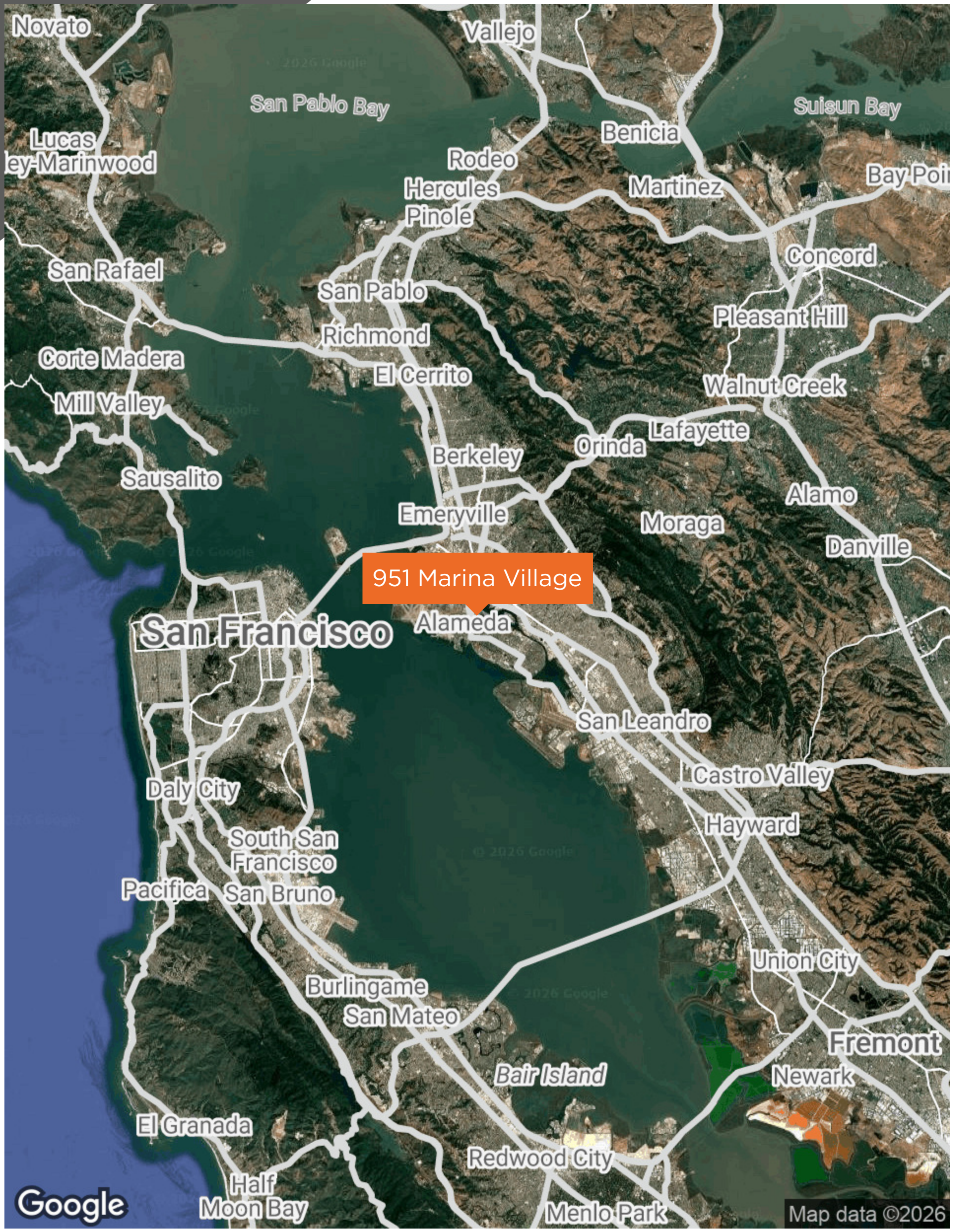
Summary		
Price	$2,800,000	
Down Payment	$2,800,000	100%
Number of Suites	3	
Price Per SqFt	$462.89	
Gross Leasable Area (GLA)	6,049 SF	
Lot Size	0.62 Acres	
Year Built/Renovated	0	
Occupancy	100.00%	

