




89 DAVIS ROAD



CONFIDENTIAL OFFERING MEMORANDUM

NEWMARK

OWNER/USER OR INVESTMENT OPPORTUNITY



89 DAVIS ROAD

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EXECUTIVE SUMMARY



DOWNTOWN ORINDA



THE OPPORTUNITY

Newmark, as exclusive advisor, is pleased to present to owner/users or investors, the opportunity to acquire the 100% fee-simple interest in 89 Davis Road (“the Property”), an approximately 16,355-square-foot boutique office building, ideally located in Downtown Orinda, CA.



INVESTMENT HIGHLIGHTS

GENERATIONAL REAL ESTATE

Core location in boutique
downtown Orinda

RARE ORINDA OWNER/USER OPPORTUNITY

with attractive and stable in-place
income from existing tenants.

SBA FINANCING POSSIBLE

potential ability to occupy over 51% of the building,
making SBA financing possible

ACCESS & TRANSIT

immediate access to Highway 24
and walking distance to BART

VIBRANT DOWNTOWN SHOPS AND RESTAURANTS

proximity to an array of restaurants, retail and
service amenities

AMPLE SURFACE PARKING

is provided with 59 dedicated parking stalls.

DEMOGRAPHICS

Orinda is an executive housing community with top tier
education and household incomes exceeding \$248,000

FORTRESS LOCATION

within Downtown Orinda, with high barriers to entry
and no new office product built in decades

PROPERTY SUMMARY

PROPERTY ADDRESS:	89 Davis Road, Orinda, CA 94563
SIZE:	16,355 Square Feet
BUILDINGS / STORIES:	1 / 2
PERCENT LEASED:	75% (potential to occupy additional suites)
PARKING RATIO / STALLS:	3.6/1,000 (59 stalls)
SITE AREA:	0.97 Ac (42,253 Square Feet)

OFFERING DETAILS

PRICE:	\$7,800,000
PRICE PER SF:	\$477
PRO-FORMA CAP RATE:	6.0%
AVAILABLE FOR IMMEDIATE OCCUPANCY:	4,176 SF
POTENTIALLY AVAILABLE FOR OCCUPANCY:	11,417 SF





OWNER/USER OPPORTUNITY

89 Davis Road presents a unique opportunity for owner-users. A partial owner-user can immediately occupy the vacant 4,176 square feet on the second floor. An additional 7,241 square feet on the first and second floor could potentially be made vacant upon close of escrow. Owner-users will benefit from the Property's in-place cash flow from existing tenants.



To Walnut Creek (10 Minutes)

89 DAVIS ROAD



5 Minute Walk to BART



Peets Coffee & Tea™

To San Francisco (25 Minutes)



BevMo!

Camino Pablo



ORINDA: AN AFFLUENT AND EDUCATED CITY

As one of the most sought-after communities in the East Bay, Orinda is renowned for its high quality of life, top rated schools, low crime rate, and small-town feel. Regarded as an affluent community, Orinda's strong demographics present some unique advantages that helps drive the success and growth of its local businesses. Orinda boasts an educated an affluent population base with average family incomes exceeding \$248,000. Median home prices in the city exceed \$2.1M, while 40% of the population holds a Graduate Degree.

