



NNN LEASED RETAIL INVESTMENT

charles
SCHWAB

the Habit
BURGER GRILL

CENTRE PLACE I

Yogurtland

Methi

1231-1255 S. CALIFORNIA BLVD | WALNUT CREEK, CA



CENTRE PLACE I

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (June.2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

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EXECUTIVE SUMMARY





CENTRE PLACE I

EXECUTIVE
SUMMARY

EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to acquire Centre Place I, an ±17,707 square foot, net-leased retail center at 1231-1255 S. California Blvd. in Walnut Creek, California.

Anchored by Charles Schwab's flagship retail banking branch and The Habit Burger Grill (#21 in the portfolio as reported by Placer AI).

The fast-casual food tenants' benefit from high daytime populations (120,000+ within 3 miles) and affluent demographics (avg. household income of \$158,175 within 3 miles) which support strong sales. Habit Burger has been immensely successful at this location with sales volumes well above \$1,000 per square foot.

Walnut Creek is home to some of retail's premier luxury tenants including Apple Store, Tiffany and Co., Tesla, Vineyard Vines, Restoration Hardware, and Life Time Fitness. Just two blocks from the property, Macerich Properties' Broadway Plaza (anchored by Nordstrom, Macy's, Apple Store, and Life Time Fitness) highlights Walnut Creek's retail core and is widely considered the East Bay's retail crown jewel.



OFFERING DETAILS

PRICE:
\$18,270,000

CAP RATE:
6.00%

NET OPERATING INCOME:
\$1,096,290

TOTAL RENTABLE AREA:
±17,707 SF

OCCUPANCY:
100%

TENANTS

charles
SCHWAB

the
Habit
BURGER GRILL

Methi

Yogurtland



OFFERING HIGHLIGHTS

**CHARLES SCHWAB (S&P RATED A+)
ANCHORED 4-TENANT NNN INVESTMENT**

HABIT BURGER #21 / 370+ RESTAURANTS

Nationally ranked per Placer.AI

ASSUMABLE I/O DEBT - SUPERIOR TO CURRENT MARKET

In-place debt of \$14.3m interest only (78% LTV) at 5.242%, maturing 12/31/2026

LONG TERM NNN LEASES

WALT (weighted average lease term) 7 years and 10 months

HIGH-TRAFFIC SIGNALIZED INTERSECTION

Strategically situated at signalized intersection of S. California Blvd and
Olympic Blvd (47,771+ CPD)

EASY ACCESS TO MAJOR TRANSPORTATION ARTERIALS

with Excellent Freeway access to I-680 and Hwy 24

MAIN AND MAIN LOCATION | STRONG DEMOGRAPHICS

Over 202,000 residents with an average household income in excess of
\$159,000 in a 5-mile radius - Daytime population exceeds 98,000,
providing additional consumer base

**Property tax expense reduced over \$110,000 annually (2025 vs 2023)
lowering tenant occupancy cost by more than \$6.00 psf annually.**