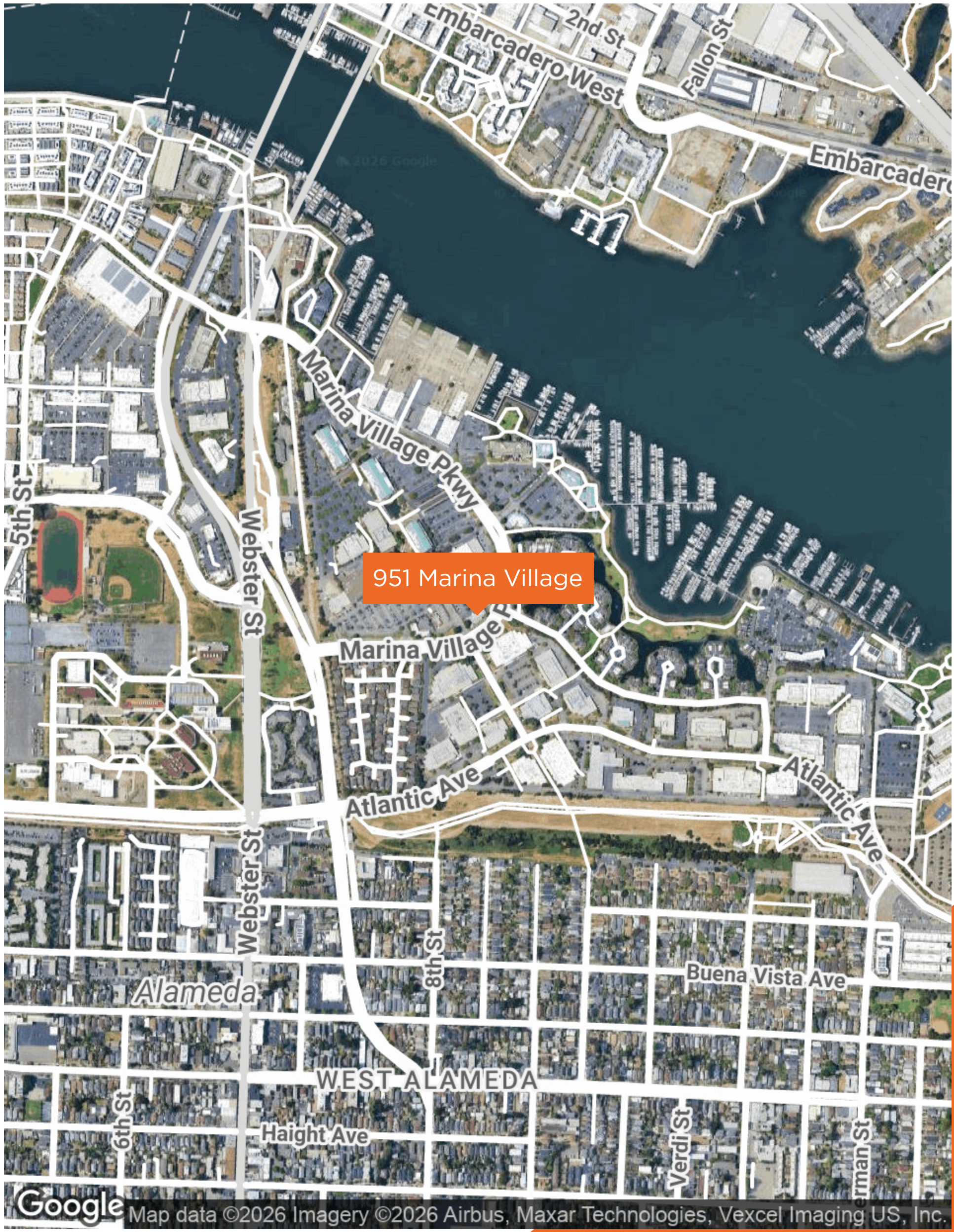
Returns	Year 1	Year 2
CAP Rate	5.82%	6.05%
Cash-on-Cash	5.82%	6.05%

