

FOR SALE

**EASTWOOD SHOPPING CENTER
SWC 18th and A Streets
Antioch, California**



Exclusively Listed by



ROESSLER INVESTMENT GROUP

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EASTWOOD SHOPPING CENTER

Antioch, California

Financial Summary:

Asking Price	\$10,200,000
Capitalization Rate:	
In Place	6.1%
Proforma	7.2%
Area:	
Building	59,417 SF
Land	3.83 Acres
Cost per Square Foot	\$172/SF
Parking Spaces	225 Spaces
Date Constructed	1958



Demographics:

	1 Mile	3 Miles	5 Miles
Median Household Income	\$53,864	\$71,151	\$77,354
Average Household Income	\$76,365	\$97,872	\$102,764
Average Household Size	2.93	3.04	3.13
Median Age	34.1	35.8	35.0

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Antioch, California

CIELO SUPERMARKET

The history of Cielo Supermarket dates back to years of Mexican traditions and customs. It is a family business founded by Hector and Fabiola Gomez along with her parents Luis and Lupita Ayala. Together they have 30+ years of experience serving the Contra Costa community through Hector's family markets. Together, inspired by their Mexican roots, and all their knowledge, dedication and devotion to Cielo Supermarket, the Gomez-Ayala family are proud to share a piece of them with the city of Antioch and all of the surrounding communities.

Cielo Supermarket is open seven days a week from 7am to 9pm. Since opening in 2021 this store has done very well and enjoys strong gross sales. Cielo Supermarket is planning on opening another store in Pittsburgh in the near future.



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CIELO SUPERMARKET



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CIELO SUPERMARKET

Departments



JUGERIA

AGUA FRESCAS, HORCHATA & FRESH JUGOS



COCINA DE LUPITA

THE HEART OF OUR STORE



PANADERIA

BAKERY & PASTRIES - BAKED FRESH DAILY!



TORTILLERIA

FRESH TORTILLAS, CHIPS & MASA



MARISCOS

FRESH SEAFOOD-FROM OCEAN TO YOUR KITCHEN



CREMERIA

FRESH CHEESES, HAM, CHORIZO



CARNICERIA

HIGH QUALITY & SPECIALTY CUT MEATS



PRODUCE

FRUITS & VEGETABLES FROM LOCAL FARMERS



PASTELERIA

DECORATED CAKES FOR ALL YOUR NEEDS



LIQUOR COUNTER

DON'T FORGET THE ESSENTIALS!



CANDY SHOP

KIDS CORNER OF SWEET TREATS & PIÑATAS!



CUSTOMER SERVICE

FINANCIAL SERVICES & LOTERIA

EASTWOOD SHOPPING CENTER

Antioch, California

INCOME & EXPENSES (7/1/26)

	ACTUAL	PROFORMA
INCOME		
Minimum Rents	\$ 718,500	\$ 865,164
Reimbursable: Common Area Maintenance	\$ 120,548 (73%)	\$ 136,896 (90%)
Real Estate Taxes	\$ 96,805 (73%)	\$ 102,418 (90%)
Insurance	\$ 21,384 (73%)	\$ 24,284 (90%)
Management	\$ 34,408 (73%)	\$ 39,075 (90%)
Vacancy (5%)	-----	< \$ 58,392 >
TOTAL INCOME	\$ 991,645	\$1,109,445
EXPENSES		
Common Area Maintenance	\$ 165,134	\$ 165,134
Real Estate Taxes	\$ 132,610 (1)	\$ 132,610 (1)
Insurance	\$ 29,293	\$ 29,293
Management (5%)	\$ 47,134	\$ 47,134
TOTAL EXPENSES	\$ 374,171	\$ 374,171
NET OPERATING INCOME		
	\$ 617,474	\$ 735,274



Footnote

(1) Projected real estate taxes on sale. Current taxes are \$98,650.

EASTWOOD SHOPPING CENTER

Tenant Analysis - Footnotes

(7/1/26)

