

DOWNTOWN SAN FRANCISCO



Wells Fargo

TROPHY BAY AREA REAL ESTATE | SIGNIFICANT DEPOSITS – \$433M

BERKELEY, CA (SAN FRANCISCO BAY AREA)



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Wells Fargo

1800 SOLANO AVE, BERKELEY, CA 94707 [↗](#)

\$4,258,000

PRICE

5.35%

CAP RATE

NOI	\$227,800
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	5+ Years
BUILDING SIZE	3,976 SF
LAND AREA	11,800 SF



Historic bank location in trophy Bay Area market with significant branch deposits – \$433M

Newly extended corporate Wells Fargo lease featuring **2% annual rental increases** and one additional 5-year extension option. The subject property is located in Berkeley – an extremely affluent Bay Area submarket boasting average **household incomes of \$234,000** within a 1-mile radius of the subject property.

The Offering

- 5+ years remaining on absolute net lease featuring 2% annual rental increases
- Historic bank location – 45+ year operating history
- Significant branch deposits – \$433M
- Zero landlord expense or maintenance obligations

About The Tenant

- 4th largest bank in the U.S. in terms of assets under management – \$1.9 trillion
- Ranked #33 on Fortune's 2025 rankings of America's largest corporations
- Investment grade credit rating – S&P: A+
- One in three U.S. households and more than 10% of small businesses in the country are serviced by Wells Fargo

Market Highlights

- Extremely affluent Bay Area submarket – average household incomes of \$234,000+ within a 1-mile radius of the subject property
- Home to UC Berkeley, the #1 ranked public university in the world according to *U.S. News & World Report*
- Nearby national tenants driving traffic to the direct trade area include Safeway, Sprouts, 7-Eleven, Ross, and Lucky



CURRENT		
Price		\$4,258,000
Capitalization Rate		5.35%
Building Size (SF)		3,976
Lot Size (SF)		11,800
Scheduled Rent		\$227,800
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$227,800

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Wells Fargo
Lease Signed By	Wells Fargo Bank, N.A.
Lease Type	Absolute NNN
Lease Term Remaining	5+ Years
Rent Increases	2% Annually
Rent Commencement	7/1/1980
Options	One, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Wells Fargo	3,976	7/1/1980	12/31/2030	\$227,800	\$18,983	\$227,800
	2% Increase	1/1/2027	12/31/2027		\$19,363	\$232,356
	2% Increase	1/1/2028	12/31/2028		\$19,750	\$237,003
	2% Increase	1/1/2029	12/31/2029		\$20,145	\$241,744
	2% Increase	1/1/2030	12/31/2030		\$20,548	\$246,578
TOTALS:	3,976			\$227,800	\$18,983	\$227,800

