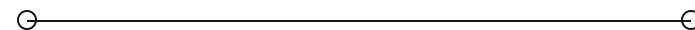




SALE

8315 Brentwood
Boulevard Brentwood,
CA 94513



PRESENTED BY:

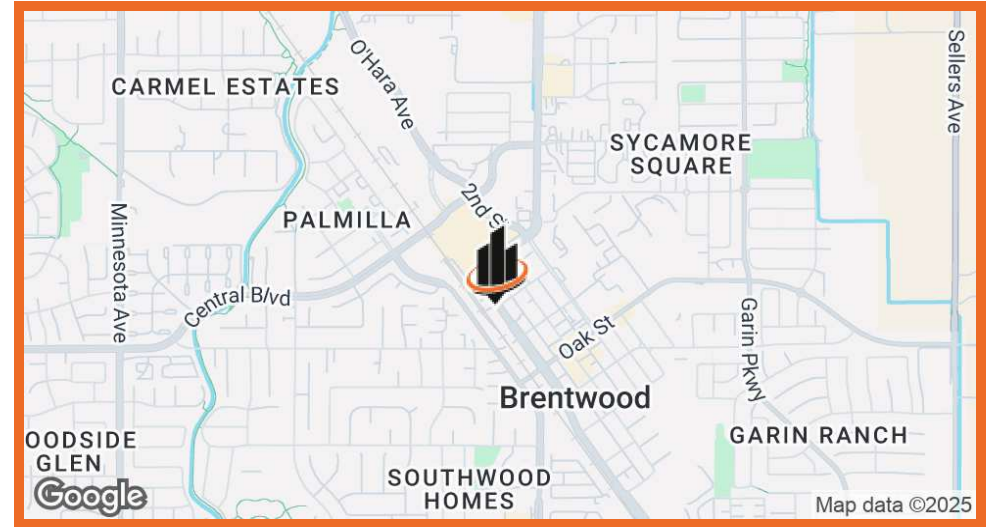
NICK RIVERA

O: 310.924.9960

nick.rivera@svn.com

CalDRE #02241654

PROPERTY SUMMARY



SALE ASKING PRICE:	\$1,200,000
LOT SIZE:	1.04 Acres
BUILDING SIZE:	2,900 SF
A-1 STOP SMOG SHOP LEASE:	Month-To-Month \$5,500/Month

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Brentwood, CA. This 2,900 SF building, constructed in 1982, offers a prime location and 100% occupancy, making it an ideal choice for Retail/Specialty Center investors. Formerly a gas station, the property had its tanks removed, ensuring compliance and paving the way for a new era of development. With its established presence in the bustling Brentwood area, this property presents a strong foundation for future growth and success.

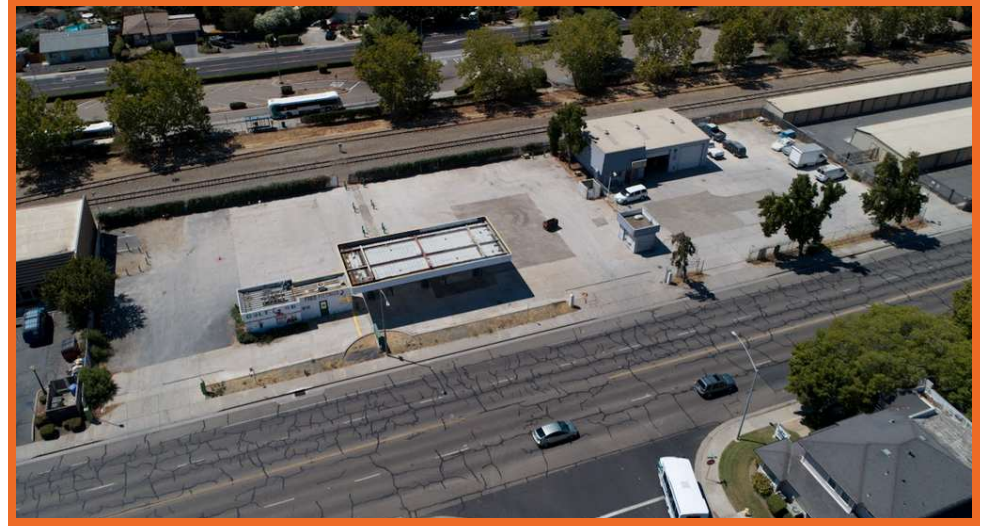
PROPERTY HIGHLIGHTS

- 2,900 SF building with prime location
- Built in 1982 for enduring quality
- 100% occupancy
- Month-to-month lease with Smog shop
- Development opportunity