LOCATION DESCRIPTION

Located in the heart of Alameda, **951 Marina Village Parkway** occupies a premier position within one of the East Bay's most established retail corridors. The property is shadow anchored by Lucky Supermarkets and benefits from a strong daytime population generated by the adjacent Marina Village Office Park, a dynamic campus comprised of office, technology, life science, and laboratory users. The surrounding trade area continues to strengthen with nearby residential growth, including the Pulte Homes at Alameda Landing, while the property's proximity to Alameda Landing, Interstate 880, and the Oakland/San Francisco employment centers provides exceptional accessibility and a broad customer base. Supported by dense demographics, a diverse employment base, and sustained consumer demand, the property offers investors the opportunity to acquire a well-located retail asset in one of the Bay Area's most resilient and supply-constrained markets.

LOCATION MAP





DEMOGRAPHICS

KEY FACTS

116,132

Population

39.7

Median Age

51,070

Households

$76,734

Median Disposable Income

INCOME

$93,895

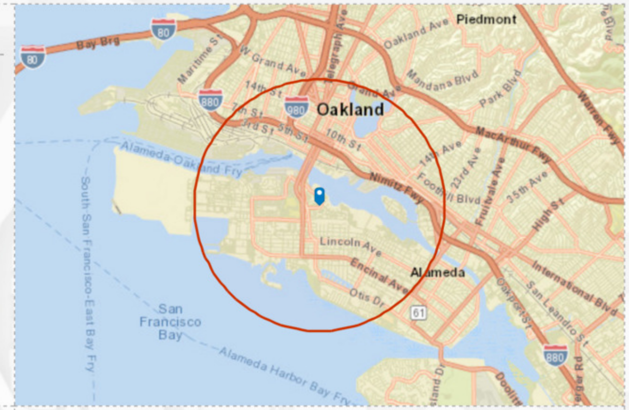
Median Household Income

$61,011

Per Capita Income

$74,547

Median Net Worth



HOUSING STATS

$1,169,858

Median Home Value

$12,828

Average Spent on Mortgage & Basics

$1,907

Median Contract Rent

BUSINESS

7,976

Total Businesses

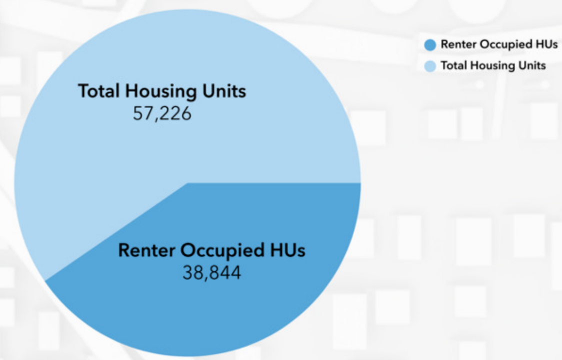
62,408

Employed Civilian Population Age 16+

96,855

Daytime Population: Workers

2019 Key Demographic Indicators (Esri)



EMPLOYMENT

White Collar 78%

Blue Collar 11%

Services 11%

6.3%

Unemployment Rate

SVN CAPITAL WEST PARTNERS

2025 Race and ethnicity (Esri)

The largest group: Asian Alone (35.33)

The smallest group: Pacific Islander Alone (0.58)

Indicator ▲	Value	Diff
White Alone	30.45	+1.65
Black Alone	14.04	+4.65
American Indian/Alaska Native Alone	0.96	-0.25
Asian Alone	35.33	+0.63
Pacific Islander Alone	0.58	-0.25
Other Race	7.47	-6.03
Two or More Races	11.17	-0.40
Hispanic Origin (Any Race)	15.15	-8.49

Bars show deviation from Alameda County

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