

±10,000 SF INVESTOR, or USER OFFICE BUILDING FOR SALE WITH CONDO MAP - ACROSS FROM CITY HALL

RIVERTOWN BUSINESS PLAZA
300 H STREET, ANTIOCH, CA 94509



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY HIGHLIGHTS

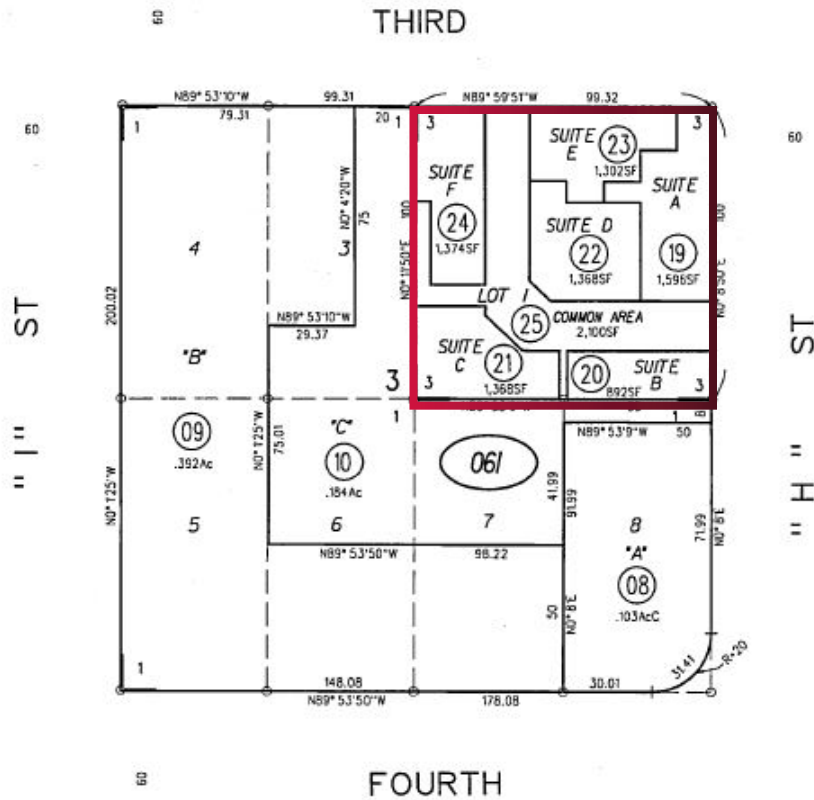
- Property is in a Federal SBA HUBZone, which can provide added benefits and fuel small business growth in designated HUBZones. See website for details of the program benefits and how to qualify! <https://www.sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program>
- High Quality Investor Free Standing Office building with Income in place, 100% leased, Free standing building with condo map for seven (7) separate parcels, all for sale
- Building size is ±10,000 square feet, situated on seven (7) total parcels also totaling ±10,000 square feet. APNs are as follows: 066-061-020-5, 066-061-021-3, 066-061-019-7, 066-061-025-4, 066-061-022-1, 066-061-023-9, 066-061-024-7. Contiguous City of Antioch owned parking lot for tenant and customer usage.
- Year Built: Original shell in 1917, updated in 1965, then recently updated when modernized to multiple condo parcels, date of recent renovations to be provided by Seller
- Excellent Northern California, SF Bay Area-Sacramento Region, East Contra Costa County, downtown City of Antioch location at the corner of H Street and W 3rd Street. The property is located directly across the street from the Antioch City Hall campus and City offices.
- 100% Leased property. Four (4) different tenants in place. Tenants consist of Wayfinder Family Services, First 5 Contra Costa, TraditionCare Services, and State Farm Insurance.
- High Value professional office improvements
- Functional location across from City of Antioch Offices, ideal for tenants whose business collaborates with City in some capacity
- High ceilings, comfortable interior common areas for tenants and customers
- Property and building have been meticulously maintained, reports can be made available by Seller and/or previous manager
- Zoning: DTSP, or "Downtown Specific Plan". Please inquire with City of Antioch for more specificity about Approved and Conditionally Approved Uses, and/or ask Broker for more information
- Access to freeway via Contra Loma Blvd, or other exits and sideroads
- Nearby Antioch Hillcrest Ave BART station
- Asking Price: \$1,899,000 or \$189 Per Square Foot; Ask Broker for Rent Roll details which can be provided upon request

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AERIAL OVERVIEW



BUILDING INTERIOR

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CITY OF ANTIOCH



Antioch is located on the banks of the San Joaquin River in Northern California, just off of Highway 4, in Contra Costa County. With a population of over 100,000 people, Antioch has become the heart of Eastern Contra Costa County, offering a variety of employment, shopping and vast recreational activities. Land remains plentiful and affordable, compared with other parts of the Bay Area. Antioch is one of the few Bay Area communities that offers affordable housing. There are a variety of house styles throughout Antioch, from condominiums to single family residences, priced for a variety of income levels. The pace of development in Antioch has spurred activity for financial and insurance institutions, contractors, and other types of service-oriented businesses. Increased development has created increased employment in schools, hospitals and other local service sectors.

