

Exclusive Listings

- › Office
- › Industrial
- › Retail
- › Land
- › Multi-Family

Exclusive Property Summary

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EXCLUSIVE LISTINGS

JANUARY 02, 2014

INDUSTRIAL - FOR LEASE

Property Information	Availability Information	Comments
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1	<p>Napa Valley Logistics Center Devlin Rd near South Kelly American Canyon, CA 94503</p> <p><i>Type:</i> Warehouse/Distribution <i>Status:</i> Potential Development <i>Bldg SF:</i> 646,737 <i>Avail ID:</i> 1016012162 <i>APN:</i> 057-090-069</p>	<p><i>Available SF:</i> 646,737 <i>Min/Max:</i> 96,000-646,737 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD</p>	<p><i>Office SF:</i> <i>Amps ; Volts:</i> 4,000-5,000 ; 277/480 <i>Clear Ht:</i> 30' - 30' <i>Park Ratio:</i> <i>DH Doors:</i> 108 <i>GL Doors:</i> 24 <i>Columns:</i> 60'w x 50'd</p>	<p><i>Agents:</i> Brooks Pedder 925-279-5581 Phil Garrett 707-863-8357 Steve Crocker 707-863-8361</p> <p><i>Lease Comment:</i> Approved building to be built.</p> <p><i>Site Details:</i> • Approximately ±39.61 acres (±1,716,699 sq. ft.) • APN: 057-090-069</p> <p><i>Building:</i> Construction to commence upon completion of a lease for all or part • ±646,734 sq. ft. available • ±402.5' deep x ±1,617.5' wide • Concrete tilt-up construction • ±376 parking stalls total for building • ±60' wide x ±50' deep column spacing • ±135' staging on two (2) sides • Up to 4,000 amps @ 277/480 volts to main panel or to-suit • Loading: Sixteen (16) grade level doors (±12' x ±14') and Forty six (46) dock high doors (±9' x ±10') • Up to 17 rail doors (rear) • Minimum clear height at storage area ±30' • ±60' concrete apron • Tenant Improvements to-suit • ESFR Sprinklered • Divisible: ±96,000 sq. ft. (±400' x ±240') • Rail service (rear): California Northern Railroad</p> <p><i>Features:</i> Rail Service - California Northern Railroad Sprinklers - ESFR Truck: Staging - ±135' on two sides</p>
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Property Information

Availability Information

Comments

2

**2545 W 10th St, Suite E****Antioch, CA 94509**

Type: Light Industrial

Status: Existing

Bldg SF: 23,860

Avail ID: 1016069953

APN: 074-051-016-9

Available SF: 1,561

Min/Max: 1,561-1,561

Avail Date: Immediate

Unit/Suite: 2545/E

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: \$0.85 IG

Office SF: 281

Amps ; Volts: 200 ; 120/208

Clear Ht: 16' - 16'

Park Ratio: 2.70 /1000

DH Doors: 0

GL Doors: 1

Columns:

Agents:

Curt Scheve, SIOR 925-279-5593

Bill Hillis, SIOR 925-279-5578

Scott Bertrand 925-279-5573

Lease Comment: • Office/Warehouse Available. Close to Costco, shops, and services. Move-In Ready

Features:

Sprinklers



3

**3291 E 18th St****Antioch, CA 94509**

Type: Light Industrial

Status: Existing

Bldg SF: 31,167

Avail ID: 1016123288

APN: 051-052-068-7

Available SF: 3,362

Min/Max: 3,362-3,362

Avail Date: Immediate

Unit/Suite:

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: TBD

Office SF:

Amps ; Volts:

Clear Ht:

Park Ratio:

DH Doors:

GL Doors: 1

Columns:

Agents:

Curt Scheve, SIOR 925-279-5593

Bill Hillis, SIOR 925-279-5578

Lease Comment: • Ideal Automotive repair facility

• Small existing office with restroom

• Oversized roll-up door

Features:

Yard

**Property Description**

- > High visibility East 18th Street frontage with strong business signage available.
- > Showroom and automotive spaces available of various sizes (see reverse).
- > Flexible lease terms and arrangements, long term ownership.
- > Yard areas possible.

Property Information

Availability Information

Comments

4



1201 Auto Center Dr
Antioch, CA 94509

Type: Light Industrial
Status: Existing
Bldg SF: 16,640
Avail ID: 1016145563
APN: 074-160-013-4

Available SF: 4,160
Min/Max: 4,160-4,160
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.75 GR

Office SF: 1,000
Amps ; Volts: 400 ; 277/480
Clear Ht: 26' - 26'
Park Ratio:
DH Doors: 2
GL Doors: 1
Columns: 40'w x 40'd

Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578

Lease Comment: > 4,160 SF End unit
> One (1) rest room
> One(1) 12' x 14' grade level door
> Wide open show room with dropped ceiling and HVAC throughout
> Warehouse in back, additional storage

Features:
Highway Access - Hwy 4
HVAC



Property Description

- > Glass storefront entries
- > High traffic location on Auto Center Dr.
- > Convenient access to Hwy 4
- > Good signage opportunities on the building and monument
- > 65 parking spaces in both the front and rear of the building

5



Antioch Distribution Center
2140 Wilbur Ave B
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 494,270
Avail ID: 1016115514
APN: 051-100-025-9

Available SF: 26,000
Min/Max: 26,000-26,000
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 1,000
Amps ; Volts: 400 ; 277/480
Clear Ht: 26' - 26'
Park Ratio:
DH Doors: 2
GL Doors: 1
Columns: 40'w x 40'd

Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578

Features:
Heavy Industrial - M-2 Zoning
Highway Access - Hwy 4 and Hwy 160
Rail Service - Santa Fe Pacific (south side of building)
Skylights
Sprinklers - 0.33/1,000 within the 26' clear bays. Ordinary hazard in the 22' bays
Yard - Surfaced yard



Property Description

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

Property Information

Availability Information

Comments

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Antioch Distribution Center
2180 Wilbur Ave B, Suite C
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 494,270
Avail ID: 1016083743
APN: 051-100-025-9

Available SF: 39,000
Min/Max: 39,000-74,000
Avail Date: Immediate
Unit/Suite: 2180/C
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.13
Rental Rate: TBD

Office SF: 986
Amps ; Volts: 250 ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 1
GL Doors: 3
Columns: 40'w x 40'd

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within the 26' clear bays. Ordinary hazard in the 22' bays
 Yard - Surfaced yard



Property Description

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

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Antioch Distribution Center
2200 Wilbur Ave A
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 169,322
Avail ID: 1016120972
APN: 051-100-021-8

Available SF: 24,000
Min/Max: 24,000-24,000
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 986
Amps ; Volts: 2,000 ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 1
GL Doors: 3
Columns: 40'w x 40'd

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Sprinklers - 0.33/1,000 within the 26' clear bays. Ordinary hazard in the 22' bays
 Yard - Surfaced yard



Property Description

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

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Antioch Distribution Center
2240 Wilbur Ave B
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 494,270
Avail ID: 1016094074
APN: 051-100-025-9

Available SF: 35,000
Min/Max: 35,000-74,000
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.13
Rental Rate: TBD

Office SF: 125
Amps ; Volts: 100 ; 120/208
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 1
GL Doors: 1
Columns: 40'w x 40'd

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Sprinklers - 0.33/1,000 within the 26' clear bays. Ordinary hazard in the 22' bay
 Yard - Surfaced yard



Property Description

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

Property Information

Availability Information

Comments

9

**Antioch Distribution Center**

2260 Wilbur Ave B
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 494,270
Avail ID: 1016154214
APN: 051-100-025-9

Available SF: 11,265
Min/Max: 11,265-11,265
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.13
Rental Rate: TBD

Office SF: 11,265
Amps ; Volts: 2,000 ; 277/480
Clear Ht: 22' - 26'
Park Ratio:
DH Doors:
GL Doors:
Columns: 40'w x 40'd

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Heavy Industrial - M-2 Zoning
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within 26' clear bays. Ordinary hazard within 22' clear bays
 Yard - 40' x 80'

**Property Description**

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

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**Antioch Distribution Center**

2300 Wilbur Ave B
Antioch, CA 94509

Type: Warehouse
Status: Existing
Bldg SF: 494,270
Avail ID: 1016095177
APN: 051-100-025-9

Available SF: 23,200
Min/Max: 23,200-34,200
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.13
Rental Rate: TBD

Office SF: 1,500
Amps ; Volts: 400 ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 1
GL Doors: 1
Columns: 40'w x 40'd

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Heavy Industrial - M-2 Zoning
 Highway Access - Hwy 4 and Hwy 160
 Rail Service - Santa Fe Pacific (south side of building)
 Skylights
 Sprinklers - 0.33/1,000 within the 26' clear bays. Ordinary hazard in the 22' bays
 Yard - Surfaced yard

**Property Description**

Excellent warehouse or manufacturing facility with 3 phase heavy power, yard rail, and dock high doors with covered apron on the east side of the premises. Grade level doors on the west side of the premises. Good access to a large cost effective labor pool in East Contra Costa County.

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**Antioch Marina Business Park**

1200 W 4th St, Suite 36
Antioch, CA 94509

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 291,140
Avail ID: 1016115733
APN: 066-110-009-9

Available SF: 19,400
Min/Max: 19,400-105,140
Avail Date: Immediate
Unit/Suite: 1200/36
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 19,400
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: • Heavy power available
 • Yard area up to three (3) acres
 • Minimum 20' clear height
 • ±1,000-±2,500 SF existing offices and restroom facilities
 • Multiple oversized grade level doors
 • Dock platform



Property Information

Availability Information

Comments

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**Antioch Marina Business Park****1200 W 4th St, Suite 52****Antioch, CA 94509***Type:* Warehouse/Distribution*Status:* Existing*Bldg SF:* 291,140*Avail ID:* 1016115903*APN:* 066-110-009-9*Available SF:* 29,900*Min/Max:* 29,900-105,140*Avail Date:* Immediate*Unit/Suite* 1200/52*Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Office SF:**Amps ; Volts:**Clear Ht:**Park Ratio:**DH Doors:**GL Doors:**Columns:**Agents:*

Curt Scheve, SIOR 925-279-5593

Bill Hillis, SIOR 925-279-5578

Lease Comment: • Heavy power available

- Yard area up to three (3) acres
- Minimum 20' clear height
- ±1,000-±2,500 SF existing offices and restroom facilities
- Multiple oversized grade level doors
- Dock platform

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**Antioch Marina Business Park****1200 W 4th St, Suite 53****Antioch, CA 94509***Type:* Warehouse/Distribution*Status:* Existing*Bldg SF:* 291,140*Avail ID:* 1016115901*APN:* 066-110-009-9*Available SF:* 23,550*Min/Max:* 23,550-105,140*Avail Date:* Immediate*Unit/Suite* 1200/53*Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Office SF:**Amps ; Volts:**Clear Ht:**Park Ratio:**DH Doors:**GL Doors:**Columns:**Agents:*

Curt Scheve, SIOR 925-279-5593

Bill Hillis, SIOR 925-279-5578

Lease Comment: • Heavy power available

- Yard area up to three (3) acres
- Minimum 20' clear height
- ±1,000-±2,500 SF existing offices and restroom facilities
- Multiple oversized grade level doors
- Dock platform

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**Antioch Marina Business Park****1300 W 4th St****Antioch, CA 94509***Type:* Warehouse*Status:* Existing*Bldg SF:* 113,750*Avail ID:* 1016096925*APN:* 066-110-005-7*Available SF:* 53,000*Min/Max:* 4,000-113,750*Avail Date:* Immediate*Unit/Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* \$0.25 GR*Office SF:* 1,000*Amps ; Volts:**Clear Ht:* 20' - 20'*Park Ratio:**DH Doors:* 1*GL Doors:* 4*Columns:**Agents:*

Curt Scheve, SIOR 925-279-5593

Bill Hillis, SIOR 925-279-5578

Lease Comment: • ± 53,000 SF expandable to ± 113,000 SF

- Ready for immediate move-in
- Small to large warehouse/manufacturing spaces
- Heavy power for manufacturing
- 20' Clear height
- ± 1,000 SF existing offices and restroom facilities
- Very flexible lease terms
- Four (4) grade-level (12'x16') doors, one (1) dock high loading door

Property Information

Availability Information

Comments

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**Antioch Marina Business Park****1300 W 4th St****Antioch, CA 94509***Type:*

Warehouse

Status:

Existing

Bldg SF:

113,750

Avail ID:

1016096926

APN: 066-110-005-7*Available SF:*

60,750

Min/Max:

4,000-113,750

Avail Date:

Immediate

*Unit/Suite**Avail Type:*

Lease

TI Allow:

TBD

Expenses:

TBD

Rental Rate:

\$0.25 GR

*Office SF:**Amps ; Volts:**Clear Ht:*

22' - 22'

*Park Ratio:**DH Doors:*

0

GL Doors:

3

*Columns:**Agents:*

Curt Scheve, SIOR

925-279-5593

Bill Hillis, SIOR

925-279-5578

Lease Comment: • ± 53,000 SF expandable to ± 113,000 SF

• Ready for immediate move-in

• Small to large warehouse/manufacturing spaces

• Heavy power for manufacturing

• 20' Clear height

• ± 1,000 SF existing offices and restroom facilities

• Very flexible lease terms

• Four (4) grade-level (12'x16') doors, one (1) dock high loading door

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**Delta 21****2311 W 10th St****Antioch, CA 94509***Type:*

Manufacturing

Status:

Existing

Bldg SF:

396,200

Avail ID:

1016124799

APN: 074-051-011-0*Available SF:*

117,238

Min/Max:

117,238-117,238

Avail Date:

Immediate

*Unit/Suite**Avail Type:*

Lease

TI Allow:

TBD

Expenses:

\$0.04

Rental Rate:

\$0.23 MG

*Office SF:**Amps ; Volts:**Clear Ht:*

20' - 30'

*Park Ratio:**DH Doors:*

6

*GL Doors:**Columns:**Agents:*

Curt Scheve, SIOR

925-279-5593

Scott Bertrand

925-279-5573

Bill Hillis, SIOR

925-279-5578

Todd Severson, SIOR

510-433-5810

Lease Comment: > Unit 2311 ±117,238 SF Available Now!

> ±396,200 SF building area

> Divisible to ±15,541 SF, up to ±185,000 SF

existing building area

> ±28 Acres of land

> Ideal for large-scale Warehouse Crane Uses;

dead storage, paved outside yard space, production

and manufacturing

> Up to ±40 ft Clear height

> Oversized Electronic Grade Level

doors, shared dock platform

> Heavy Power

> Large surfaced yard areas on site

> Drive around truck access, wide

turning / staging areas

> Close to Hwy 4, Pittsburg /

Antioch Hwy & W. 10th St

> Nearby Lunch & Retail Amenities

> Nearby Rail

Features:

Yard

Property Description

> Unit 2311 ±117,238 SF Available Now!

