

# GOLDEN PLAZA

3811-3821 Railroad Ave, Pittsburg, CA 94565



A Fully occupied value added investment opportunity with about 4.5% annual rent and NNN increasing every year.

Very stable tenant base, all of units are occupied by service type tenants.

Building was remodeled in 2013 and 2016, the roof and HVAC units were replaced when the building was remodeled.

Tenants are responsible for all interior maintenance, repair and replacement including HVAC, store front glass.

On the very busy major street, close to shopping, BART, freeway, schools, .

inside city business district, next to residential neighborhood.

APN/Tax ID: 088-072-068-5

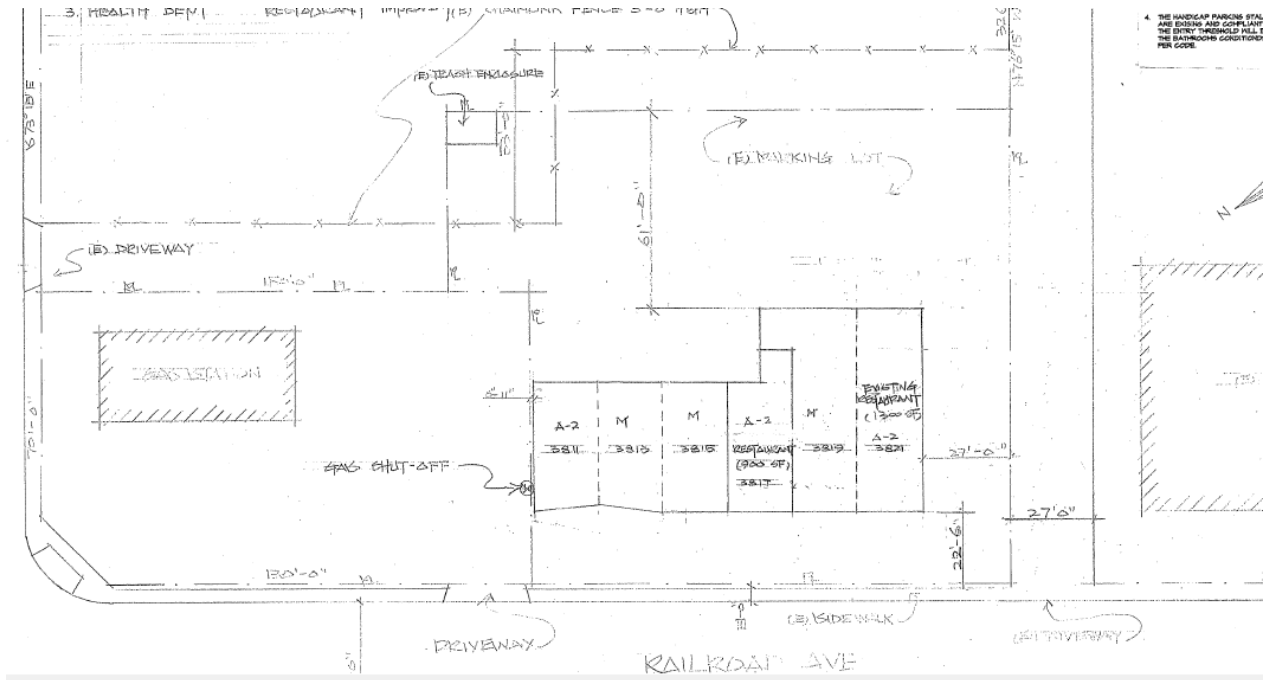
Year Built: 1963, remodeled: 2016

Lot Square Feet: 22463.79 sf

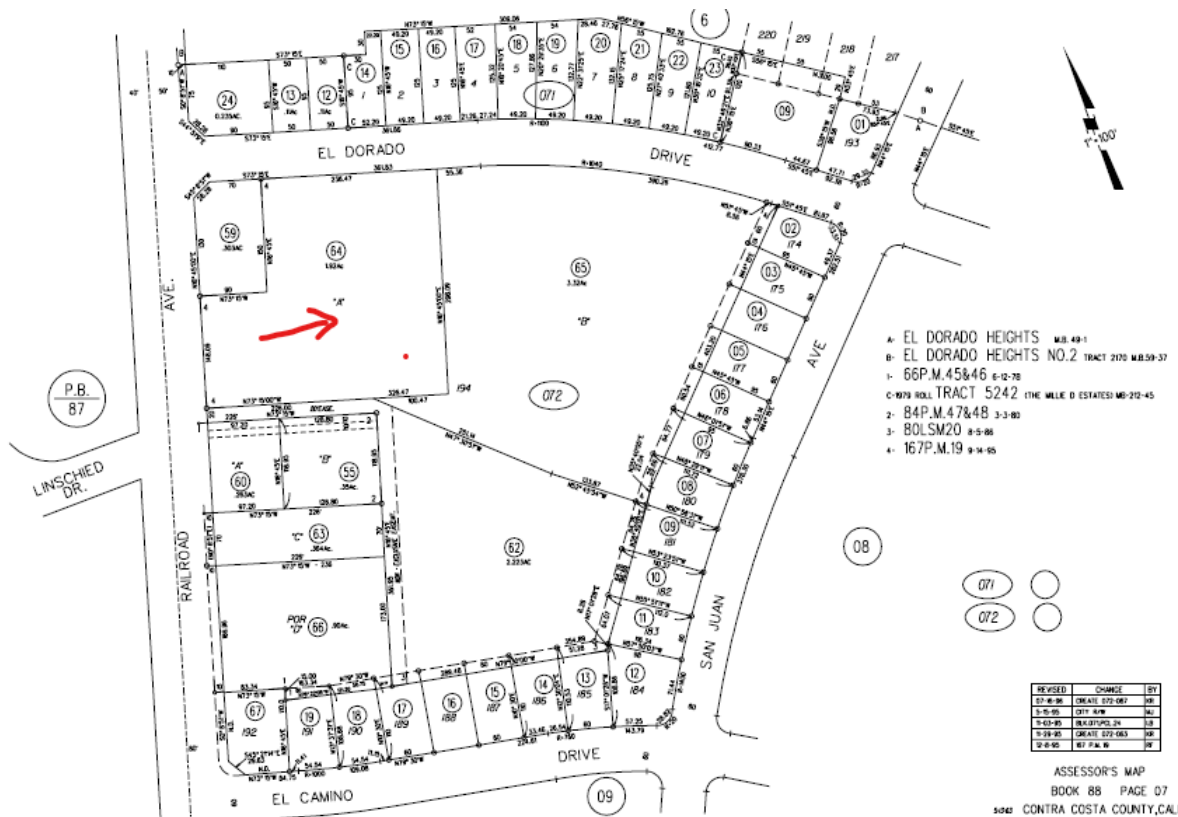
Building Square Feet: 5950 sf

The vacant lot behind the parking lot is also for sale, zone for neighborhood commercial/high density residential, it may build up to 45 units (for the detail, please confirm with city). It gives the new owner the opportunities to expand or develop.

# SITE PLAN



# PARCEL MAP



# LOCATION

