



*±8,422 SF AVAILABLE IN SHOPPING  
CENTER* WITH STRONG TENANTS

1553 FREMONT BLVD | SEASIDE, CA 93955

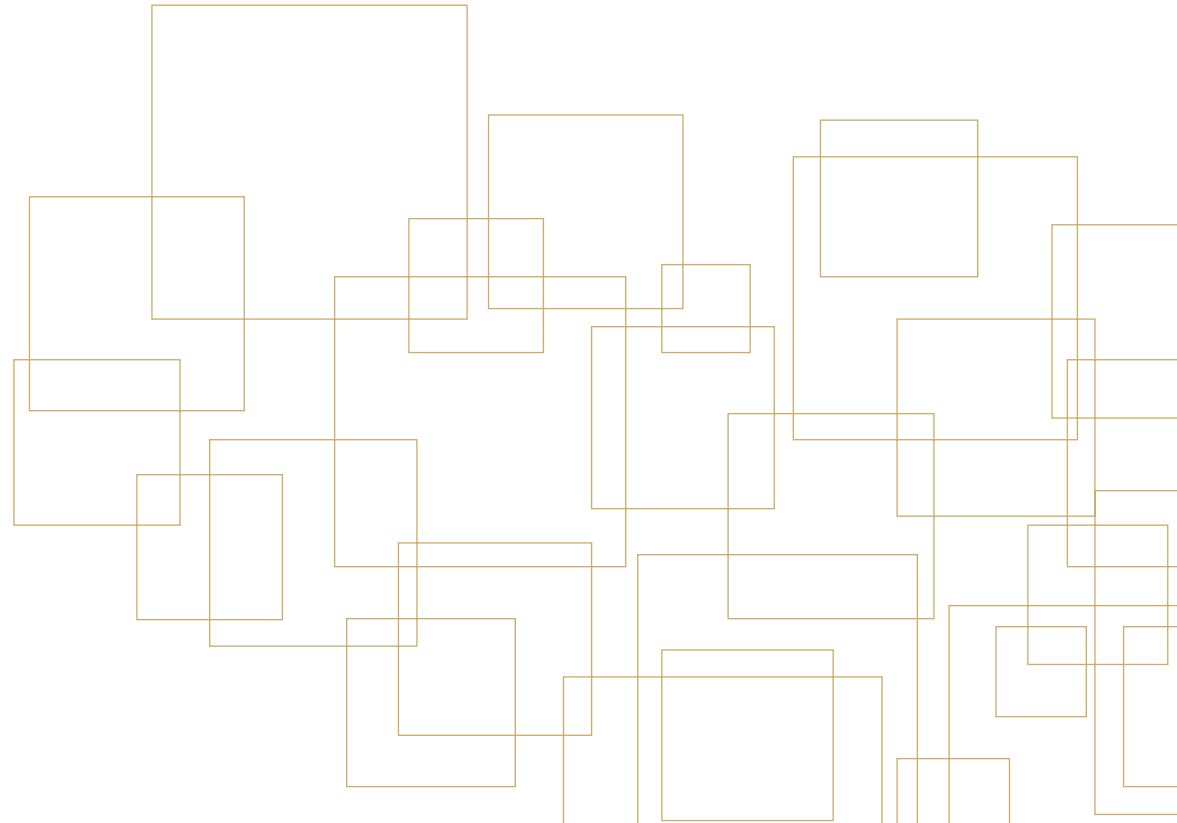
# TABLE OF CONTENTS

01

INVESTMENT  
SUMMARY

02

AREA  
OVERVIEW



*Exclusively  
Listed by*

JON STANSBURY  
Senior Vice President  
408.588.2340  
jon.stansbury@kidder.com  
LIC N° 01125699

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# INVESTMENT SUMMARY

Investment Highlights

Rent Roll

Site Plan

Location Aerial

Amenities Aerial

Tenant Profile

---

*Section 01*



# 1553 FREMONT BLVD

## LOCATION

Seaside, CA

## SITE

The shopping center is located in the Cabrillo neighborhood, in the city of Seaside.

## LAND AREA

The listing consists of one (1) parcel totaling approximately ±38,768 SF of land area.

## BUILDING AREA

The subject consists of one (1) retail building totaling approximately ±8,422 SF of net rentable area; part of a ±45,751 SF shopping center.

