

NNN LEASED INVESTMENT OFFERING MEMORANDUM

VILLA PLAZA SHOPPING CENTER | SAN MATEO, CA.



4060 S. EL CAMINO REAL | SAN MATEO, CA.

±13,639 SF | RETAIL CENTER | 100% LEASED

For More Sale Information, Please Contact Exclusive Agent:

BRIAN COSTELLO, Senior Vice President

Tel: + 1 408 316 7447

bcostello@ritchiecommercial.com

CA License No. 01914680

ITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113

408.971.2700 fax: 408.971.1600

DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

INVESTMENT SUMMARY:



4060 S. EL CAMINO REAL | SAN MATEO, CA. ±13,636 Square Foot Retail Center For Sale - Villa Plaza Shopping Center

INVESTMENT SUMMARY:

- SALE PRICE: \$9,000,000
- NET OPERATING INCOME: \$462,918 (*)(**)
- CAP RATE: 5.14%
- TOTAL BUILDING SIZE: ±13,639 SF
- TOTAL LAND AREA: ±1.01 Acres (±44,008 SF)
- OCCUPANCY: Stable Occupancy History;
100% Leased to Five (5) Tenants
- ANCHOR: Walgreens (***)

(*) Includes new lease with Domino's Pizza for Suite D. Rent commences upon earlier of August 16, 2026, or open for business.

(**) Includes Sola Salon's rent increase scheduled for August 1, 2026.

(***) Walgreens is owned separately and not a part of the sale.

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PROPERTY HIGHLIGHTS:



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HIGHLIGHTS:

- **Exceptional Demographics:** There are over 160,000 residents within a 3-mile radius, and over 214,000 residents within a 10 minute drive, with the median household income within a 1-mile radius of approximately \$161,000.
- **High Traffic Count:** S. El Camino Real/42nd Avenue: 24.4K S. El Camino Real/36th Avenue: 37.7K
- **Visibility:** Over 114' feet of visibility along El Camino Real
- **Zoning:** C3-1/R4 which allow for both Regional/Community Commercial uses as well as High Density Residential uses. (Buyer has opportunity to pursue redevelopment if owner of the Walgreens parcel agrees to terminate Reciprocal Easement Agreement which is for the common areas including parking lot and driveways.)
- **General Plan:** Mixed Use-Medium I, which is intended to support buildings 3-5 stories in height, up to 36-50 dwelling units per acre.
- **Parking:** ±4.25/1,000 SF;
- **Year Built:** 1990;
- **Accessibility:** 1 Mile to Hillsdale Caltrain Station, and 1.3 Miles to Belmont Caltrain Station
- **Highway 101 Proximity & Access;**
- **APN:** 042-241-180



SITE PLAN:

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VILLA PLAZA TENANTS:



After



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RENT ROLL:

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| UNIT | TENANT | LEASE STARTS | LEASE ENDS | RNTBL SQ FT | BASE RENT | BASE RENT/SF | NNN | NNN/SF | TOTAL PAYMENT | OPTIONS |
|------------------|------------------------|--------------|------------|---------------|--------------------|--------------|--------------------|---------|--------------------|-------------------------------|
| A & B | Sola Salons | 5/1/2011 | 8/2/2031 | 6,012 | \$16,732.00 | \$ 2.78 | \$ 7,860.00 | \$ 1.31 | \$ 24,592.00 | Two Options for 5 Years (FMV) |
| C | Izumi Spa | 3/1/2018 | 5/31/2028 | 1,532 | \$4,538.00 | \$ 2.96 | \$1,765.00 | \$ 1.15 | \$ 6,303.00 | None |
| D | Domino's Pizza | 11/15/2025 | 8/31/2031 | 1,927 | \$4,817.50 | \$ 2.50 | \$ 2,649.00 | \$ 1.37 | \$ 7,466.50 | One Option for 5 Years (FMV) |
| E | Pilates V | 12/1/2017 | 11/30/2027 | 1,280 | \$4,034.00 | \$3.15 | \$1,687.00 | \$ 1.32 | \$ 5,721.00 | None |
| F | SF Police Credit Union | 6/1/2018 | 5/30/2028 | 2,888 | \$8,455.00 | \$2.93 | \$3,332.00 | \$1.15 | \$ 11,787.00 | Two Options for 5 Years (FMV) |
| | Walgreens (not owned) | | | | | | \$2,202.00 | | \$ 2,202.00 | |
| Totals: | | | | 13,639 | \$38,576.50 | | \$19,495.00 | | \$58,071.50 | |

Footnotes:

- 1) Sola Salons' Base Rent is based on scheduled increase on August 1, 2026.
- 2) Domino's Pizza rent commences upon earlier of August 16, 2026 or open for business.
- 3) SF Police Credit Union only occupies and uses +/-2,500 square feet.
- 4) Walgreens reimburses for Common Area Maintenance with 5% management fee.