**Tenant recently exercised a 5-year renewal Option through 12/31/2030 that features 2% annual rental increases*

***One additional 5-year Option remaining at Fair Market Value*

LEGEND



Property
Boundary

3,976

Rentable SF

11,800

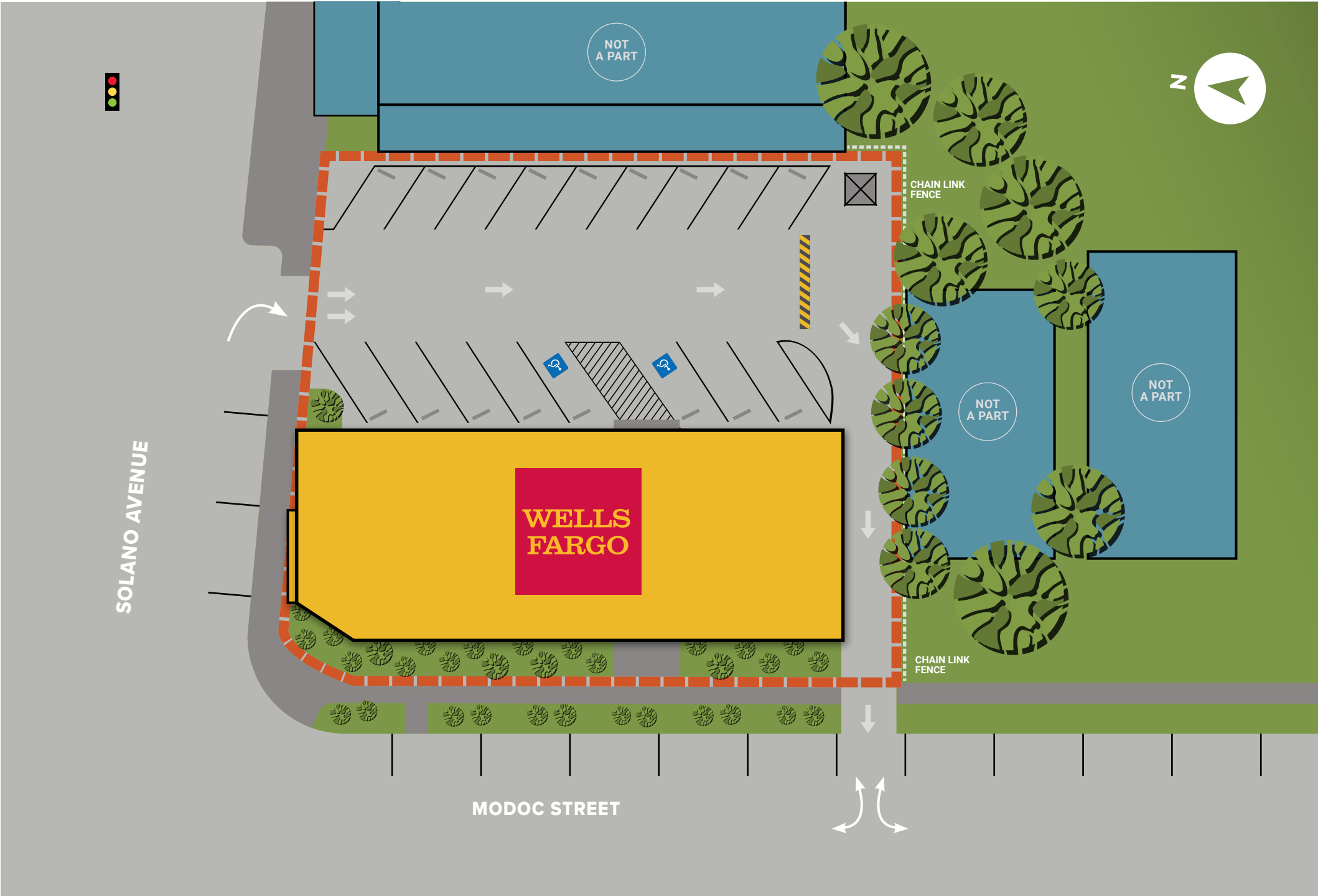
Lot Size SF

17

Parking Spaces



Egress



#4 Largest Bank in U.S. by Assets



\$1.9 T

IN ASSETS
(FY 2024)

12,000+

ATM LOCATIONS
IN 37 STATES

\$19.7 B

NET INCOME
(FY 2024)

**WELLS
FARGO**

About Wells Fargo

- Wells Fargo & Company (NYSE: WFC) is a leading financial services company that has approximately \$1.9 trillion in assets
- Wells Fargo’s corporate headquarters are in San Francisco, California, and operational headquarters are in Manhattan, New York
- One in three U.S. households and more than 10% of small businesses in the U.S. are serviced by Wells Fargo
- Wells Fargo offers more than 12,000 ATMs and approximately 4,900 retail banking branches coast to coast
- The firm provides a diversified set of banking, investment, and mortgage products and services, as well as consumer and commercial finance

Top Ranking Bank/Corporation

- Ranked 4rd in assets and the market value of common stock among all U.S. banks
- Wells Fargo ranked No. 33 on Fortune’s 2025 rankings of America’s largest corporations

[Tenant Website](#)

DOWNTOWN
 SAN FRANCISCO



 SAN FRANCISCO
14.8 MILES



DOWNTOWN
BERKELEY

DOWNTOWN
OAKLAND

Located in
the thriving
East Bay
submarket

1.9 miles

TO DOWNTOWN
BERKELEY

6.8 miles

TO DOWNTOWN
OAKLAND

14.8 miles

TO DOWNTOWN
SAN FRANCISCO



SAN FRANCISCO
14.8 MILES



273,950 VPD



7,107 VPD



COLUSA AVENUE

SOLANO AVENUE





Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	29,626	176,756	324,376
2029 Projection	29,375	177,535	328,184

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$234,428	\$168,840	\$172,445
Median	\$174,460	\$118,061	\$120,242

