

FOR SALE

THREE BUILDING

RETAIL/OFFICE PROJECT

±9,741 SF | 88% LEASED

\$1,950,000 (\$200/SF)



1685 SAN PABLO AVE, PINOLE, CA



759 APPIAN WAY, PINOLE, CA



1677 SAN PABLO AVE, PINOLE, CA

NEWMARK

THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA

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Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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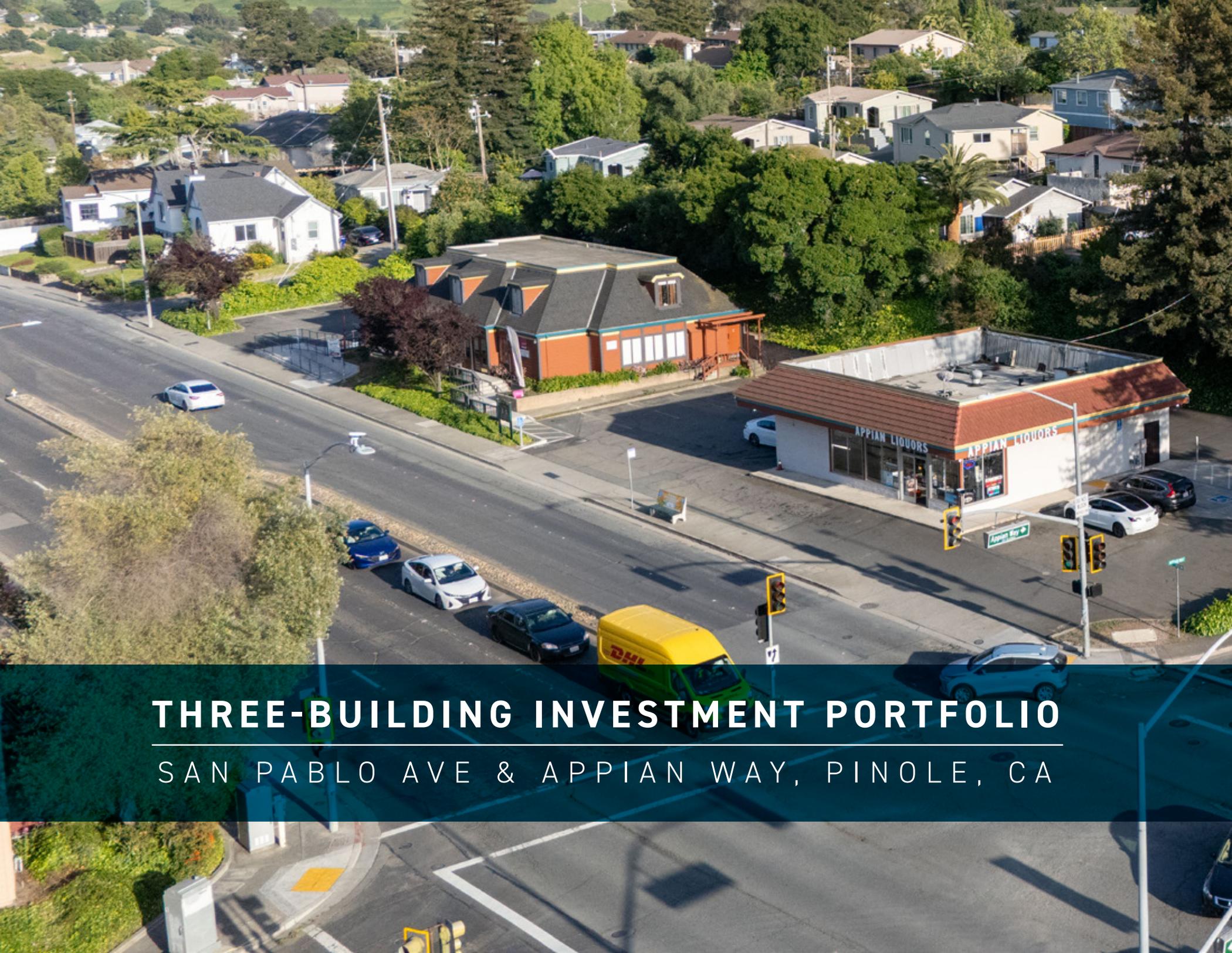
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PINOLE OVERVIEW



THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA



EXECUTIVE SUMMARY

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1677 & 1685 San Pablo Avenue and 759 Appian Way, Pinole CA

Newmark, as exclusive advisor, is pleased to present 1677 & 1685 San Pablo Avenue and 759 Appian Way, a three-building commercial portfolio positioned at a high-visibility signalized intersection in Pinole, California. Totalling ±9,741 SF, the portfolio is 88% to a diverse mix of service and daily-needs tenants, including a convenience store anchor, professional business offices, a law firm, a hair salon, massage therapy studio, and others—creating a stable tenancy well aligned with the surrounding community.

