

LEASE

EMERSON RANCH PLANNED COMMUNITY SHOPPING CENTER
NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561

LEASE RATE

UPON REQUEST



**COLDWELL BANKER
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REALTY

Kurt Parkinson

916 798 4214

CalDRE #01517516

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PROPERTY DESCRIPTION

+/- 7.8 AC. PLANNED COMMUNITY SHOPPING CENTER. GROUND LEASE, BUILD TO SUIT OR PAD SALE. OUT PARCEL, DRIVE-THRU OR SHOP SPACE SHOP SPACE AVAILABLE & DIVISIBLE FROM 1000+ SF. ADJACENT TO BUSY FUEL STATION / CAR WASH / MARKET.

LOCATION DESCRIPTION

PROXIMITY TO +/- 3800 NEW RESIDENTIAL UNITS & 55 AC. PARK PROVIDING DELTA ACCESS. UNDERSERVED COMMERCIAL/RETAIL AREA PLANNED FOR FALL/WINTER 2023. +/- 4000 STUDENTS WITHIN 2 MI RADIUS.

OFFERING SUMMARY

Lease Rate:	UPON REQUEST
Available SF:	1,000 - 27,524 SF
Lot Size:	7.8 Acres
Building Size:	44,179 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,143	11,566	32,488
Total Population	4,014	38,724	102,586
Average HH Income	\$123,621	\$113,887	\$112,738

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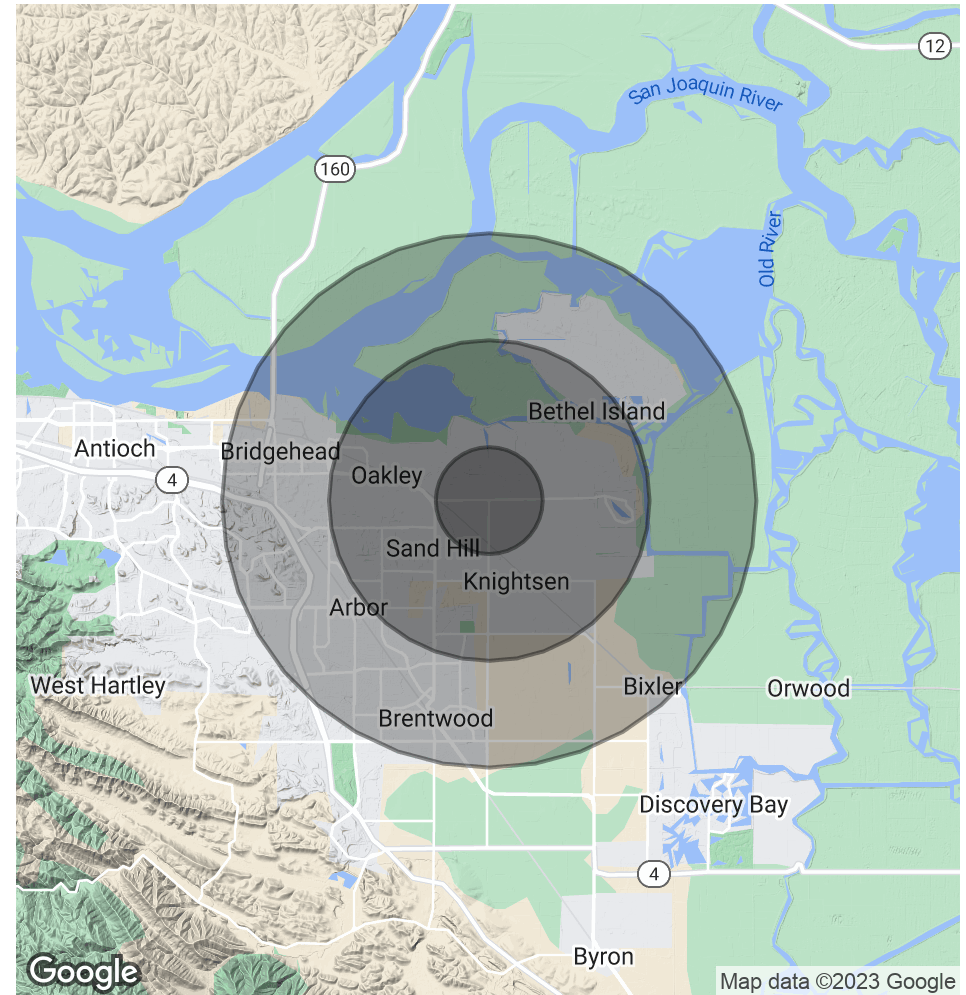
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,014	38,724	102,586
Average Age	36.4	35.7	37.1
Average Age (Male)	35.7	34.4	35.5
Average Age (Female)	37.1	36.2	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,143	11,566	32,488
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$123,621	\$113,887	\$112,738
Average House Value	\$566,069	\$514,409	\$517,948

