



BRIDGEHEAD RD

Oakley, CA 94561

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

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 Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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. Marcus & Millichap 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

BRIDGEHEAD RD
Oakley, CA
ACT ID ZAA0400232



Subject
Property

An aerial photograph of a commercial area. A large, irregularly shaped plot of land in the center-right is highlighted in a bright red color. The text "Subject Property" is overlaid in a large, dark brown font on this red-shaded area. The surrounding area includes a multi-lane road (Bridgehead Rd) running vertically on the left, a curved road at the top, and various commercial buildings, parking lots, and a gas station. A large, multi-story building is visible to the right of the red-shaded area. The bottom right corner shows a residential or industrial area with smaller buildings and a parking lot. The overall scene is a mix of developed and undeveloped land.

INVESTMENT OVERVIEW

The Bridgehead Center is commercial land encompassing two lots covering a total of 2.82 acres in Oakley, California. Per public records, the commercial land totals approximately 122,839 square feet. Improvements mandated by the city of Oakley include sidewalks, gutters, curb cuts and utilities. There is an easement providing access to an 80-room Best Western Hotel adjacent to the subject property. The subject property is located at the first exit of State Route 160, a north-south corridor running from Oakley/Brentwood/Antioch to Sacramento. SR-160 intersects State Route 4, an east-west highway connecting the San Francisco Bay Area to the San Joaquin River Delta.

The neighboring properties are retail businesses and agricultural land. The immediate nearby properties are national brand gas stations such as Shell, AM/PM and Chevron. Other nearby tenants include Starbucks, McDonald's, Carl's Jr. and the aforementioned Best Western Hotel. A vineyard and RV/Mobile home park are also adjacent to the site. Less than 0.25 miles to the north of the acreage is the proposed Oakley Logistics Center, a light industrial development covering 375.7 acres with a building footprint of over 2.2 million rentable square feet.

The city of Oakley has zoned these lots General Commercial. Permitted uses for the land include restaurants, construction equipment rentals, hotels, light manufacturing, health/fitness clubs, professional offices such as medical and dental, and auto part stores. Many other businesses can locate here with conditional use permits.

This commercial land is conveniently located for future development. Past development has attracted many national tenants. There is vast potential for future development in the immediate area. The favorable zoning allows a developer to seek a wide variety of tenants in an area that continues to grow because it offers affordability, a variety of recreational activities and a well-planned community.

INVESTMENT HIGHLIGHTS

- A 2.82-Acre Development Opportunity
- Land Has Utilities and Sidewalks In Place
- National Tenants Adjacent to Property
- Zoned General Commercial
- Located Right Off Highway Exit
- In the Path of Commercial Development



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$2,155,000
Down Payment	100% / \$2,155,000
Loan Type	Proposed
Lot Size (SF)	122,839
Price/SF	\$17.54
Lot Size (Acres)	2.82 Acre(s)
Price/Acre	\$764,186
Number of Lots	2
Price/Lot	\$1,077,500
Type of Ownership	Fee Simple



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Sutter Health	916
Travis Credit Union	500
Department of Public Works	350
Target	350
Montrose Envmtl Group Inc	322
Lowe's	300
Walmart	300
Antioch Unified School Dst	289
Air Force US Dept of	254
Antioch Police Dept	242
Bond Manufacturing Co Inc	220
McDonalds	202

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	3,768	69,686	165,563
2010 Census Pop	3,464	63,203	150,223
2018 Estimate HH	1,364	21,766	51,149
2010 Census HH	1,244	19,723	46,398
Median HH Income	\$77,912	\$84,578	\$81,051
Per Capita Income	\$37,133	\$33,106	\$32,169
Average HH Income	\$102,402	\$105,740	\$103,855