PROPERTY INFORMATION





CENTRE PLACE I

PROPERTY
INFORMATION

SITE AERIAL

charlesSCHWAB

SQUARE FOOTAGE BY %

74%

Yogurtland

7%

Methi

9%

Habit

10%

**FUTURE
APARTMENT
DEVELOPMENT**

S. CALIFORNIA BLVD

OLYMPIC BLVD



PROPERTY OVERVIEW

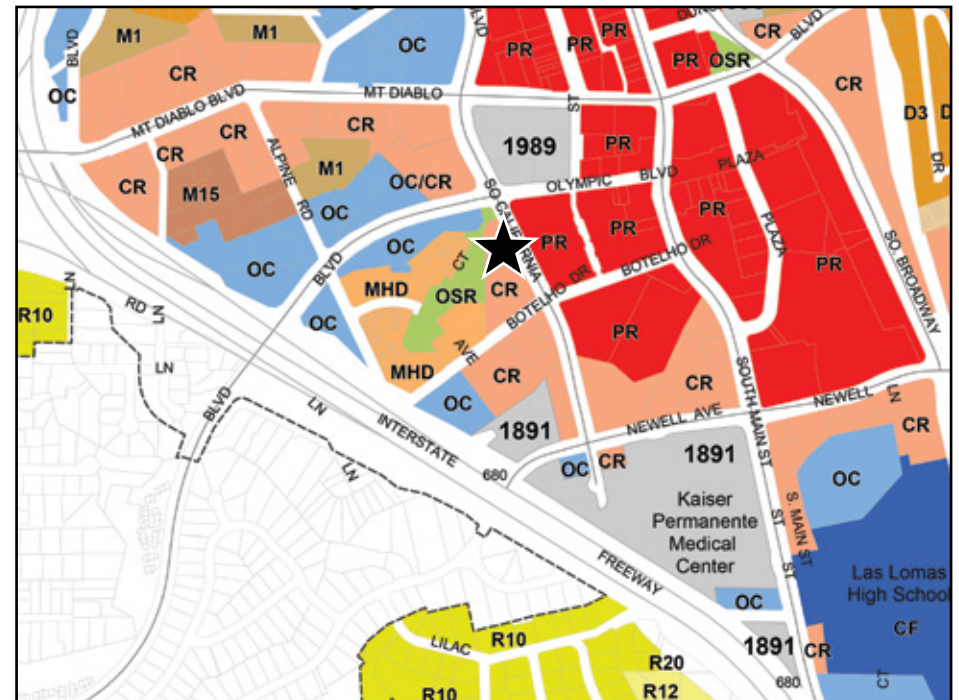
Property:	Center Place I
Property Address:	1231-1255 S. California Blvd Walnut Creek, CA
Total Rentable Area:	±17,707 Rentable SF
Year Built:	2010
Assessor Parcels:	One Parcel
Site Area:	0.67 Acres
Water:	East Bay Municipal Utility District
Sewer:	Contra Costa Sewer District
Electricity:	Pacific Gas & Electric
Gas:	Pacific Gas & Electric
Construction:	Steel frame / Stucco exterior
Roof:	TPO over tapered insulation, warranty through 11/15/2030
On-Site Parking:	76 shared spaces, governed by a "Shared Parking Agreement"
Zoning:	C-R (Central Retail)
Traffic Counts (2022):	±47,771
Street Frontage:	Approximately 185 feet on S. California Blvd.
Cross Street:	Olympic Blvd.
Ingress/Egress:	Curb cuts on the West portion of the property off S. California Blvd., & Botelho Dr.
Site Overview:	The site is situated on the Corner of Olympic Blvd. and S. California Blvd.

ZONING

FAVORABLE LOCATION / ZONING

The Property is located immediately outside of Walnut Creek's Pedestrian Retail ("PR") zoning area, which emphasizes traditional retail uses and has extremely high barriers of entry¹ for banking/financial users such as Charles Schwab. The PR zoning applies to almost the entire downtown core area, and accordingly there is significant ongoing demand from financial tenants for any quality space bordering the PR zone which can accommodate a financial use. Centre Place I is ideally located in that it is in the downtown retail core but is zoned Central Retail, thus enabling it to accommodate both true retail and financial uses.

¹Existing financial users in the PR zone are grandfathered. New financial users require a conditional use permit, and city government is not supportive of additional financial users within the PR zone.



TENANT PROFILES



Locations: ±500 | NYSE: SCHW | S&P Rated A+

The Charles Schwab Corporation incorporated in 1971, is the 12th largest banking institution in the United States with over \$493 billion in client assets, and more than 1.8 million customer accounts.

charles SCHWAB

- A+ credit rating from Standard & Poor's.
- Locations: Approximately 500 branches and offices in 46 states and Washington, D.C. in the United States. They also have offices in London, Hong Kong, Singapore, Sydney, and Mumbai.
- Offers a wide range of investment-related products and services, including wealth management, securities brokerage, banking, and financial advisory services

YEAR-END FINANCIALS *(12 months ending 2023)*

- \$18.46 Billion Total Revenue
- \$4.83 Billion Net Income
- \$493 Billion Total Assets Under Management



Ameritrade, now part of Charles Schwab

**#1 for Satisfaction
among do-it-yourself
investors**



**Named Best Investing Platform
Overall and for Stock, Options,
and Forex Trading**



#21
RANKED OUT OF
370 LOCATIONS



Locations: ±370

Habit Burger Grill is a fast-casual restaurant chain founded in Santa Barbara, California in 1969. The company specializes in char-grilled burgers made from 100% fresh, never frozen, ground beef. Habit Burger Grill is known for its friendly service, casual atmosphere, and a focus on using high-quality ingredients. The Habit Burger was acquired by private equity firm KarpReilly LLC in 2007, which also owns a number of other restaurants and retailers including Eureka!

Restaurant Group (Eureka! Burger), Burger Lounge, Cafe Rio, Cafe Zupas, Miller's Ale House. Under the leadership of CEO Russ Bendel, who previously held executive positions at The Cheesecake Factory, Outback Steakhouse, and Mimi's Cafe, The Habit Burger has been rapidly expanding and now holds locations in several states across the US.



Yogurtland

Locations: ±300

Yogurtland is a self-serve frozen yogurt chain founded in 2006 by CEO Phillip Chang. It offers a wide variety of flavors, rotating them seasonally, and an extensive toppings bar for customers to customize their own creations. The menu includes also ice cream, sorbets and non-dairy options catering to different dietary needs. The company is known for its focus on high-quality, natural ingredients. As of 2021, it had over 300 locations in the United States, and international locations. It is privately held and considered as a growing chain in the frozen yogurt industry with locations on four continents including North America, South America, Asia, and Australia.