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ADDITIONAL PHOTOS



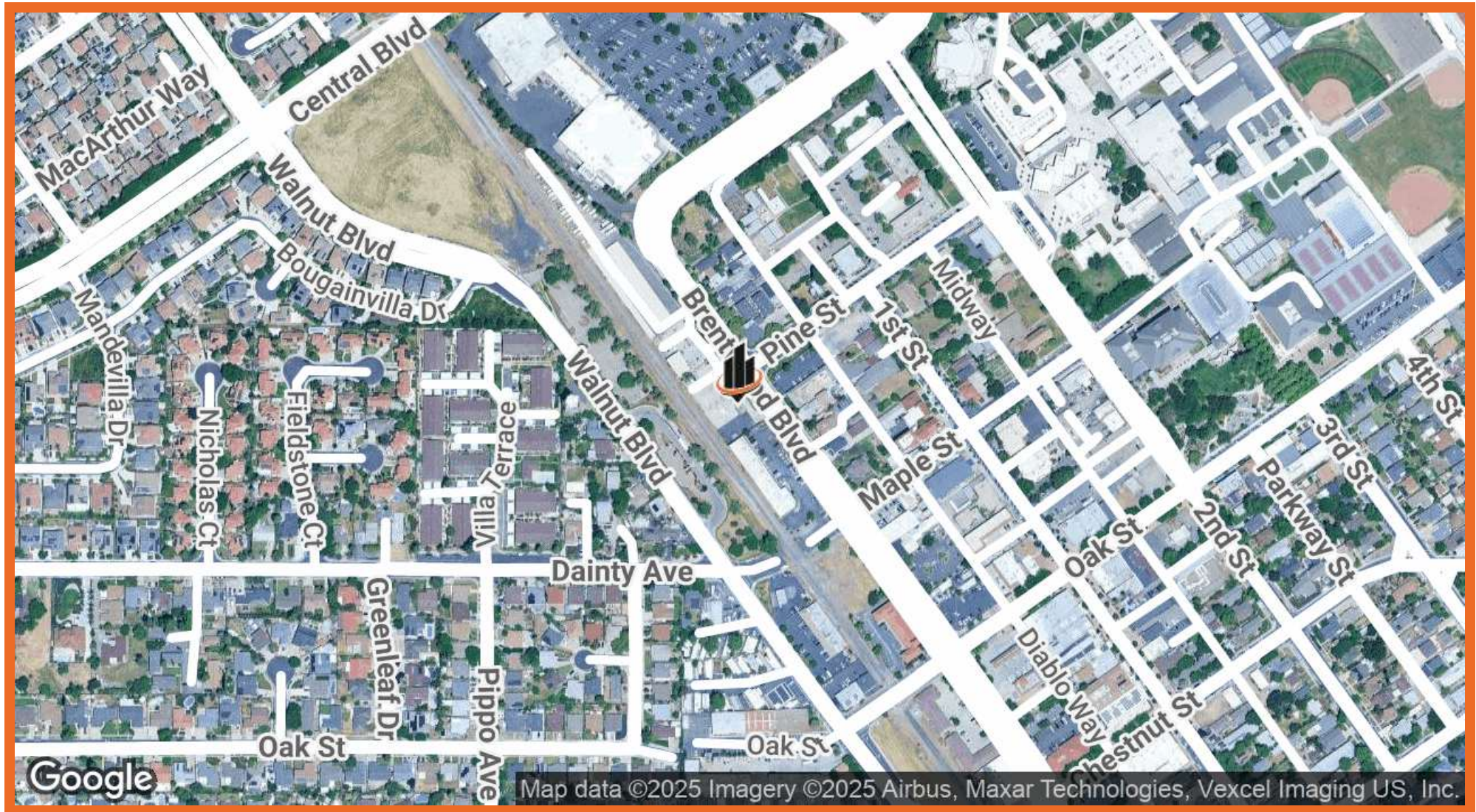
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LOCATION MAP