\$248,000
AVERAGE
FAMILY INCOME

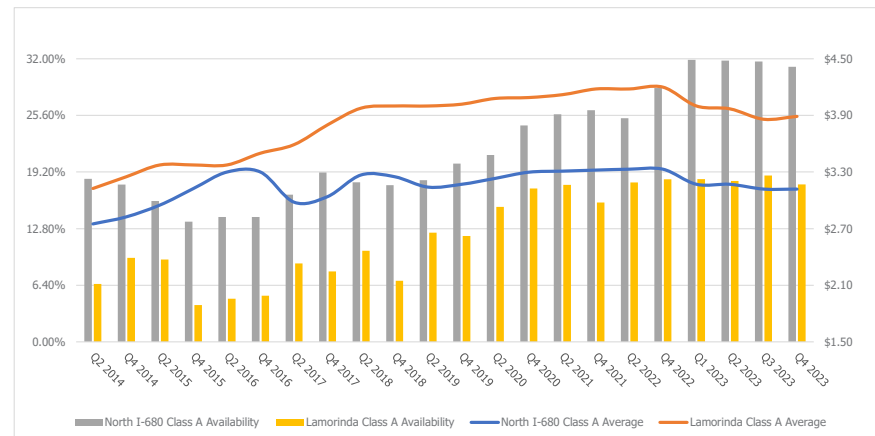
OVER **1.7** MEDIAN HOME VALUES
MILLION

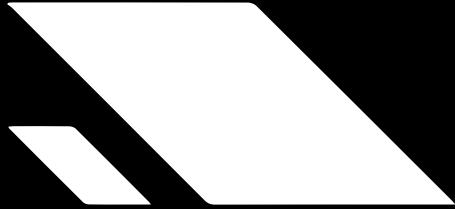
ORINDA

40% HAS A GRADUATE DEGREE


LAMORINDA: A THRIVING OFFICE SUBMARKET

The Lafayette/Moraga/Orinda ("Lamorinda") submarket attracts tenants who require vicinity to the major hubs of San Francisco/Oakland while seeking a more suburban environment with access to public transportation. Recent owner/user sales and office-to-residential redevelopment have rapidly decreased the office inventory, further tightening the space available to tenants and users seeking to purchase a property for occupancy. The submarket consistently outperforms the broader N-I680 Market due to its access to executive housing, high-barriers to entry, and proximity to transit.





89 DAVIS ROAD





PROPERTY DESCRIPTION



PROPERTY AND SITE DETAILS

PROPERTY ADDRESS:	89 Davis Road, Orinda CA 94563
BUILDINGS / STORIES	1 / 2
RENTABLE SQUARE FEET (LEASES):	16,355 Square Feet
PERCENT LEASED:	75%
LAND AREA	0.97 Ac (42,253 Square Feet)
ZONING	Do - Downtown Office
ZONING DESCRIPTION	Permitted uses include, but are not limited to a variety of office and medical uses
APN:	268-141-020-1
YEAR BUILT:	1983
PARKING:	59 Stalls
PARKING RATIO:	3.6 / 1,000
LANDSCAPING:	Drought-resistant





CONSTRUCTION

Structure:	Poured concrete footings, wood frame construction
Exterior Walls:	Wood siding
Roof:	Built up mansard roof

BUILDING SYSTEMS

HVAC:	Package units
Stairwells	Two (2)
Interior Lighting	LED

UTILITIES

Electric:	PG&E
Water:	EBMUD
Sewer:	County
Gas:	PG&E

AMENITIES

Transportation Access:	Walking distance from BART, immediate access to Hwy 24
Walkability:	Walkable amenities include a variety of restaurants, coffee shops, and retail