> ±396,200 SF building area

> Divisible to ±15,541 SF, up to ±185,000 SF

existing building area

> ±28 Acres of land

> Ideal for large-scale Warehouse Crane Uses;

dead storage, paved outside yard space, production

and manufacturing

> Up to ±40 ft Clear height

> Oversized Electronic Grade Level

doors, shared dock platform

> Heavy Power

> Large surfaced yard areas on site

> Drive around truck access, wide

turning / staging areas

> Close to Hwy 4, Pittsburg /

Antioch Hwy & W. 10th St

> Nearby Lunch & Retail Amenities

> Nearby Rail

Property Information

Availability Information

Comments

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Delta 21
2351 W 10th St
Antioch, CA 94509



Type: Manufacturing
Status: Existing
Bldg SF: 396,200
Avail ID: 1016130775
APN: 074-051-011-0

Available SF: 15,541
Min/Max: 15,541-36,645
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.05
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht: 20' - 30'
Park Ratio: 4.00 /1000
DH Doors:
GL Doors: 6
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Scott Bertrand 925-279-5573
 Bill Hillis, SIOR 925-279-5578
 Todd Severson, SIOR 510-433-5810
Features:
 Yard

Property Description

- > Unit 2311 ±117,238 SF Available Now!
- > ±396,200 SF building area
- > Divisible to ±15,541 SF, up to ±185,000 SF existing building area
- > ±28 Acres of land
- > Ideal for large-scale Warehouse Crane Uses; dead storage, paved outside yard space, production and manufacturing
- > Up to ±40 ft Clear height
- > Oversized Electronic Grade Level doors, shared dock platform
- > Heavy Power
- > Large surfaced yard areas on site
- > Drive around truck access, wide turning / staging areas
- > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St
- > Nearby Lunch & Retail Amenities
- > Nearby Rail

Property Information

Availability Information

Comments

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Delta 21
2385 W 10th St
Antioch, CA 94509



Type: Manufacturing
Status: Existing
Bldg SF: 396,200
Avail ID: 1016148217
APN: 074-051-011-0

Available SF: 23,300
Min/Max: 23,300-203,326
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht: 20' - 30'
Park Ratio: 4.00 /1000
DH Doors:
GL Doors: 6
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Scott Bertrand 925-279-5573
 Bill Hillis, SIOR 925-279-5578
 Todd Severson, SIOR 510-433-5810
Lease Comment: One (1) 20 ton crane
Features:
 Yard

Property Description

- > Unit 2311 ±117,238 SF Available Now!
- > ±396,200 SF building area
- > Divisible to ±15,541 SF, up to ±185,000 SF existing building area
- > ±28 Acres of land
- > Ideal for large-scale Warehouse Crane Uses; dead storage, paved outside yard space, production and manufacturing
- > Up to ±40 ft Clear height
- > Oversized Electronic Grade Level doors, shared dock platform
- > Heavy Power
- > Large surfaced yard areas on site
- > Drive around truck access, wide turning / staging areas
- > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St
- > Nearby Lunch & Retail Amenities
- > Nearby Rail

Property Information

Availability Information

Comments

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Delta 21
2411 W 10th St
Antioch, CA 94509

Type: Manufacturing
Status: Existing
Bldg SF: 396,200
Avail ID: 1016130774
APN: 074-051-011-0

Available SF: 21,104
Min/Max: 21,104-36,645
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.05
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht: 20' - 30'
Park Ratio: 4.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Scott Bertrand 925-279-5573
 Bill Hillis, SIOR 925-279-5578
 Todd Severson, SIOR 510-433-5810
Lease Comment: One (1) 10 Ton Crane
Features:
 Crane - 10 Ton
 Yard



Property Description

- > Unit 2311 ±117,238 SF Available Now!
- > ±396,200 SF building area
- > Divisible to ±15,541 SF, up to ±185,000 SF existing building area
- > ±28 Acres of land
- > Ideal for large-scale Warehouse Crane Uses; dead storage, paved outside yard space, production and manufacturing
- > Up to ±40 ft Clear height
- > Oversized Electronic Grade Level doors, shared dock platform
- > Heavy Power
- > Large surfaced yard areas on site
- > Drive around truck access, wide turning / staging areas
- > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St
- > Nearby Lunch & Retail Amenities
- > Nearby Rail

Property Information

Availability Information

Comments

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**577-635 Indiana St, Suite 577, 589,
597 & 631
Benicia, CA 94510**

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 240,000
Avail ID: 1016110138

Available SF: 164,000
Min/Max: 40,000-164,000
Avail Date: Immediate
Suite 577, 589, 597 & 631
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 4,000
Amps ; Volts: 4,000 ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 8
GL Doors: 0
Columns: 32'w x 62'd

Agents:
Phil Garrett 707-863-8357
Brooks Pedder 925-279-5581
Lease Comment: > From ±40,000 (±200' x ±200') to ±200,000 square feet available within a two-building, ±480,000 square foot complex (up to ±84,000 contiguous square feet, ±400' wide by ±200' deep)
> Column spacing: ±32' wide by ±62' x ±70' x ±62'
> Ideally suited for distribution, warehousing and manufacturing
> 0.495 GPM/2,000 SF (upgraded)
> ±22' minimum clearance
> Covered, lighted and sprinklered dock area (front) and grade-level access (side and rear ramps)
> Rail: Possible Union Pacific Railroad
- Rear, two (2) doors per ±40,000 square foot unit
> Concrete block construction

Office
> 597 Indiana St: ±4,000 square feet of office space on two floors
Features:
Rail Service - Union Pacific Railroad (spur is active)
Sprinklers - 0.495 GPM/2,000 SF (upgraded)

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**Benicia Industrial Park
433-459 Industrial Way, Suite 437,
441,451 & 457
Benicia, CA 94510**

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 280,000
Avail ID: 1016103069
APN: 0080-250-280

Available SF: 160,000
Min/Max: 40,000-160,000
Avail Date: Immediate
Suite 437, 441,451 & 457
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: 3,200 ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors:
GL Doors:
Columns: 34'w x 72'd

Agents:
Tony Binswanger 707-863-8369
Mike Carrigg 925-227-6220
Brooks Pedder 925-279-5581
Lease Comment: Divisible to ±40,000 SF (200'W x 200'D)
Excellent freeway access
Union Pacific rail access (possible for larger deal)
Concrete block construction
Covered, lighted & sprinklered loading with dock aprons
±22' clear height
Heavy power
Up to ±4.83 acres of paved yard
Dock and grade-level loading

\$0.25 psf/month, NNN if all ±200,000 SF available in the building is leased.
Features:
Rail Service - Union Pacific
Sprinklers - .21/1,500 (upgrade possible)
Yard - ±4.83 acres of adjacent asphalt area

Property Description

Includes additional partial address along sidestreet, 3919 Oregon Street.

Property Information

Availability Information

Comments

22



Benicia Industrial Park

4186 Iowa St

Benicia, CA 94510

Type: Warehouse/Distribution
 Status: Existing
 Bldg SF: 240,000
 Avail ID: 1016150638

Available SF: 40,000
 Min/Max: 40,000-40,000
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF: 6,258
 Amps ; Volts: 1,200 ; 277/480
 Clear Ht: 22' - 22'
 Park Ratio:
 DH Doors: 3
 GL Doors: 3
 Columns: 34'w x 72'd

Agents:
 Phil Garrett 707-863-8357
 Brooks Pedder 925-279-5581
 Lease Comment: > ±36,040 SF warehouse:
 - 3 Dock High Doors (10'x10', 2 w/dock levelers)
 - 3 Grade Level Doors (2 at 16'x25' on rail side, 1 at 12'x14')
 - 1200 Amps @ 277/480 Volts, 3 Phase
 - 22' Clear Height
 - Sprinklers: 0.495/2,000 w/ smoke vents (upgraded)
 - Metal Halide Lighting
 - Column Spacing: ±71'W x ±33'D
 > ±6,258 SF Office:
 - 2 stories
 - ±9 private offices, break room, reception area
 > Great access with I-680 visibility
 > ±40,000 SF total (footprint only)
 Features:
 Freeway Visibility - I-680
 Highway Access - I-680
 Lighting - Metal Halide
 Private Office - 9
 Rail Service - Union Pacific Railroad (spur is active)
 Sprinklers - 0.495/2,000 GPM w/ smoke vents (upgraded)

Property Description

4347 Iowa St/626-656 Stone Rd/4186 Park Rd

23



Benicia Industrial Park

4347-4186 Iowa St, Suite 656 Stone

Benicia, CA 94510

Type: Warehouse/Distribution
 Status: Existing
 Bldg SF: 240,000
 Avail ID: 1016114026

Available SF: 40,000
 Min/Max: 40,000-40,000
 Avail Date: Immediate
 Suite: 656 Stone
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts: ; 277/480
 Clear Ht: 22' - 22'
 Park Ratio:
 DH Doors: 2
 GL Doors:
 Columns: 34'w x 72'd

Agents:
 Phil Garrett 707-863-8357
 Brooks Pedder 925-279-5581
 Lease Comment: > From ±40,000 (±200' x ±200') to ±124,000 square feet available within a two-building, ±480,000 square foot complex
 > Column spacing: ±32' wide by ±62' x ±70' x ±62'
 > Ideally suited for distribution, warehousing and manufacturing
 > Fully sprinklered: 0.495 GPM/2,000 SF (upgraded)
 > ±22' minimum clearance
 > Covered, lighted and sprinklered dock area (front) and grade-level access (side and rear ramps)
 > Rail: Union Pacific Railroad
 - Two (2) doors per ±40,000 square foot unit
 > Concrete block construction
 Features:
 Rail Service - Union Pacific Railroad
 Sprinklers - 0.495 GPM/2,000 SF (upgraded)

Property Description

4347 Iowa St/626-656 Stone Rd/4186 Park Rd

Property Information

Availability Information

Comments

24



Benicia Industrial Park
524 Stone Rd
Benicia, CA 94510

Type: Light Industrial
Status: Existing
Bldg SF: 67,392
Avail ID: 1016102304
APN: 0080-050-300

Available SF: 67,392
Min/Max: 17,471-67,392
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 19,400
Amps ; Volts: 1,600 ; 277/480
Clear Ht: 24' - 24'
Park Ratio: 2.00 /1000
DH Doors: 18
GL Doors: 6
Columns: 48'w x 24'd

Agents:
 Tony Binswanger 707-863-8369
 Mike Carrigg 925-227-6220
 Brooks Pedder 925-279-5581

Lease Comment: Office/Lab Features:
 • ±19,400 square feet
 Warehouse Features:
 • Power: 1,600 amps, 277/480 volts
 • Eighteen (18) dock-high doors (rear)
 • Six (6) grade-level doors (5 rear, 1 front)
 • ±24' clearance
 • ±48' x ±24' column spacing
 • Sprinklered: .30/3,000 GPM
 • Excellent truck staging (±120')
 • Ask broker for space plans for suite(s) demised down to as small as ±17,471 SF

Features:
 Sprinklers - .30/3,000
 Truck: Staging - ±120'
 Yard - (±.5 acres) large rear, secured parking area

25



Brentwood Business Center - Bldg A
550 Valdry Ct A, Suite A-1
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 9,780
Avail ID: 1016132701
APN: 010-160-028-6

Available SF: 2,280
Min/Max: 2,280-2,280
Avail Date: Immediate
Unit/Suite: 550/A-1
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: ; 120/208
Clear Ht: 12' - 14'
Park Ratio: 2.00 /1000
DH Doors: 0
GL Doors: 40
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593

Features:
 Sprinklers

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

26

**Brentwood Business Center - Bldg**

A
550 Valdry Ct A, Suite A-3
Brentwood, CA 94513

Type: Light Industrial

Status: Existing

Bldg SF: 9,780

Avail ID: 1016153666

APN: 010-160-028-6



Available SF: 2,280

Min/Max: 2,280-2,280

Avail Date: Immediate

Unit/Suite: 550/A-3

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: TBD

Office SF:

Amps ; Volts: ; 120/208

Clear Ht: 12' - 14'

Park Ratio: 2.00 /1000

DH Doors: 0

GL Doors: 40

Columns:

Agents:

Bill Hillis, SIOR 925-279-5578

Scott Bertrand 925-279-5573

Curt Scheve, SIOR 925-279-5593

Features:

Sprinklers

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

27

**Brentwood Business Center - Bldg**

B
560 Valdry Ct B, Suite B-5
Brentwood, CA 94513

Type: Light Industrial

Status: Existing

Bldg SF: 16,500

Avail ID: 1016132699

APN: 010-160-028



Available SF: 1,500

Min/Max: 1,500-4,500

Avail Date: Immediate

Unit/Suite: 560/B-5

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: TBD

Office SF:

Amps ; Volts:

Clear Ht:

Park Ratio: 2.00 /1000

DH Doors:

GL Doors:

Columns:

Agents:

Bill Hillis, SIOR 925-279-5578

Scott Bertrand 925-279-5573

Curt Scheve, SIOR 925-279-5593

Features:

Sprinklers

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

28



Brentwood Business Center - Bldg B
560 Valdry Ct B, Suite B-6
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016132700
APN: 010-160-028

Available SF: 3,000
Min/Max: 3,000-4,500
Avail Date: Immediate
Unit/Suite: 560/B-6
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593

Features:
 Sprinklers

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

29



Brentwood Business Center - Bldg C
550 Valdry Ct C, Suite C-9
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016132705
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 550/C-9
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

30



Brentwood Business Center - Bldg C
570 Valdry Ct C, Suite C-1
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016149334
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 570/C-1
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

31



Brentwood Business Center - Bldg C
570 Valdry Ct C, Suite C-10
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016142510
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 570/C-10
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

32



Brentwood Business Center - Bldg C
570 Valdry Ct C, Suite C-2
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016149335
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 570/C-2
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

33



Brentwood Business Center - Bldg C
570 Valdry Ct C, Suite C-7
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016153668
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 570/C-7
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

34



Brentwood Business Center - Bldg C
580 Valdry Ct C, Suite D-7
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016153670
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 580/D-7
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

35



Brentwood Business Center - Bldg D
580 Valdry Ct D, Suite C-5
Brentwood, CA 94513

Type: Light Industrial
Status: Existing
Bldg SF: 16,500
Avail ID: 1016142511
APN: 010-160-028

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite: 580/C-5
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 2.00 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593



Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

Property Information

Availability Information

Comments

36



Brentwood Business Center - Bldg D
580 Valdry Ct D, Suite D-4
Brentwood, CA 94513

Type: Light Industrial
 Status: Existing
 Bldg SF: 16,500
 Avail ID: 1016132707
 APN: 010-160-028

Available SF: 1,200
 Min/Max: 1,200-1,200
 Avail Date: Immediate
 Unit/Suite: 580/D-4
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio: 2.00 /1000
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593

Property Description

Located on Valdry Ct. one block from the intersection of Balfour Rd. & Hwy 4. Spaces prepared for immediate occupancy. Small offices, large warehouse & 10' truck door in each unit. On busiest commute artery in and out of Brentwood. Adjacent to nearby restaurants, Holiday Inn Express, Ace Hardware, and other retail services.

37



Davis Ultraserve
470 Harvest Park Dr, Suite E
Brentwood, CA 94513

Type: Industrial
 Status: Existing
 Bldg SF: 17,200
 Avail ID: 1016153703
 APN: 010-150-054-4

Available SF: 2,064
 Min/Max: 2,064-8,514
 Avail Date: Immediate
 Unit/Suite: 470/E
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts:
 Clear Ht: 10'
 Park Ratio: 3.00 /1000
 DH Doors: 0
 GL Doors: 4
 Columns:

Agents:
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

Features:
 Sprinklers

38



Davis Ultraserve
470 Harvest Park Dr, Suite F
Brentwood, CA 94513

Type: Industrial
 Status: Existing
 Bldg SF: 17,200
 Avail ID: 1016153704
 APN: 010-150-054-4

Available SF: 2,150
 Min/Max: 2,150-8,514
 Avail Date: Immediate
 Unit/Suite: 470/F
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts:
 Clear Ht: 10'
 Park Ratio: 3.00 /1000
 DH Doors: 0
 GL Doors: 4
 Columns:

Agents:
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

Features:
 Sprinklers

Property Information

Availability Information

Comments

39

1251 Franquette Ave, Suite D/E
Concord, CA 94520



Type: Light Industrial
Status: Existing
Bldg SF: 20,000
Avail ID: 1016119084
APN: 127-231-014-3

Available SF: 4,150
Min/Max: 4,150-4,150
Avail Date: Immediate
Unit/Suite: 1251/D/E
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: 100 ; 120/208
Clear Ht: 18'
Park Ratio:
DH Doors: 0
GL Doors: 2
Columns:

Agents:
 Tony Binswanger 707-863-8369
 Brooks Pedder 925-279-5581



Property Description

- > Building: ±15,850 SF
- > Dimensions: ±234'w X ±70'd
- > Offices: to suit
- > Clear Height: ±18'
- > Loading: Five (5) Grade Level (see floor plan for locations)
- > Power: ±100 Amps @ 120/208 Volts, 3 phase per unit
- > Zoning: Planned Industrial (PI)
- > Located in the heart of central Concord, with close proximity to retail amenities at the strategic confluence of I-680 & I-242

40

Garaventa Business Park
4075 Sprig Dr, Suite A
Concord, CA 94520



Type: Light Industrial
Status: Existing
Bldg SF: 29,440
Avail ID: 1016147377
APN: 159-421-020-3

Available SF: 6,144
Min/Max: 6,144-6,144
Avail Date: Immediate
Unit/Suite: 4075/A
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 3,011
Amps ; Volts: 400 ; 120/208
Clear Ht: 16' - 16'
Park Ratio: 3.00 /1000
DH Doors: 0
GL Doors: 3
Columns:

Agents:
 Tony Binswanger 707-863-8369
 Brooks Pedder 925-279-5581

Lease Comment: • Functional layout with 4-5 Private offices, Large conference room, Break room / Kitchen, and Reception area
 • Upgraded parabolic lighting in office
 • Two restrooms
 • 360 Drive-thru access with three (3) grade level doors (±12'x14' Rear)
 • Insulated warehouse
 • Power: ±400 amps 3 phase
 • Sprinklered: ±0.33 / 3,000 gpm



Property Description

- Within Garaventa Business Park comprising five buildings totaling ±92,000 square feet of building area
- Garaventa Business Park offers a variety of light industrial, R&D/Flex, office, and service commercial space to accommodate multiple tenant types and size range requirements
- Conveniently located at the corner of Bates Avenue and Sprig Drive in North Concord California, the Garaventa Park is well situated with quick access to Highway 4, I-680, and 242 from the Port Chicago Highway and Solano Way exit ramps off Highway 4
- Nearby amenities are available including a golf course

