

FOR SALE

1823- 1825 SOLANO AVE

Berkeley, CA 94707



Exclusively Listed by

Steve Banker

President

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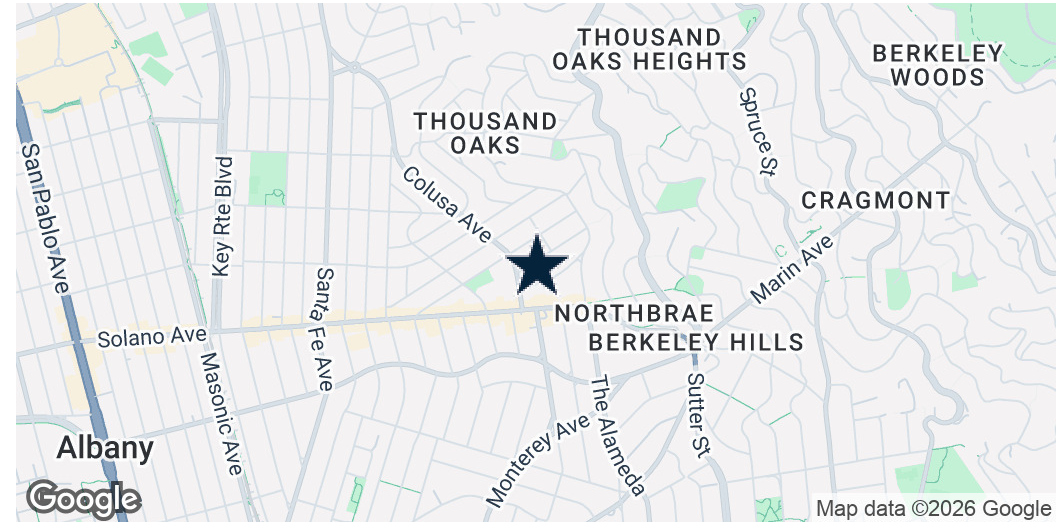
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OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	3,070 SF
Lot Size:	4,177 SF
Number of Units:	2
Price / SF:	\$977.20
Cap Rate:	5.46%
NOI:	\$163,936
Year Built:	1926

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PROPERTY OVERVIEW

Triple net leased two tenant retail building (both with cafe/restaurant infrastructure) on Solano Avenue. One long term leased space to Peet's coffee, and one short term lease to Oh G Burger. Generational asset in an extremely high traffic corridor.

PROPERTY HIGHLIGHTS

- High Profile Location
- Generational Asset with Two Food Users
- A mix of Strong National Tenancy and local eateries
- Outdoor storage/trash area
- HVAC

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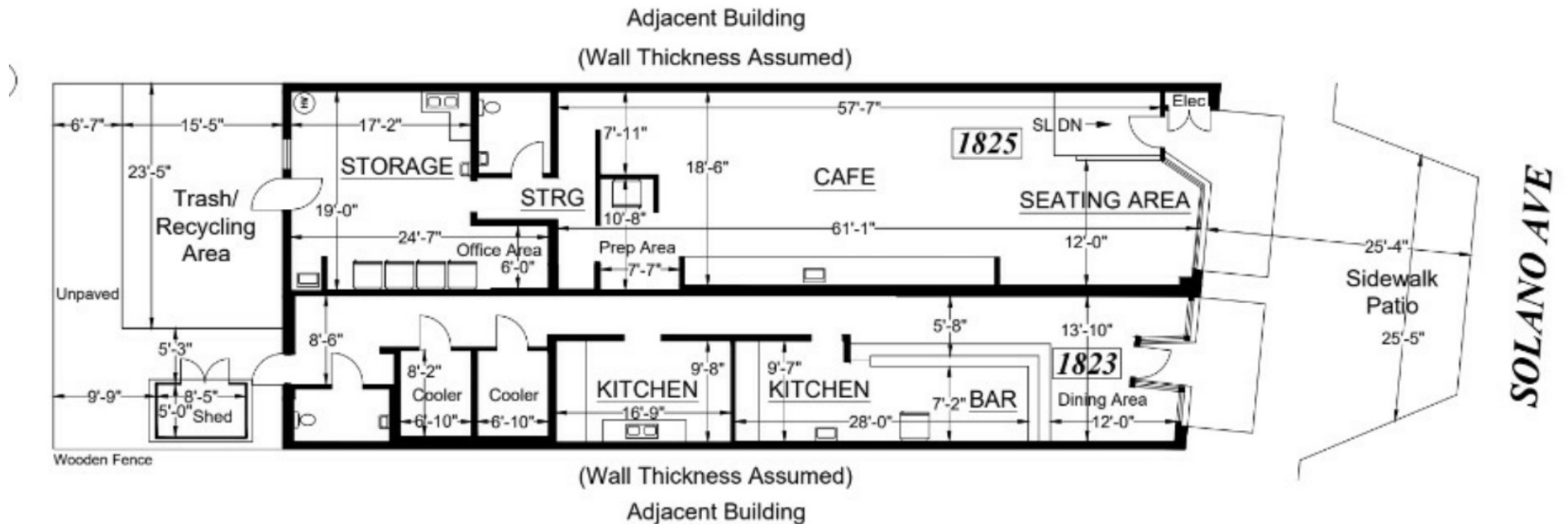
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LEGEND

