

THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA



NEWMARK

1677 & 1685 SAN PABLO AVENUE AND 759 APPIAN WAY, PINOLE, CA
STABILIZED INCOME WITH UPSIDE POTENTIAL

THREE-BUILDING INVESTMENT PORTFOLIO

SAN PABLO AVE & APPIAN WAY, PINOLE, CA

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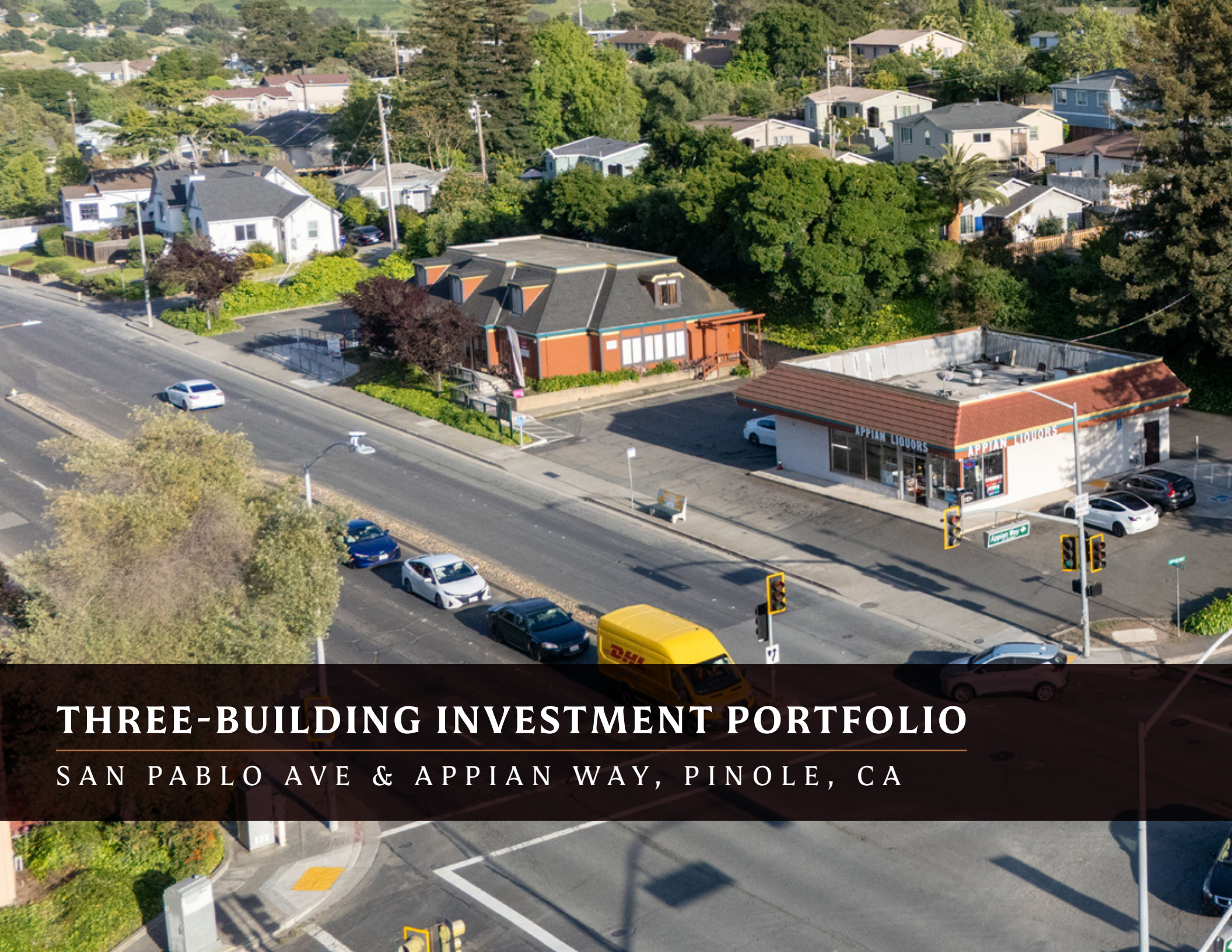
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PINOLE OVERVIEW



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 investment portfolio located at a signalized intersection in Pinole, California. The ±9,741 square foot portfolio features stabilized in-place income from a mix of retail and office tenants, many on shorter-term leases that provide flexibility for a new owner. A liquor store tenant anchors the asset with a lease extending through 2032, offering reliable long-term cash flow. The properties are well maintained, benefit from excellent visibility with over 27,000 daily vehicles, and require minimal near-term capital investment.