Features:
 Insulation - warehouse
 Sprinklers - ±0.33 / 3,000 gpm

Property Information

Availability Information

Comments

41



Mason Industrial Park
220 Mason Cir
Concord, CA 94520

Type: Light Industrial
Status: Existing
Bldg SF: 20,000
Avail ID: 1016082014
APN: 159-070-037-1

Available SF: 5,600
Min/Max: 5,600-5,600
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.00 IG

Office SF:
Amps ; Volts: 600 ;
Clear Ht: 16' - 16'
Park Ratio:
DH Doors: 0
GL Doors: 0
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: • Up to 10 Private offices
 • 12 existing cubes
 • Large mens & womens restrooms
 • Break areas and conference rooms
 • Skylights and open lighting design
 • Ideal for engineering uses, or similar office requirement
 • Added yard for storage of vehicle parking may be available
 • Potential "plug and play"
 • Conveniently located in North Concord with good transportation access
Features:
 Plug & Play - Potential
 Skylights
 Sprinklers
 Yard

42



2400 Cordelia Rd
Fairfield, CA 94534

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 129,669
Avail ID: 1016144846
APN: 028-230-410

Available SF: 19,722
Min/Max: 19,722-19,722
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$10,000/mo GR

Office SF:
Amps ; Volts: 2,000 ; 277/480
Clear Ht: 22' - 24'
Park Ratio:
DH Doors:
GL Doors: 4
Columns: 24'w x 60'd

Agents:
 Phil Garrett 707-863-8357
 Brooks Pedder 925-279-5581
Lease Comment: Building With Crane Bay & Yard
 > ±19,722 Total SF portion of larger complex (±264' x 73')
 > No columns
 > Metal building
 > Loading (side & rear): Four (4) grade level truck doors (±12' x 14')
 > Cranes: Two - 30 ton cranes (50' wide / 19' under hook)
 > Yard: ±2 acres of rocked, drained, fenced and lit yard
 > Lighting: Newly installed motion sensor T-5s throughout premises
 > Private secured access
 > 400 amps electrical service @ 277/480 volts
 > Zoning: Light Industrial - APN: 028-230-410
Features:
 Clear Span
 Crane - Two - 30 ton cranes (50' wide / 19' under hook)
 Lighting - Newly installed motion sensor T-5s throughout premises
 Yard - (±2 acres) Rocked, Fenced & Lit

Property Description

Excellent access to Interstate 80 and Highway 12 and adjacent to the Solano Business Park and Busch Corporate Park in Fairfield, California.

Property Information

Availability Information

Comments

43

**1891 Woolner Ave, Suite H
Fairfield, CA 94533**



Type: Industrial
Status: Existing
Bldg SF: 97,556
Avail ID: 1016150745
APN: 0031-170-310

Available SF: 5,400
Min/Max: 5,400-5,400
Avail Date: Immediate
Unit/Suite: 1891/H
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 700
Amps ; Volts: ; 120/208
Clear Ht: - 16'
Park Ratio: 2.00 /1000
DH Doors: 0
GL Doors: 1
Columns:

Agents:
Eric Dakin 707-863-8364
Brooks Pedder 925-279-5581

Lease Comment: Space Characteristics
> ±5,400 sq. ft.
> Dimensions: ±75' width x ±72' deep
> Office: ±700 sq. ft.
> ±16' clear height maximum
> Loading: Grade Level : 1 (±10' x ±10')
> Insulated ceilings in warehouse
> Water in warehouse
> Abundant parking
> Secure parking / yard available
> Fire sprinklers
> Skylights throughout
> 120/208 Volts, 3-Phase
> Newly painted exterior
> Zoning: Commercial Service (CS)

Excess Land
> ±2.22 gross acres of excess unimproved land for yard or parking (see aerial)

Lease Rate
> Call Broker
Features:
Skylights - throughout
Sprinklers
Truck: Staging - ±90' to curb
Yard - Secure parking / yard



Property Description

Property Description:

- Gross Acreage: ±6.58 gross acres (±286,625 s/f)
- Dimensions: ±395' (width) x ±726' (deep)
- Zoning: Commercial Service (CS)
- APN: 0031-170-310

Building Characteristics:

- ±97,566 square foot concrete tilt-up
- Clear Height: ±14' - ±18' minimum
- Loading: Grade Level: 9 (±12' x ±14'); and Dock High: 7 (±10' x ±10') with levelers
- Dock High Truck Staging: ±90' to curb
- Abundant Parking
- Secured parking / yard
- Fire Sprinklers
- Skylights throughout
- 120/208 volts, 3-phase
- Newly painted exterior

Excess Land:

- ±2.22 gross acres of excess unimproved land for yard or parking (see aerial)

Property Information

Availability Information

Comments

44

Greenwood Business Park

**Airport Blvd near Devlin Rd
Napa, CA 94558**



Type: Warehouse/Distribution
Status: Planned (w/in 12 mos)
Bldg SF: 295,116
Avail ID: 1016148286
APN: 057-210-055

Available SF: 225,782
Min/Max: 225,782-225,782
Avail Date: Immediate
Suite: Phase 1
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: 2,000-3,000 ; 277/480
Clear Ht: 30' - 30'
Park Ratio: 0.65 /1000
DH Doors: 27
GL Doors: 2
Columns: 60'w x 50'd

Agents:
Brooks Pedder 925-279-5581
Phil Garrett 707-863-8357
Bill Kampton 707-863-8377
Steve Crocker 707-863-8361

Lease Comment: Phase I
2014 Delivery
Full Wine Package Available
±225,782 SF (divisible)
> Rigid R-30 Insulation in roof and R-19 in walls
> Night Air Cooling System
> Air conditioning back up system
Clear Height: 30' Min.
Power: ±2,000 -3,000, Amps at 277/480 Volts at the main panel to suit
±327' depth
Columns: 60'x 50'
±130' plus staging
27 dock doors
2 grade level doors
T-8 lighting with motion sensors
ESFR sprinkler system

Features:
HVAC -
Insulation - Rigid R-30 Insulation in roof and R-19 in walls
Lighting - T-8 with motion sensors
Sprinklers - ESFR
Truck: Staging - ±130' plus

Property Description

Class A Wine Warehouse/ Distribution/ MFG
±295,116 SF Development Available 2014

- > ±19.39 gross acres (APN: 057-210-055)
- > The hub of Napa Valley; adjacent to the Napa County Airport, a short distance from numerous world class wineries, resorts and golf courses, and only 8 mins from I-80.
- > High image corner location on Devlin Rd & Airport Blvd. with ±1,100' frontage on Airport, ±1,060' on Devlin Rd.

Property Information

Availability Information

Comments

45

Greenwood Business Park**Airport Blvd near Devlin Rd****Napa, CA 94558**

Type: Warehouse/Distribution
Status: Planned (w/in 12 mos)
Bldg SF: 295,116
Avail ID: 1016148284
APN: 057-210-055

Available SF: 69,334
Min/Max: 12,000-69,334
Avail Date: Immediate
Suite: Phase 2
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: 2,000-3,000 ; 277/480
Clear Ht: 30' - 30'
Park Ratio: 1.85 /1000
DH Doors: 19
GL Doors: 4
Columns: 60'w x 50'd

Agents:
 Brooks Pedder 925-279-5581
 Phil Garrett 707-863-8357
 Bill Kampton 707-863-8377
 Steve Crocker 707-863-8361

Lease Comment: Phase 2

Building B
 Full Wine Package Available
 ±69,334 SF , divisible to ±12,000 SF
 Clear Height: 28' Min.
 Power: ±1,600 Amps at 277/480 Volts at the main panel or to suit
 ±145' depth
 Columns: 60'x 50'
 19 dock doors
 4 grade level doors
 T-8 lighting with motion sensors
 ESFR sprinkler system

Features:

HVAC -
 Insulation - Rigid R-30 Insulation in roof and R-19 in walls
 Lighting - T-8 with motion sensors
 Sprinklers - ESFR
 Truck: Staging - ±130' plus

Property Description

Class A Wine Warehouse/ Distribution/ MFG
 ±295,116 SF Development Available 2014

> ±19.39 gross acres (APN: 057-210-055)

> The hub of Napa Valley; adjacent to the Napa County Airport, a short distance from numerous world class wineries, resorts and golf courses, and only 8 mins from I-80.

> High image corner location on Devlin Rd & Airport Blvd. with ±1,100' frontage on Airport, ±1,060' on Devlin Rd.

46

544 Bliss Ave**Pittsburg, CA 94565**

Type: Light Industrial
Status: Existing
Bldg SF: 9,000
Avail ID: 1016151670
APN: 088-250-030-9

Available SF: 9,000
Min/Max: 9,000-9,000
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors: 3
Columns:

Agents:
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: > Upgraded with loading elevator

Property Description

> Located off Railroad Ave, with easy Highway 4 access

> Office / Warehouse combination building

> Three 12' x 14' roll-up loading doors

> Dock-high and forklift ramp loading

> Move-in ready

Property Information

Availability Information

Comments

47



548 Bliss Ave
Pittsburg, CA 94565

Type: Light Industrial
Status: Existing
Bldg SF: 9,000
Avail ID: 1016151669
APN: 088-250-031-7

Available SF: 9,000
Min/Max: 9,000-9,000
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: ; 480
Clear Ht:
Park Ratio:
DH Doors:
GL Doors: 3
Columns:

Agents:
Scott Bertrand 925-279-5573
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578
Lease Comment: > Upgraded 480v power



Property Description

- > Located off Railroad Ave, with easy Highway 4 access
- > Office / Warehouse combination building
- > Three 12' x 14' roll-up loading doors
- > Dock-high and forklift ramp loading
- > Move-in ready

48



510 Garcia Ave , Suite A
Pittsburg, CA 94565

Type: Light Industrial
Status: Existing
Bldg SF: 13,800
Avail ID: 1016154362
APN: 088-183-039-2

Available SF: 1,788
Min/Max: 1,788-1,788
Avail Date: Immediate
Unit/Suite: 510/A
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF:
Amps ; Volts: 200 ; 110/208
Clear Ht: 16' - 16'
Park Ratio:
DH Doors:
GL Doors: 1
Columns:

Agents:
Curt Scheve, SIOR 925-279-5593
Scott Bertrand 925-279-5573
Bill Hillis, SIOR 925-279-5578
Lease Comment: > Concrete tilt-up construction
> Office / warehouse combination
> 12'x14' Roll-up loading door
> Zoning: Light Industrial
> Close to Restaurant / Retail amenities
> Easy access to Highway 4
> APN: 088-183-047-5
Features:
Sprinklers



Property Description

8 unit industrial condo. A/C and mezzanine. Condo project.

Property Information

Availability Information

Comments

49

**1221-1225 California Ave.****1225 California Ave****Pittsburg, CA 94565***Type:* Warehouse/Distribution*Status:* Existing*Bldg SF:* 187,683*Avail ID:* 1016151210*APN:* 073-190-018-9*Available SF:* 40,988*Min/Max:* 40,988-40,988*Avail Date:* Immediate*Unit/Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Office SF:* 40,988*Amps ; Volts:* 26' - 26'*Clear Ht:* 8*Park Ratio:* 2*DH Doors:* 8*GL Doors:* 2*Columns:*

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

Lease Comment: • Space is occupied. Contact broker for availability

- 40,988.5± Sq Ft Available
- 26' Minimum clear height
- 8 Dock high doors
- Fire sprinkler systems
- 2 Grade level doors
- Heavy Power
- Concrete truck apron
- 3,500± Sq Ft office space
- Excellent location at the Loveridge / Hwy 4 interchange
- R Rail service possible

Features:

Sprinklers
Yard

50

**1830-1850 Loveridge Rd., Bldg 2****1830-1860 Loveridge Rd 1-2****Pittsburg, CA 94565***Type:* Light Industrial*Status:* Existing*Bldg SF:* 26,000*Avail ID:* 1016118768*APN:* 073-190-002-3, 073-190-002-3*Available SF:* 20,000*Min/Max:* 20,000-20,000*Avail Date:* Immediate*Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Office SF:* 1,000*Amps ; Volts:* 16' - 16'*Clear Ht:* 0.77 / 1000*Park Ratio:**DH Doors:* 1*GL Doors:* 1*Columns:*

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

Lease Comment: > ±20,000 SF of Warehouse / Small Office

- > Functional dock platform for deliveries / staging, grade level loading available
- > High traffic location on Loveridge Road
- > Fenced yard and / or parking area is adjacent; included in offering
- > Starbucks and lunch options nearby
- > Seconds away from highway 4 and Pittsburg / Antioch Highway
- > Heavy power for machinery, former cabinet / wood working shop
- > Total size of the property is ±2.77 acres, APN # 073-190-002-3
- > County use: Light Industrial
- > Rail spur adjacent to subject property

Features:

Yard - Fenced

Property Description

- > ±20,000 SF of Warehouse / Small Office
- > Functional dock platform for deliveries / staging, grade level loading available
- > High traffic location on Loveridge Road
- > Fenced yard and / or parking area is adjacent; included in offering
- > Starbucks and lunch options nearby
- > Seconds away from highway 4 and Pittsburg / Antioch Highway
- > Heavy power for machinery, former cabinet / wood working shop
- > Total size of the property is ±2.77 acres, APN # 073-190-002-3
- > County use: Light Industrial
- > Rail spur adjacent to subject property

Property Information

Availability Information

Comments

51



Automotive
2171 Piedmont Way, Suite A,B
Pittsburg, CA 94565

Type: Light Industrial
 Status: Existing
 Bldg SF: 6,400
 Avail ID: 1016143245
 APN: 088-240-059-1

Available SF: 3,000
 Min/Max: 3,000-3,000
 Avail Date: Immediate
 Unit/Suite: 2171/A,B
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: • Space includes small office with reception and restroom, two roll-up doors.
 • Fenced yard area available with building
 • Part of Gomez Automotive Center
 • Vacant and move-in ready spaces
 Features:
 Automotive
 Yard - fenced

Property Description

Automotive.

52



Automotive
2172 Piedmont Way, Suite E,F
Pittsburg, CA 94565

Type: Light Industrial
 Status: Existing
 Bldg SF: 6,400
 Avail ID: 1016143248
 APN: 088-240-059-1

Available SF: 2,600
 Min/Max: 1,300-2,600
 Avail Date: Immediate
 Unit/Suite: 2172/E,F
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: • Two 1,300 square foot automotive spaces, each with restroom and grade level door.
 • Fenced yard area available with building
 • Part of Gomez Automotive Center
 • Vacant and move-in ready spaces
 Features:
 Automotive
 Yard - fenced

Property Description

Automotive.

53



Davis Industrial
961 Garcia Ave
Pittsburg, CA 94565

Type: Light Industrial
 Status: Existing
 Bldg SF: 20,000
 Avail ID: 1016147438
 APN: 088-540-013-5

Available SF: 3,340
 Min/Max: 3,340-3,340
 Avail Date: Immediate
 Unit/Suite:
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.65 IG

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 18' - 22'
 Lease Comment: • End unit with grade level loading, large warehouse
 • Two 12'x14' grade level doors
 • 18' minimum clear height in warehouse
 • End unit space
 • Nice store front entry, functional office layout with counter
 • Mezzanine Storage

Property Description

Sierra Pacific's industrial properties consist of ten buildings offering a full range of sizes and configurations. Ideal for light industrial, office, flex/r&d, or service commercial uses, these properties are conveniently located between the overridge road and railroad avenue exits off of highway 4, offering easy access to transportation routes and nearby amenities. Call for more information!