#	Tenant	SF Area	Monthly Rent	Rate	Term	Exp. Date	Rental Increases	Options	Reimb. Expenses		
									CAM	TAX	INS
1806	Vacant	1,606	\$ 2,409	1.50	----	----	----	----	----	----	----
1808	Water Store	1,114	\$ 1,671	1.50	11 yrs	mo/mo	----	----	T	T	T
1818	Cielo Supermarket	17,880	\$ 17,701	0.99	10 yrs	2/28/2030	10%/5 yrs	4 5-year (1)	T	T	T
1820	\$.99 Plus	6,423	\$ 4,000	0.62	mo/mo	mo/mo	----	----	LL	LL	LL
1826	Vacant	1,220	\$ 1,830	1.50	----	----	----	----	----	----	----
1828	Oliver's Fish House	1,264	\$ 2,611	2.07	11 yrs	4/30/2027	N/A	1 5-year (FMV)	LL	LL	LL
1836	Golden Diva Dresses	1,274	\$ 1,750	1.37	mo/mo	mo/mo	----	----	LL	LL	LL
1840	Vacant	2,760	\$ 2,760	1.00	----	----	----	----	----	----	----
1844	LP Beauty Bar	1,055	\$ 1,952	1.85	5 yrs	1/31/2027	N/A	1 5-year (FMV)	T	T	T
1848	Quick Check Cash	1,323	\$ 2,514	1.90	7 yrs	5/31/2027	N/A	1 2-year (FMV)	T	T	T
1852	Metro PCS	1,323	\$ 2,381	1.80	5 yrs	5/31/2029	(2)	1 3-year	T	T	T
1854	EZ Nails	1,323	\$ 2,250	1.70	5 yrs	4/30/2031	(3)	1 5-year (FMV)	T	T	T
1860	Boxing Gym	2,194	\$ 1,199	0.55	3 yrs	7/31/2029	(4)	----	T	T	T
1862	Artisanian Mexicano	431	\$ 1,220	2.83	2 yrs	8/31/2027	8/1/26 \$1,220	----	T	T	T
1864	Antioch Nutrition	431	\$ 1,164	2.70	6 yrs	7/31/2028	(5)	----	T	T	T
1868	Total Wireless	2,010	\$ 1,990	0.99	5 yrs	10/31/2030	(6)	2 5-year (FMV - 3%/yr)	T	T	T
1870	Threading Salon	1,850	\$ 1,813	0.98	4 yrs	12/31/2028	(7)	1 5-year (FMV)	T	T	T
1872	Mike's Pastry	2,527	\$ 3,411	1.35	22 yrs	5/31/2031	Annual inc \$126/mo	1 3-year (FMV)	T	T	T
1880	Vacant	1,382	\$ 2,073	1.50	----	----	----	----	----	----	----
1884	Asian Cuisine	1,381	\$ 2,762	2.00	5 yrs	10/31/2031	Annual 3%	1 5-year (FMV)	T	T	T
1888	Delta Medical Pharmacy	1,198	\$ 1,850	1.54	7 yrs	mo/mo	----	----	LL	LL	LL
1890	Taekwondo	2,901	\$ 3,191	1.10	5 yrs	11/30/2029	(8)	1 5-year (FMV)	T	T	T
1892	Magico	1,392	\$ 2,074	1.49	5 yrs	5/31/2027	----	1 5-year (FMV)	T	T	T
1894	Fiesto Insurance (9)	1,355	\$ 2,371	1.75	11 yrs	12/31/2026	----	N/A	T	T	T
1896	Vacant	1,800	\$ 3,150	1.75	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Totals	59,417	\$ 72,097	x 12	\$ 865,164						
	Leased	50,649	59,875	x 12	\$ 718,500						
	Vacant	8,768	12,222	x 12	\$ 146,664						

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Tenant Analysis - Footnotes

(7/1/26)