DEMOGRAPHICS:

| | 2 Mile | 5 Miles | 10 Miles |
|-----------------------------|-----------|-----------|-----------|
| Estimated 2024 Population | 85,979 | 257,658 | 489,859 |
| Estimated Average HH Income | \$181,982 | \$181,197 | \$175,371 |

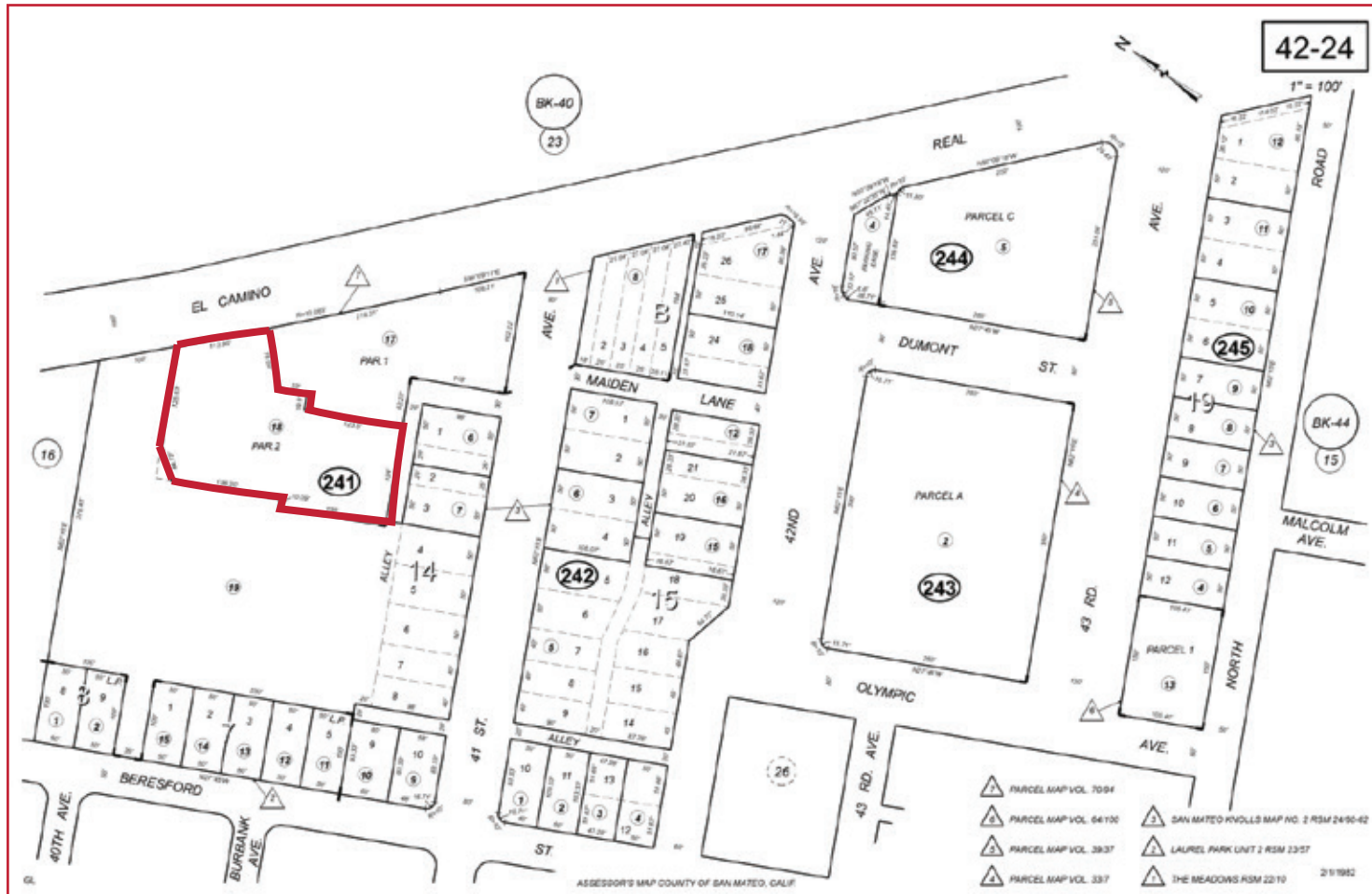
AMENITIES MAP:

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PARCEL MAP:

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DISCLAIMER

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