Property Information

Availability Information

Comments

54



Markstein Beverage Co., Main Building
2700 California Ave Main
Pittsburg, CA 94565

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 70,000
Avail ID: 1016066922
APN: 088-151-008-5

Available SF: 6,520
Min/Max: 6,520-6,520
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Office SF: 1,400
Amps ; Volts:
Clear Ht: 18' - 24'
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: Two building complex with yard/parking area on site. Smaller 6,520 sq ft building available for lease. Includes approx. 1,400 sf of office, and 1/4 acre of surfaced yard.
 Good clear height, heavy power, potential fencing of yard. Phenomenal signage opportunity on Hwy 4.
Features:
 Yard

55



Sierra Pacific Industrial Properties
970 Garcia Ave, Suite G,H,I
Pittsburg, CA 94565

Type: Light Industrial
Status: Existing
Bldg SF: 29,120
Avail ID: 1016131222
APN: 088-530-007-9

Available SF: 10,977
Min/Max: 10,977-10,977
Avail Date: Immediate
Unit/Suite: 970/G,H,I
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.65 IG

Office SF:
Amps ; Volts:
Clear Ht: 19' - 21'
Park Ratio: 2.00 /1000
DH Doors:
GL Doors: 3
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
Lease Comment: • Three (3) loading doors, 12' x 14' in size
 • Functional office build-out
 • Heavy power available
 • Nice store front entry
 • End unit with side and rear yard

Property Information

Availability Information

Comments

56



Phase IV - Bithell Lane
3839 Bithell Ln
Suisun City, CA 94585

Type: Industrial
Status: Existing
Bldg SF: 12,750
Avail ID: 1016127366

Available SF: 12,750
Min/Max: 12,750-12,750
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$8,000/mo IG

Office SF: 400
Amps ; Volts: 240/120
Clear Ht: 24' - 24'
Park Ratio:
DH Doors: 2
GL Doors: 6
Columns:

Agents:
 Brooks Pedder 925-279-5581
 Phil Garrett 707-863-8357
Features:
 Insulation - ceiling (R-11)
 Lighting - 8' fluorescent strip lighting
 Yard - hard packed fenced



Property Description

- > Five (5) acre site, hard packed fenced yard
- > Heavy industrial zoning
- > ±12,750 sf metal building (±85' deep x ±150' wide)
- > Metal construction/clear span (no columns)
- > Two (2) dock positions
- > Six (6) 12' x 12' grade level truck doors (front and side)
- > ±20' clear height
- > Insulated ceiling (R-11)
- > 8' fluorescent strip lighting
- > Septic Sanitary
- > Built - 1996
- > Two (2) Pole Barns
- ±52' x ±144' each (±7,500 sf)
- ±15,000 total sf
- ±24' clearance

57



Phase IV - Bithell Lane
3865 Bithell Ln
Suisun City, CA 94585

Type: Industrial
Status: Existing
Bldg SF: 12,750
Avail ID: 1016082800

Available SF: 12,750
Min/Max: 12,750-12,750
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$7,000/mo IG

Office SF: 400
Amps ; Volts: 240/120
Clear Ht: 21' - 21'
Park Ratio:
DH Doors:
GL Doors: 4
Columns:

Agents:
 Brooks Pedder 925-279-5581
 Phil Garrett 707-863-8357
Lease Comment: Yard: ±5 acre site (±420' (w) x ±540' (d)), 6' chain link fence & 3/4 A.B. gravel

- Metal Construction/ clear span (no columns)
- Building Dimensions: ±84' by ±150'
- Access: Four (4) grade level (±14' x ±14') Dock-High Doors Added to Suit
- Clear Height: ±21'
- Insulated Ceiling (R-11)
- Lighting: Metal halide
- Power: 400amps @120/208 volts to main panel
- Offices: ±400 s/f of open office (±20' x ±20') and one (1) bathroom
- Sewer: Sanitary Septic
- Fire hydrant service along access road
- Water: Well
- Hard packed rock & Heavy Industrial Zoning

Features:
 Clear Span
 Sprinklers



Property Information

Availability Information

Comments

58

**Interchange Business Park****840 Eubanks Dr, Suite A****Vacaville, CA 95688**

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 102,000
Avail ID: 1016141393

Available SF: 57,926
Min/Max: 57,926-57,926
Avail Date: Immediate
Unit/Suite: 840/A
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.30 NNN

Office SF: 3,330
Amps ; Volts: 800 ; 120/208
Clear Ht: 24' - 24'
Park Ratio:
DH Doors: 10
GL Doors: 2
Columns: 62'w x 24'd

Agents:
 Brooks Pedder 925-279-5581
 Chris Petrini 707-863-8387
Lease Comment: > ±57,926 SF available (±278' wide x ±217' deep) within a ±102,000 SF building
 > ±3,330 SF of Office
 > Four (4) restrooms
 > 24' clear height
 > T5 Motion Lighting in Warehouse
 > Ten (10' x 10') dock high doors
 (6 edge of dock levelers, 3 25k lbs hydraulic levelers)
 > Two (12' x 14') grade level doors
 > Column Spacing: ±62' - ±64' wide x ±24' deep
 > .20/2000 G.P.M. sprinkler density
 > 800 amps, 120/208 volt electrical service to bldg with step-up transformer
 > Easy access via I-505 or I-80
 > Nicely landscaped
 > Lease Rate: \$0.30 Per Square Foot, NNN
Features:
 Highway Access - I-505 or I-80
 Sprinklers - .20/2,000 gpm

59

**Vaca Valley Industrial Park****765 Eubanks Dr, Suite D****Vacaville, CA 95688**

Type: Warehouse/Distribution
Status: Existing
Bldg SF: 48,000
Avail ID: 1016153230
APN: 0133-020-940

Available SF: 12,000
Min/Max: 12,000-12,000
Avail Date: Immediate
Unit/Suite: 765/D
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.50 IG

Office SF: 2,000
Amps ; Volts: ; 277/480
Clear Ht: 22' - 22'
Park Ratio:
DH Doors: 1
GL Doors: 1
Columns: 48'w x 24'd

Agents:
 Brooks Pedder 925-279-5581
 Chris Petrini 707-863-8387
Lease Comment: > ±12,000 sq. ft. available (±168' deep x ±72' wide) within a ±48,000 sq. ft. building
 > ±48' wide x ±24' deep column spacing
 > ±2,000 sq. ft. of office space (±30' x ±72')
 > ±22' clear height
 > One (1) dock high truck doors (±10' x ±10')
 > One (1) grade level door (±12' x ±14')
 > 400 amps @ 120/208 volts to space (with 277/480 volt service)
 > .33/3,000 gpm sprinkler density
 > Easy access via I-505 or I-80
 > Abundant off street parking
Features:
 Sprinklers






EXCLUSIVE LISTINGS

JANUARY 02, 2014

INDUSTRIAL - FOR LEASE AND SALE

Property Information	Availability Information	Comments
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1 	990 Detroit Ave Concord, CA 94518	<i>Available SF:</i> 12,000 <i>Min/Max:</i> 12,000-12,000 <i>Avail Date:</i> Immediate <i>Unit/Suite:</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD <i>Asking Price:</i> <i>Price/SF:</i> <i>Cap Rate:</i> <i>Occupied?:</i> No	<i>Office SF:</i> 3,000 <i>Amps ; Volts:</i> 600 ; <i>Clear Ht:</i> 12' <i>Park Ratio:</i> <i>DH Doors:</i> <i>GL Doors:</i> 2 <i>Columns:</i>	<i>Agents:</i> Bret DeMartini 707-863-8397 Chris Petrini 707-863-8387 Brooks Pedder 925-279-5581
	<i>Type:</i> Light Industrial <i>Status:</i> Existing <i>Bldg SF:</i> 12,000 <i>Avail ID:</i> 1016081973 <i>APN:</i> 129-140-036-2	 		

Property Description

- > ±12,000 square feet (120' x 100' footprint)
- > Free standing building situated on ±2.17 acres
- > Secured fenced yard
- > Power: 600 Amps 120/208 volt 4 wire, 3 phase
- > Gas Line: TBD
- > FAR: 13% (12, 120 SF/ 94, 525 SF)
- > HVAC: 3 units (side mounted) which conditions most of the building
- > Enclosed metal lean too (20' x 60')
- > Over 320' of street frontage on Detroit Avenue
- > Rear Yard: ±.75 Acres (198' d x 165' w)

Property Information

Availability Information

Comments

2

299 Beck Ave
Fairfield, CA 94533



Type: Warehouse/Distribution
Status: Existing
Bldg SF: 258,276
Avail ID: 1016018608
APN: 0028-230-350

Available SF: 255,000
Min/Max: 255,000-255,000
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price: \$12,000,000
Price/SF: \$47.05
Cap Rate:
Occupied?: No

Office SF: 15,000
Amps ; Volts: 3,000 ; 277/480
Clear Ht: 64' - 64'
Park Ratio:
DH Doors: 49
GL Doors: 3
Columns: 42'w x 60'd

Agents:
Brooks Pedder 925-279-5581
Gregory O'Leary, SIOR 209-475-5108
Michael Goldstein, SIOR 209-475-5106
Tony Binswanger 707-863-8369

Lease Comment: Northern California Manufacturing Facility. ±255,000 SF on ±14.14 Acres with ±15,000 SF two story office. Roofline at 64' feet. 15-40 Ton rolling bridge crane, Dual Track Rail Service, 8" slab. Power: 3,000 Amps, 277/480 Volt, 3 phase electrical capacity. Three (3) grade level doors, forty nine (49) dock high doors, ten (10) load levelers, six (6) rail doors.

Sale Comment: Northern California Manufacturing Facility.±255,000 SF on ±14.14 Acres with ±15,000 SF two story office. Roofline at 64' feet. 15-40 Ton rolling bridge crane, Dual Track Rail Service, 8" slab. Power: 3,000 Amps, 277/480 Volt, 3 phase electrical capacity. Three (3) grade level doors, forty nine (49) dock high doors, ten (10) load levelers, six (6) rail doors.

Features:
Crane - 15-40 Ton Rolling Bridge Cranes
Floor Slab - 8" slab with #6 rebar at 11' o/c
Insulation - Roof-fully, Walls-partially
Rail Service - Dual Track Rail Service Available
Sprinklers - .35/3,000
Truck: Staging
Yard -



EXCLUSIVE LISTINGS

JANUARY 02, 2014

INDUSTRIAL - FOR SALE

Property Information Availability Information Comments

1



1900 Wilbur Ave
Antioch, CA 94509

Type: Industrial
 Status: Existing
 Avail ID: 1016145511
 APN: 051-100-027-5, 051-100-026-7

FOR SALE
 Asking Price:
 Sale SF: 271,379
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht:
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Curt Scheve, SIOR 925-279-5593

Sale Comment: Improved Industrial Land

Site Information:
 > Two (2) contiguous parcels totaling 6.23 acres
 > Former GWF Power Systems Facility
 > Location: 1900 Wilbur Ave, Antioch, CA
 > Buildings: ±2,400 square foot (concrete block)
 ±1,200 square foot (Butler type)
 > Parcel APN: 051-100-027-5 (2.25 acres)
 051-100-026-7 (3.98 acres)
 > Zoning: Heavy Industrial H-I (County)
 > Sanitary: Septic
 > Property fenced with perimeter lighting

Utilities:
 > Water:
 • 12" City of Antioch
 • 10" Fire Hydrant Loop
 > Sewer:
 • Domestic Septic Tank
 • 4-inch Industrial sewer to DDSD. Lift station to DDSD on Viera Street
 > Natural Gas: 3"
 > Process Water Discharge: 4"
 > Topography/Surface: Concrete/Asphalt surfaces.
 Pre-existing above grade foundations will be at grade.

Features:
 Yard

Property Information

Availability Information

Comments

2

3400 Wilbur Ave
Antioch, CA 94509



Type: Industrial
Status: Existing
Avail ID: 1016145519
APN: 051-051-071-7

FOR SALE

Asking Price:
Sale SF: 402,494
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
Brooks Pedder 925-279-5581
Tony Binswanger 707-863-8369
Curt Scheve, SIOR 925-279-5593
Sale Comment: Improved Industrial Land

Site Information:
> ±9.24 acres in Antioch, CA
> Former GWF Power Systems Facility
> Buildings: ±2,400 square foot (concrete block)
±5,000 square foot warehouse
±750 square foot oil shed
> Parcel: APN: 051-051-071-7
> Zoning: Heavy Industrial H-I (County)
> Natural Gas: 3"
> Process Water Discharge: 3">SWD
> Comments: Well water on-site. 250GPM

Utilities:
> Water:
• 10" City of Antioch
• 10" Fire Hydrant loop
> Sewer:
• Domestic septic tank
• Industrial discharge to San Joaquin River (new NPDES permit application and permit from RWQCB required)
• Storm water on-site storm water basin
• Property fenced with perimeter lighting
> Topography/Surface: Concrete/Asphalt surfaces
Pre-existing above grade foundations will be at grade.

Features:
Yard

Property Information

Availability Information

Comments

3

**Antioch Glass Industrial****1400 W 4th St****Antioch, CA 94509**

Type: Manufacturing
 Status: Existing
 Bldg SF: 222,500
 Avail ID: 1016109200
 APN: 074-040-025-4

**Property Description**

- > ±222,500 SF total building area
- > Divisible to ±50,000 sf
- > ±19.5 Acres of land
- > Ideal for large-scale Warehouse Users; dead storage, paved outside yard space, production and manufacturing
- > Up to ±30 ft clear height
- > 12 Grade level, 1 dock high, ability for more loading doors
- > Power: 4,160 volts/1,200 amps, distributed 277/480 volts and 600 amps
- > Surfaced yard on site
- > Drive around truck access
- > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St

FOR SALE

Asking Price: \$10,000,000
 Sale SF: 222,500
 Price/SF: \$44.94
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 5,000
 Amps ; Volts:
 Clear Ht: - 30'
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: > ±222,500 SF Available
 > Divisible to ±40,500
 > ±19.5 Acres
 > Ideal for large-scale Warehouse User; dead storage, paved outside yard space, production and manufacturing
 > Up to 30 ft Clear height
 > 12 Grade level, 1 dock high, ability for more loading doors
 > Power: 4,160 volts/1,200 amps, distributed 277/480 volts and 600 amps
 > Surfaced yard on site
 > Drive around truck access
 > Close to Hwy 4, Pittsburg / Antioch Hwy & W. 10th St
 Features:
 Yard - Surfaced

4

**Venture Commerce Center, Bldg C****5087 Lone Tree Way C****Antioch, CA 94509**

Type: R&D/Flex
 Status: Existing
 Bldg SF: 29,492
 Avail ID: 1016152758

**Property Description**

<http://www.ventureprofessionalcenter.com/venturecommercecenter/antioch/default.htm>

FOR SALE

Asking Price: \$359,000
 Sale SF: 3,305
 Price/SF: \$108.62
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF: 1,343
 Amps ; Volts: 100 ; 120/208
 Clear Ht:
 Park Ratio: 4.00 /1000
 DH Doors:
 GL Doors: 1
 Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: • Interior is combination of ±1,343 SF office and ±1,962 SF warehouse with roll-up door
 • Quality image with good parking
 • Walking distance to restaurants
 • Professional business park development. Other owners include:
 Engineering, Medical, Real Estate, Chiropractic, & Dental Professional Offices.
 • Building signage directly above front entry
 Features:
 Sprinklers

Property Information

Availability Information

Comments

5

Venture Commerce Center, Bldg C

FOR SALE

Office SF:

1,276

Agents:



5089 Lone Tree Way C

Asking Price:

\$349,000

Amps ; Volts:

100 ; 120/208

Curt Scheve, SIOR

925-279-5593

Antioch, CA 94509

Sale SF:

3,219

Clear Ht:

Bill Hillis, SIOR

925-279-5578

Price/SF:

\$108.42

Park Ratio:

4.00 /1000

Sale Comment: • Interior is combination of ±1,276 SF

Type:

R&D/Flex

Cap Rate:

DH Doors:

office and ±1,943 SF warehouse with roll-up door

Status:

Existing

Occupied?:

No

GL Doors:

1

• Quality image with good parking

• Walking distance to restaurants

• Professional business park development. Other owners

Bldg SF:

29,492

Sale Terms:

Columns:

include:

Engineering, Medical, Real Estate,

Chiropractic, & Dental

Professional Offices.

• Building signage directly above front entry

Avail ID:

1016152757

Features:

Sprinklers



Property Description

<http://www.ventureprofessionalcenter.com/venturecommercecenter/antioch/default.htm>

6

Venture Commerce Center, Bldg D

FOR SALE

Office SF:

100 ; 120/208

Agents:



5139 Lone Tree Way D

Asking Price:

2,074

Amps ; Volts:

100 ; 120/208

Bill Hillis, SIOR

925-279-5578

Antioch, CA 94509

Sale SF:

2,074

Clear Ht:

Curt Scheve, SIOR

925-279-5593

Price/SF:

Call

Park Ratio:

4.00 /1000

Sale Comment: • ±2,074 square feet corner unit (move-in ready!)

Type:

R&D/Flex

Cap Rate:

DH Doors:

• 100% office, high end finishes

Status:

Existing

Occupied?:

No

GL Doors:

• Located within high quality Venture Professional Center

• Easy walk to multiple restaurants and retail shopping center

Bldg SF:

2,786

Sale Terms:

Columns:

• Quality image with good parking

Avail ID:

1016154179

Features:

Sprinklers



Property Description

<http://www.ventureprofessionalcenter.com/venturecommercecenter/antioch/default.htm>

Property Information

Availability Information

Comments

7



555 Nichols Rd
Bay Point, CA 94565

Type: Industrial
Status: Existing
Avail ID: 1016145531
APN: 099-040-015-2

FOR SALE

Asking Price:
Sale SF: 114,563
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
Brooks Pedder 925-279-5581
Tony Binswanger 707-863-8369
Curt Scheve, SIOR 925-279-5593
Sale Comment: Improved Industrial Land

Site Information:
> ±2.63 Acres in Bay Point
> Property fenced with perimeter lighting
> Former GWF Power Systems Facility
> Location: 555 Nichols Road, Bay Point, CA
> Buildings: ±2,400 square foot (concrete block)
±1,200 square foot (Butler type)
> Parcel: APN: 099-040-015-2
> Natural Gas: 3"
> Zoning: Heavy Industrial H-I (County)
> Topography/Surface: Concrete/Asphalt surfaces
Pre-existing above grade foundations will be at grade.