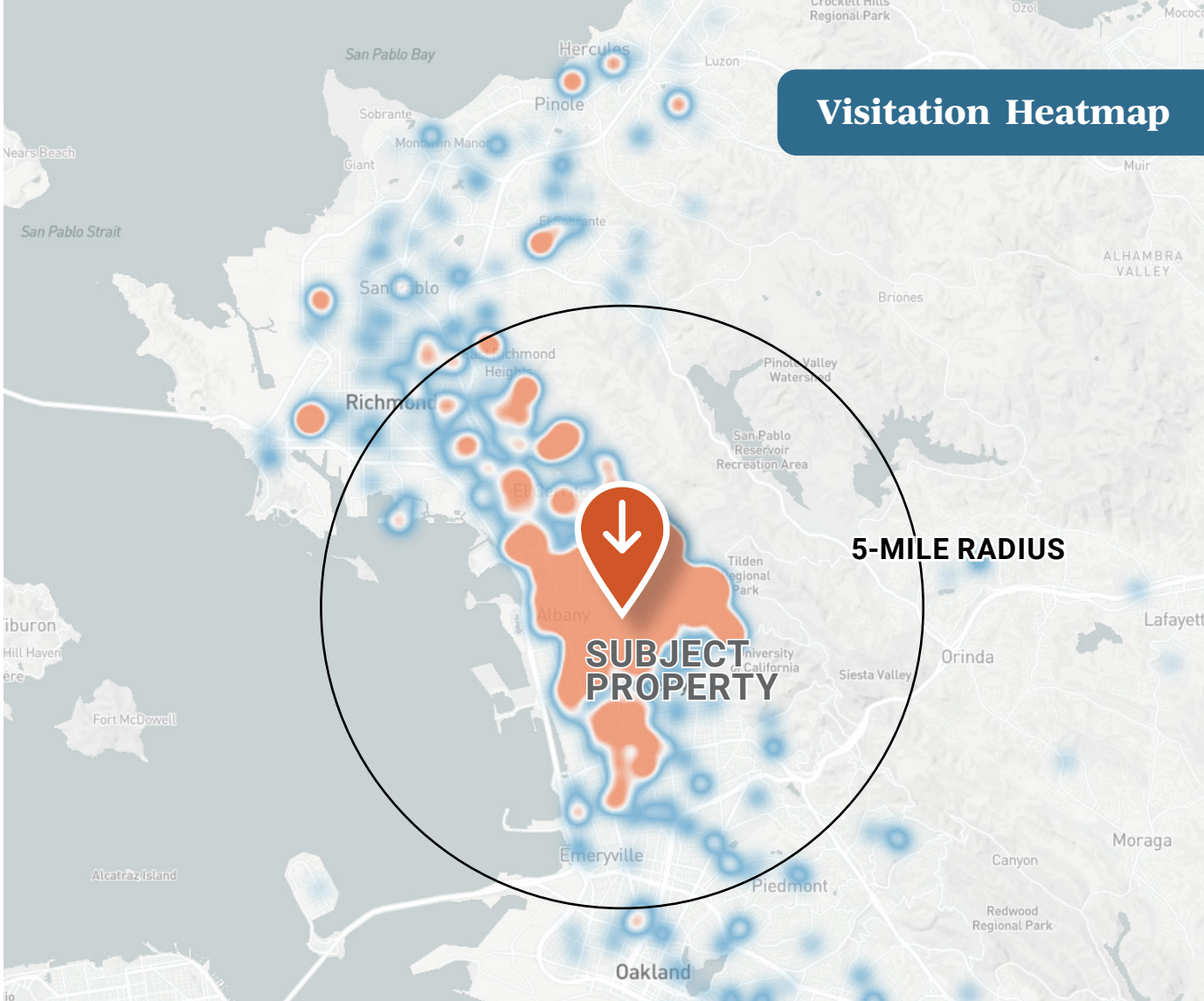
The subject property is ranked within the **78th percentile (top 22%) of banks & financial services nationwide** based on the number of visits in the past 12 months

91.1K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

17 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Berkeley, CA

HOME OF THE GOLDEN BEARS



A Vibrant Bay Area City

- Berkeley is situated on the eastern shores of the San Francisco Bay in Alameda County
- The city's economy is diverse, with key sectors including education, research, healthcare, and technology.
- Some of the biggest employers include UC Berkeley, Acme Bread Company, Peet's Coffee & Tea, Pacific Steel, and Noah's Bagels
- Berkeley offers a wealth of outdoor recreational opportunities including Tilden Regional Park, Berkeley Marina, and Grizzly Peak
- The city is known for its commitment to environmental sustainability, implementing various initiatives to promote renewable energy, reduce waste, and enhance public transportation
- There are additionally many shopping districts, including the Fourth Street Shopping District, which include national tenants such as Apple, Lululemon, and Madewell

Easy Accessibility

- Berkeley is well-connected by public transportation including the Bay Area Rapid Transit (BART) system, which provides easy access to San Francisco and other Bay Area cities
- AC Transit operates bus services within Berkeley and Alameda County
- Berkeley has been ranked as the 3rd most walkable city in the U.S. (Patch.com)
- The city has convenient access to major highways including I-580, Hwy 123, Hwy 13, Hwy 24, and I-80



123,562

ESTIMATED
POPULATION (2023)

\$4.04 B

TOTAL SPENDING POWER



Berkeley

UNIVERSITY OF CALIFORNIA

Ranked as the #1 public university worldwide (U.S. News & World Report)

- Established in 1868, UC Berkeley consistently ranks among the top public universities globally
- The university has produced a significant number of Nobel laureates, Turing Award winners, and Fields Medalists
- UC Berkeley libraries boast 14.2 million book volumes in all of their libraries
- Students and alumni alike have won 121 gold medals, 56 silver medals, and 46 bronze medals in the Olympic Games

The flagship campus of the University of California system

±400

TOTAL DEGREE
PROGRAMS

±33,100

NUMBER OF STUDENTS
ENROLLED 2023

\$82 Billion

ECONOMIC IMPACT ON
THE STATE'S ECONOMY



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