



OFFERING MEMORANDUM

**RARE 100% LEASED  
INVESTMENT IN PIEDMONT, CA**

**1333 GRAND AVE | PIEDMONT, CA**

**NEWMARK**

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## EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 1333 Grand Avenue (the "Property") in prestigious Piedmont, California within the San Francisco Bay Area. Situated on highly trafficked Grand Avenue (roughly 15,800 vehicles per day) the approximately 5,606 square foot retail/medical building is 100% leased to 4 tenants on a net leased basis.

Historically called the "City of Millionaires", Piedmont is one of the Bay Area's most affluent and desirable communities with an average household exceeding \$250,000. 1333 Grand Avenue offers an investor the rare chance to own a high-quality mixed-use asset providing stable income and long-term value.

## INVESTMENT SUMMARY

<b>Price:</b>	\$3,500,000
<b>Size:</b>	±5,606 square feet (Buyer to verify)
<b>Occupancy:</b>	100% (4 tenants)
<b>Net Operating Income:</b>	\$219,967
<b>Cap Rate:</b>	6.28%

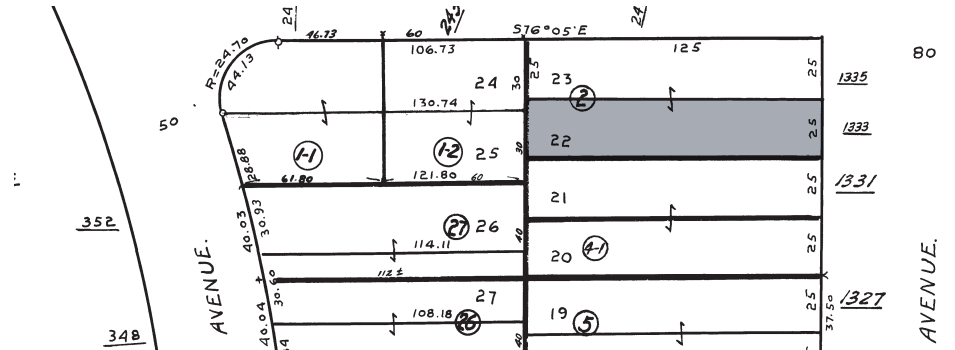
## OFFERING HIGHLIGHTS

- » Rare mixed-use investment property in prestigious Piedmont, California
- » 100% leased to two dental tenants, a ballet studio and a Brazilian Jiu Jitsu academy
- » Recent 5-year renewal signed, commencing in November 2023.
- » Annual increases in leases
- » Excellent frontage on highly trafficked Grand Avenue
- » One of only 19 commercially zoned buildings within the Piedmont city limits

## PROPERTY INFORMATION

<b>Address:</b>	1333 Grand Avenue, Piedmont, CA 94611
<b>APN:</b>	050-4557-002-00
<b>Improvements:</b>	± 5,606 Square Feet (Buyer to verify)
<b>Parcel:</b>	±0.14 acres
<b>Stories:</b>	2 (no elevator)
<b>Built:</b>	1961
<b>Zoning:</b>	Zone D (Mixed Use and Commercial)

## PARCEL MAP



## DEMOGRAPHICS

### 2022 HOUSEHOLDS

2 MILE: 75,412 • 5 MILE: 221,066 • 10 MILE: 454,502

### MEDIAN HOUSEHOLD INCOME

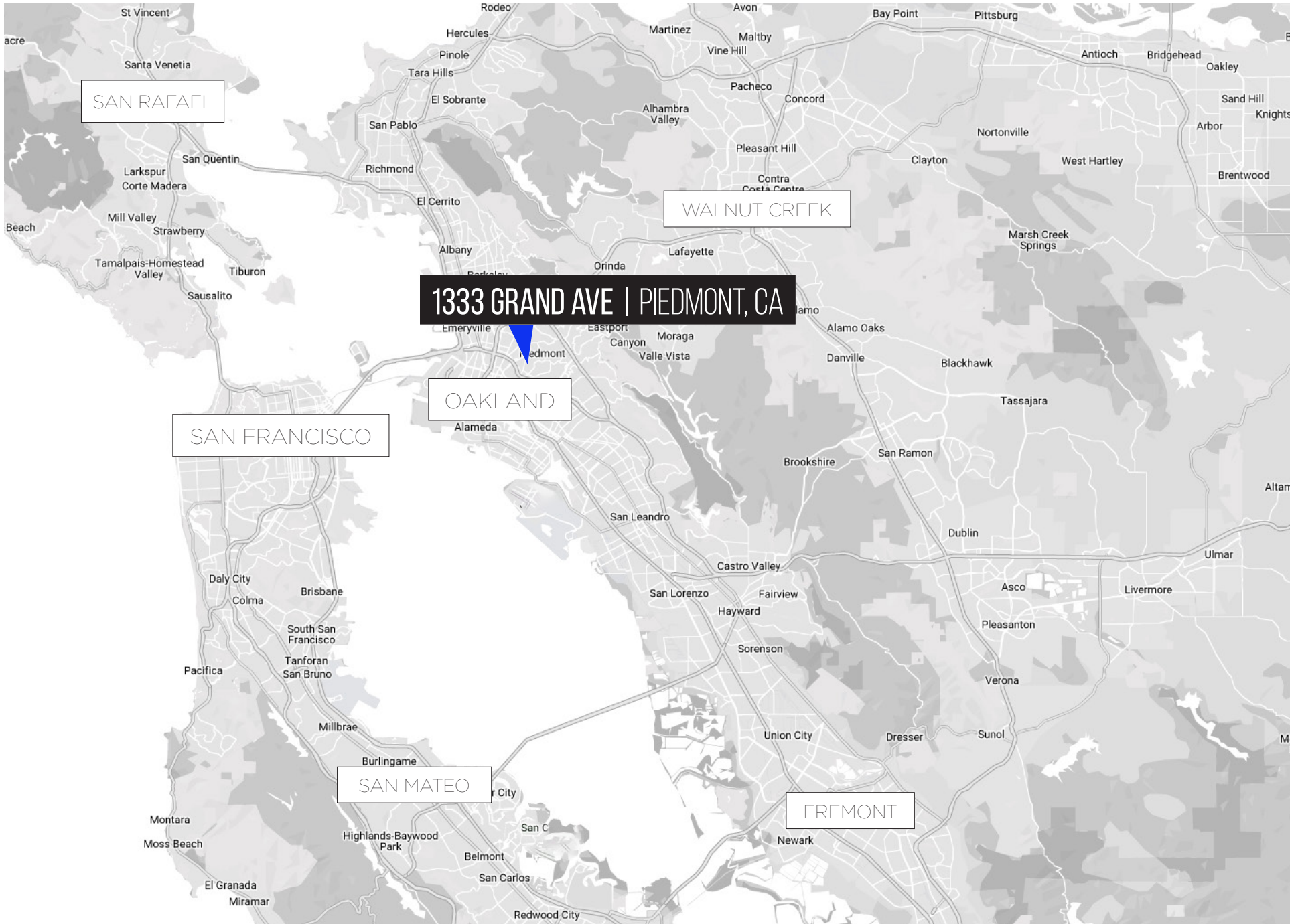
2 MILE: \$103,249 • 5 MILE: \$101,133 • 10 MILE: \$104,622