FIRST FLOOR

MACKENZIE CAPITAL MANAGEMENT

Suite 100

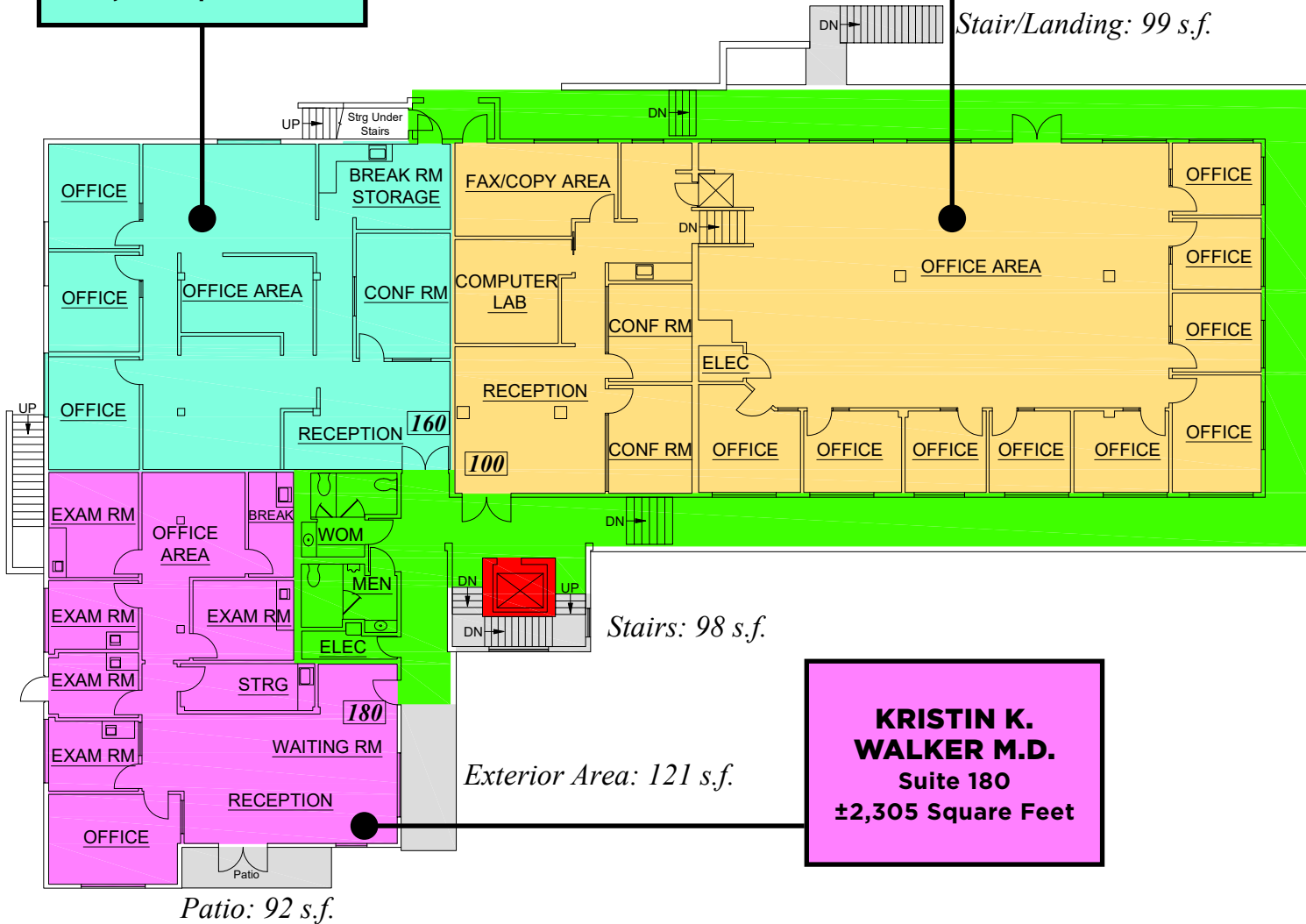
±5,623 Square Feet

*Potentially Available for
Owner/User

CHOREO ADVISORS

Suite 160

±2,633 Square Feet



Stair/Landing: 99 s.f.