## FRONTAGE & ACCESS

The site benefits from great access and parking, at a signalized intersection with high traffic count.

## PARKING

In the shopping center, there are 191 shared parking spaces.

## TRAFFIC COUNTS

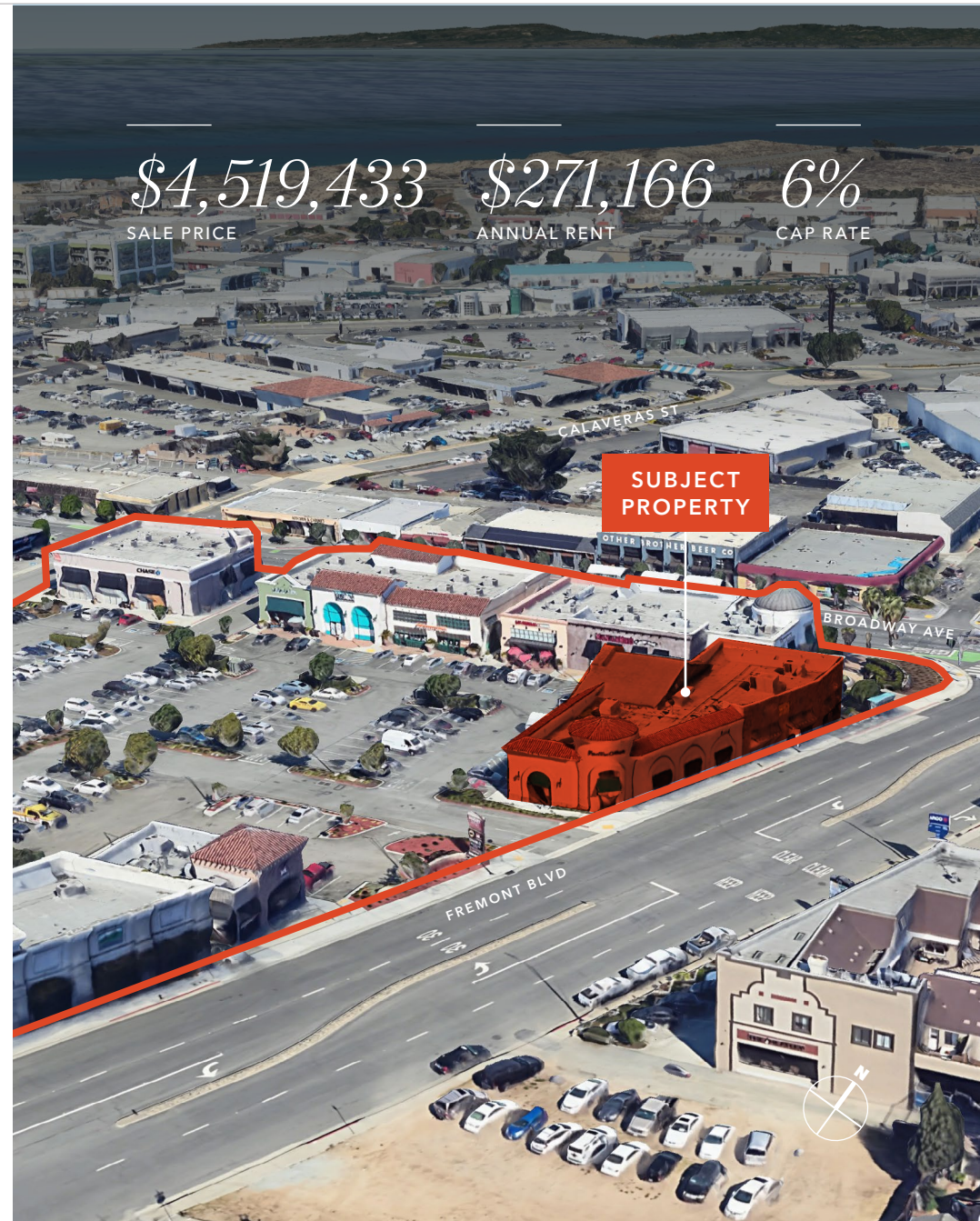
Fremont Blvd	24,113 ADT
Broadway Ave	10,962 ADT

## BUILT

City Center Shopping Center was built in 2006 and renovated in 2013.