Utilities:
> Water:
• 12" Cal-Cities
• 12" raw water from CCWD
• 10" fire hydrant loop
> Sewer:
• Domestic 4-inch DDSD
• Industrial 3-inch to San Joaquin River (new NPDES application and permit from RWQCB required)
> Storm Water:
• Underground concrete vault 16-inch overflow to San Joaquin River
> Process Water Discharge: 3">SB



8



5353 Byron Hot Springs Rd
Byron, CA 94514

Type: Light Industrial
Status: Existing
Bldg SF: 6,000
Avail ID: 1016083102
APN: 003-320-006-9

FOR SALE

Asking Price:
Sale SF: 6,000
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593



Property Information

Availability Information

Comments

9



1448-1450 Sally Ride Dr
Concord, CA 94520

Type: Light Industrial
Status: Existing
Bldg SF: 37,550
Avail ID: 1016140387
APN: 125-010-023-5

FOR SALE

Asking Price: \$0
Sale SF: 37,550
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Office SF: 5,500
Amps ; Volts:
Clear Ht: 20' - 26'
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593
Features:
HVAC - Forced air. Ground-mounted AC units.
Insulation
Sprinklers



Property Description

The subject site consists of two adjacent parcels, both with a mid-block location along the northeast side of Sally Ride Drive located at the northwest end of Buchanan Field Airport of Contra Costa County. The subject site is ground leased from the county and totals approximately 2.56 acres. The ground leased site is referred to as "Parcel CH-6" (1.674 AC) and "Parcel CH-8" (0.89 AC) at Buchanan Airfield.

10



Gateway Industrial Park
3951 Industrial Way, Suite D
Concord, CA 94520

Type: Light Industrial
Status: Existing
Bldg SF: 55,147
Avail ID: 1016084078
APN: 159-060-083-7

FOR SALE

Asking Price: \$519,500
Sale SF: 3,040
Price/SF: \$170.89
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht: 20' - 26'
Park Ratio:
DH Doors:
GL Doors: 1
Columns:

Agents:
Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593
Sale Comment: Turn-key
Features:
Sprinklers



Property Description

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

Property Information

Availability Information

Comments

11



Gateway Industrial Park
3953 Industrial Way, Suite B
Concord, CA 94520

Type: Light Industrial
Status: Existing
Bldg SF: 55,147
Avail ID: 1016084082
APN: 159-060-083-7

FOR SALE

Asking Price: \$459,500
Sale SF: 3,287
Price/SF: \$139.79
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht: 20' - 26'
Park Ratio:
DH Doors:
GL Doors: 1
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

Features:
 Sprinklers

**Property Description**

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

12



Gateway Industrial Park
3953 Industrial Way, Suite C
Concord, CA 94520

Type: Light Industrial
Status: Existing
Bldg SF: 55,147
Avail ID: 1016084083
APN: 159-060-083-7

FOR SALE

Asking Price: \$419,500
Sale SF: 2,986
Price/SF: \$140.49
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht: 20' - 26'
Park Ratio:
DH Doors:
GL Doors: 1
Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593

Features:
 Sprinklers

**Property Description**

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

Property Information

Availability Information

Comments

13



Gateway Industrial Park
3955 Industrial Way, Suite A
Concord, CA 94520

Type: Light Industrial
 Status: Existing
 Bldg SF: 55,147
 Avail ID: 1016084092
 APN: 159-060-083-7

FOR SALE

Asking Price: \$389,500
 Sale SF: 2,740
 Price/SF: \$142.15
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht: 20' - 26'
 Park Ratio:
 DH Doors:
 GL Doors: 1
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers

Property Description

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

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Gateway Industrial Park
3955 Industrial Way, Suite D
Concord, CA 94520

Type: Light Industrial
 Status: Existing
 Bldg SF: 55,147
 Avail ID: 1016084095
 APN: 159-060-083-7

FOR SALE

Asking Price: \$299,500
 Sale SF: 2,074
 Price/SF: \$144.41
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht: 20' - 26'
 Park Ratio:
 DH Doors:
 GL Doors: 1
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers

Property Description

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

Property Information

Availability Information

Comments

15

Shary Industrial Park

**1033-1037 Shary Cir
Concord, CA 94518**



Type: Light Industrial
Status: Existing
Bldg SF: 15,600
Avail ID: 1016097933
APN: 129-352-024-1

FOR SALE

Asking Price: \$1,895,000
Sale SF: 15,600
Price/SF: \$121.47
Cap Rate:
Occupied?: Yes
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:

Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593

Sale Comment: • ±15,600 square feet of building area, current multi-tenant configuration
• Sizable yard/parking areas on either side of building, can be fenced
• Ideal for user to purchase and occupy, retain existing income stream in place
• Attractive for Investor due to low market vacancy within Shary Circle area of Concord
• Functional spaces for small-mid sized light industrial businesses
• Close to Concord commercial districts and Walnut Creek/Pleasant Hill
• Built in 1972
• Newer roof with warranty

Features:

Yard

16

Stanwell Industrial Park

**2351 Stanwell Dr
Concord, CA 94520-4808**



Type: Light Industrial
Status: Existing
Bldg SF: 9,180
Avail ID: 1016151813
APN: 112-251-006-6

FOR SALE

Asking Price:
Sale SF: 9,180
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Office SF: 6,180
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:

Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593

Property Information

Availability Information

Comments

17



Stanwell Industrial Park
2371 Stanwell Dr
Concord, CA 94520

Type: Light Industrial
 Status: Existing
 Bldg SF: 11,554
 Avail ID: 1016151814
 APN: 112-251-010-8

FOR SALE
 Asking Price:
 Sale SF: 11,554
 Price/SF:
 Cap Rate:
 Occupied?:
 Sale Terms:

Office SF: 4,774
 Amps ; Volts: 400 ; 220
 Clear Ht: 16' - 20'
 Park Ratio:
 DH Doors: 0
 GL Doors: 3
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Yard

18



Willow Pass Business Park - Phase II
1300 Willow Pass Ct C
Concord, CA 94520

Type: R&D/Flex
 Status: Planned (w/in 12 mos)
 Bldg SF: 8,240
 Avail ID: 1016046922
 APN: 099-210-003-2

FOR SALE
 Asking Price: \$0
 Sale SF: 8,240
 Price/SF:
 Cap Rate:
 Occupied?:
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht: - 22'
 Park Ratio:
 DH Doors:
 GL Doors:
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: Lot size: 34,432 sf
 Site Ready
 Yard

Property Information

Availability Information

Comments

19



**221 Berrellesa St
Martinez, CA 94553**

Type: Light Industrial
Status: Existing
Bldg SF: 5,160
Avail ID: 1016139507
APN: 373-242-005-8

FOR SALE

Asking Price: \$750,000
Sale SF: 5,160
Price/SF: \$145.35
Cap Rate:
Occupied?: No
Sale Terms:

Office SF: 1,000
Amps ; Volts: 200-400 ; 120/208
Clear Ht: 12' - 14'
Park Ratio:
DH Doors:
GL Doors: 2
Columns:

Agents: Brooks Pedder 925-279-5581
Features: Sprinklers
Yard



Property Description

- > Available: ±5,160 square feet (±59' wide x 86' deep)
- > Construction: Reinforced Brick Masonry. Seismic upgrade completed in 2012
- > Office: ±1,000 SF (See Floor Plan)
- > Power: 2- 200 amp services @ 120/208 volts
- > Loading: 2 grade level doors (±12'x ±12') (Front & Back)
- > Minimum Clear Height: ±12' - ±14'
- > Sprinklered
- > Approximately ±0.22 Acres (±9,583 sq. ft.)
- > Dimensions: ±105' wide x ±103' deep (Irregular)
- > APN: 373- 242- 005- 8
- > Zoning: Downtown Shoreline; Live/Work and Service Commercial Uses are Conditionally Permitted.
- > Yard

20



**4941 Pacheco Blvd
Martinez, CA 94553**

Type: Light Industrial
Status: Existing
Bldg SF: 1,152
Avail ID: 1016154218
APN: 159-300-006-8

FOR SALE

Asking Price:
Sale SF: 1,152
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents: Curt Scheve, SIOR 925-279-5593
Jeffrey S. Weil, SIOR, CCIM 925-279-5590
Sale Comment: > 0.45 Acre parcel - ±19,602 SF parcel
> ±1,152 SF house, converted to office
> APN: 159-300-006
> Fenced yard
> Immediate access to Pacheco Blvd & The Hwy 4/680 Interchange
> Ideal for User to purchase and occupy
Features: Yard - fenced



Property Information

Availability Information

Comments

21



**895 E 3rd St
Pittsburg, CA 94565**

Type: Industrial
Status: Existing
Avail ID: 1016145538
APN: 073-020-019-3

FOR SALE

Asking Price:
Sale SF: 108,900
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio:
DH Doors:
GL Doors:
Columns:

Agents:
Brooks Pedder 925-279-5581
Tony Binswanger 707-863-8369
Curt Scheve, SIOR 925-279-5593
Sale Comment: Improved Industrial Land

Site Information:
> ±2.5 Acres in Pittsburg, CA
> Former GWF Power Systems Facility
> Parcel: APN: 073-020-019-3
> Zoning: Heavy Industrial H-I (County)
> Property fenced with perimeter lighting
> Sanitary: 4" service
> Natural Gas: 3"

Utilities:
> Water:
• 12" City of Pittsburg
• 10" Fire hydrant loop
• 12" Storm water collection, San Joaquin River discharge
• 8-inch Contra Costa Water District/USS Posco \$6000/year paid to USS Posco to treat and deliver CCWD raw to parcel
> 4" Domestic sewer to Delta Diablo Sanitation District
> Capped site. Concrete/Asphalt surfaces.
Pre-existing above grade foundations will be at grade.



22



**510 Garcia Ave , Suite C
Pittsburg, CA 94565**

Type: Light Industrial
Status: Existing
Bldg SF: 13,800
Avail ID: 1016130284
APN: 088-183-039-2

FOR SALE

Asking Price: \$135,000
Sale SF: 1,752
Price/SF: \$77.05
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts: 200 ; 110/208
Clear Ht: 16' - 20'
Park Ratio:
DH Doors:
GL Doors: 1
Columns:

Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578
Features:
Sprinklers



Property Description

8 unit industrial condo. A/C and mezzanine. Condo project.

Property Information

Availability Information

Comments

23

510 Garcia Ave , Suite E,F
Pittsburg, CA 94565



Type: Light Industrial
Status: Existing
Bldg SF: 13,800
Avail ID: 1016130360
APN: 088-183-039-2

FOR SALE

Asking Price: \$525,000
Sale SF: 5,900
Price/SF: \$88.98
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts: 200 ; 110/208
Clear Ht: 16' - 16'
Park Ratio:
DH Doors:
GL Doors: 8
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Sprinklers



Property Description

8 unit industrial condo. A/C and mezzanine. Condo project.

24

Loveridge Center
1251 California Ave
Pittsburg, CA 94565



Type: R&D/Flex
Status: Existing
Bldg SF: 24,500
Avail ID: 1016141428
APN: 073-290-009-7

FOR SALE

Asking Price: \$1,100,000
Sale SF: 11,911
Price/SF: \$92.35
Cap Rate:
Occupied?: No
Sale Terms:

Office SF:
Amps ; Volts:
Clear Ht:
Park Ratio: 3.98 /1000
DH Doors:
GL Doors:
Columns:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Features:
 Highway Access - Immediate
 Sprinklers



Property Description

- > Great Freeway Access Via Loveridge Rd Interchange
- > Grade Level Doors
- > Shops & Services Located Within Walking Distance
- > Ample Parking
- > Built in 2002, Concrete Tilt-Up Construction Quality



EXCLUSIVE LISTINGS

INDUSTRIAL - SALE PENDING

JANUARY 02, 2014

Property Information

Availability Information

Comments

1



Gateway Industrial Park
3953 Industrial Way, Suite D
Concord, CA 94520

Type: Light Industrial
 Status: Existing
 Bldg SF: 55,147
 Avail ID: 1016084087
 APN: 159-060-083-7

FOR SALE

Asking Price: \$349,500
 Sale SF: 2,771
 Price/SF: \$126.13
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht: 20' - 26'
 Park Ratio:
 DH Doors:
 GL Doors: 1
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers



Property Description

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.

2



Gateway Industrial Park
3955 Industrial Way, Suite E
Concord, CA 94520

Type: Light Industrial
 Status: Existing
 Bldg SF: 55,147
 Avail ID: 1016084096
 APN: 159-060-083-7

FOR SALE

Asking Price: \$349,500
 Sale SF: 2,382
 Price/SF: \$146.73
 Cap Rate:
 Occupied?: No
 Sale Terms:

Office SF:
 Amps ; Volts:
 Clear Ht: 20' - 26'
 Park Ratio:
 DH Doors:
 GL Doors: 1
 Columns:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers



Property Description

Gateway Industrial Park is a ±54,000 sq ft, high quality Light Industrial / Sales Commercial Business Park located near the Highway 4 and 242 interchange. The property is excellent for Light Industrial, Assembly, Wholesale and Distribution type companies. Each building is designed with an office entrance, roll-up loading door, separately metered power and fire sprinklered. The Gateway Industrial Park offers local businesses the unique opportunity to own their own facility.




EXCLUSIVE LISTINGS

JANUARY 02, 2014

LAND - FOR LEASE

Property Information Availability Information Comments

1 	Garaventa Business Park Bates Ave near Mallard Dr Concord, CA 94520 <hr/> <i>Type:</i> Land <i>Avail ID:</i> 1016123833 <i>APN:</i> 159-421-025-2	<i>Available SF:</i> 69,696 <i>Min/Max:</i> 69,696-69,696 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Total Acres:</i> 1.60 <i>Useable Acres:</i> <i>Dimensions:</i> <i>Zoning:</i> Planned District Light Industrial <i>Utilities:</i> Fully Improved Parcel <i>Entitlements:</i> <i>Topography:</i> Flat <i>Assessments:</i> <i>General Plan:</i>	<i>Agents:</i> Brooks Pedder 925-279-5581 Tony Binswanger 707-863-8369 <hr/> <i>Sale Comment:</i> ±1.6 Acres of Land for Build to Suit <hr/> <i>Features:</i> Highway Access - Hwy-4 and I-680
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Property Description

One of Contra Costa County's Premiere Business Parks located at the convergence of Highway 4, Interstate 680 and Highway 242.

Location:

Bates Ave @ Mallard and Sprig Drive off of Port Chicago Highway / Highly visible site

Features:

- > ±1.6 Acres (399'w x 165'd) irregular
- > Conceptual square footage (bldg): 18,000 - 36,000
- > Near Comcast and Heald College
- > Parking: potential for up to 141 stalls
- > Fully Improved Parcel
- (Sewer, Water, Storm Drain, PG&E: Power & Gas)
- > All environmental and biological approvals in place
- > All environmental and soils reports complete and available
- > Excellent abundant and affordable labor

Street Frontage:

Bates Avenue

Utilities:

All utilities have been designed to provide the necessary capacity for the full build-out of the existing entitlements development areas.