* Demographic data derived from 2020 ACS - US Census



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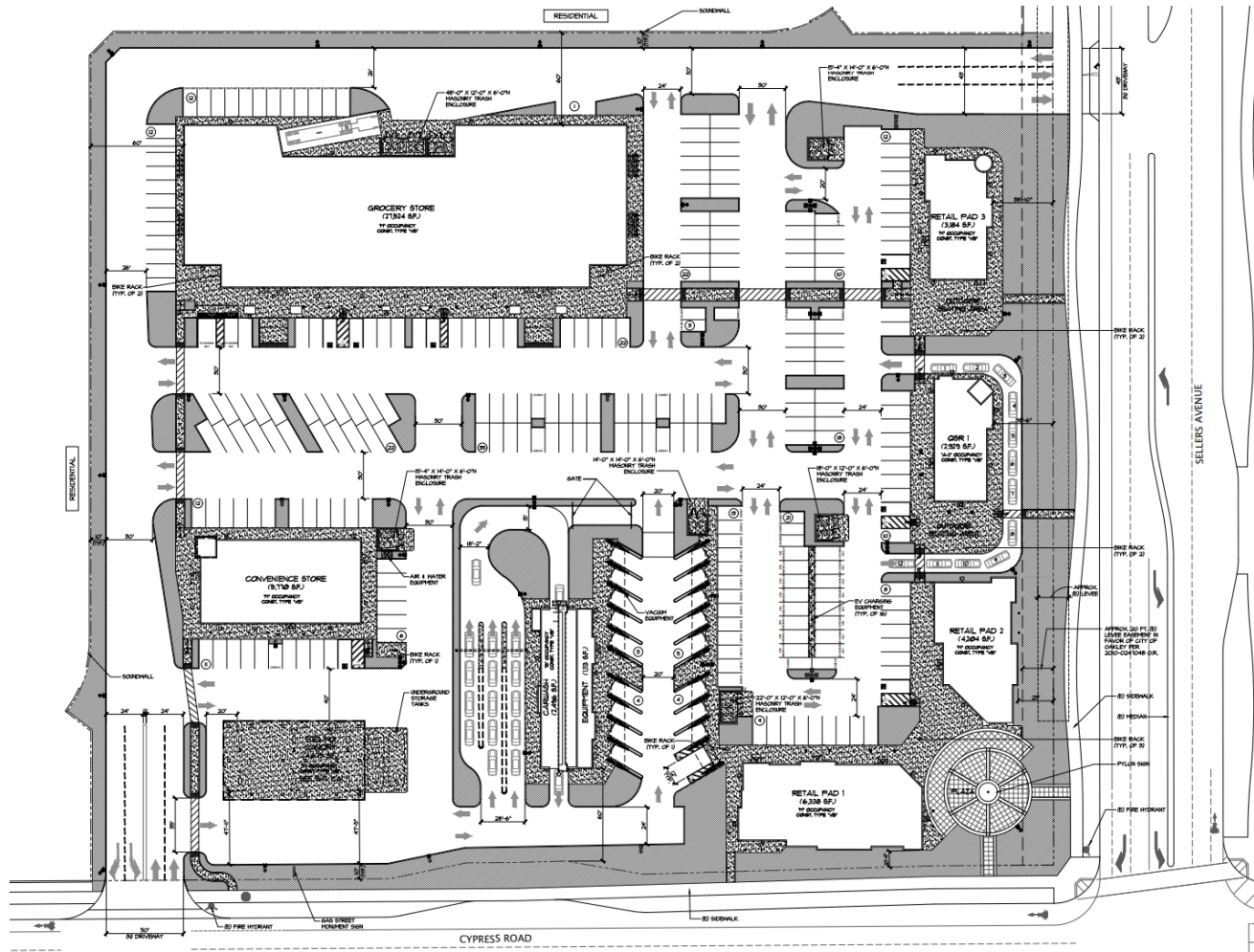


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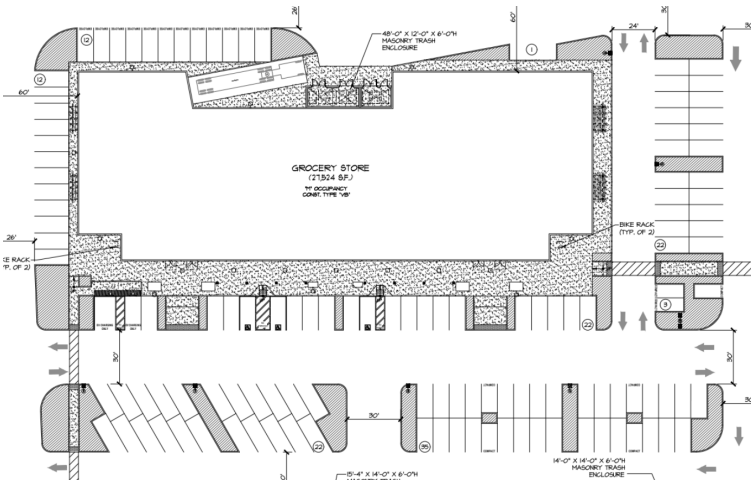


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LEASE INFORMATION

Lease Type:	Build to Suit NNN, or Ground Lease	Lease Term:	180 months
Total Space:	27,524 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Grocery Anchor	Available	27,524 SF	NNN	Negotiable	Property to be delivered with grocery and liquor license use approved by the city. All off sites to be completed by the developer, all utilities to the site. Developer will build to suit or ground lease.