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AREA ANALYTICS

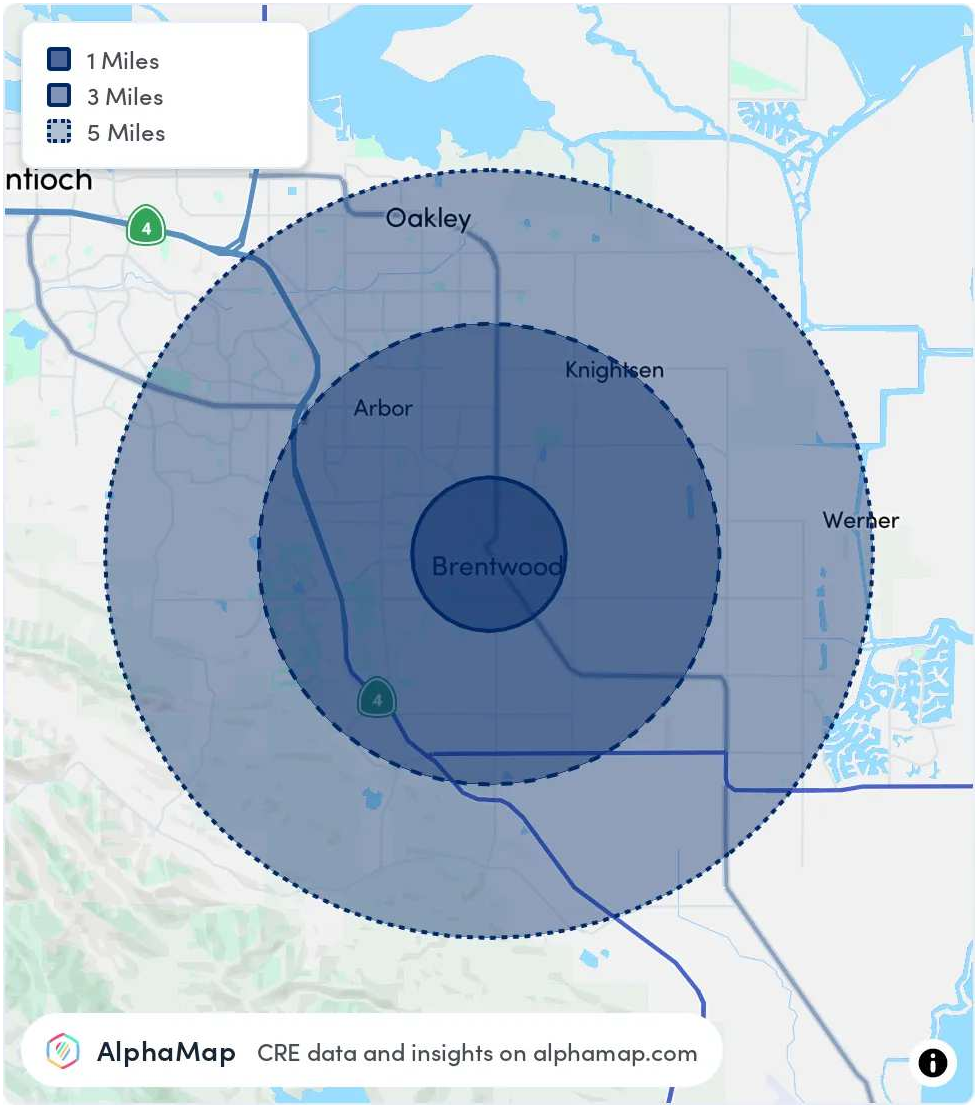
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,841	69,585	133,503
AVERAGE AGE	37	40	39
AVERAGE AGE (MALE)	36	39	38
AVERAGE AGE (FEMALE)	38	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,154	22,022	41,135
PERSONS PER HH	3.2	3.2	3.2
AVERAGE HH INCOME	\$157,645	\$176,662	\$171,107
AVERAGE HOUSE VALUE	\$815,061	\$875,154	\$830,236
PER CAPITA INCOME	\$49,264	\$55,206	\$53,470