## ZONING

Per the City of Seaside, the subject site is currently zoned as Commercial Mixed Use (CMX).



**\$4,519,433**  
SALE PRICE

**\$271,166**  
ANNUAL RENT

**6%**  
CAP RATE



## INVESTMENT SUMMARY

# HIGHLIGHTS



Sharing City Center with ideal high-traffic retail businesses



Located within a ±45,751 SF shopping center



Strong co-tenants



Great access and parking



Signalized intersection



Built in 2006, renovated in 2013







## RENT ROLL

	SF	Term Expires	Monthly Rent	Annual Rent	Rent/SF	Rent Increases	Options
Fed-Ex Office	±1,991	8/31/27	\$6,391.11	\$76,693.32	\$38.52	10% every 5 years	Two 5 year options at FMV
Buffalo Wild Wings	±6,431	2/19/28	\$16,206.12	\$194,473.44	\$30.24	10% every 5 years	4-5 year options
<b>Total</b>	<b>±8,422</b>		<b>\$22,597.23</b>	<b>\$271,166.00</b>			





# INVESTMENT SUMMARY



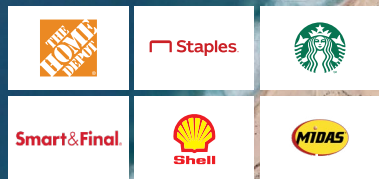


# INVESTMENT SUMMARY

## SEASIDE STATE BEACH



## SAND CITY



## ROBERTS LAKE

## LAGUNA DEL REY

## SUBJECT PROPERTY

## EDGEWATER CENTER



## SEASIDE HIGH SCHOOL

Little Caesars, 7-Eleven,  
Harumi Japanese Cuisine,  
Baan Thai Restaurant,  
Papa Chevo's Taco Shop

## BROADWAY AVE

## SEASIDE

## GENERAL JIM MOORE BLVD





## TENANT SUMMARIES



*FedEx Office operates approximately 2,000 company-owned stores and locations in the U.S., providing convenient access to printing and shipping expertise with reliable service.*

FedEx Office Print & Ship Services Inc. (doing business as FedEx Office; formerly FedEx Kinko's, and earlier simply Kinko's) is an American retail chain that provides an outlet for FedEx Express and FedEx Ground (including Home Delivery) shipping, as well as copying, printing, marketing, office services and shipping. While FedEx, to the Kinko's founder's dismay, dropped the Kinko's name in summer 2008, the name remains in use. Unlike its main competitor, The UPS Store, which is franchised, all FedEx Office stores are corporate-owned.



*Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise across the United States which specializes in buffalo wings and sauces. As of November 2020, it had 1,279 locations across all 50 U.S. states and DC.*

The year was 1982, the beginning of Buffalo Wild Wings & Weck, now Buffalo Wild Wings®, the welcoming neighborhood atmosphere with a front-row seat for every sports fan that offers 21 mouth-watering signature sauces and seasonings. The chain's menu also features appetizers, burgers, tacos, salads, and desserts, along with beer, wine, and other beverages. The restaurants feature an open layout with a bar area and patio seating flanked by over 50 televisions and media screens.