Methi

Locations: 1

Methi is Walnut Creek's premier destination for authentic Indian cuisine. Their extensive menu showcases a variety of traditional dishes, including freshly baked Naan Bread, flavorful Rice Dishes, savory Soups, and crisp Salads. Each dish is prepared with meticulous attention to detail, ensuring a great culinary experience with every order. Methi offers both convenient online ordering for delivery, as well as takeout and dine-in options. Methi boasts an impressive 4.9-star rating on Yelp, reflecting the satisfaction and praise of their customers. Whether customers are enjoying a meal at home or dining in their welcoming atmosphere, Methi promises an authentic taste of India.

Fleming's
PRIME STEAKHOUSE & WINE BAR

planet fitness



The Cheesecake Factory

RUTH'S CHRIS STEAK HOUSE

TILLY'S

verizon **TRUFUSION**

POTTERY BARN

WILLIAMS-SONOMA

RH
RESTORATION HARDWARE

Bank of America

TIFFANY & CO.

ANTHROPOLOGIE

LENSCRAFTERS

Capital One
café

Crate&Barrel

NESPRESSO

SEPHORA

Mscape | modern interiors

The Container Store

CHIPOTLE MEXICAN GRILL

THE GORGE

BARNES & NOBLE

CINEMARK
CENTURY THEATRES. CineArts. Insoulion

CENTRE PLACE I

OLYMPIC BLVD

SOUTH CALIFORNIA BLVD

PIZZA My HEART

Crate&Barrel ARITZIA
 Apple NESPRESSO TESLA
 SEPHORA LOUIS VUITTON
 Mscape | modern interiors lululemon athletica
 PELOTON NORDSTROM
 allbirds CHANEL

The Container Store®
 CHIPOTLE MEXICAN GRILL
 THE CHEESECAKE FACTORY
 BARNES & NOBLE

The Cheesecake Factory
 RUTH'S CHRIS STEAK HOUSE
 TILLY'S
 verizon TRUFUSION

MEN'S WEARHOUSE®
 verizon
 PIZZA My HEART

PAPER SOURCE
 ROSS DRESS FOR LESS

TRADER JOE'S
 pet food express

CINEMARK
 CENTURY THEATRES. CineArts. Tinseltown

CENTRE PLACE I

ADT: ±47,771

SOUTH CALIFORNIA BLVD

OLYMPIC BLVD



MARKET OVERVIEW





CENTRE PLACE I

MARKET
OVERVIEW



WALNUT



CREEK

THE EAST BAY'S RETAIL & CULTURAL DESTINATION

Crate&Barrel



NESPRESSO

SEPHORA

LOUIS VUITTON

lululemon  athletica

ARITZIA

 PELOTON

TESLA

LIFETIME
FITNESS

NORDSTROM


CHANEL

Walnut Creek is an attractive destination for businesses and entrepreneurs with a strong economy, high quality of life and a population of 67,000. Located 25 miles east of San Francisco, it boasts a prime location at the intersection of Interstates 680 and 24 and convenient access to the Bay Area Rapid Transit (BART) system. The city is home to a diverse and prestigious roster of top employers such as Kaiser Permanente, CSAA, Safeway, Nordstrom, and John Muir Health.

Walnut Creek's affluent population enjoys an abundance of shops and restaurants, outdoor recreational amenities and employment opportunities. Recent developments have seen a surge in residential and mixed-use projects, attracting a steady influx of talented employees and families looking for high-quality employment and entertainment opportunities. Overall, Walnut Creek is a city on the rise, offering a great location, an excellent quality of life, and a strong economy, making it an ideal place for businesses to establish and grow.

REGIONAL OVERVIEW

BAY AREA OVERVIEW

The San Francisco Bay Area is a bustling region located in Northern California. Comprising nine counties, the area is home to over 7.6 million residents, making up over 20% of the state's population. It is the fifth largest metropolitan area in the United States.

The Bay Area is known for its diverse and dynamic economy, which includes industries such as technology, finance, and tourism. The region boasts a highly educated workforce and a mild Mediterranean climate, which contribute to its overall high standard of living.

The Bay Area is also home to a number of prestigious educational and research institutions, including Stanford University, the University of California at Berkeley, and the University of California at San Francisco. Additionally, it is home to 38 Fortune 500 companies and has the world's densest concentration of venture capital firms, making it a hotbed for startup and innovation.

In terms of population growth, the Association of Bay Area Governments predicts that the region will see a 28% increase by 2040, with the majority of this growth taking place in Contra Costa, Santa Clara, and Alameda Counties. This projected growth highlights the ongoing and increasing appeal of the Bay Area as a place to live and work.