* # of Employees based on 5 mile radius

PROPERTY SUMMARY

THE OFFERING

Price	\$2,155,000
Property Address	Bridgehead Rd , Oakley, CA

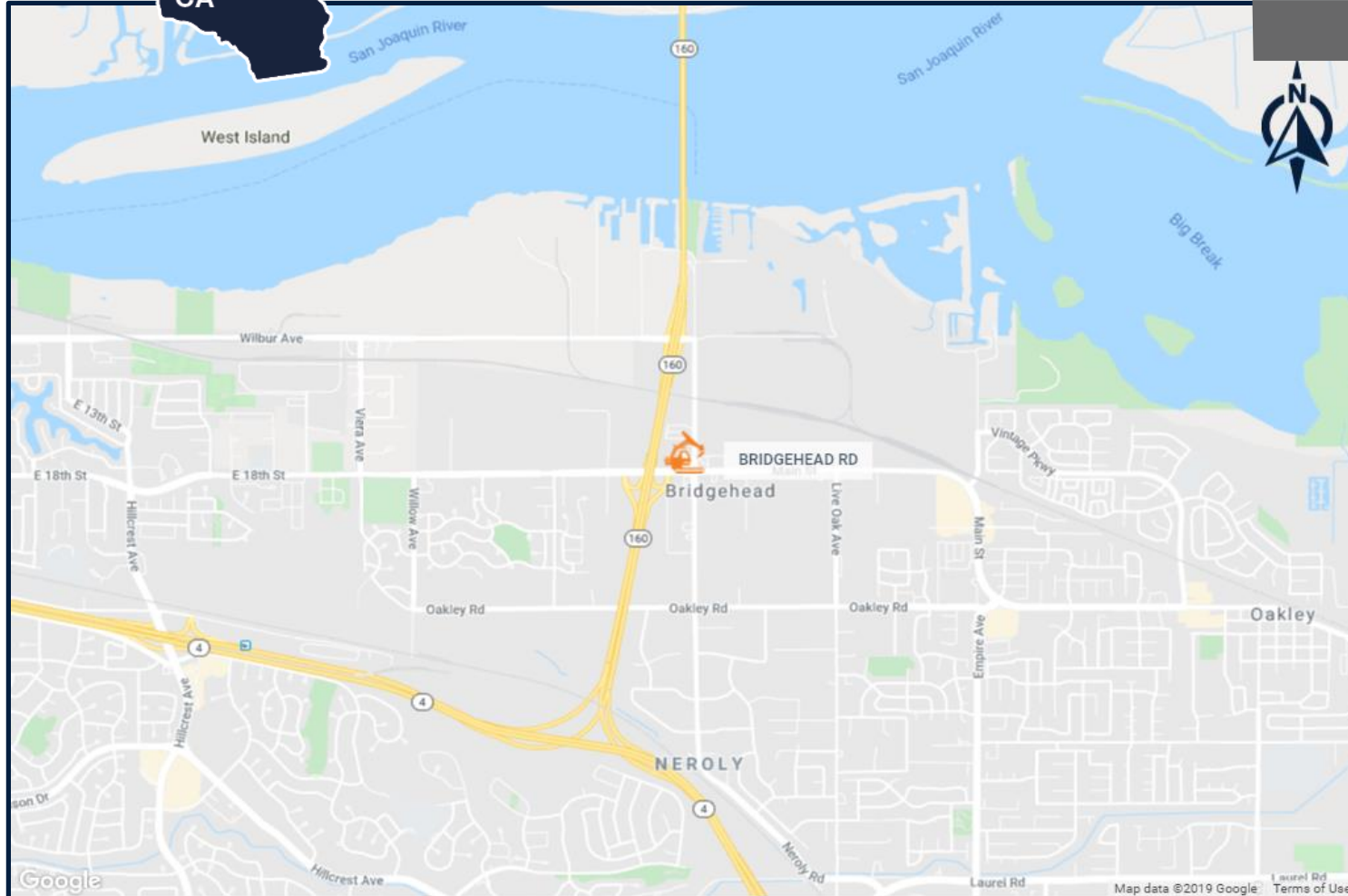
SITE DESCRIPTION

Lot Size (SF)	122,839
Price/SF	\$17.54
Lot Size (Acres)	2.82
Price/Acre	\$764,186
Number of Lots	2
Price/Lot	\$1,077,500
Type of Ownership	Fee Simple





Oakley, CA 94561



CLOSE PROXIMITY TO:



Major Highway



Railroad



Hotel



Created on October 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	4,124	72,878	179,921
■ 2018 Estimate			
Total Population	3,768	69,686	165,563
■ 2010 Census			
Total Population	3,464	63,203	150,223
■ 2000 Census			
Total Population	2,772	57,457	117,889
■ Daytime Population			
2018 Estimate	4,239	44,631	114,388
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	1,572	23,286	56,473
■ 2018 Estimate			
Total Households	1,364	21,766	51,149
Average (Mean) Household Size	2.71	3.15	3.17
■ 2010 Census			
Total Households	1,244	19,723	46,398
■ 2000 Census			
Total Households	890	18,015	37,643
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	2,460	44,641	104,661
Elementary (0-8)	2.90%	3.77%	4.37%
Some High School (9-11)	6.42%	6.54%	6.32%
High School Graduate (12)	30.63%	27.56%	26.94%
Some College (13-15)	33.93%	31.99%	30.61%
Associate Degree Only	9.72%	9.22%	9.54%
Bachelors Degree Only	10.41%	14.54%	15.56%
Graduate Degree	3.06%	4.64%	5.17%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$250,000 or More	3.93%	4.39%	4.53%
\$200,000 - \$249,999	2.25%	2.66%	2.88%
\$150,000 - \$199,999	12.25%	9.59%	9.65%
\$125,000 - \$149,999	7.58%	7.77%	8.17%
\$100,000 - \$124,999	12.49%	16.03%	13.69%
\$75,000 - \$99,999	13.18%	15.52%	14.75%
\$50,000 - \$74,999	16.89%	16.23%	15.95%
\$35,000 - \$49,999	7.72%	9.07%	9.47%
\$25,000 - \$34,999	7.13%	5.75%	6.72%
\$15,000 - \$24,999	11.15%	7.04%	6.76%
Under \$15,000	5.43%	5.92%	7.44%
Average Household Income	\$102,402	\$105,740	\$103,855
Median Household Income	\$77,912	\$84,578	\$81,051
Per Capita Income	\$37,133	\$33,106	\$32,169
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population by Age			
0 to 4 Years	6.62%	6.30%	6.44%
5 to 14 Years	14.06%	14.50%	15.36%
15 to 17 Years	4.12%	4.82%	4.82%
18 to 19 Years	2.69%	2.76%	2.76%
20 to 24 Years	7.21%	7.56%	7.40%
25 to 29 Years	6.74%	6.97%	6.82%
30 to 34 Years	6.19%	6.61%	6.58%
35 to 39 Years	6.40%	6.47%	6.62%
40 to 49 Years	13.04%	13.99%	14.36%
50 to 59 Years	12.61%	14.65%	13.75%
60 to 64 Years	5.95%	5.32%	4.96%
65 to 69 Years	4.94%	3.68%	3.69%
70 to 74 Years	3.61%	2.56%	2.56%
75 to 79 Years	2.50%	1.68%	1.69%
80 to 84 Years	1.69%	1.05%	1.11%
Age 85+	1.62%	1.07%	1.09%
Median Age	36.85	35.37	34.86

Source: © 2018 Experian

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing a business and help them realize their potential by providing the best financing solutions.