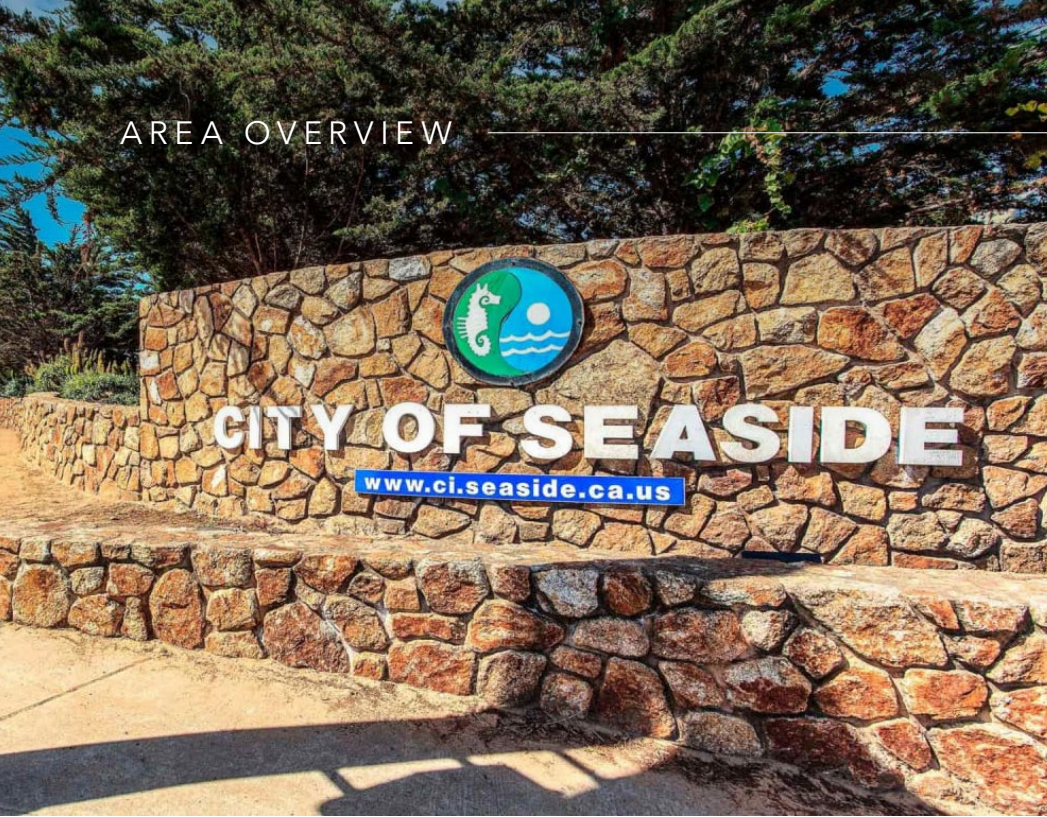


# AREA OVERVIEW

Seaside, CA  
Demographics

---

*Section 02*



# SEASIDE'S BEAUTY IS UNMATCHED

*The City of Seaside is an ocean-side community that overlooks the beautiful Monterey Bay on the Central Coast of California, approximately 115 miles South of San Francisco.*

Founded in 1887 and incorporated in 1954, this 10 square-mile city continues to grow while holding on to the rich values upon which it was established. Young families and retirees are drawn to the community, providing a healthy residential mix of people and solid sense of community.

## COMMUNITY

It's convenient location gives residents and visitors an opportunity to experience all of the amenities that the Monterey Peninsula has to offer, from wine tasting to whale watching, and everything in between. Explore the breathtaking beauty and abundant sea life of the Monterey Bay by:

- Hiking
- Biking
- Kayaking
- Parasailing
- Scuba diving



### LAND LOVERS

For land lovers, there's world-class golf at the immaculate Bayonet and Blackhorse Courses, eclectic restaurants and abundant shopping or if you prefer, just take a stroll down to the pristine Seaside Beach and wiggle your toes in the sand.

*Explore breathtaking beauty and abundant sea life of the Monterey Bay.*

### SHOPPING & ATTRACTIONS

While the foundation of the Seaside business community is made up of small family-owned establishments, national retailers and restaurant

groups also call Seaside home, as well as the Seaside Auto Center, one of the first auto malls in the country which boasts a wide variety of sales and service options for vehicles of all makes and models.

### EDUCATION

California State University at Monterey Bay and the Monterey College of Law are located in the City of Seaside, providing students of all ages a scenic environment to pursue their educational goals. These institutions are part of a world-class educational community on the Monterey Peninsula that includes the Naval Postgraduate School, the Defense Language Institute, and the Monterey Institute of International Studies. The multitude of opportunities for higher learning create a strong economic base for the community, much-needed services for retired military, and attract a contingent of people from throughout the world.