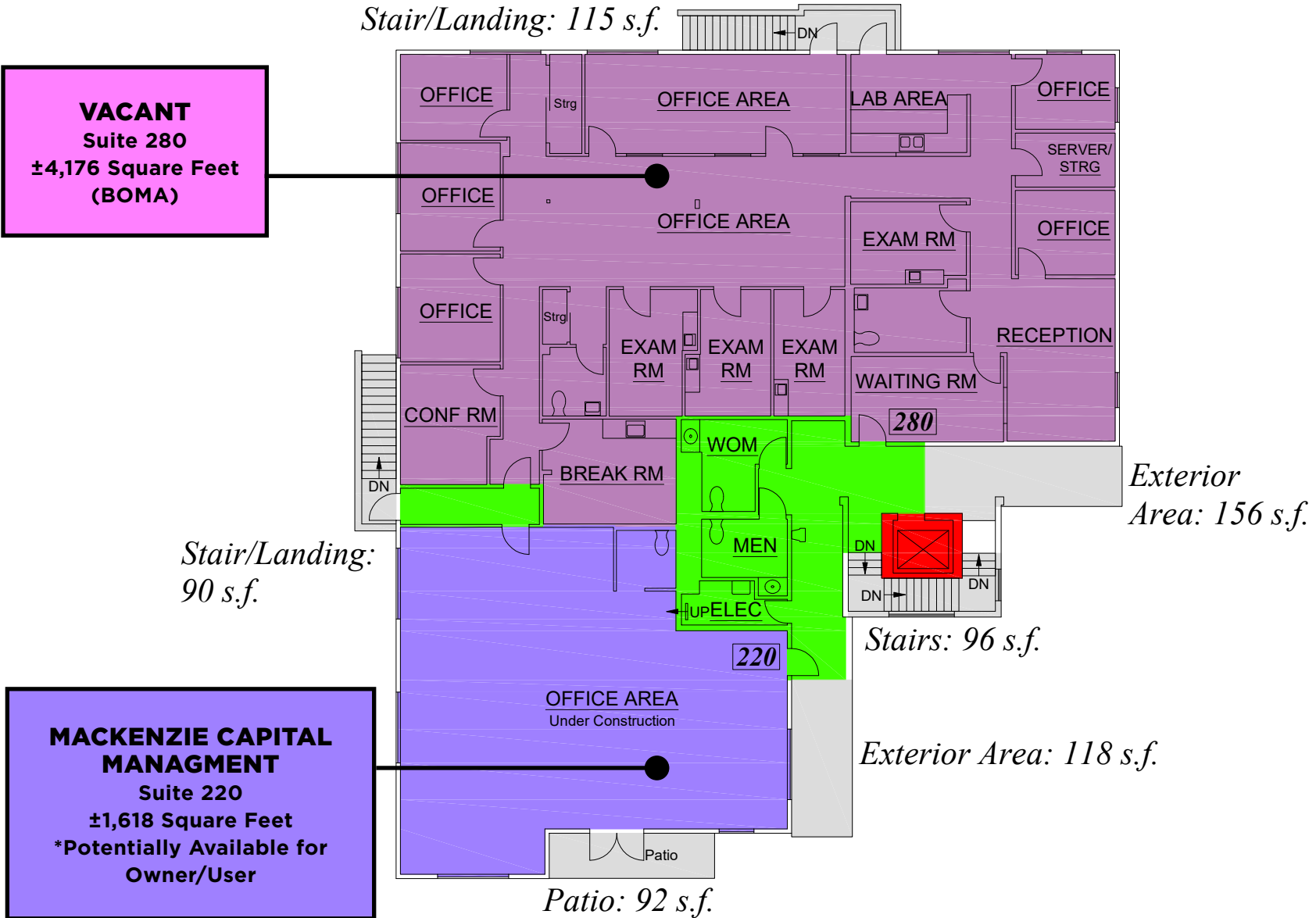
Stairs: 98 s.f.

Exterior Area: 121 s.f.

