

# 1611-1663

A ST, ANTIOCH CA

FOR SALE

7.0% IN-PLACE CAP RATE | AUTOZONE-ANCHORED ±44,440 SF RETAIL CENTER  
\$0.87 SF AVERAGE RENT | SIGNIFICANT UPSIDE POTENTIAL

**\$148 SF** | RARE VALUE-ADD OPPORTUNITY



# INVESTMENT OVERVIEW



**PRICE:** \$6,195,000 (\$148 SF)

**BUILDING SIZE:** ±44,440 SF (Per Public Record)  
±41,638 SF (Per Rent Roll - Buyer to Verify)

**IN-PLACE CAP RATE:** 7.00%

**LOT SIZE:** ±2.45 AC

**PRO FORMA CAP RATE:** 9.00%

**PARKING:** ±100 Spaces (2.41/1,000± SF)

**APN:** 665-183-035-8

**YEAR BUILT:** 1964

# INVESTMENT HIGHLIGHTS



## STRONG IN-PLACE CASH FLOW

- **7.0% in-place cap rate with strong existing income**
- Upside to **~9.0%+ stabilized return** (3 Vacant Units)
- **NNN lease structure** with minimal landlord expenses

## TREMENDOUS VALUE ADD OPPORTUNITY

- **In-place rents average ~\$0.87/SF (NNN)**, well below market levels, providing significant mark-to-market upside.
- **±11,500 SF of vacancy** provides immediate lease-up opportunity
- Opportunity to **significantly grow NOI through stabilization**

## BELOW REPLACEMENT COST & MARKET PRICE PER/SF

- **Attractive basis at ~\$148/SF**, below comparable retail sales
- **Significantly below replacement cost with substantial upside potential**

## PRIME RETAIL CORRIDOR

- **AutoZone-anchored center** driving daily traffic
- Positioned on a **high-traffic corridor (~20,000+ VPD)**
- Surrounded by **national retailers (Starbucks, Taco Bell, Wells Fargo, etc.)**
- **Dense infill location with built-in customer base**

## MULTI-TENANT RETAIL CENTER

- **±41,638 SF retail center on a ±2.45-acre lot**
- **15-unit multi-tenant property**
- **Constructed in 1964**
- **±100 parking spaces (±2.4/1,000 SF ratio)**

# FINANCIAL OVERVIEW

## PRICING

**Sale Price:** \$6,195,000

**Building Size:**

- ±44,440 SF (Per Public Record)

- ±41,638 (Per Rent Roll)

**Price Per SF:** \$148/SF



## IN-PLACE PERFORMANCE

**Monthly Base Rent:** \$36,141

**Annual Gross Income:** \$433,698

**In-Place Cap Rate:** 7.0%

## STABILIZED (PRO FORMA)

**Pro Forma Monthly Rent:** \$46,741

**Pro Forma Annual Income:** \$560,898

**Pro Forma Cap Rate:** 9.0%

## OCCUPANCY & UPSIDE

**Occupancy (In-Place):** ~72% (3 Vacant Units)

**Income Growth Potential:** +\$127,000+ Annually

**Vacant Space:** ±11,500 SF Available

# RENT ROLL

Tenant	Suite	SF	Base Rent	Rent/SF	Lease Term	Next Incr.	Inc Amt	Option	Sec. Dep.
Chinese Restaurant	1611	2,500	\$3,359.00	\$1.34	MTM	Annual	3%	-	\$2,000.00
<b>Vacant</b>	1611B	1,764	\$2,300.00	\$1.30	-	-	-	-	-
Cigarette	1615	1,500	\$2,506.00	\$1.67	MTM	Annual	3%	-	\$1,500.00
Auto Zone	1623	8,120	\$8,915.00	\$1.01	1/04 - 12/28	1/1/2029	10%	1x5Yrs	\$0.00
<b>Vacant</b>	1625-1627	2,979	\$3,300.00	\$1.11	-	-	-	-	-
Barber Shop	1631	507	\$821.00	\$1.62	MTM	-	-	-	\$0.00
Bakery Restaurant	1635	1,884	\$1,800.00	\$0.96	MTM	Annual	3%	-	\$2,300.00
Church	1637	1,530	\$1,500.00	\$1.00	3/1/25-2/28/27	3/1/2027 Mkt.	-	1x2yr. Mkt.	\$2,000.00
Sport Retail	1641	3,517	\$2,900.00	\$0.82	10/1/23-9/30/26	Fixed	0	1x3yr. Mkt.	\$4,000.00
Mexican Grocery	1653	2,077	\$1,880.00	\$0.91	11/1/25-10/31/28	11/1/2026	3%	1x3yr. 3%yr.	\$2,500.00
Laundromat	1657	2,040	\$5,109.00	\$2.50	8/15 - 7/33	8/1/2026	3%	1x5yrs.3-5%	\$3,000.00
Mexican Restaurant	1645	2,000	\$3,441.48	\$1.72	MTM	-	-	-	\$2,800.00
Sumba	1661	2,500	\$1,700.00	\$0.68	4/1/25-3/31/27	-	-	1x2Yr. Mkt.	\$2,500.00
Kiosk Water Sales	-	-	\$450.00	-	MTM	-	-	-	\$0.00
Hair Salon	1633	750	\$1,060.00	\$1.33	11/1/21-10/31/26	11/1/2026	-	-	-
Storage	-	1,170	\$700.00	\$0.60	MTM	-	-	-	-
<b>Vacant</b>	1663	6,800	\$5,000.00	\$0.73	-	-	-	-	-

Building size per public records is ±44,440 SF. Rent roll reflects approximately ±41,638 SF. Buyer to verify.







# PARCEL MAP

A- POR. NW1/4 SEC.19, T2N, R2E, M.D.B.&M.  
 C- VISTA DE DIABLO M.B.23-732  
 B- STAMM SUBDIVISION M.B. 43-27

TAX CODE AREA



# DEMOGRAPHICS

<b><u>2026 SUMMARY</u></b>	<b><u>1-MILE</u></b>	<b><u>5-MILE</u></b>	<b><u>10-MILE</u></b>
<b>Population</b>	21,901	177,005	372,318
<b>Households</b>	7,085	55,392	117,363
<b>Average Household Size</b>	3	3.1	3.1
<b>Owner Occupied Housing Units</b>	3,096	33,146	78,505
<b>Renter Occupied Housing Units</b>	4,054	22,974	40,329
<b>Median Age</b>	36	38.2	39.1
<b>Median Household Income</b>	\$65,719	\$96,364	\$111,759
<b>Average Household Income</b>	\$92,709	\$124,456	\$137,595



# 1611-1663

A St, Antioch, CA

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