### MEDIAN HOME VALUE

2 MILE: \$1,016,829 • 5 MILE: \$950,395 • 10 MILE: \$920,880



LOCATION MAP



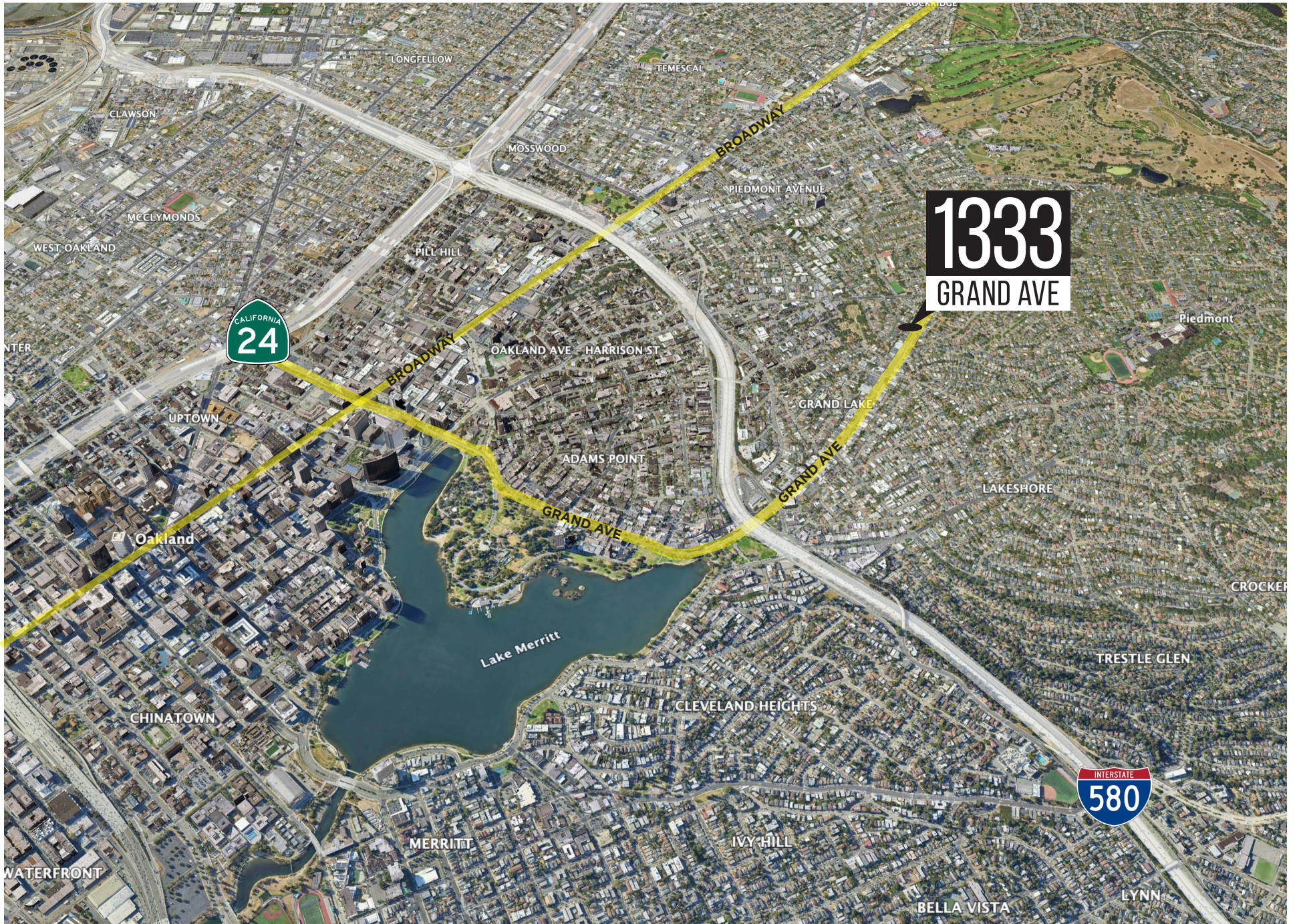




*dedicated parking lot*











**DISCLAIMER:** This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (081523) 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.

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.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

## OFFERING MEMORANDUM

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