Price: \$2,070,000

Cap Rate: 6.00%

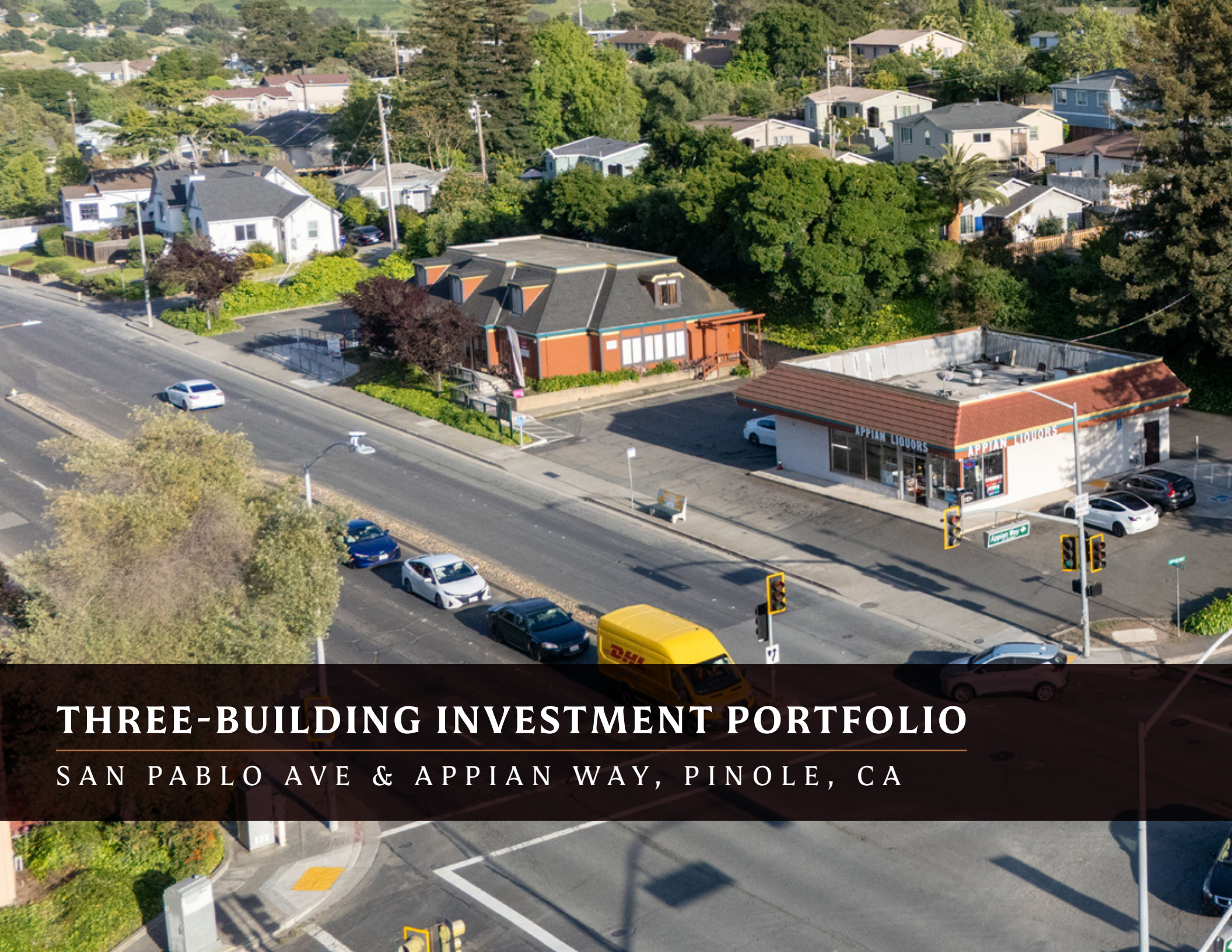
Size: ±9,741 SF (per leases)

Buildings: Three (3)