Zoning: Planned District Light Industrial

Topography: Flat

Flood Zone Designation: Not within a special flood zone



EXCLUSIVE LISTINGS

JANUARY 02, 2014

LAND - FOR LEASE AND SALE

Property Information Availability Information Comments

1	Hillcrest Ave near Wildflower Dr Antioch, CA 94531 <hr/> <i>Type:</i> Land <i>Avail ID:</i> 1016152173 <i>APN:</i> 052-460-011-1	<i>Available SF:</i> 130,680 <i>Min/Max:</i> 130,680-130,680 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD <i>Asking Price:</i> <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> No	<i>Total Acres:</i> 3.00 <i>Useable Acres:</i> <i>Dimensions:</i> <i>Zoning:</i> <i>Utilities:</i> <i>Entitlements:</i> <i>Topography:</i> <i>Assessments:</i> <i>General Plan:</i>	<i>Agents:</i> Anna Winters 925-279-4624 Jim McMasters 925-279-5567
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Property Description

- > High Visibility Location
- > Signalized intersection offering ease of access
- > Across from successful neighborhood shopping center, anchored by Safeway and RiteAid
- > Nearby regional retailers include; Walgreens, O'Reilly Auto, Pet Food Express and Applebees
- > Located on commuter path to Highway 4
- > Traffic Counts: Deer Valley Road 49,850± Cars ADT

Property Information

Availability Information

Comments

2

Brentwood Blvd near Valdry Ct
Brentwood, CA 94513



Type: Land
Avail ID: 1016056077

Available SF: 27,443
Min/Max: 27,443-27,443
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$3,666/mo NNN
Asking Price: \$550,000
Price/SF: \$20.04
Cap Rate
Occupied?: No

Total Acres: 0.64
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents: Curt Scheve, SIOR 925-279-5593

Property Description

- Very Rare Single User Ground Lease Opportunity
- Excellent Brentwood Blvd./Hwy 4 Visibility
- Zoning: Commercial, PD-12 subarea "A", provides for automotive, restaurant, retail and other uses which cater to the use of the automobile
- 27,443± Sq Ft (0.63 Acres)
- Asking Price: \$44,000 NN , per Annum/Lease \$550,000/Sale
- Possible Users: Fast Food, Oil Changers, Retail Sales, Restaurant
- APN 010-100-029-4

3

Winton Pkwy near B St
Livingston, CA 95334



Type: Land
Avail ID: 1016111768
APN: 220-010-17

Available SF: 696,960
Min/Max: 696,960-696,960
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price:
Price/SF:
Cap Rate
Occupied?: No

Total Acres: 16.00
Useable Acres: 16.00
Dimensions:
Zoning: C-C (City of Livingston)
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents: Ben Rishwain 209-475-5130
Jim McMasters 925-279-5567
Sale Comment: Next to the primary access to the town of Livingston. Immediate freeway access, with full interchange. Adjacent to planned 107,172 sf grocery anchored shopping center. Contact Broker for price.




EXCLUSIVE LISTINGS

JANUARY 02, 2014

LAND - FOR SALE


Property Information Availability Information Comments

1 	Hillcrest Ave near Wildflower Dr Antioch, CA 94509	FOR SALE <i>Asking Price:</i> <i>Sale SF:</i> 988,812 <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> No <i>Sale Terms:</i>	<i>Total Acres:</i> 23.00 <i>Useable Acres:</i> 12.00 <i>Dimensions:</i> <i>Zoning:</i> Retail/Business Park <i>Utilities:</i> Yes <i>Entitlements:</i> None <i>Topography:</i> Hill on 1/2 Site <i>Assessments:</i> None <i>General Plan:</i>	<i>Agents:</i> Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593 <i>Sale Comment:</i> Best remaining Land Parcel in Antioch. Tremendous traffic counts. Intersection of Hillcrest and Deer Valley, 1 block from Hwy 4. Ideal for office and retail. Significant work product included.
	<i>Type:</i> Land <i>Avail ID:</i> 1016063197 <i>APN:</i> 052-140-002-8			



Property Description

- Parcel Size: 23 acres gross, 12.25-13.20 net developable acres of land
- Address: Hillcrest Avenue at Wildflower Drive, Antioch, CA
- APN: 052-140-002-8
- Zoning: C-2 Neighborhood/Community Commercial, but property may be rezoned as a PD Planned Development District.
- Allowable Uses: The development will be subject to a rezoning (PD), subdivision and design review.
- Entitlement Process: The entire entitlement process is estimated to be completed within a 9-month period.

2 	2105-2151 Wilbur Ave, Suite TBD Antioch, CA 94509-8509	FOR SALE <i>Asking Price:</i> <i>Sale SF:</i> 805,860 <i>Price/SF:</i> <i>Cap Rate:</i> <i>Occupied?:</i> No <i>Sale Terms:</i>	<i>Total Acres:</i> 18.15 <i>Useable Acres:</i> <i>Dimensions:</i> <i>Zoning:</i> H-1 <i>Utilities:</i> <i>Entitlements:</i> <i>Topography:</i> <i>Assessments:</i> <i>General Plan:</i>	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 <i>Sale Comment:</i> Call. <i>Features:</i> Yard
	<i>Type:</i> Land <i>Avail ID:</i> 16049030 <i>APN:</i> 051-020-010-8, 051-020-009-0			



Property Description

3,420 SF Industrial building on site.

Property Information

Availability Information

Comments

3

Wildflower Dr near Hillcrest Ave
Antioch, CA 94509

Type: Land
 Avail ID: 16005573

FOR SALE

Asking Price:
 Sale SF: 165,528
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 3.80
 Useable Acres:
 Dimensions:
 Zoning: Commercial
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bruce Bauer 925-279-5570
 Lease Comment: Contact Brokers for more information.

Building Photo
 Not on File



4

The Orchard at Slatten Ranch
Empire near Slatten Ranch Rd
Antioch, CA 94531

Type: Land
 Avail ID: 1016111461
 APN: 056-120-093-2

FOR SALE

Asking Price: \$0
 Sale SF: 1,255,400
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 28.82
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Henry Englehardt 925-279-4602
 Sale Comment: > Contra Costa County parcel numbers:
 056-120-095-7 / 056-120-098-1
 > All utilities stubbed at property lines
 > Off site improvements substantially completed
 > Proximate to 1 Million square feet of promotional and
 community
 retailers (JC Penney, Target, Kohls, Lowes, Bed Bath &
 Beyond,
 Barnes and Noble)
 > Highway 4 Bypass access from Lone Tree Way and
 Laurel Road
 exits, with prominent visibility and frontage (±1,300 feet)
 > Subject to East Lone Tree Specific Plan, land use
 designation
 (commercial or office development)
 > Zoning: PD, Planned Development District
 > Property offered for sale unpriced



5

Vineyard Street
Vineyard Dr near E 18th St
Antioch, CA 94509

Type: Land
 Avail ID: 1016126560
 APN: 051-052-074-5

FOR SALE

Asking Price: \$0
 Sale SF: 87,556
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 2.01
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Sale Comment: > Four (4) parcels totaling ±6.68 acres
 > Parcel One is ±2.01 acres, APN: 051-052-074-5
 Parcel Two is ±1.32 acres, APN: 051-052-075-2
 Parcel Three is ±1.68 acres, APN: 051-052-076-0
 Parcel Four is ±1.67 acres, APN: 051-052-077-8
 > County Use: Vacant Industrial, Land Use: Industrial
 Acreage
 > Can be sold off in parts or as one package
 > Ideal for User to purchase and build, with Investment
 opportunity



Property Information

Availability Information

Comments

6

Vineyard Street
Vineyard Dr near E 18th St
Antioch, CA 94509



Type: Land
Avail ID: 1016126561
APN: 051-052-075-2

**FOR SALE**

Asking Price: \$0
Sale SF: 57,500
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

1.32

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Sale Comment: > Four (4) parcels totaling ±6.68 acres
 > Parcel One is ±2.01 acres, APN: 051-052-074-5
 Parcel Two is ±1.32 acres, APN: 051-052-075-2
 Parcel Three is ±1.68 acres, APN: 051-052-076-0
 Parcel Four is ±1.67 acres, APN: 051-052-077-8
 > County Use: Vacant Industrial, Land Use: Industrial Acreage
 > Can be sold off in parts or as one package
 > Ideal for User to purchase and build, with Investment opportunity

7

Vineyard Street
Vineyard Dr near E 18th St
Antioch, CA 94509



Type: Land
Avail ID: 1016126563
APN: 051-052-076-0

**FOR SALE**

Asking Price: \$0
Sale SF: 73,181
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

1.68

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Sale Comment: > Four (4) parcels totaling ±6.68 acres
 > Parcel One is ±2.01 acres, APN: 051-052-074-5
 Parcel Two is ±1.32 acres, APN: 051-052-075-2
 Parcel Three is ±1.68 acres, APN: 051-052-076-0
 Parcel Four is ±1.67 acres, APN: 051-052-077-8
 > County Use: Vacant Industrial, Land Use: Industrial Acreage
 > Can be sold off in parts or as one package
 > Ideal for User to purchase and build, with Investment opportunity

8

Vineyard Street
Vineyard Dr near E 18th St
Antioch, CA 94509



Type: Land
Avail ID: 1016126564
APN: 051-052-077-8

**FOR SALE**

Asking Price: \$0
Sale SF: 72,745
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres:
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

1.67

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Sale Comment: > Four (4) parcels totaling ±6.68 acres
 > Parcel One is ±2.01 acres, APN: 051-052-074-5
 Parcel Two is ±1.32 acres, APN: 051-052-075-2
 Parcel Three is ±1.68 acres, APN: 051-052-076-0
 Parcel Four is ±1.67 acres, APN: 051-052-077-8
 > County Use: Vacant Industrial, Land Use: Industrial Acreage
 > Can be sold off in parts or as one package
 > Ideal for User to purchase and build, with Investment opportunity

Property Information

Availability Information

Comments

9

3840-3870 Balfour Rd
Brentwood, CA 94513



Type: Land
 Avail ID: 1016107986
 APN: 010-110-016-2

FOR SALE

Asking Price: \$0
 Sale SF: 30,056
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 1.55
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Sale Comment: > More than 400 feet of frontage on Balfour Road.
 > All improvements in place including sidewalks, curbs, gutters, parking lot and landscaping.
 > Neighboring tenants include: In-Shape Health Club, McCurley's
 Flooring, Little Gym & multiple retail establishments
 > Zoning: PD-69 Ord No 825 4/11/06



10

350 John Muir Pkwy
Brentwood, CA 94513



Type: Land
 Avail ID: 1016137565
 APN: 010-010-028-8

FOR SALE

Asking Price: \$0
 Sale SF: 131,551
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 3.02
 Useable Acres:
 Dimensions: PA 20
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Henry Englehardt 925-279-4602
 Sale Comment: Make Offer

**Property Description**

3.02 acres general planned as professional office. Zoned PA 20/ Planned Employment Center. Approved uses include: outpatient medical services, rehabilitation care, congregate care, or other general office uses. Owner can sell the site, built to suit, or ground lease.

Property Information

Availability Information

Comments

11

**6055 Main St
Clayton, CA 94517**



Type: Land
Avail ID: 1016141500
APN: 119-011-003-9

FOR SALE

Asking Price: \$0
Sale SF: 5,204
Price/SF: Call
Cap Rate:
Occupied?: Yes
Sale Terms:

Total Acres: 0.57
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Larry Easterly 925-279-4655
Deborah Perry 925-279-4650



Property Description

- > For sale: Approximately 0.57 acres with a 5,200 sf office / retail building.
- > Existing Church offices are approximate 5,200 square feet.
- > The property is located in the center of downtown Clayton and provides ±248 linear feet of frontage on Main St.
- > Excellent retail redevelopment opportunity.
- > ±24 on-site parking stalls
- > Directly across the street from Skipolini's Pizza

12

**1039 Ridge Park Dr
Concord, CA 94520**



Type: Residential
Avail ID: 1016149791
APN: 130-090-030, 130-090-031,
130-090-032, 130-090-033, 130-090-034

FOR SALE

Asking Price: \$990,000
Sale SF: 130,942
Price/SF: \$7.56
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 3.01
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Bruce Bauer 925-279-5570



Property Description

- Minor subdivision each consisting of 4 lots, over 10,000 SF plus a fifth lot, a remainder parcel of 1.27 acres.
- Parcel Map Recorded
- Improvement plans approved & signed by the City of Concord
- APN 130-090-030, 031, 032, 033 and 034
- Quiet neighborhood, tree lined streets, convenient access to BART, schools and shopping

Property Information

Availability Information

Comments

13



Crocker Cir
Fairfield, CA 94533

Type: Land
 Avail ID: 1016063801
 APN: 0170-042-090-130

FOR SALE

Asking Price:
 Sale SF: 160,301
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 3.68
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Brooks Pedder 925-279-5581
 Phil Garrett 707-863-8357
 Sale Comment: ±3.68 acres (Two Parcels)
 Crocker Circle @ Huntington Drive
 Access: I-80 to Air Base Parkway
 APN's: 0170-042-090 (±1.36 acres) & 0170-042-130 (2.32 ACRES)
 Zoning: General Industrial (IG)
 Utilities: In Street



14



Fairfield Corporate Commons
I-80 near Suisun Valley Rd
Fairfield, CA 94534

Type: Land
 Avail ID: 1016116265
 APN: 0027-350-100, 0027-350-070,
 0027-340-100, 0027-340-070,
 0027-360-010, 0027-360-140

FOR SALE

Asking Price:
 Sale SF: 1,589,504
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 36.49
 Useable Acres:
 Dimensions:
 Zoning: IBP
 Utilities: See flyer for details
 Entitlements:
 Topography: Flat
 Assessments:
 General Plan:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Sale Comment: The remaining land inventory of Fairfield Corporate Commons consists of ±36.49 acres within ten (10) total lots. Fairfield Corporate Commons is a beautifully landscaped master planned business park. It is located in the city of Fairfield in Solano County near the Green Valley area, just between the San Francisco Bay Area and Sacramento.

**Property Description**

Major highways, railroads, airports, shipping ports, and commercial interstate bus and trucking lines service the Fairfield area. The site's location provides for a direct link to the Eastern Bay communities of Walnut Creek, Concord, Fremont, San Francisco, Napa, and the high-tech marketplace of the Silicon Valley. The site includes over ±2,000 linear feet of prime, I-80 freeway frontage and visibility to over ±210,000 cars per day, in addition to a primary position on the newly developed Northern Connector, Business Center Drive (slated to carry over 45,000 per day).

For Sale or Build to Suit.

Features:
 Freeway Visibility - I-80
 Highway Access - I-80

Property Information

Availability Information

Comments

15

1224 Kiernan Ave
Modesto, CA 95320



Type: Land
Avail ID: 1016105100
APN: 046-001-001-000

FOR SALE

Asking Price: \$1,610,000
Sale SF: 804,989
Price/SF: \$2.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 18.49
Useable Acres: 18.49
Dimensions:
Zoning: BP (Stanislaus County)
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Ben Rishwain 209-475-5130
Jim McMasters 925-279-5567
Sale Comment: Along major future thoroughfare. Major development planned along Kiernan Avenue. SEC of major intersection. Approximately 1.3 acres to be sold to CalTrans.

16

Bridgehead Rd near Hwy 4
Oakley, CA 94561



Type: Land
Avail ID: 16048895

FOR SALE

Asking Price: \$1,855,650
Sale SF: 123,710
Price/SF: \$15.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 2.84
Useable Acres:
Dimensions:
Zoning: H-1
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Jim McMasters 925-279-5567
Lease Comment: Back on the market
Two Adjacent parcels for sale
Both zoned commercial retail - no hotel use
Excellent freeway visibility at Hwy 4 and 160
Seller Motivated
Utilities Stubbed (irrigation, electricity, water, telephone, cable)

Property Description

2 Adjacent parcels for sale.

17

Bridgehead Rd near HWY 4
Oakley, CA 94509



Type: Land
Avail ID: 16042644

FOR SALE

Asking Price:
Sale SF: 143,312
Price/SF: \$10.00
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 3.29
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Deborah Perry 925-279-4650
Sale Comment: Pads and shop space available.
Drive-thru available in shop building. Signalized intersection, all traffic movements.

Property Description

> Signalized intersection, all traffic movements
> Two parcels totaling ±3.29 acres (±0.74 ac & ±2.55 ac)

Property Information

Availability Information

Comments

18

**Rogers Rd near Sperry Rd
Patterson, CA 95363**



Type: Land
Avail ID: 16058476

FOR SALE
Asking Price:
Sale SF: 5,282,128
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 125.00
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan: Agricultural (NEC)

Agents:
Jim McMasters 925-279-5567
Tom Schmidt 925-279-4636
Lease Comment: Pricing To Be Determined.

Property Description

Recently annexed into the City of Patterson and fully entitled for retail development. Irrigated open Land: Agricultural (NEC). Zoned for Commercial Retail.

19

**10th St near Verne Roberts Cir
Pittsburg, CA 94565**



Type: Land
Avail ID: 1016074387
APN: 074-100-018-6

FOR SALE
Asking Price:
Sale SF: 544,936
Price/SF:
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 12.51
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578
Sale Comment: Located near the corner of W 10th St & Verne Roberts Cir.