The tenant roster features staggered lease expirations, supporting predictable cash flow continuity while also offering upside potential over time through market roll, tenant upgrades, or re-tenanting strategies.

The assets are well maintained, feature 25 on-site parking stalls, and benefit from excellent exposure to over 27,000 vehicles per day at San Pablo Avenue and Appian Way. Located within the San Pablo Avenue Sub-Area Framework and zoned Commercial Mixed Use (CMU), the properties also offer long-term redevelopment optionality, including mixed-use residential.

Price: \$1,950,000 (\$200/SF)

Cap Rate: 6.16%

Size: ±9,741 SF (per leases)

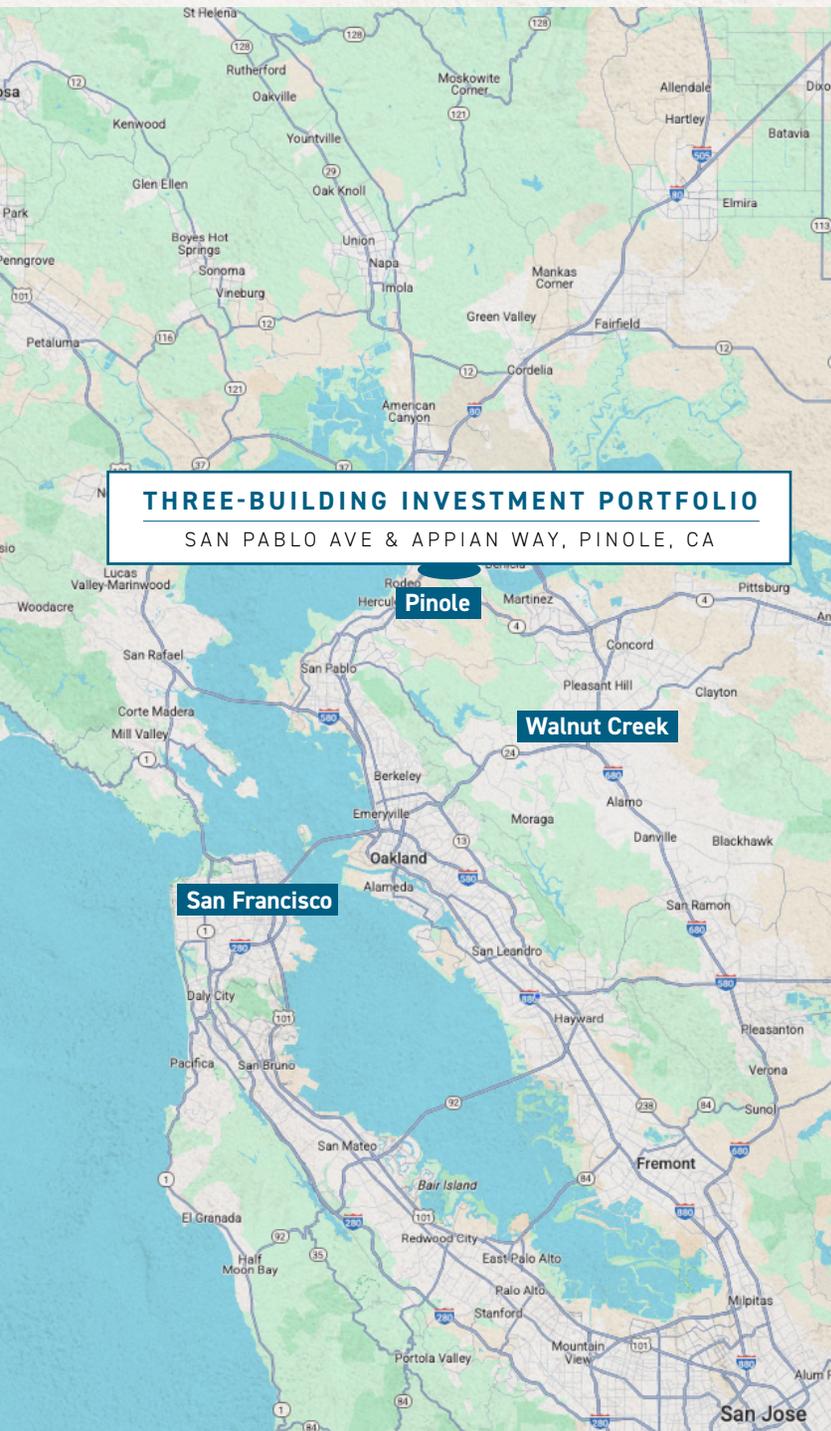
Buildings: Three (3)