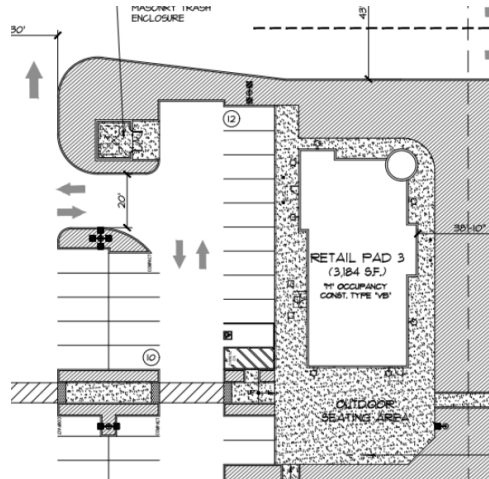
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LEASE INFORMATION

Lease Type:	Build to Suit NNN, or Ground Lease
Total Space:	2,000 - 3,184 SF

Lease Term:	60 months
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Medical/Retail / Restaurant Pad	Available	2,000 - 3,184 SF	NNN	Negotiable	This unit could be expanded to 4-5k sf to accommodate 2 medical users. All off sites to be completed by the developer, all utilities to the site. Developer will build to suit or ground lease.

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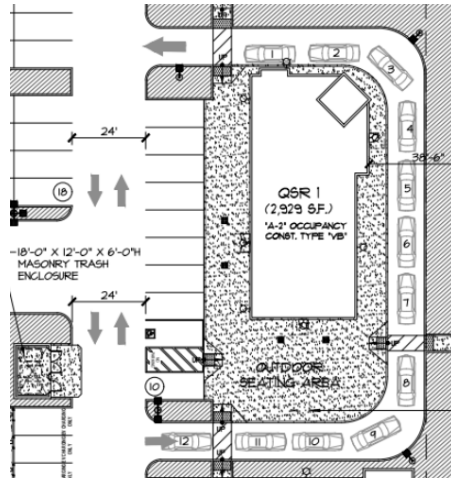


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LEASE INFORMATION

Lease Type:	Build to Suit NNN, or Ground Lease
Total Space:	2,929 SF

Lease Term:	60 to 180 months
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
QSR wit Drive Thru	Available	2,929 SF	NNN	Negotiable	Fully Entitled 2,929 SF Restaurant with Drive Thru, delivered ready to build with off-sites and common areas to be completed by developer.

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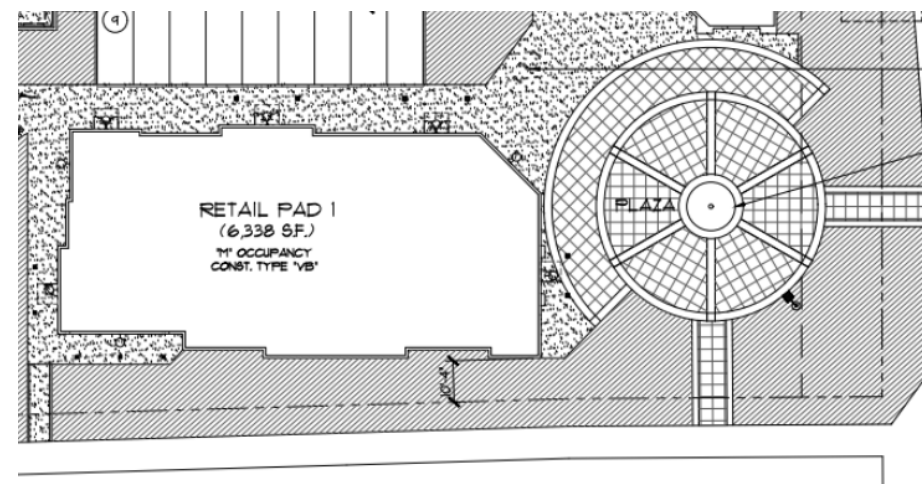


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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 - 6,338 SF

Lease Term:	60 to 180 months
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail 1	Available	1,000 - 6,338 SF	NNN	Negotiable	Divisible retail space with shared patio, delivered cold shell with off-sites and common areas to be completed by developer.

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,000 - 4,204 SF

Lease Term:	60 to 180 months
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail 2	Available	1,000 - 4,204 SF	NNN	Negotiable	Divisible retail space with shared patio, delivered cold shell with off-sites and common areas to be completed by developer.

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