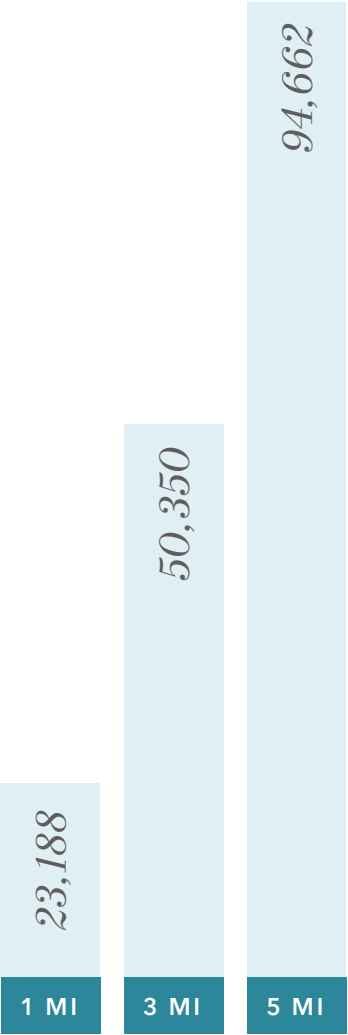
### CITY FEATURES

With plenty to do outdoors, educational opportunities, convenient shopping, eclectic dining, welcoming accommodations and outstanding views of the Monterey Bay, it's easy to see why almost 33,000 residents choose to call Seaside home.

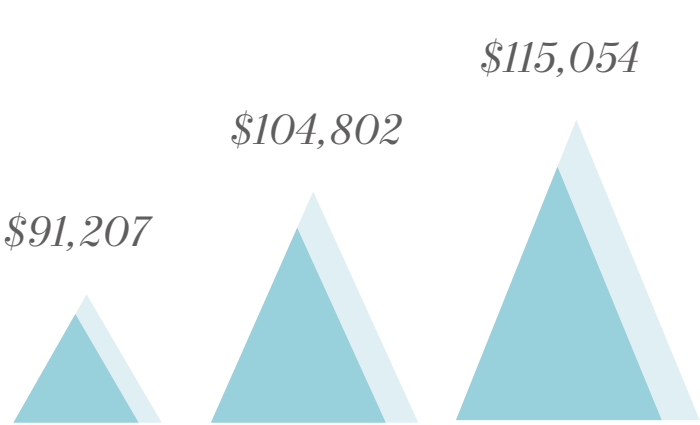
Seaside continues to grow, bustling with projects ranging from new residential and commercial development, and plans for a mixed use, transit oriented, urban village that would transform the downtown. Seaside is growing, thriving and remains a vibrant, diverse community appreciative of its past and looking toward the future.