Site: 0.68 Acres

Occupancy: 88%



LOCATION MAP



INVESTMENT HIGHLIGHTS

Neighborhood-Serving Tenant Mix

Fully leased to a mix of daily-needs and service tenants, including a convenience store, business offices, law firm, hair salon, and massage therapist—supporting recurring customer traffic and consistent cash flow.

Staggered Lease Expirations

Lease rollover is distributed across several years, offering both cash flow continuity and structured upside through future rent adjustments and tenant repositioning.

Minimal Capital Requirements

Well-maintained buildings requiring limited near-term capital investment, supporting strong cash flow efficiency.

Strong Corner Visibility & Access

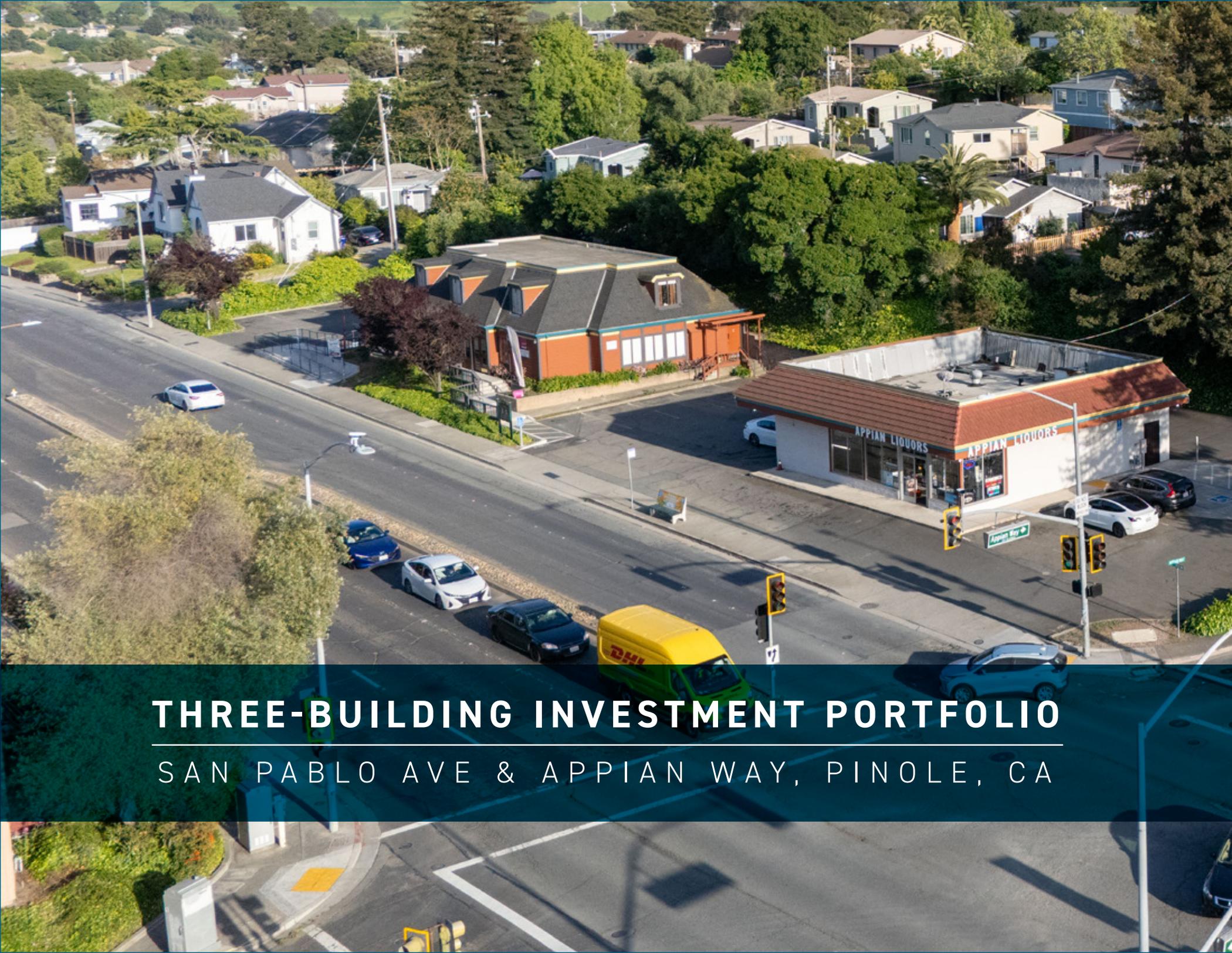
Premier signalized corner at San Pablo Avenue & Appian Way with ±27,000 VPD, prominent signage, and 25 dedicated parking stalls.