Closed 1,678 debt and equity financings in 2018



National platform operating within the firm's brokerage offices



\$6.24 billion total national volume in 2018



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file



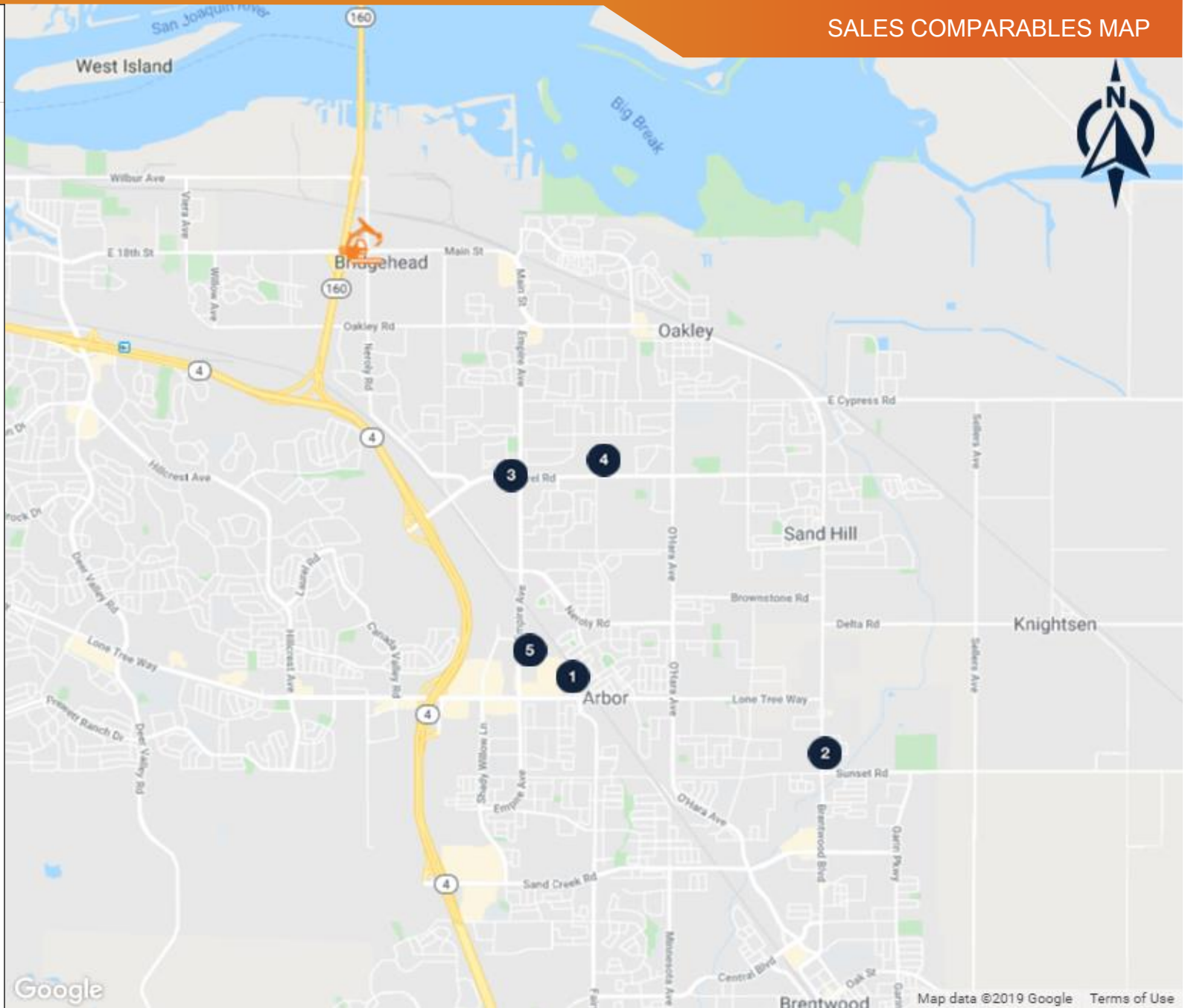
MARKET
COMPARABLES



BRIDGEHEAD RD
(SUBJECT)

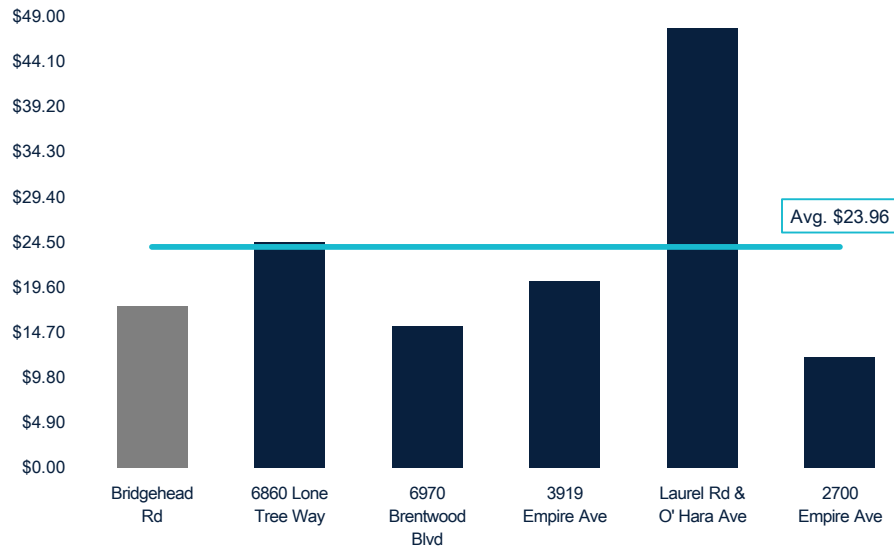
- 1 6860 Lone Tree Way
- 2 6970 Brentwood Blvd
- 3 3919 Empire Ave
- 4 Laurel Rd & O' Hara Ave
- 5 2700 Empire Ave