# DEMOGRAPHICS

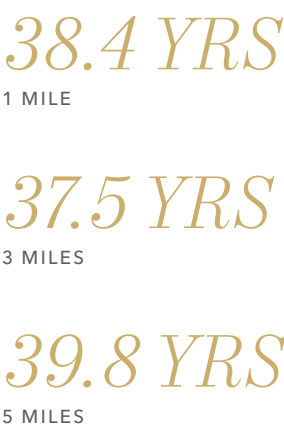
ESTIMATED POPULATION



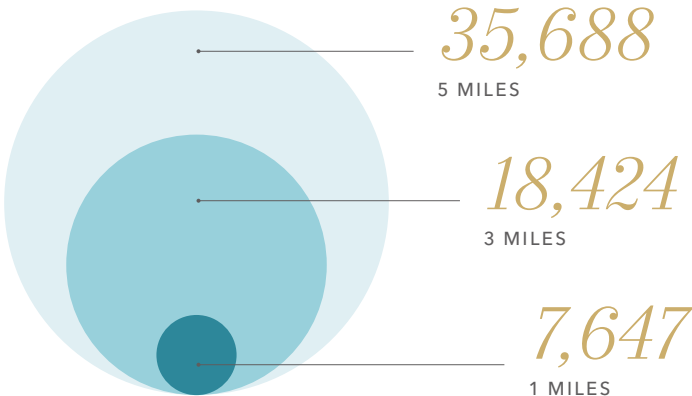
AVERAGE HOUSEHOLD INCOME



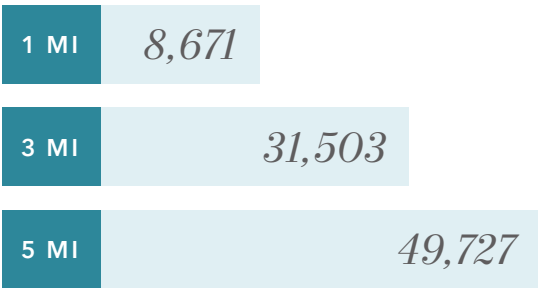
MEDIAN AGE



ESTIMATED HOUSEHOLDS

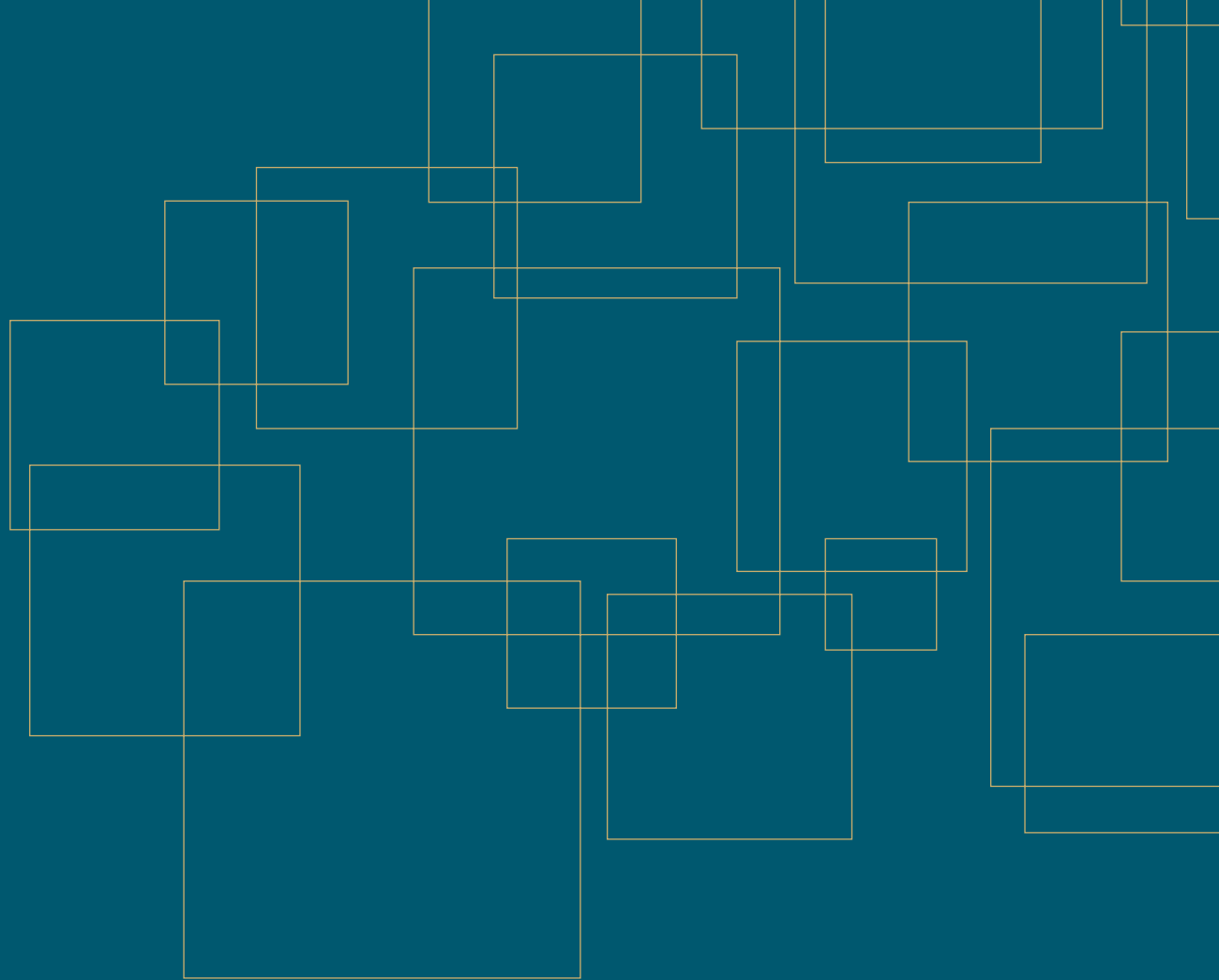


ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA





*Exclusively listed by*

**JON STANSBURY**

Senior Vice President

408.588.2340

[jon.stansbury@kidder.com](mailto:jon.stansbury@kidder.com)

LIC N° 01125699

[KIDDER.COM](http://KIDDER.COM)

