OFFERING MEMORANDUM

FORMER RITE AID

20 E 18th St, Antioch, CA 94509



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Activity ID #ZAG0010390

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SECTION 1

EXECUTIVE SUMMARY

Offering Summary Property Description

OFFERING SUMMARY

20 E 18TH ST







FINANCIAL

Listing Price	\$2,600,000
Down Payment	100% / \$2,600,000
NOI	-
Cap Rate	0.00%
Total Return	-%
Price/SF	\$206.48
OPERATIONAL	
Gross SF	12,592 SF
Rentable SF	12,592 SF
# of Suites	-
Lot Size	1.4 Acres (60,984 SF)
Occupancy	-
Year Built	1959







PROPERTY DESCRIPTION

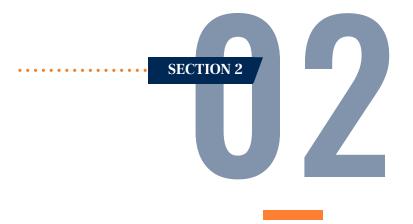
The property at 20 E 18th Street in Antioch is a single story, 12,592 Sq. ft. retail building originally constructed in 1959, and renovated multiple times since. The 1.4-acre lot the property is situated on provides ample parking (4.3/1000).

The fully sprinklered building features clearance heights between 12.5 feet and 16.5 feet and 800 amps of power. There is a single loading dock. The property also features a drive-through. The size and layout of the building would allow a variety of retail uses. The previous tenant was Rite Aid, which was averaging approximately \$1,000/Sq. ft. in sales, testifying to the strength of the location.

Currently zoned C-2 (Neighborhood Commercial), the property also falls within the boundaries of the A Street Interchange Focus Area, which envisions a cluster of commercial and office uses, aimed at revitalizing the area and transforming it into a gateway to Antioch's Rivertown area.

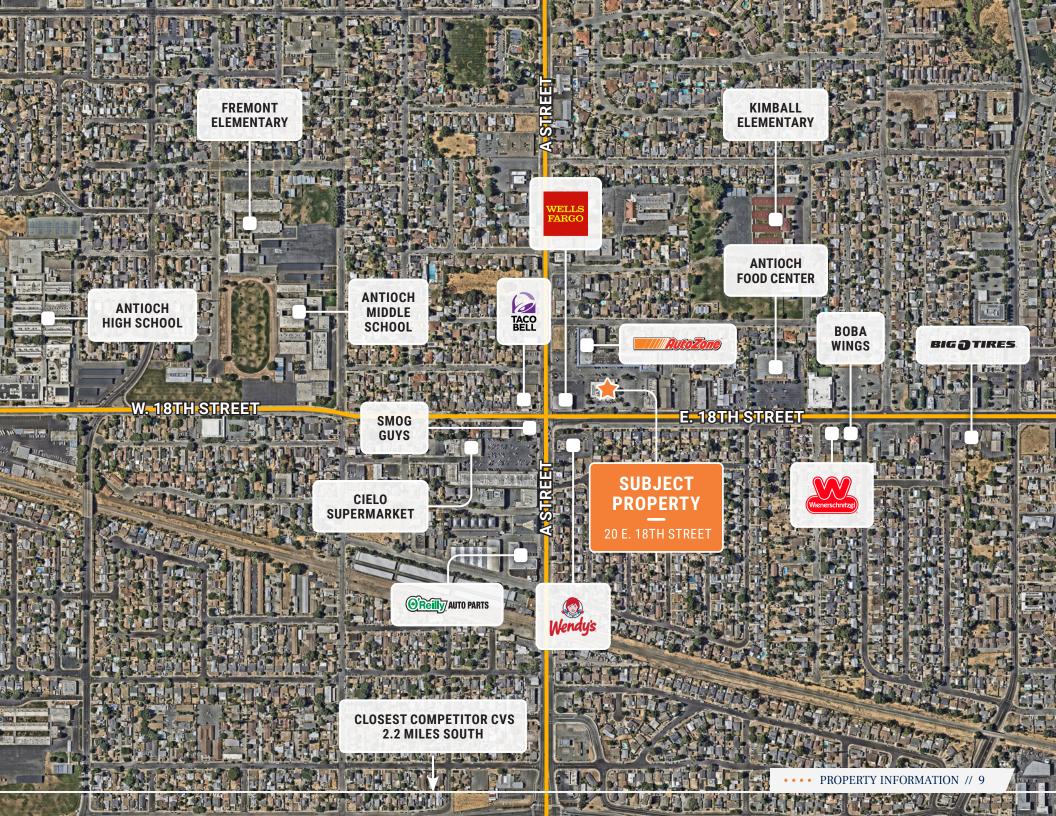
The property benefits from its location along 18th Street with average daily traffic at the intersection of 18th Street and A Street of 41,902 cars. Other retailers in the immediate area include AutoZone, Wells Fargo, Wendy's, O'Reilly, Wiener Schnitzel, Taco Bell and Big O Tires. Antioch is the third largest city in Contra Costa County with a population growth of 12.6% between the 2010 and 2020 census.