Zoning Supports Future Mixed-Use Redevelopment

Located within the San Pablo Avenue Sub-Area Framework and zoned CMU, permitting expanded commercial and residential redevelopment over time.

Healthy Trade Area Demographics

92,000+ residents within 3 miles with average household incomes above \$125,000, supporting sustained tenant performance and retail demand.



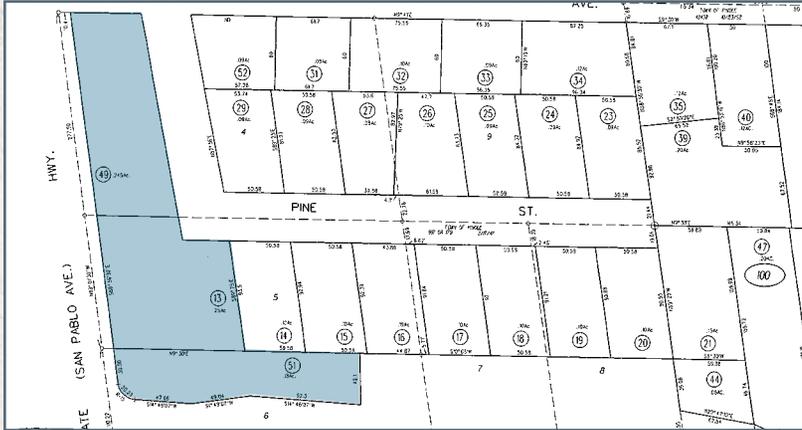
THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA



OFFERING HIGHLIGHTS

PARCEL MAP



DEMOGRAPHICS (2025)

	1 Miles	3 Miles	5 Miles
Population	15,226	92,026	168,001
Avg. HH Income	\$126,076	\$125,649	\$118,147
Households	5,522	31,685	55,633

TRAFFIC COUNTS (2025)

San Pablo Ave:	18,247
Appian Way:	9,510
Combined:	27,757

ZONING: CMU (Three Corners Specific Plan | San Pablo Avenue Sub-Area)

PROPERTY DETAILS

759 APPIAN WAY, PINOLE, CA 94564

APN: 401-100-051-2

- Size (Per Rent Roll): 3,043 SF
- Size (County Record): 3,966 SF
- Parcel (County Record): 7,841 SF (0.18 Acres)

1677 SAN PABLO AVE, PINOLE, CA 94564

APN: 401-100-013-2

- Size (Per Rent Roll): 1,890 SF
- Size (County Record): 1,890 SF
- Parcel (County Record): 10,890 SF (0.25 Acres)

1685 SAN PABLO AVE, PINOLE, CA 94564

APN: 401-100-049-6

- Size (Per Rent Roll): 4,808 SF
- Size (County Record): 4,864 SF
- Parcel (County Record): 10,715 SF (0.25 Acres)

TOTAL:

- Size (Per Rent Roll): 9,741 SF
- Size (County Record): 10,720 SF
- Parcel (County Record): 29,446 SF (0.68 Acres)
- Parking: 25 Spaces