20

**1215 Willow Pass Rd
Pittsburg, CA 94531**



Type: Land
Avail ID: 1016134311
APN: 096-091-002-4

FOR SALE
Asking Price: \$1,200,000
Sale SF: 261,360
Price/SF: \$4.59
Cap Rate:
Occupied?: No
Sale Terms:

Total Acres: 6.00
Useable Acres:
Dimensions:
Zoning:
Utilities:
Entitlements:
Topography:
Assessments:
General Plan:

Agents:
Deborah Perry 925-279-4650
Sale Comment: > ±6 Acres / ±261,360 SF of vacant land
> Comprised of two parcels
> Adjacent to residential community
> Call for pricing

Property Description

- Comprised of two parcels
- Adjacent to residential community

Property Information

Availability Information

Comments

21

Richmond Pkwy near Pittsburg Ave
Richmond, CA 94804



Type: Land
 Avail ID: 1016146796
 APN: 408-180-010-6, 408-170-072-8

FOR SALE

Asking Price:
 Sale SF: 1,306,800
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 29.54
 Useable Acres:
 Dimensions:
 Zoning:
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Todd Severson, SIOR 510-433-5810
 Bruce Bauer 925-279-5570

22

E Monte Vista Ave
Vacaville, CA 95688



Type: Land
 Avail ID: 1016113852
 APN: 0133-380-010

FOR SALE

Asking Price: \$331,926
 Sale SF: 110,642
 Price/SF: \$3.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 3.66
 Useable Acres: 2.54
 Dimensions:
 Zoning: IP
 Utilities: Sewer: ±6" service along E Monte Vista, Water: ±8" service along South of Piper Rod
 Entitlements:
 Topography: Flat
 Assessments:
 General Plan:

Agents:
 Brooks Pedder 925-279-5581
 Eric Dakin 707-863-8364
 Sale Comment: East Monte Vista Avenue - West side of property
 Interstate 505 - East side of property
 Parcel Size: ±2.54 net acres (±110,642 sq. ft.)
 Access: Easy access to and from I-505 and I-80 via Vaca Valley Parkway
 Utilities: Storm Drain, Sewer, Water
 Features:
 Highway Access - I-505 & I-80

Property Description

East Monte Vista Avenue at Piper Drive. Located off of Vaca Valley Parkway.
 APN: 0133-380-010
 Street Frontage: East Monte Vista Avenue - West side of property
 Interstate 505 - East side of property
 Parcel Size: ±2.54 net acres (±110,642 sq. ft.)
 Access: Easy access to and from I-505 and I-80 via Vaca Valley Parkway
 Utilities: Storm Drain: ±48" to ±54" service along E Monte Vista & South of Piper Drive
 Sewer: ±6" service along E Monte Vista
 Water: ±8" service along South of Piper Road
 Zoning: IP (Industrial Park)
 Topography: Flat
 Comments: In close proximity to:
 Genentech
 Alza
 State Compensation
 Kaiser
 Novartis
 Automatic Bar Controls

Property Information

Availability Information

Comments

23

Orchard Ave near West Monte Vista Ave
Vacaville, CA 95688



Type: Land
 Avail ID: 1016031970
 APN: 0125-235-430

FOR SALE

Asking Price: \$600,000
 Sale SF: 42,689
 Price/SF: \$14.06
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 0.98
 Useable Acres:
 Dimensions: 314.00 X 121.00
 Zoning: RO
 Utilities:
 Entitlements:
 Topography:
 Assessments:
 General Plan:

Agents:
 Jon Quick 707-863-8359
 Brooks Pedder 925-279-5581
 Sale Comment: PRICE REDUCED OVER \$250,000.
 Rare small parcel for sale. Ideal for office user or residential/mixed use development. Zoning is Commercial office with a residential overlay (RO).



24

Interchange Business Park
Crocker Dr near Vaca Valley Pkwy
Vacaville, CA 95688



Type: Land
 Avail ID: 1016149741
 APN: 0133-030-310

FOR SALE

Asking Price:
 Sale SF: 217,800
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Total Acres: 5.01
 Useable Acres:
 Dimensions: 545.00 X 453.00
 Zoning: IP-PP (Industrial Park / Policy Plan Area 1)
 Utilities: Sanitary, Water, Storm Drain to be installed
 Entitlements:
 Topography: Flat
 Assessments:
 General Plan:

Agents:
 Brooks Pedder 925-279-5581
 Jon Quick 707-863-8359
 Sale Comment: > Dimensions: ±453' deep x ±545' wide (Irregular)
 > APN: 0133-030-310
 > Access: Vaca Valley Parkway to Crocker Drive
 > Utilities:
 • 12" Sanitary Sewer - Crocker Drive
 • 12" Water Line - Crocker Drive
 • 30" Storm Drain to be installed at rear (I-505) of site
 > Within established business park (Interchange Business Park)
 > Zoning: IP-PP (Industrial Park / Policy Plan Area 1).
 Policy Plan allows for commercial, light industrial and office uses.

**Property Description**

±5 Gross Acres of land within The Interchange Business Park

Tremendous visibility from I-505. Several billion dollars of infrastructure and real property improvements have been constructed within ¼ mile from this site; e.g. Genentech, Kaiser, State Comp Insurance, Seeno Homes' North Village Master planned community - North Village (upon completion) will consist of ±2,500 single family homes located directly across I-505 from site.



EXCLUSIVE LISTINGS

JANUARY 02, 2014

MULTI-FAMILY - FOR SALE

Property Information

Availability Information

Comments

1



1973 Jacqueline Way
Concord, CA 94519

Type: Multi-Family
Status: Existing
Bldg SF: 4,176
Avail ID: 1016151002
APN: 114-443-007-9

FOR SALE

Asking Price: \$699,000
Sale SF: 4,176
Price/SF: \$167.39
Cap Rate: 6.02 %
Occupied?: Yes
Sale Terms:



Agents:
Joe Owens 925-279-4605
Sale Comment: Colliers International is pleased to exclusively present for sale a five unit multi-family opportunity located at 1973 Jacqueline Way in Concord, California. The property consists of one two story building with four 2 bedroom units and one 3 bedroom unit. The building has a concrete foundation with wood frame and stucco construction and a flat room with clay tile siding on the parapit walls. Unit interiors have wall to wall carpet, wall heat, A/C unit, gas stoves and formica counters. Units are separately metered for gas and electricity.

2



1471 Reganti Pl
Concord, CA 94518

Type: Multi-Family
Status: Existing
Bldg SF: 3,992
Avail ID: 1016144075
APN: 147-021-016-0

FOR SALE

Asking Price: \$750,000
Sale SF: 3,992
Price/SF: \$187.88
Cap Rate: 4.91 %
Occupied?: Yes
Sale Terms:



Agents:
Joe Owens 925-279-4605
Aaron Frederick 916-830-2584






EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR LEASE

Property Information	Availability Information	Comments
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1 	2545 W 10th St, Suite A/B Antioch, CA 94509	<i>Available SF:</i> 4,166 <i>Min/Max:</i> 4,166-5,684 <i>Avail Date:</i> Immediate <i>Suite:</i> A/B <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$1.00 IG	<i>Bldg Class:</i> <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> 2.70 /1000 <i>Park Spaces:</i> 63 <i>Pass Elevs:</i> <i>Freight Elevs:</i>	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 Scott Bertrand 925-279-5573 <i>Lease Comment:</i> • Close to Costco, shops, and services. Move-In Ready • 100% Office • 12 private offices <hr/> <i>Features:</i> Sprinklers
	<i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 23,860 <i>Avail ID:</i> 1016117532 <i>APN:</i> 074-051-016-9	 		

2 	2545 W 10th St, Suite C Antioch, CA 94509	<i>Available SF:</i> 1,518 <i>Min/Max:</i> 1,518-5,684 <i>Avail Date:</i> Immediate <i>Suite:</i> C <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$1.00 IG	<i>Bldg Class:</i> <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> 2.70 /1000 <i>Park Spaces:</i> 63 <i>Pass Elevs:</i> <i>Freight Elevs:</i>	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 Scott Bertrand 925-279-5573 <i>Lease Comment:</i> • Close to Costco, shops, and services. Move-In Ready • 100% Office • 5 Private Offices <hr/> <i>Features:</i> Sprinklers
	<i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 23,860 <i>Avail ID:</i> 1016069952 <i>APN:</i> 074-051-016-9	 		

Property Information

Availability Information

Comments

3



Antioch Medical Park
3701 Lone Tree Way, Suite #
Antioch, CA 94509-6038

Type: Medical
Status: Existing
Bldg SF: 18,352
Avail ID: 1016142471
APN: 068-361-012-5

Available SF: 1,436
Min/Max: 1,436-1,436
Avail Date: Immediate
Suite #: #
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.10
Rental Rate: \$1.30 MG

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B *Agents:*
 2 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
Features:
 Sprinklers

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

4



Antioch Medical Park
3701 Lone Tree Way, Suite 11
Antioch, CA 94509-6038

Type: Medical
Status: Existing
Bldg SF: 18,352
Avail ID: 1016111779
APN: 068-361-012-5

Available SF: 755
Min/Max: 755-755
Avail Date: Immediate
Floor/Suite: 2/11
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.10
Rental Rate: \$1.30 MG

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B *Agents:*
 2 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
Lease Comment: Open office area and one (1) private office

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

5



Antioch Medical Park
3701 Lone Tree Way, Suite 2
Antioch, CA 94509-6038

Type: Medical
Status: Existing
Bldg SF: 18,352
Avail ID: 1016111775
APN: 068-361-012-5

Available SF: 5,045
Min/Max: 5,045-5,045
Avail Date: Immediate
Floor/Suite: 1/2
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.30 MG

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B *Agents:*
 2 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
Lease Comment: Lobby, seven (7) private offices, three (3) conference rooms, kitchen, server room, storage, and two (2) restrooms.
Features:
 Sprinklers

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

Property Information

Availability Information

Comments

6		Antioch Medical Park	<i>Available SF:</i>	354	<i>Bldg Class:</i>	B	<i>Agents:</i>	
		3701 Lone Tree Way, Suite 4A	<i>Min/Max:</i>	354-354	<i>Bldg Floors:</i>	2	Bill Hillis, SIOR	925-279-5578
		Antioch, CA 94509-6038	<i>Avail Date:</i>	Immediate	<i>Load Factor:</i>		Curt Scheve, SIOR	925-279-5593
		<i>Type:</i>	Medical	<i>Suite</i>	4A	<i>Park Ratio:</i>	<i>Features:</i>	
		<i>Status:</i>	Existing	<i>Avail Type:</i>	Lease	<i>Park Spaces:</i>	Sprinklers	
		<i>Bldg SF:</i>	18,352	<i>TI Allow:</i>	TBD	<i>Pass Elevs:</i>		
		<i>Avail ID:</i>	1016142472	<i>Expenses:</i>	\$0.10	<i>Freight Elevs:</i>		
		<i>APN:</i>	068-361-012-5	<i>Rental Rate:</i>	\$1.30 MG			



Property Description


One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

7		Antioch Medical Park	<i>Available SF:</i>	1,141	<i>Bldg Class:</i>	B	<i>Agents:</i>	
		3701 Lone Tree Way, Suite 7	<i>Min/Max:</i>	1,141-1,141	<i>Bldg Floors:</i>	2	Bill Hillis, SIOR	925-279-5578
		Antioch, CA 94509-6038	<i>Avail Date:</i>	Immediate	<i>Load Factor:</i>		Curt Scheve, SIOR	925-279-5593
		<i>Type:</i>	Medical	<i>Floor/Suite</i>	2/7	<i>Park Ratio:</i>	<i>Lease Comment:</i> Waiting room, reception, three (3)	
		<i>Status:</i>	Existing	<i>Avail Type:</i>	Lease	<i>Park Spaces:</i>	exam rooms, one (1) private office, storage, and restroom	
		<i>Bldg SF:</i>	18,352	<i>TI Allow:</i>	TBD	<i>Pass Elevs:</i>		
		<i>Avail ID:</i>	1016111778	<i>Expenses:</i>	\$0.10	<i>Freight Elevs:</i>		
		<i>APN:</i>	068-361-012-5	<i>Rental Rate:</i>	\$1.30 MG			



Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

8		Antioch Medical Park	<i>Available SF:</i>	861	<i>Bldg Class:</i>	B	<i>Agents:</i>	
		3701 Lone Tree Way, Suite 9	<i>Min/Max:</i>	861-861	<i>Bldg Floors:</i>	2	Bill Hillis, SIOR	925-279-5578
		Antioch, CA 94509-6038	<i>Avail Date:</i>	Immediate	<i>Load Factor:</i>		Curt Scheve, SIOR	925-279-5593
		<i>Type:</i>	Medical	<i>Floor/Suite</i>	2/9	<i>Park Ratio:</i>	<i>Lease Comment:</i> Open office area and two (2) private offices	
		<i>Status:</i>	Existing	<i>Avail Type:</i>	Lease	<i>Park Spaces:</i>		
		<i>Bldg SF:</i>	18,352	<i>TI Allow:</i>	TBD	<i>Pass Elevs:</i>		
		<i>Avail ID:</i>	1016111780	<i>Expenses:</i>	\$0.10	<i>Freight Elevs:</i>		
		<i>APN:</i>	068-361-012-5	<i>Rental Rate:</i>	\$1.30 MG			



Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

Property Information

Availability Information

Comments

9



Antioch Medical Park
3725 Lone Tree Way, Suite D2
Antioch, CA 94509-6064

Type: Medical
 Status: Existing
 Bldg SF: 12,032
 Avail ID: 1016107755
 APN: 068-361-011-7

Available SF: 880
 Min/Max: 880-880
 Avail Date: Immediate
 Suite: D2
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.30 MG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C
 1 Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Lease Comment: Open office area, exam room, and lab

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

10



Antioch Medical Park
3737 Lone Tree Way, Suite All
Antioch, CA 94509-6065

Type: Medical
 Status: Existing
 Bldg SF: 3,395
 Avail ID: 1016124670
 APN: 068-361-005-9

Available SF: 3,395
 Min/Max: 3,395-3,395
 Avail Date: Immediate
 Suite: All
 Avail Type: Lease
 TI Allow: TBD
 Expenses: \$0.10
 Rental Rate: \$1.30 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C
 1 Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Lease Comment: 2 waiting rooms, 8 exam rooms, break room, lab, office, and restroom.

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

11



Antioch Medical Park
3700 Sunset Ln, Suite 3
Antioch, CA 94509

Type: Medical
 Status: Existing
 Bldg SF: 11,040
 Avail ID: 1016107749
 APN: 068-361-010-9

Available SF: 1,409
 Min/Max: 1,409-1,409
 Avail Date: Immediate
 Floor/Suite: 1/3
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.30 MG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C
 2 Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Lease Comment: Waiting room, reception, four (4) exam rooms, one (1) private office, and storage room

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

Property Information


Availability Information



Comments

	12	Antioch Medical Park 3720 Sunset Ln, Suite C Antioch, CA 94509-6133	<i>Available SF:</i> 1,370 <i>Min/Max:</i> 1,370-1,370 <i>Avail Date:</i> Immediate <i>Suite:</i> C <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$1.30 MG	<i>Bldg Class:</i> <i>Bldg Floors:</i> <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	C 1 Agents: Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593 Lease Comment: Reception area, three (3) exam rooms, two (2) private offices, and two (2) storage rooms
	<i>Type:</i> Medical <i>Status:</i> Existing <i>Bldg SF:</i> 5,456 <i>Avail ID:</i> 1016107751 <i>APN:</i> 068-361-007-5				
	 				

Property Description

One (1) of six (6) medical office buildings comprising the Antioch Medical Park. Located adjacent to Sutter Hospital on Lone Tree Way. Turn-key medical suites available.

	13	Blue Rock Center 4035 Lone Tree Way Antioch, CA 94509	<i>Available SF:</i> 18,000 <i>Min/Max:</i> 18,000-18,000 <i>Avail Date:</i> Immediate <i>Suite:</i> <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Bldg Class:</i> <i>Bldg Floors:</i> <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	A Agents: Bill Hillis, SIOR 925-279-5578 Eric Erickson, SIOR, CCIM 925-279-5580 Curt Scheve, SIOR 925-279-5593 Lease Comment: • Built to suite For more information please visit http://www.eastbayoffice.com
	<i>Type:</i> Office <i>Status:</i> Build-To-Suit <i>Bldg SF:</i> 18,000 <i>Avail ID:</i> 1016109539 <i>APN:</i> 072-490-001-4				
	 				

	14	Blue Rock Center 4041 Lone Tree Way, Suite 101 Antioch, CA 94509	<i>Available SF:</i> 5,550 <i>Min/Max:</i> 2,500-5,550 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 1/101 <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Bldg Class:</i> <i>Bldg Floors:</i> <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	A 2 Agents: Bill Hillis, SIOR 925-279-5578 Eric Erickson, SIOR, CCIM 925-279-5580 Curt Scheve, SIOR 925-279-5593 Lease Comment: Ground floor signage available. Eleven (11) private offices, conference and training room. Move in ready. 1 For more information please visit http://www.eastbayoffice.com Features: Signage - ground floor
	<i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 32,235 <i>Avail ID:</i> 1016135935 <i>APN:</i> 000-000-000				
	 				

Property Description

Office Building.