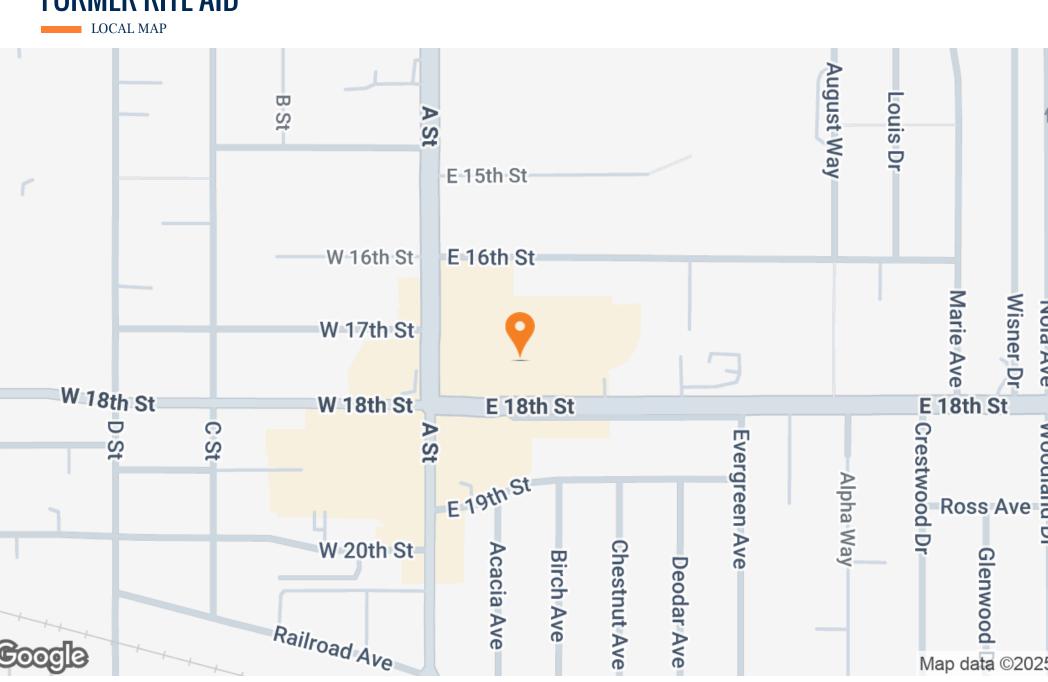
The property at 20 E 18th Street in Antioch presents investors and owner-users with the opportunity to acquire a well-maintained multi-purpose retail building with redevelopment potential situated on a 1.4-acre lot at a great infill Bay Area location at well below replacement cost.



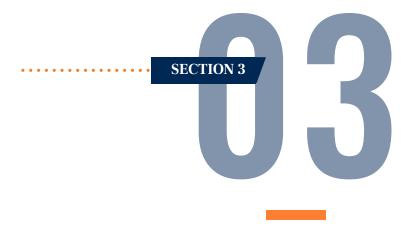
PROPERTY INFORMATION

PDF with Footer Local Map





Railroad Ave



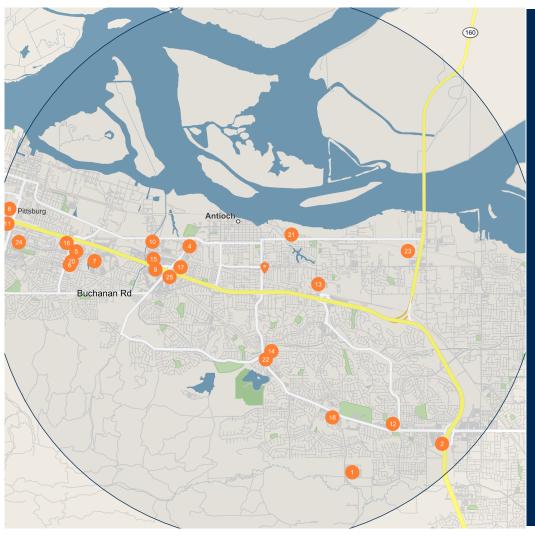
MARKET OVERVIEW

Demographics









	Major Employers	Employees
1	Permanente Medical Group Inc	522
2	Boot Barn Holdings Inc-Boot Barn	463
3	Kaiser Foundation Hospitals-Kaiser Prmnnte Antioch Med Ctr	453
4	Compass Group Usa Inc-Canteen	444
5	Walmart Inc-Walmart	435
6	SSC Pittsburg Operating Co LP-SAVA SENIOR CARE	427
7	Contra Costa Cmnty College Dst-Los Medanos College	400
8	City of Pittsburg	400
9	Kaiser Foundation Hospitals-Kaiser Permanente	360
10	Montrose Environmental Corp	333
11	Cardenas Markets LLC-MI Pueblo	323
12	Walmart Inc-Walmart	300
13	Pacific Gas and Electric Co-PG&e	254
14	Sutter Delta Medical Center	233
15	Gmri Inc-Olive Garden	221
16	Durham School Services L P	171
17	Lowes Home Centers LLC-Lowes	164
18	Save Mart Supermarkets Disc-Food Max	162
19	Sutter Health	160
20	CC Co Health Cntr Information-Pittsburgh Health Center	143
21	Allied Container Systems Inc-ACS	140
22	Lone Tree Cnvalescent Hosp Inc	135
23	Markstein Sales Company-Markstein Beverage Co	130
24	La Clinica De La Raza Inc-Laclinica	129
25	Southern Cal Disc Tire Co Inc-Discount Tire	122

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