● SALES COMPARABLES

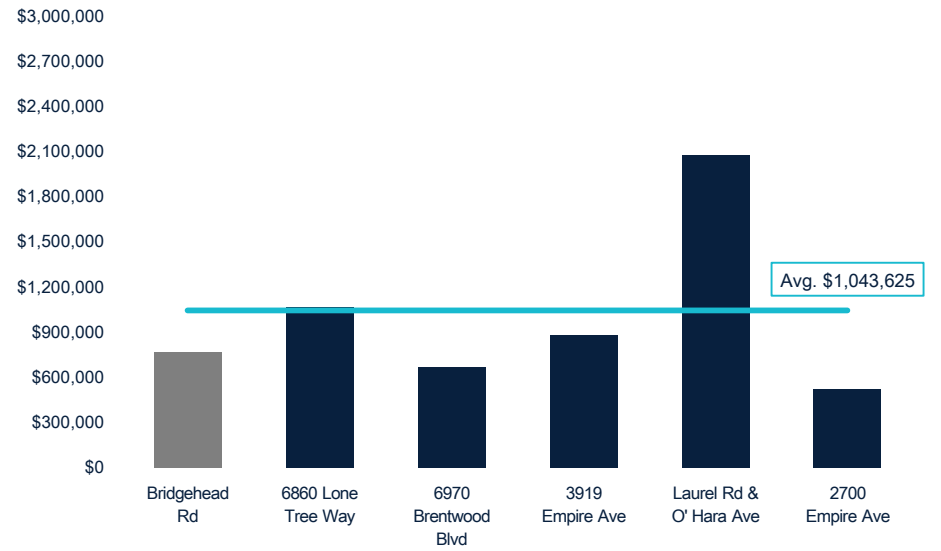


■ SALES COMPARABLES — SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Acre



SALES COMPARABLES

BRIDGEHEAD RD
Bridgehead Rd, Oakley, CA, 94561



Asking Price	\$2,155,000
Down Payment	\$2,155,000
Down Payment %	100%
Price/SF	\$17.54
Lot Size (Acres)	2.82 acre(s)
Price/Acre	\$764,186

ENTITLED: NO | PERMIT READY: YES

6860 LONE TREE WAY
6860 Lone Tree Way, Brentwood, CA, 94513



Close of Escrow	11/30/2018
Sales Price	\$2,400,000
Price/SF	\$24.49
Lot Size (Acres)	2.25
Price/Acre	\$1,066,667

ENTITLED: NO

NOTES

The buyer confirmed that they plan to build a Rotten Robbie gas and convenience store at this location.
Entitlements not included in the sales price.
No curb/gutter/sidewalk.
Off-site Improvements Include water and electricity.

6970 BRENTWOOD BLVD
6970 Brentwood Blvd, Brentwood, CA, 94513



Close of Escrow	1/18/2019
Sales Price	\$1,500,000
Price/SF	\$15.37
Lot Size (Acres)	2.24
Price/Acre	\$669,643

ENTITLED: NO

NOTES

Has all utilities to site: electricity, gas, sewer and water.
Excellent location with frontage on Brentwood Blvd and Sunset Rd.
Will be an AM/PM gas station and a car wash.
All cash purchase.

SALES COMPARABLES

3919 EMPIRE AVE
3919 Empire Ave, Oakley, CA, 94561



Close of Escrow	3/13/2017
Days On Market	179
Sales Price	\$3,200,000
Zoning	GC
Price/SF	\$20.24
Lot Size (Acres)	3.63
Price/Acre	\$881,543

ENTITLED: NO

NOTES

Escrow lasted 720 day.
Approved for self storage and 7-Eleven development.
Oakley Self Storage is a proposed two-story, 101,997-square foot self-storage facility.
The 7-Eleven development will be on 0.77 acres of the original parcel. The proposed structure is estimated at 3,795 square feet.

LAUREL RD & O' HARA AVE
Laurel Rd & O' Hara Ave, Oakley, CA, 94561



Close of Escrow	8/29/2019
Sales Price	\$2,702,727
Zoning	RB-Retail Business
Price/SF	\$47.73
Lot Size (Acres)	1.3
Price/Acre	\$2,079,021

ENTITLED: NO

NOTES

Excellent corner lot location on signalized four way intersection. Will be a 7-Eleven fuel station and convenience store. Minimal commercial use in the immediate area but surrounded by residential development to the north. Safeway owns a 9.5-acre lot across the street to the south.

2700 EMPIRE AVE
2700 Empire Ave, Brentwood, CA, 94513



Close of Escrow	8/22/2018
Sales Price	\$4,170,000
Zoning	PB-38
Price/SF	\$11.97
Lot Size (Acres)	8
Price/Acre	\$521,250

ENTITLED: NO

NOTES

The buyer is going to develop the property into single-family residences. The proposed project would develop the 8.0-acre project site with 48 single-family residential lots. Excellent location on high traffic street. Heavy commercial and residential use in surrounding area.