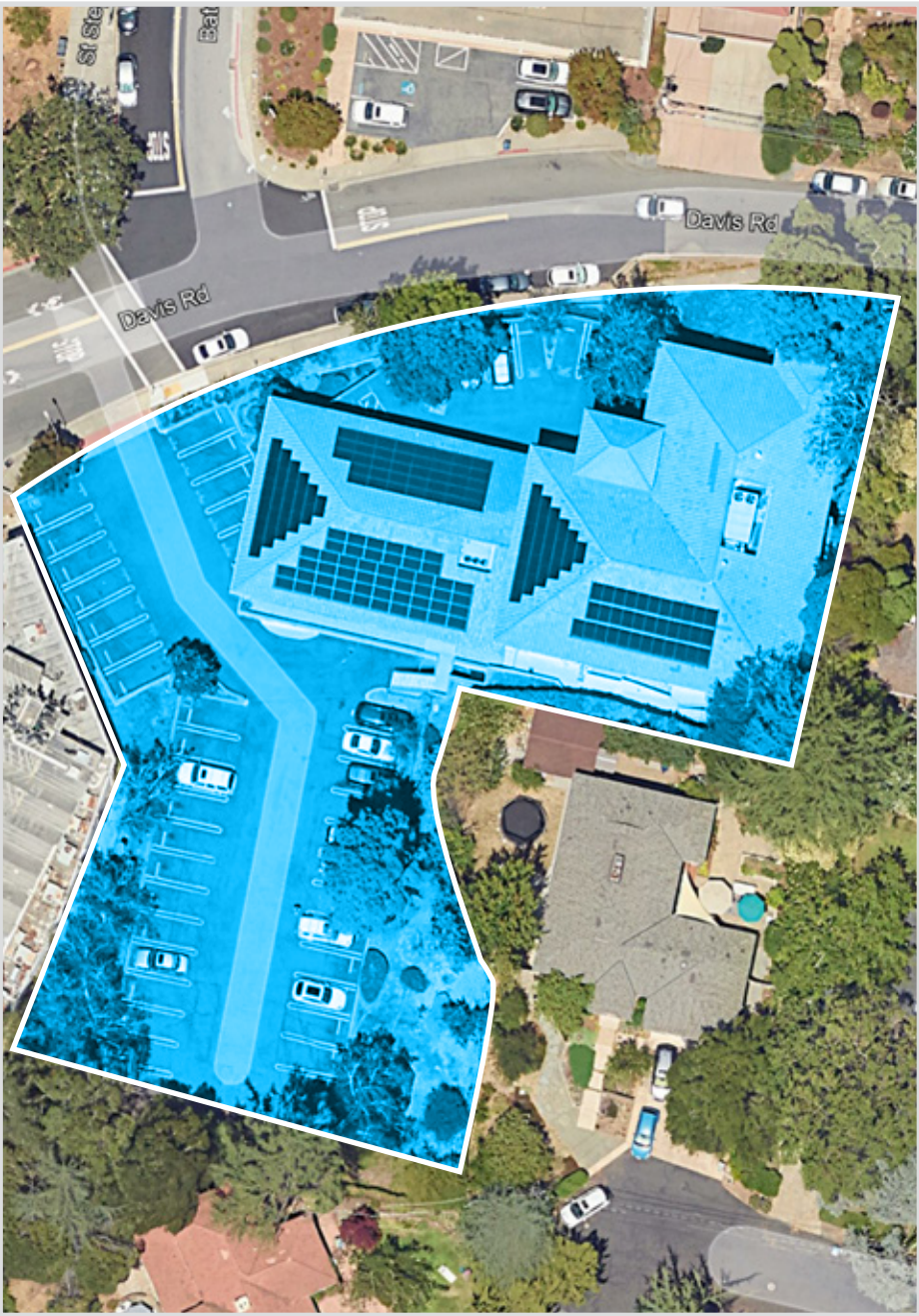
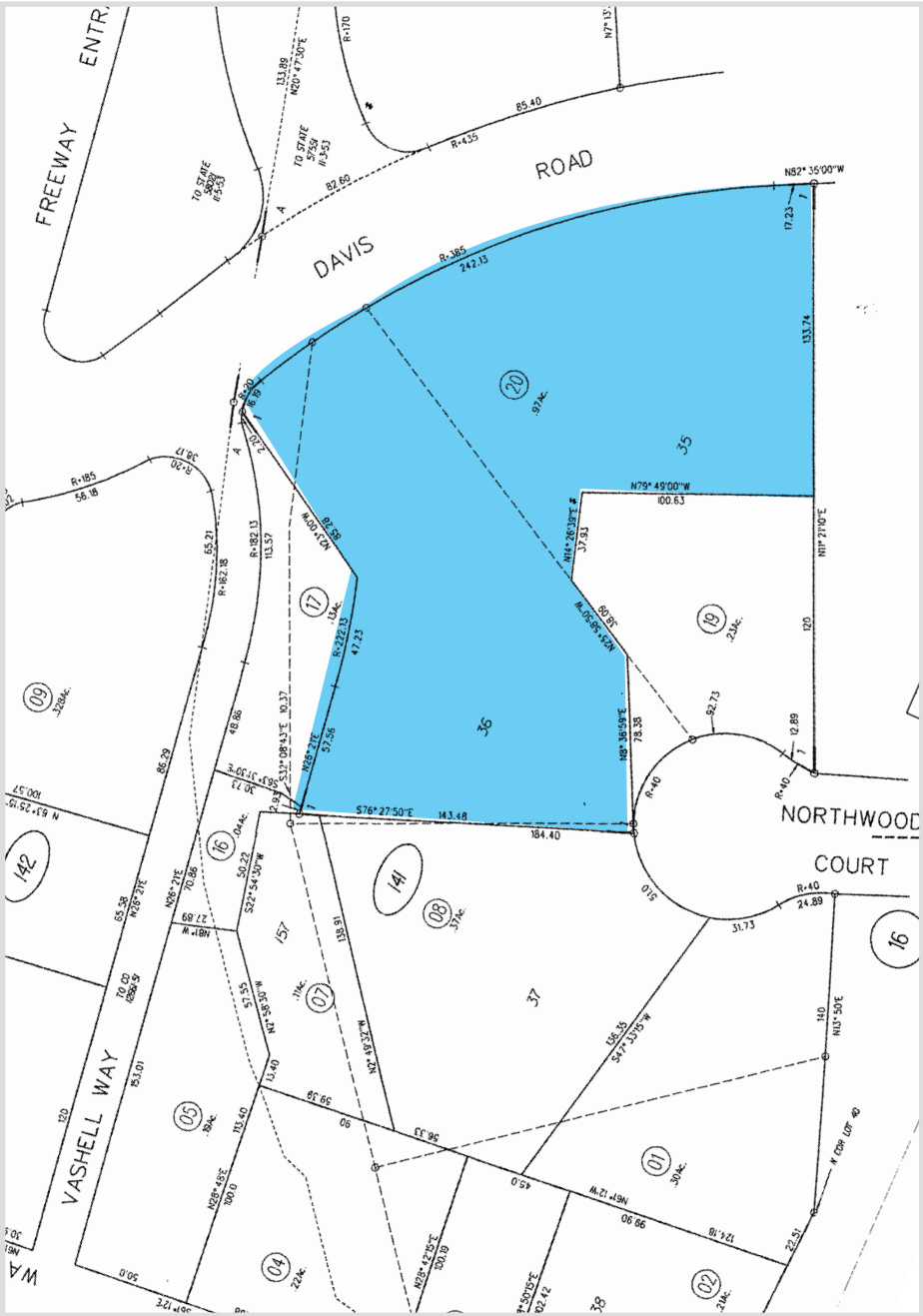
Patio: 92 s.f.