759 APPIAN WAY

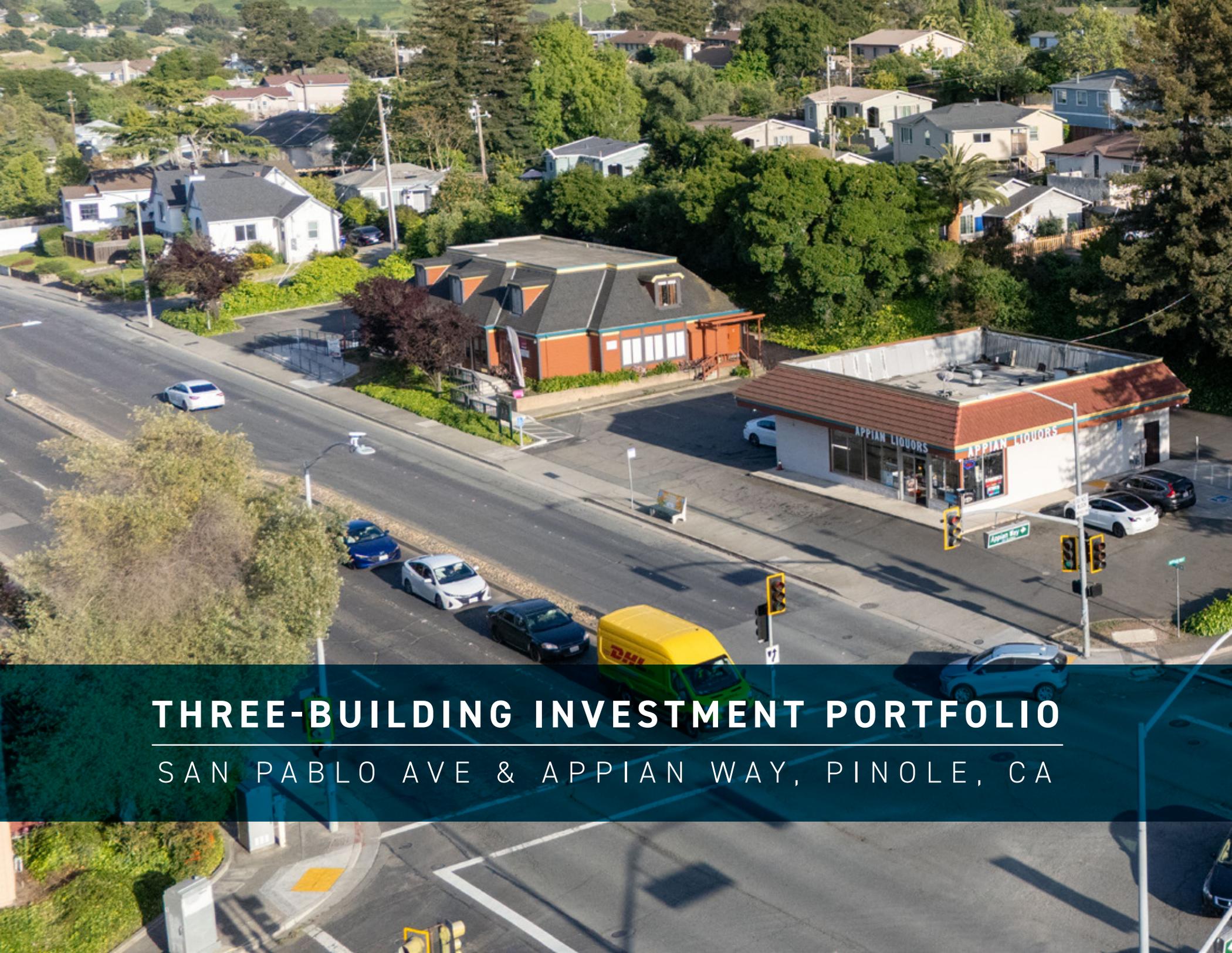
An aerial photograph of a residential neighborhood. A white outline highlights a specific area containing three properties. The properties are labeled with their addresses in blue boxes with white text. The surrounding area includes other houses, trees, and a major road on the right side of the image.