Site: 0.68 Acres

Occupancy: 97%





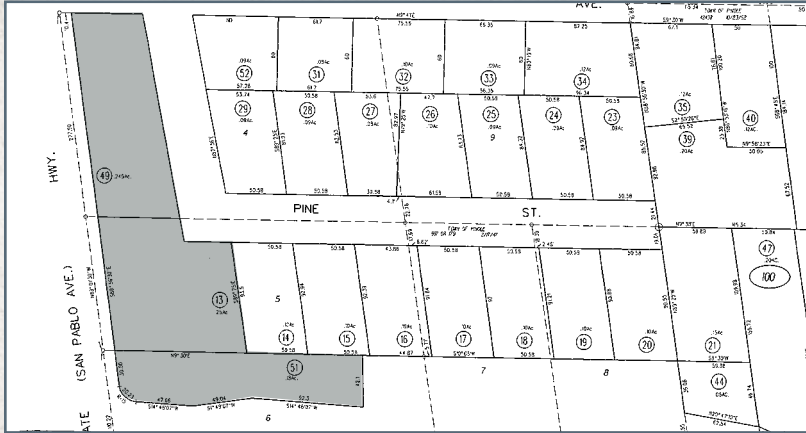
THREE-BUILDING INVESTMENT PORTFOLIO

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

An aerial photograph of a residential neighborhood. The image shows several streets and houses. A white outline highlights a specific area. Labels are placed over the image: '759 APPIAN WAY' in a black box, '1677 SAN PABLO AVENUE' in a black box, '1685 SAN PABLO AVENUE' in a black box, and 'SAN PABLO AVE (18,247 ADT)' in white text. On the right, 'APPIAN WAY (9,510 ADT)' is written vertically in white text. The image shows houses with various roof colors, trees, and cars on the streets.