**KRISTIN K.
WALKER M.D.**
Suite 180
±2,305 Square Feet

SECOND FLOOR

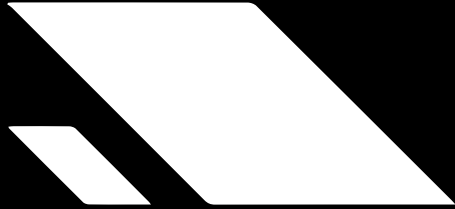


PARCEL MAP



SITE AERIAL





89 DAVIS ROAD





MARKET OVERVIEW



ORINDA OVERVIEW

Orinda is a highly desirable community in the East Bay known for its high quality of life, excellent schools, low crime rate, and small-town atmosphere. It is an affluent area with a population that is well-educated and financially well-off, with average family incomes over \$248,000 and 40% of residents holding a graduate degree. The median home price in Orinda is also high, at over \$1.7M. These strong demographics contribute to the success and growth of local businesses in the area.

89 Davis Road is conveniently located near Highway 24 and the Orinda BART station, providing easy access to the major destinations and housing in the region. The Property benefits from its central location, which presents unique advantages for business owners and residents. Additionally, the town of Orinda presents high barriers to entry for new development due to its challenging political environment, rising development fees and construction costs, and a limited acquisition pipeline with few office sales in the past decade.



ORINDA

LOCATION MAP




89 DAVIS ROAD

WALNUT CREEK

OAKLAND

SAN FRANCISCO



89 DAVIS ROAD

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (03.15.24) 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.

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NEWMARK

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Walnut Creek, CA 94596**