



FULLY-LEASED AND WELL-MAINTAINED INVESTMENT RETAIL PROPERTY ON SOLANO AVENUE

SALE

1501 Solano Avenue
Albany California



\$2,700,000
±5,329 SF

RESTAURANT TENANT TO CARRY OUT IMPROVEMENTS

Tenants —

Anahuac Cocina Mexicana: An experienced and much-loved Mexican taqueria operator in the area chose this location for its new elevated cuisine and cocktail concept. They will begin a 7-year lease in October 2025 after completing substantial tenant improvements. Occupies ±2,828 SF.

The Dance Floor: A successful operator in this location already, The Dance Floor renewed its lease last year for an additional five years. A beloved local studio offering all kinds of movement classes to the community. Occupies ±2,501 SF.

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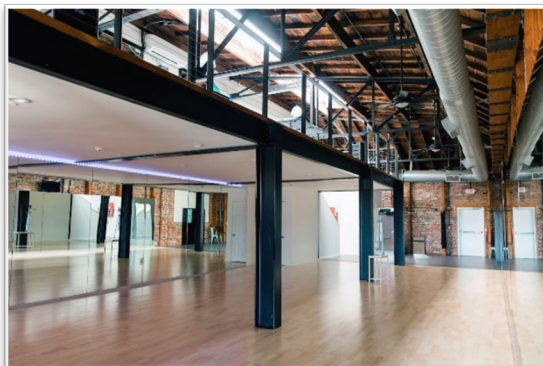
Two units (Restaurant + Retail), Off-Street Loading/Parking, and Additional Storage



Fiscal Outlook Years 1-2



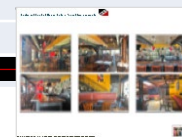
Years 1-2 (Blended CAP Rate): 6.45%
 Year 3 (Starting Oct '27): Over 7% with Annual Increases



Dining Space Before TIs and Current Dance Studio Space

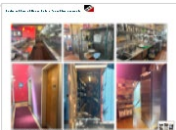
1501 SOLANO AVE — YEARS 1 AND 2 — PRO-FORMA

Unit	Unit Type	Oct-25	Oct-26	Notes
1501	Restaurant	\$12,000.00	\$12,360.00	7 Year Term beginning 10/01/2025, 3% annual increases / Industrial Gross Lease
		\$(1,500.00)		Rental Discount of \$18,000 in Year 1 (Landlord TI contribution)
1501B	Retail	\$7,728.09	\$7,959.93	5 Year Term beginning 08/01/2024, 3% annual increases / Industrial Gross Lease
Total Monthly Annualized		\$18,228.09	\$20,319.93	
		\$218,737.08	\$243,839.16	
INCOME APPROACH SUMMARY				Est. Close Date of 10/01/2025
		Year 1	Year 2	Notes
Gross Income		\$218,737	\$243,839	
Operating Expenses				
	Ad Valorem Taxes	\$37,168	\$37,168	at \$2,700,000
	Special Assessments	\$3,077	\$3,077	Fixed
	Insurance	\$10,094	\$10,094	2025 Actual, includes \$10m Umbrella Policy
	Utilities	\$-	\$-	Paid by Tenants
	Maintenance & Repairs	\$6,562	\$7,315	Est. 3% of Gross
		\$56,902	\$57,655	
	% of Gross	26%	24%	
Total Operating Expenses		\$56,902	\$57,655	
Net Operating Income		\$161,835	\$186,184	
MARKET VALUATION		\$2,700,000	\$2,700,000	
CAP RATE		5.99%	6.90%	



Close of escrow shall occur January 1, 2026.

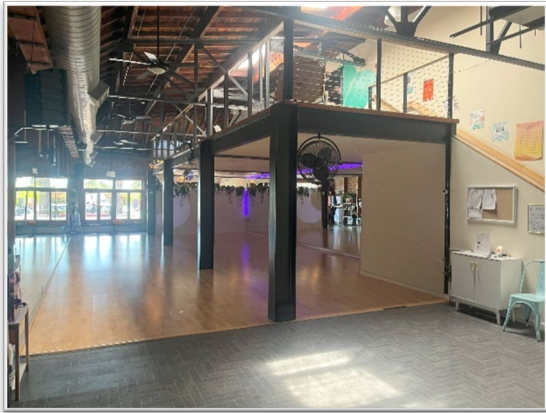
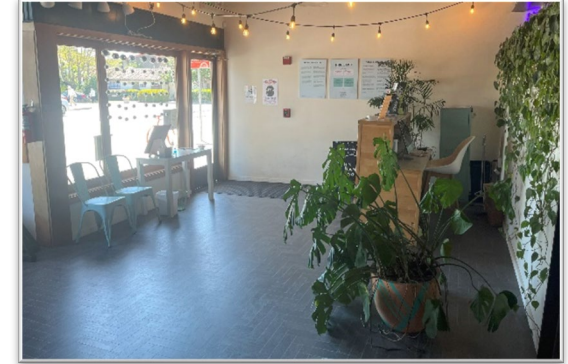
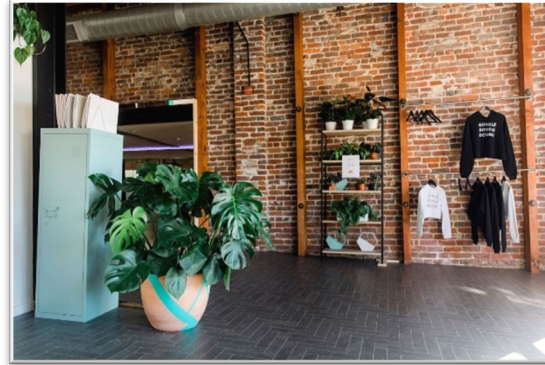
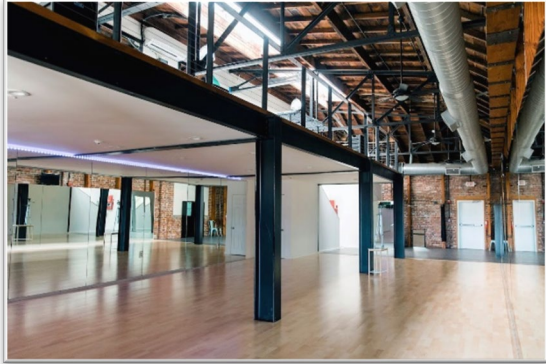
Restaurant Front of House Before Tenant Improvements



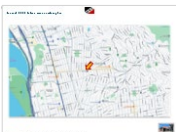
Restaurant Back of House Before Tenant Improvements



Current Fitness Premises



Exterior Before Restaurant Frontage TIs and Signage



Subject: 1501 Solano Avenue Albany CA