(1) Cielo Options

3/1/30	\$19,471
3/1/35	\$21,418
3/1/40	\$23,560
3/1/45	\$25,916

(2) 6/1/26	\$2,381
6/1/27	\$2,450
6/1/28	\$2,514

(3) 5/1/27	\$2,317
5/1/28	\$2,387
5/1/29	\$2,458
5/1/30	\$2,532

(4) Boxing Gym

8/1/26	\$1,199
8/1/27	\$1,235
8/1/28	\$1,272

(5) 8/1/26	\$1,250
8/1/27	\$1,293

(6) 12/1/26	\$2,513
8/1/27	\$2,588
8/1/28	\$2,666
8/1/29	\$2,745
8/1/30	\$2,828

(7) 10/1/27	\$1,850
10/1/28	\$1,906

(8) 12/1/26	\$3,278
12/1/27	\$3,365
12/1/28	\$3,481

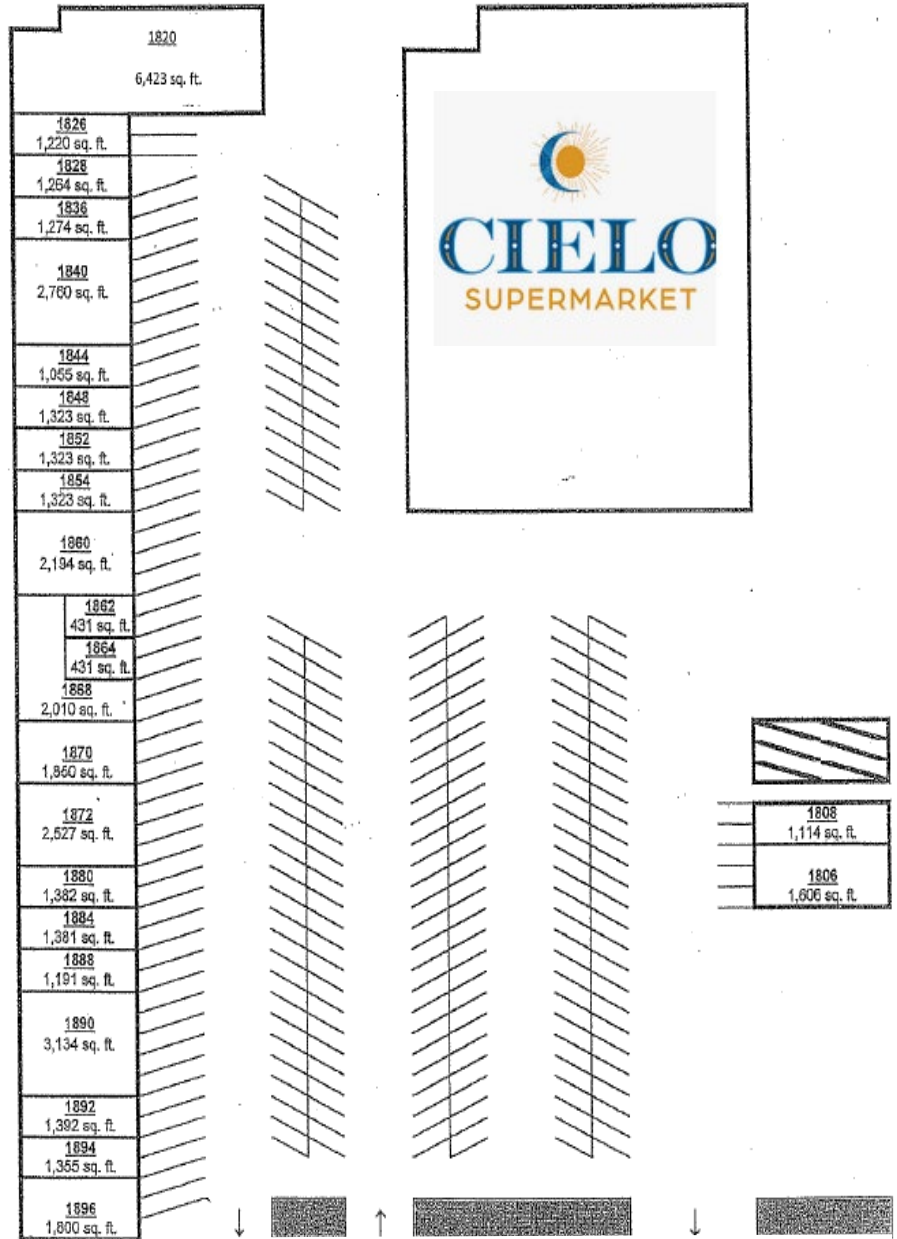
(9) Shares some space with adjacent tenant

EASTWOOD SHOPPING CENTER

Antioch, California

SITE PLAN

#	TENANT	SF AREA
1896	Available	1,800
1894	Fiesta Insurance	1,355
1892	Magico	1,392
1890	Taekwondo	2,901
1888	Delta Pharmacy	1,198
1884	Asian Cuisine	1,381
1880	Available	1,382
1872	Mike's Pastry	2,527
1870	Threading Salon	1,850
1868	Wireless	2,010
1864	Nutrition	431
1862	Artesan	431
1860	Boxing Gym	2,194
1854	EZ Nails	1,323
1852	Metro PCS	1,323
1848	Quick Check Cashing	1,323
1844	LP Beauty Bar	1,055
1840	Available	2,760
1836	Golden Diva Dress	1,274
1828	Oliver's Fish House	1,264
1826	Available	1,220
1820	\$.99 Plus	6,320
1818	Cielo Supermarket	17,880
1808	Water Store	1,114
1806	Available	1,606
	Total	59,417
	Leased	48,998
	Available	10,149



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AERIAL



EASTWOOD SHOPPING CENTER

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MAPS