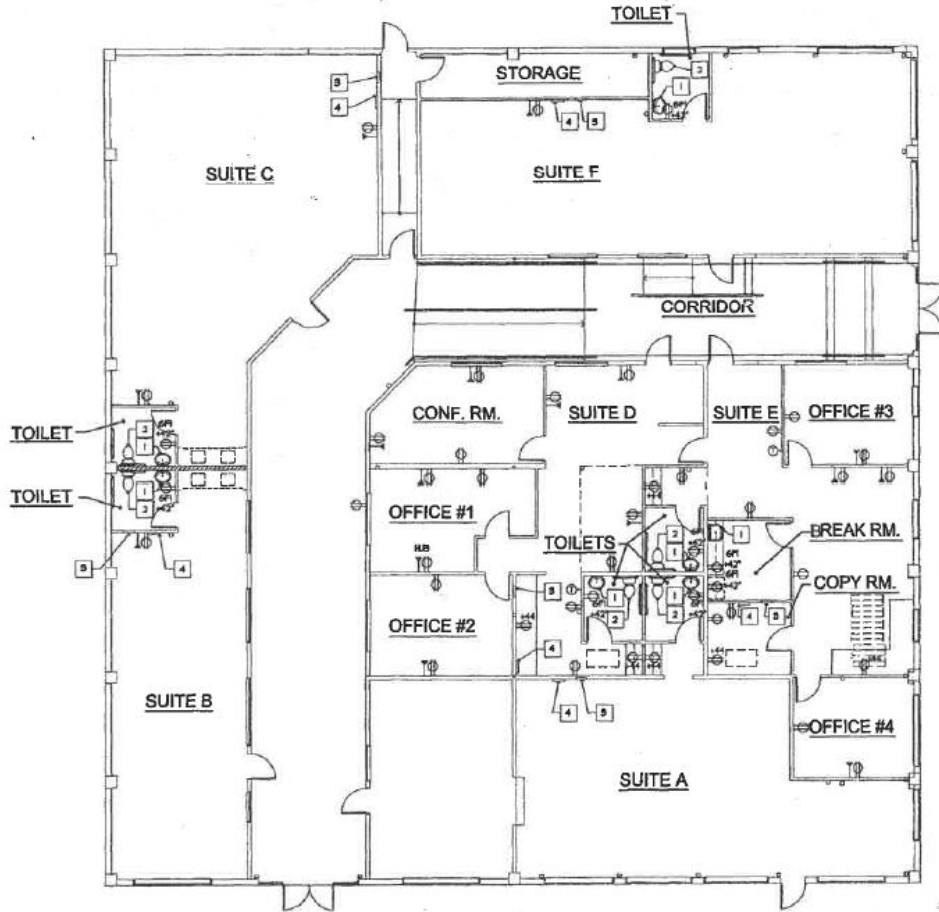
<https://www.antiochca.gov/about-antioch/>

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FLOOR PLAN



ANTIOCH CITY HALL

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LOCATION OVERVIEW

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FINANCIAL OVERVIEW

Description	USF	Monthly Base Rent	Rent/SF	Annual Rent	Monthly CAM	CAM/SF	Annual CAM
All Suites A - F 100% LEASED	7,899	\$ 10,517.29	\$ 1.05	\$ 126,207.48	\$ 1,029.65	\$ 0.13	\$ 12,355.80
Total Base Rent				\$ 126,207.48			
Total CAM				\$ 12,355.80			
Property Tax Reimbursement				\$ 8,000.00	Estimation for Tax Reimbursement Post Sale		
Total Income				\$ 146,563.28			
Expenses:							
Property Tax				\$ 24,000.00	Post Sale Estimation		
Insurance				\$ 5,000.00	Estimation		
Reserve				\$ 5,000.00	Estimation		
Total Expenses				\$ 34,000.00	Estimation		
NOI - Net Operating Income Post Sale				\$ 112,563.28	Estimation		
PRICING				\$1,899,000.00		\$189 PSF	
CAP RATE				6%			

**Full Rent Roll can be provided upon request, Call Broker for Guidance
**USF based on Existing Leases is ± 7,899 SF; Actual Gross SF or RSF for Building is ± 10,000 SF

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