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Rent Roll

Address	Tenant	Size	Base Rent	Lease Type	CAM	Lease Expiration	Increase	Options
1823 Solano Avenue	Eat Bop DBA OH G Burger	1,308 RSF	\$5,850.85 Per Month	NNN (42.3% of proportionate share of building)	\$2,734.73 per month	8/31/27	3% September 1, 2026	One 5-year at continuing 3% annual increases
1825 Solano Avenue	Peet's Coffee	1,762 RSF	\$8,204.17 Per Month	NNN (57.7% of proportionate share of building*)	\$3,336.68 per month*	10/31/34	Monthly Base Rent Increases to \$9,434.79 per month on 11/1/29	One 5-year at FMV
Monthly Totals			\$14,055.02 per month		\$6,071.41 per month			

*note: Peet's only pays 82% of their proportionate share of property taxes until November 1, 2029

Financial Analysis

1823-1825 Solano Avenue:

Annual Base Rent: \$168,660.24

CAM Reimbursement: \$72,856.92

Gross Income: \$241,517.16

Expenses:

Business License Tax: \$1,823.00

Insurance: \$9,058.00

Fire Insurance/Misc: \$1,548.00

Management: \$13,671 (6%)

Repairs: \$6,000.00

Property Taxes: \$45,481.00 (based on \$3,000,000.00 valuation).

Total expenses: \$77,581.00

Net Operating Income: \$163,936.16

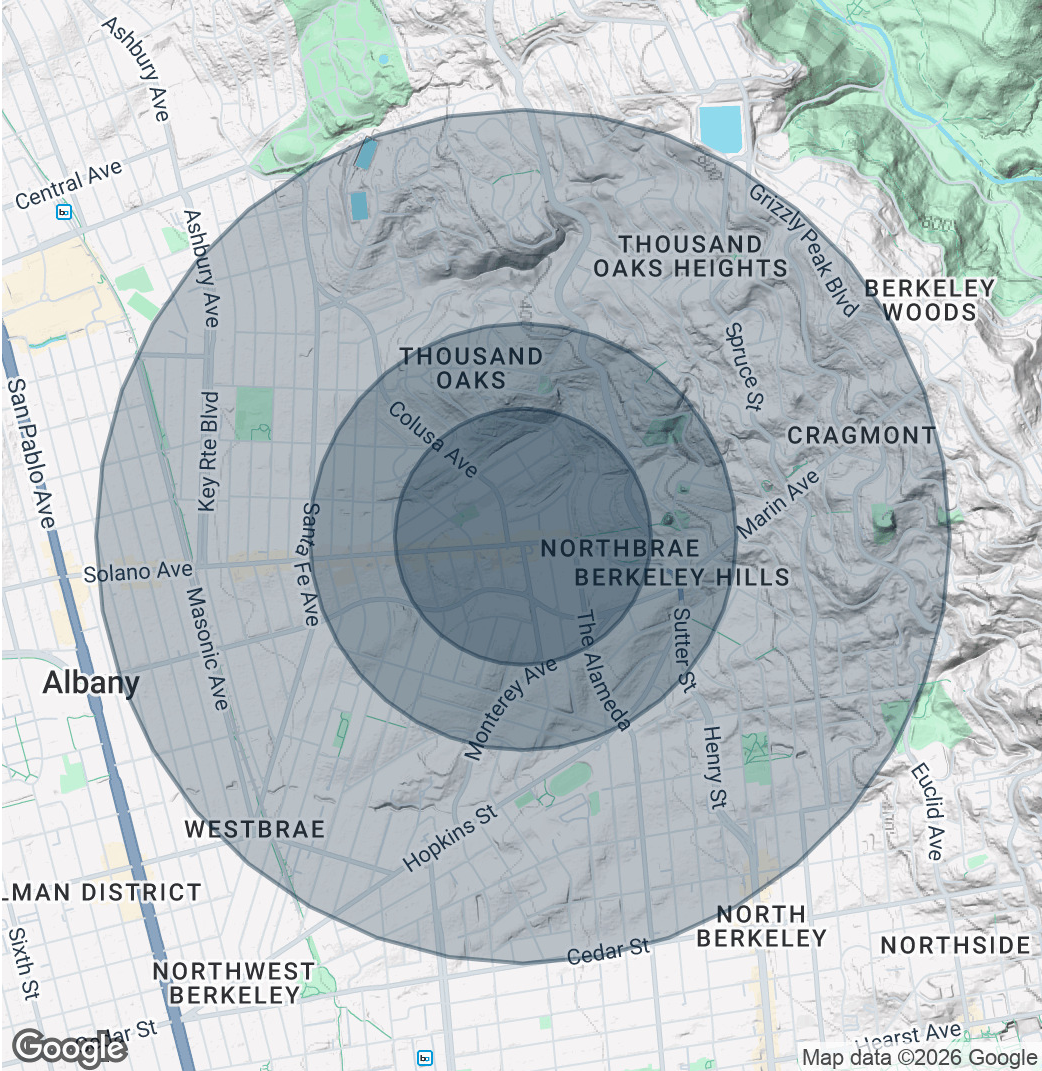
\$3,000,000.00 purchase price= 5.46% cap rate

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,317	6,760	28,620
Average Age	50	49	47
Average Age (Male)	48	48	45
Average Age (Female)	51	50	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	957	2,707	11,663
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$236,451	\$256,536	\$246,255
Average House Value	\$1,705,244	\$1,721,540	\$1,588,366

Demographics data derived from AlphaMap



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