ETHNICITY	1 MILE	3 MILES	5 MILES
POPULATION HISPANIC	6,986	20,268	41,578
POPULATION NON-HISPANIC	12,855	49,317	91,925

RACE	1 MILE	3 MILES	5 MILES
POPULATION WHITE	8,707	33,338	58,444
POPULATION BLACK	1,329	4,919	13,338

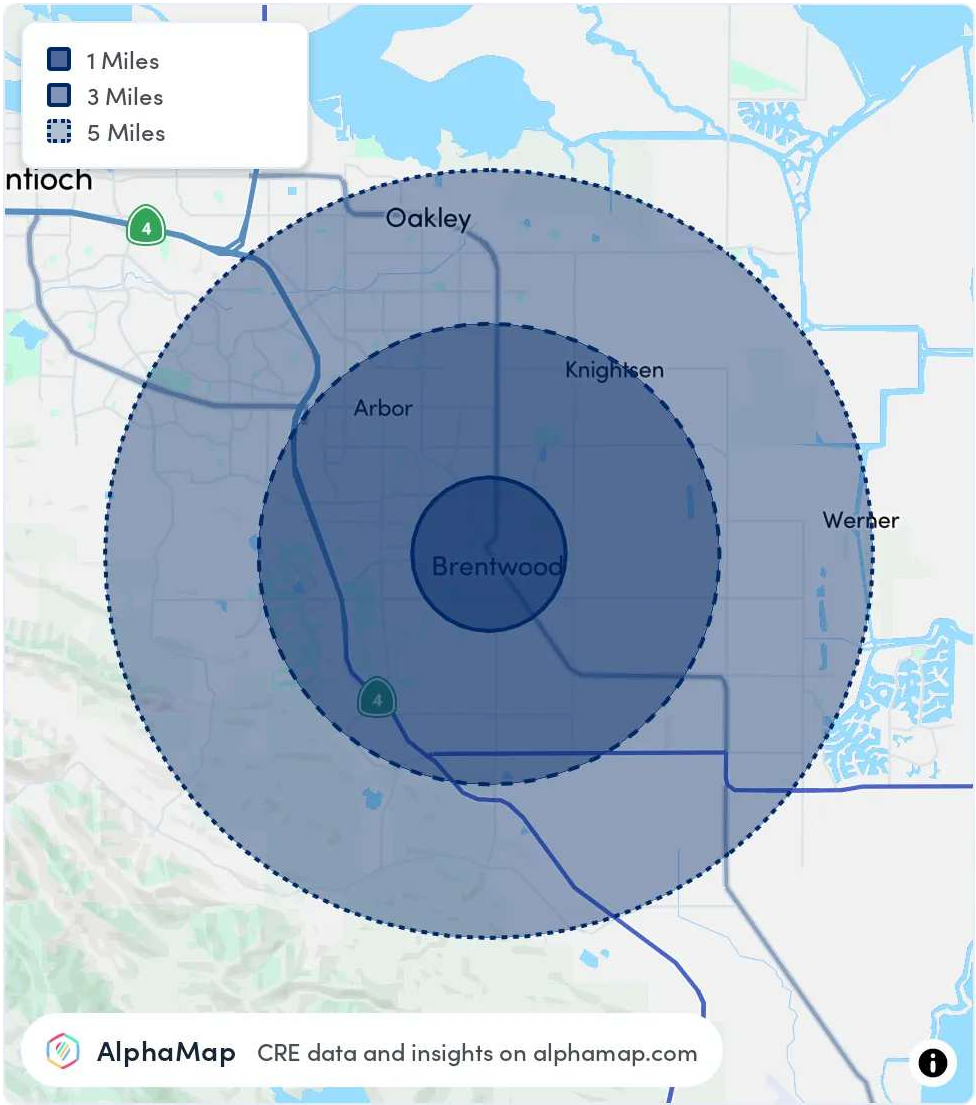
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AREA ANALYTICS

POPULATION AMERICAN INDIAN	228	680	1,333
POPULATION ASIAN	2,735	10,282	18,954
POPULATION PACIFIC ISLANDER	77	358	920
POPULATION OTHER	3,144	8,275	18,014

Map and demographics data derived from AlphaMap



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Advisor

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PROFESSIONAL BACKGROUND

Nick Rivera specializes in retail strip centers and gas station sales, representing both landlords and buyers throughout California. After finishing his professional hockey career, Nick transitioned into commercial real estate, beginning by managing a diverse portfolio of 20 properties across the United States. Now, as a licensed advisor with SVN Vanguard in Irvine, California, he brings discipline, focus, and a results-driven mindset to every client relationship.

Nick’s family has deep roots in the real estate community. His father, Rick Rivera, served as the President and CEO of Center Business Management (CBM1) in Los Angeles, while his grandfather, Sam Bachner, was the Co-Founder and President of La Mancha Development, building thousands of mini-malls across Southern California. Nick’s ambition is to carry this legacy forward, combining his family’s expertise with his own drive and strategic approach to create lasting value for his clients.

EDUCATION

Nick graduated with a Bachelor’s Degree in Business Management from Minnesota State University, Mankato. During his time at MSU, he excelled as a NCAA Division I student-athlete in ice hockey, earning the title of Western Collegiate Hockey Association (WCHA) Scholar Athlete for three consecutive years with a GPA of 3.5 or higher. Demonstrating leadership both on and off the ice, Nick served as team captain for two years, guiding a top 5 nationally ranked Division I ice hockey team.

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