1677 SAN PABLO AVENUE

1685 SAN PABLO AVENUE

SAN PABLO AVE (18,247 ADT)

APPIAN WAY (9,510 ADT)



THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA



FINANCIALS

CASH FLOW

For the Years Ending	Forecast									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Dec-27	Dec-28	Dec-29	Dec-30	Dec-31	Dec-32	Dec-33	Dec-34	Dec-35	Dec-36
Rental Revenue										
Potential Base Rent	226,010	232,250	239,344	246,339	255,134	262,842	262,590	269,254	276,436	284,618
Absorption & Turnover Vacancy	-41,608	-12,796	-3,093	-4,475	-22,717	-8,127	-11,509	-29,860	-3,693	-5,343
Free Rent	0	-16,295	-617	-2,237	-8,519	-2,454	-4,927	-11,198	-1,385	-2,004
Scheduled Base Rent	184,402	203,159	235,635	239,627	223,898	252,262	246,154	228,197	271,359	277,272
Total Expense Recoveries	6,210	6,397	6,588	6,786	6,990	7,199	6,179	7,638	7,867	8,103
Potential Gross Revenue	190,612	209,556	242,223	246,413	230,888	259,461	252,333	235,834	279,226	285,375
Vacancy Allowance	0	0	-9,173	-8,070	0	-5,253	-1,683	0	-10,453	-9,193
Effective Gross Revenue	190,612	209,556	233,050	238,343	230,888	254,208	250,650	235,834	268,772	276,182
Operating Expenses										
Water - 1685 San Pablo Ave	654	673	694	714	736	758	781	804	828	853
Water - 759 Appian Way	410	422	435	448	461	475	489	504	519	535
Repairs - 1685 San Pablo Ave	325	335	345	355	366	377	388	400	412	424
Repairs - 759 Appian Way	1,206	1,242	1,279	1,318	1,357	1,398	1,440	1,483	1,528	1,574
Maintenance - 759 Appian Way	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Janitorial - 759 Appian Way	4,145	4,269	4,397	4,529	4,665	4,805	4,949	5,098	5,251	5,408
Insurance - 1685 San Pablo Ave	3,250	3,348	3,448	3,551	3,658	3,768	3,881	3,997	4,117	4,241
Insurance - 1677 San Pablo Ave	2,404	2,476	2,550	2,627	2,706	2,787	2,871	2,957	3,045	3,137
Insurance - 759 Appian Way	3,250	3,348	3,448	3,551	3,658	3,768	3,881	3,997	4,117	4,241
Gas/Electric - 1685 San Pablo Ave	790	814	838	863	889	916	943	972	1,001	1,031
Gas/Electric - 759 Appian Way	10,294	10,603	10,921	11,249	11,586	11,934	12,292	12,660	13,040	13,431
CAM - Yard Maintenance	3,560	3,667	3,777	3,890	4,007	4,127	4,251	4,378	4,510	4,645
CAM - Property Tax - Special Assessments	4,868	4,965	5,065	5,166	5,269	5,375	5,482	5,592	5,704	5,818
CAM - Miscellaneous	1,300	1,339	1,379	1,421	1,463	1,507	1,552	1,599	1,647	1,696
CAM - Garbage	8,032	8,273	8,521	8,777	9,040	9,311	9,591	9,878	10,175	10,480
(1) Property Tax - Mill Rate: 1.2792%	25,044	25,545	26,056	26,577	27,108	27,650	28,203	28,768	29,343	29,930
Total Operating Expenses	70,531	72,348	74,213	76,129	78,095	80,114	82,187	84,316	86,502	88,746
Net Operating Income	120,081	137,208	158,836	162,215	152,793	174,094	168,463	151,518	182,271	187,435

(1) Ad valorem taxes included in Real Estate Taxes are adjusted to reflect reassessment triggered by a sale at the mid-point price of \$1,950,000



759

OFFICE SPACE
FOR LEASE
831-240-5580

ABOUT PINOLE

Pinole is a vibrant city located in western Contra Costa County, California, along the scenic shores of San Pablo Bay. With a population of approximately 18,835 residents, Pinole offers a blend of suburban charm and urban convenience. The city boasts a median household income of \$120,833, reflecting its strong economic standing.

Strategically positioned, Pinole provides easy access to major transportation routes, including Interstate 80, facilitating commutes to San Francisco, Oakland, and other Bay Area hubs. The city's commercial landscape is characterized by a mix of national retailers and local businesses, contributing to a dynamic economy.

Pinole's commitment to economic development is evident through initiatives aimed at revitalizing its historic downtown and waterfront areas. The city's Economic Development Strategy focuses on expanding opportunities for the local workforce and enhancing the overall quality of life for its residents.

With its rich history, diverse community, and strategic location, Pinole stands as an attractive destination for both residents and investors seeking growth and stability in the Bay Area





HALLOWEEN

UNIT C
PSYCHIC
READINGS
510-542-1121

Private Property
No Towing



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