Aside from its economic and educational strengths, the Bay Area is also known for its superb quality of life, with a Mediterranean climate, world-famous wine country, world-class cultural resources, and the stunning natural beauty of the Pacific Ocean and the Sierra Nevada Mountains. Overall, the San Francisco Bay Area is a vibrant and dynamic region that offers a unique and unparalleled combination of opportunities and experiences



TRANSPORTATION MAP

DRIVE TIMES

OAKLAND 20 MIN

SAN FRANCISCO 40 MIN

BART TRAVEL TIMES

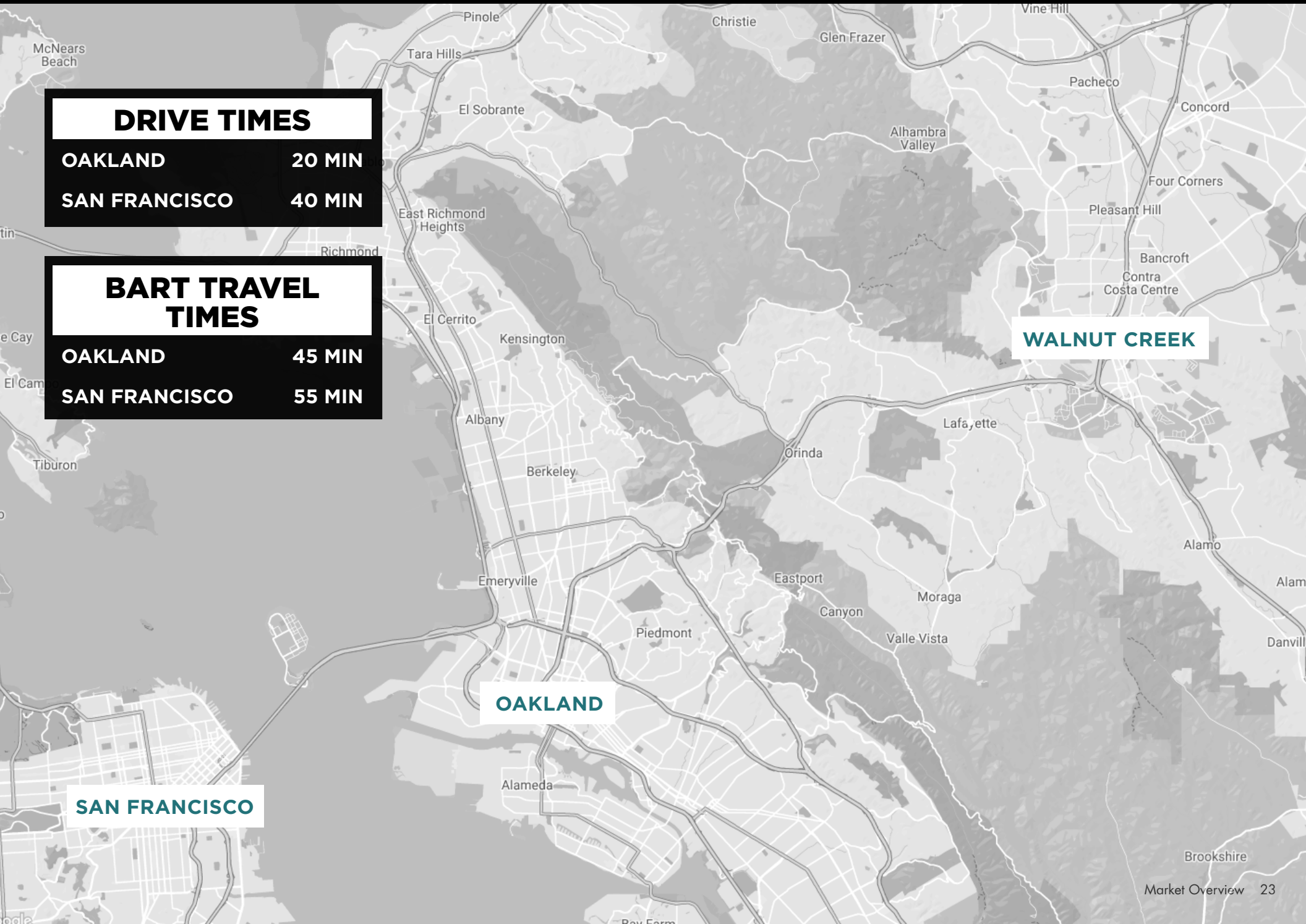
OAKLAND 45 MIN

SAN FRANCISCO 55 MIN

WALNUT CREEK

OAKLAND

SAN FRANCISCO



FEE SIMPLE
NET LEASED INVESTMENT

CENTRE PLACE I

1231-1255 S. CALIFORNIA BLVD
WALNUT CREEK, CA

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