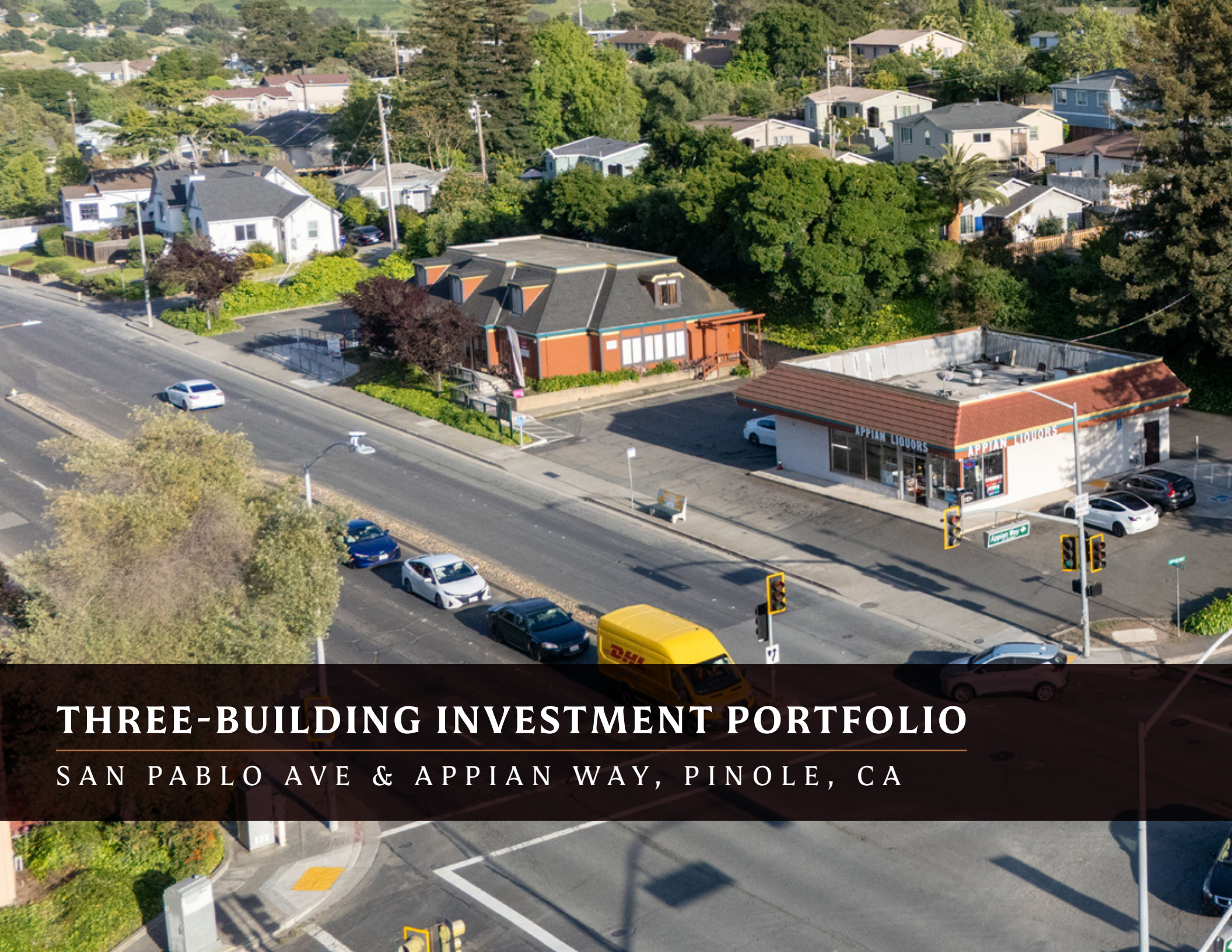
759 APPIAN WAY

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

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	Jun-2026	Jun-2027	Jun-2028	Jun-2029	Jun-2030	Jun-2031	Jun-2032	Jun-2033	Jun-2034	Jun-2035
Rental Revenue										
Potential Base Rent	209,913	216,134	224,657	232,944	240,369	249,986	258,456	267,568	276,170	284,991
Absorption & Turnover Vacancy	-8,190	-16,661	-4,867	-5,966	-16,814	-14,207	-11,509	-16,944	-16,996	-4,453
Free Rent	0	-8,608	-1,825	-2,237	-3,510	-8,206	-4,316	-4,098	-6,518	-3,581
Scheduled Base Rent	201,723	190,865	217,964	224,740	220,045	227,572	242,631	246,526	252,655	276,958
Total Expense Recoveries	6,303	6,492	6,687	6,888	7,095	7,307	6,254	7,752	7,985	8,224
Potential Gross Revenue	208,026	197,358	224,651	231,628	227,139	234,880	248,885	254,278	260,640	285,182
Vacancy Allowance	-2,621	0	-6,609	-5,913	0	0	-1,510	0	0	-10,029
Effective Gross Revenue	205,788	197,777	217,819	227,144	230,851	231,948	246,937	253,804	260,152	274,675
Operating Expenses										
Water - 1685 San Pablo Ave	924	952	980	1,010	1,040	1,071	1,104	1,137	1,171	1,206
Water - 759 Appian Way	548	564	581	599	617	635	654	674	694	715
Repairs - 1685 San Pablo Ave	660	680	700	721	743	765	788	811	836	861
Repairs - 759 Appian Way	675	695	716	737	759	782	806	830	855	880
Maintenance - 759 Appian Way	160	165	170	175	180	186	191	197	203	209
Janitorial - 759 Appian Way	4,111	4,234	4,361	4,492	4,627	4,765	4,908	5,056	5,207	5,364
Insurance - 1685 San Pablo Ave	2,313	2,382	2,454	2,527	2,603	2,681	2,762	2,845	2,930	3,018
Insurance - 1677 San Pablo Ave	4,669	4,809	4,953	5,102	5,255	5,413	5,575	5,742	5,915	6,092
Insurance - 759 Appian Way	2,313	2,382	2,454	2,527	2,603	2,681	2,762	2,845	2,930	3,018
Gas/Electric - 1685 San Pablo Ave	809	833	858	884	911	938	966	995	1,025	1,056
Gas/Electric - 759 Appian Way	9,382	9,663	9,953	10,252	10,559	10,876	11,202	11,538	11,885	12,241
CAM - Yard Maintenance	4,588	4,725	4,867	5,013	5,164	5,319	5,478	5,642	5,812	5,986
CAM - Property Tax - Special Assessments	4,640	4,732	4,827	4,924	5,022	5,123	5,225	5,329	5,436	5,545
CAM - Property Management	11,455	11,799	12,153	12,518	12,893	13,280	13,678	14,089	14,511	14,947
CAM - Miscellaneous	26	27	28	29	29	30	31	32	33	34
CAM - Garbage	7,021	7,232	7,449	7,672	7,902	8,139	8,384	8,635	8,894	9,161
(1) Property Tax - Mill Rate: 1.2792%	26,744	27,279	27,825	28,381	28,949	29,528	30,118	30,721	31,335	31,962
Total Operating Expenses	81,037	83,154	85,329	87,562	89,856	92,212	94,632	97,118	99,671	102,293
Net Operating Income	124,368	114,203	132,714	138,153	137,283	142,668	152,742	157,161	160,970	172,860
Leasing & Capital Costs										
Tenant Improvements	0	0	0	0	0	0	11,284	0	0	0
Leasing Commissions	0	5,222	1,327	1,056	2,551	5,360	5,435	2,497	4,572	2,262
Capital Reserve (\$0.20 psf)	1,948	2,007	2,067	2,129	2,193	2,258	2,326	2,396	2,468	2,542
Total Leasing & Capital Costs	1,948	7,229	3,393	3,185	4,744	7,619	19,045	4,893	7,040	4,804
Cash Flow Available for Distribution	122,420	106,975	129,320	134,967	132,539	135,049	133,698	152,267	153,929	168,056

(1) Ad valorem taxes included in Real Estate Taxes are adjusted to reflect reassessment triggered by a sale at the mid-point price of \$2,070,000



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





UNIT C
PSYCHIC
READINGS
510-542-1121

ACCESSIBLE
ENTRANCE
←

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