Property Information

Availability Information

Comments

15



Blue Rock Center
4041 Lone Tree Way, Suite 110
Antioch, CA 94509

Type: Office
Status: Existing
Bldg SF: 32,235
Avail ID: 1016135929
APN: 000-000-000

Available SF: 1,750
Min/Max: 1,750-1,750
Avail Date: Immediate
Suite: 110
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: A
Bldg Floors: 2
Load Factor: 4.00 /1000
Park Ratio: 550
Park Spaces: 550
Pass Elevs: 1
Freight Elevs: 1

Agents:
 Bill Hillis, SIOR 925-279-5578
 Eric Erickson, SIOR, CCIM 925-279-5580
 Curt Scheve, SIOR 925-279-5593
Lease Comment: Ground floor signage available. Two (2) private offices and open space for cubicles. Move in ready.
 For more information please visit <http://www.eastbayoffice.com>
Features:
 Signage - ground floor

Property Description

Office Building.

16



Blue Rock Center
4049 Lone Tree Way, Suite C
Antioch, CA 94509

Type: Office
Status: Existing
Bldg SF: 13,437
Avail ID: 1016103043

Available SF: 1,343
Min/Max: 1,343-1,343
Avail Date: Immediate
Suite: C
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 1
Load Factor: 4.00 /1000
Park Ratio: 4.00 /1000
Park Spaces: 0
Pass Elevs: 0
Freight Elevs: 0

Agents:
 Bill Hillis, SIOR 925-279-5578
 Eric Erickson, SIOR, CCIM 925-279-5580
 Curt Scheve, SIOR 925-279-5593
Lease Comment: • Unit in vanilla shell condition with existing T-bar ceiling, HVAC, one (1) restroom, and kitchen/break room. Signage available.
 For more information please visit <http://www.eastbayoffice.com>
Features:
 Signage

Property Description

Ground floor retail building.

17



Blue Rock Center
4053 Lone Tree Way
Antioch, CA 94509

Type: Medical
Status: Existing
Bldg SF: 37,248
Avail ID: 1016018569
APN: 072-490-006-3

Available SF: 10,365
Min/Max: 1,100-10,365
Avail Date: Immediate
Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: A
Bldg Floors: 2
Load Factor: 4.00 /1000
Park Ratio: 4.00 /1000
Park Spaces: 1
Pass Elevs: 1
Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Eric Erickson, SIOR, CCIM 925-279-5580
 Curt Scheve, SIOR 925-279-5593
Lease Comment: • Second floor medical or professional office space in a new class A medical office building
 • Balance of the building is leased to Sutter Regional Medical Foundation
 For more information please visit <http://www.eastbayoffice.com>

Property Description

Class A Medical Office Building.

Property Information

Availability Information

Comments

18

**5001 Industrial Way
Benicia, CA 94510**



Type: Office
Status: Existing
Bldg SF: 220,000
Avail ID: 1016115357
APN: 0080-301-160

Available SF: 40,000
Min/Max: 40,000-40,000
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors: 2
Load Factor:
Park Ratio: 1.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Phil Garrett 707-863-8357
Brooks Pedder 925-279-5581
Lease Comment: ±40,000 SF of 2-story Office.
Features:
Highway Access - I-680
Insulation - R-19 Roof & R-11 Walls
Roof Type - 4-ply, 20 year specification
Sprinklers - 0.45 GPM/3,000 SF
Truck: Staging - ±112' (not including parking stalls)



Property Description

Property Description

- > Dimensions: ±695' wide by ±710' deep
- > Access: I-680 to Lake Herman Rd to Industrial Way
- > Utilities: To site
- > Zoning: Light Industrial
- > Built in 1996

Improvements

- > ±220,000 square foot concrete tilt-up building (±420' wide x ±480' deep)
- ±201,600 square feet on ground floor
- > Office: ±40,000 square feet (±20,000 SF ground floor and ±20,000 SF mezzanine)
- > Column Spacing: ±60' wide x ±46.66' deep
- > Clear Height: ±24' minimum
- > 7.5" thick walls
- > Loading: Cross loaded
- Seven (7) grade-level (±12' x ±14') and twenty-four (24) dock-high (±9' x ±10')
- > Truck Staging: ±112' (not including parking stalls)
- > 5" concrete slab with #3 rebar 24" OCEW
- > Fire Sprinklers: 0.45 GPM/3,000 SF
- > Roofing: 4-ply, 20 year spec
- > Power: 2,000 amps @ 277/480 volts
- > Insulation: R19 roof and R11 walls

- > Excellent freeway access to I-680 with views of Mt. Diablo and the Carquinez Straits
- > Architectural award-winning office design/finish

Property Information

Availability Information

Comments

19



Davis Ultraserve
470 Harvest Park Dr, Suite G/H
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 17,200
 Avail ID: 1016147437
 APN: 010-150-054-4

Available SF: 4,300
 Min/Max: 4,300-8,514
 Avail Date: Immediate
 Suite: G/H
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors: 1
 Load Factor: 3.00 /1000
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Scott Bertrand 925-279-5573
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578

Lease Comment: • Reception Area, large open office floor plan with restroom
 • Office, R&D, and warehouse, also good for commercial uses
 • Sprinklered, high bay warehouse lighting 18'-20' clear height in warehouse
 • Warehouse area with roll-up door
 • Reception Area, large open office floor plan with restroom
 • Office, R&D, and warehouse, also good for commercial uses
 • Sprinklered, high bay warehouse lighting 18'-20' clear height in warehouse
 • Warehouse area with roll-up door

Features:
 Sprinklers

20



Empire Crossings
2411 Empire Ave, Suite 101
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 22,435
 Avail ID: 1016087522
 APN: 019-040-058-0

Available SF: 1,044
 Min/Max: 940-2,044
 Avail Date: Immediate
 Suite: 101
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Michael Mundelius 925-279-5585

Property Description

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

Property Information

Availability Information

Comments

21



Empire Crossings
2411 Empire Ave, Suite 102
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 22,435
 Avail ID: 1016146366
 APN: 019-040-058-0

Available SF: 940
 Min/Max: 940-2,044
 Avail Date: Immediate
 Suite: 102
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Michael Mundelius 925-279-5585



Property Description

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

22



Empire Crossings
2415 Empire Ave, Suite 201
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 22,435
 Avail ID: 1016134352
 APN: 019-040-058-0

Available SF: 1,538
 Min/Max: 1,538-1,538
 Avail Date: Immediate
 Suite: 201
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio: 5.80 /1000
 Park Spaces: 131
 Pass Elevs:
 Freight Elevs:

Agents:
 Michael Mundelius 925-279-5585



Property Description

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

Property Information

Availability Information

Comments

23

Empire Crossings
2471 Empire Ave, Suite 304
Brentwood, CA 94513



Type: Office
 Status: Existing
 Bldg SF: 22,435
 Avail ID: 1016134353
 APN: 019-040-058-0

Available SF: 1,752
 Min/Max: 1,752-1,752
 Avail Date: Immediate
 Suite: 304
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio: 5.80 /1000
 Park Spaces: 131
 Pass Elev:
 Freight Elev:

Agents:
 Michael Mundelius 925-279-5585

Property Description

Empire Crossings is a community strip center that benefits from excellent exposure along Lone Tree Way and on the hard corner of Empire Road. Cotenants include Wingstop, Verizon, Arco AM/PM & Car Wash, Armed Forces Career Center, Royal Nail Salon, Salon Centric Beauty Supplies and Winnie Cuts. Empire Crossings is shadow-anchored by Les Schwab Tire Center, Mancini's Sleep World, and A&W Drive Thru.

24

Executive Place
1120 2nd St, Suite A
Brentwood, CA 94513



Type: Office
 Status: Existing
 Bldg SF: 13,220
 Avail ID: 1016138992
 APN: 013-010-039-9

Available SF: 5,209
 Min/Max: 5,209-5,209
 Avail Date: Immediate
 Suite: A
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elev:
 Freight Elev:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Marshall Snover 925-227-6205
 Lease Comment: For more information visit <http://eastbayoffice.com>
 Features:
 Sprinklers

Property Description

Current occupancy is executive suites.

Property Information

Availability Information

Comments

25



TownCentre Professional
1181 Central Blvd, Suite A
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 12,329
 Avail ID: 1016105310
 APN: 013-010-091-0

Available SF: 1,749
 Min/Max: 1,749-1,749
 Avail Date: Immediate
 Suite: A
 Avail Type: Lease
 TI Allow: TBD
 Expenses: \$0.46
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 11.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 0
 Freight Elevs: 0

Agents: Eric Erickson, SIOR, CCIM 925-279-5580
 Marshall Snover 925-227-6205
 Lease Comment: • Open office area, 4 privates, and
 workroom
 For more information visit <http://eastbayoffice.com>
 Features: Sprinklers



Property Description

- Medical/Professional office suites in Downtown Brentwood
- Existing tenant improvements in place
- Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza.

For more information visit <http://towncentre.eastbayoffice.com/>

26



TownCentre Professional
1191 Central Blvd, Suite A
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 11,468
 Avail ID: 1016149904
 APN: 013-010-090-2

Available SF: 1,578
 Min/Max: 1,578-1,578
 Avail Date: Immediate
 Suite: A
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 11.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 0
 Freight Elevs: 0

Agents: Eric Erickson, SIOR, CCIM 925-279-5580
 Marshall Snover 925-227-6205
 Lease Comment: For more information visit
<http://eastbayoffice.com>
 Features: Sprinklers



Property Description

Medical/Professional office suites in Downtown Brentwood with existing tenant improvements in place. Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza which include a newly remodeled Safeway and Longs Drugs.

For more information visit <http://towncentre.eastbayoffice.com/>

Property Information

Availability Information

Comments

27



TownCentre Professional
1200 Central Blvd, Suite C
Brentwood, CA 94513

Type: Office
Status: Existing
Bldg SF: 8,893
Avail ID: 1016060204
APN: 013-010-069-6

Available SF: 1,817
Min/Max: 1,817-1,817
Avail Date: Immediate
Suite: C
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.46
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 1
Load Factor: 11.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 0
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Marshall Snover 925-227-6205
Lease Comment: Medical build-out w/ four exam rooms, one prep room, one private office, two bathrooms, storage/file room, reception area, and waiting room. Monument signage available.
For more information visit <http://eastbayoffice.com>
Features:
Sprinklers



Property Description

- Medical/Professional office suites in Downtown Brentwood
- Existing tenant improvements in place
- Directly across Central Blvd. from the shops and restaurants at TownCentre Plaza

For more information visit <http://towncentre.eastbayoffice.com/>

28



Walnut Center
144 Continente Ave, Suite 280
Brentwood, CA 94513

Type: Office/Flex
Status: Existing
Bldg SF: 21,085
Avail ID: 1016136860
APN: 010-100-015-6

Available SF: 953
Min/Max: 953-953
Avail Date: Immediate
Floor/Suite: 2/280
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 2
Load Factor: 4.00 /1000
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578
Lease Comment: • Convenient access to the Highway 4 Bypass and Vasco Road
• Flexible space plans for a variety of uses
• Generous tenant improvement allowance / Full build-to-suit capability
• Plenty of parking available
• Building signage opportunity
Features:
Sprinklers






Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

Property Information

Availability Information

Comments

29 	Walnut Center II 3291 Walnut Blvd, Suite 100 Brentwood, CA 94513	<i>Available SF:</i> 4,434 <i>Min/Max:</i> 2,217-4,434 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 1/100 <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 15,849 <i>Avail ID:</i> 1016109709 <i>APN:</i> 010-100-018-0	<i>Bldg Class:</i> <i>Bldg Floors:</i> <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	B 1 9.00	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 <hr/> <i>Lease Comment:</i> • Turn Key • Frontage visibility on Walnut Blvd • Convenient access to the Highway 4 Bypass and Vasco Road • Flexible space plans for a variety of uses • Generous tenant improvement allowance / Full build-to-suit capability • Plenty of parking available • Building signage opportunity
	 				

Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

30 	Walnut Center II 3291 Walnut Blvd, Suite 110 Brentwood, CA 94513	<i>Available SF:</i> 1,971 <i>Min/Max:</i> 1,971-1,971 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 1/110 <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 15,849 <i>Avail ID:</i> 1016153996 <i>APN:</i> 010-100-018-0	<i>Bldg Class:</i> <i>Bldg Floors:</i> <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	B 1 9.00	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 <hr/> <i>Lease Comment:</i> • Convenient access to the Highway 4 Bypass and Vasco Road • Flexible space plans for a variety of uses • Generous tenant improvement allowance / Full build-to-suit capability • Plenty of parking available • Building signage opportunity
	 				

Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

Property Information

Availability Information

Comments

31



Walnut Center II
3291 Walnut Blvd, Suite 160
Brentwood, CA 94513

Type: Office
Status: Existing
Bldg SF: 15,849
Avail ID: 1016109710
APN: 010-100-018-0

Available SF: 631
Min/Max: 631-631
Avail Date: Immediate
Floor/Suite: 1/160
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B
 1
 9.00
Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: • Turn Key
 • Convenient access to the Highway 4 Bypass and Vasco Road
 • Flexible space plans for a variety of uses
 • Generous tenant improvement allowance / Full build-to-suit capability
 • Plenty of parking available
 • Building signage opportunity



Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

32



Walnut Center II
3291 Walnut Blvd, Suite 180
Brentwood, CA 94513

Type: Office
Status: Existing
Bldg SF: 15,849
Avail ID: 1016040022
APN: 010-100-018-0

Available SF: 895
Min/Max: 895-3,273
Avail Date: Immediate
Suite: 180
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.50 IG

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B
 1
 9.00
Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
Lease Comment: • Convenient access to the Highway 4 Bypass and Vasco Road
 • Flexible space plans for a variety of uses
 • Generous tenant improvement allowance / Full build-to-suit capability
 • Plenty of parking available
 • Building signage opportunity



Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

Property Information

Availability Information

Comments

33



Walnut Center II
3291 Walnut Blvd, Suite 190
Brentwood, CA 94513

Type: Office
 Status: Existing
 Bldg SF: 15,849
 Avail ID: 1016040023
 APN: 010-100-018-0

Available SF: 2,378
 Min/Max: 2,378-3,273
 Avail Date: Immediate
 Suite: 190
 Avail Type: Lease
 TI Allow: TBD
 Expenses: \$0.40
 Rental Rate: \$1.50 IG

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 9.00
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: • Convenient access to the Highway 4 Bypass and Vasco Road
 • Flexible space plans for a variety of uses
 • Generous tenant improvement allowance / Full build-to-suit capability
 • Plenty of parking available
 • Building signage opportunity



Property Description

Walnut Center offers a range of office, medical, flex / warehouse, retail and service commercial type space ranging from 600± to 7,000± square feet

34



1957 Parkside Dr
Concord, CA 94519

Type: Office
 Status: Existing
 Bldg SF: 16,407
 Avail ID: 1016145867
 APN: 111-230-040-3

Available SF: 16,407
 Min/Max: 8,204-16,407
 Avail Date: Immediate
 Suite:
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: C
 Bldg Floors: 3
 Load Factor:
 Park Ratio: 3.50 /1000
 Park Spaces: 56
 Pass Elevs:
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: • Situated directly across the street from Concord City Hall
 • Close to public transportation
 • Ideally situated for a full floor tenant
 • Signage availability
 • Zoned community mixed use (CMX)



Property Description

Three-story office building situated directly across from City of Concord City Hall.

Property Information

Availability Information

Comments

35



2600 Stanwell Dr, Suite 101
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 48,548
 Avail ID: 1016123931
 APN: 112-270-007-1, 112-270-008-9

Available SF: 5,741
 Min/Max: 5,741-9,357
 Avail Date: Immediate
 Floor/Suite: 1/101
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 16.00
 Park Ratio: 5.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369
 Lease Comment: Offered in vanilla shell. Current premises has three classrooms.
 For more information visit <http://eastbayoffice.com>
 Features:
 Sprinklers



Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

36



2600 Stanwell Dr, Suite 104
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 48,548
 Avail ID: 1016145214
 APN: 112-270-007-1, 112-270-008-9

Available SF: 3,616
 Min/Max: 3,616-9,357
 Avail Date: Immediate
 Floor/Suite: 1/104
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 16.00
 Park Ratio: 5.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369
 Lease Comment: For more information visit <http://eastbayoffice.com>
 Features:
 Sprinklers



Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

37

2600 Stanwell Dr, Suite 200
Concord, CA 94520



Type: Office
Status: Existing
Bldg SF: 48,548
Avail ID: 1016127276
APN: 112-270-007-1, 112-270-008-9

Available SF: 7,972
Min/Max: 7,972-24,682
Avail Date: Immediate
Floor/Suite: 2/200
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.00 FS

Bldg Class: C
Bldg Floors: 2
Load Factor: 16.00
Park Ratio: 5.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369
Lease Comment: Currently used as open floor plan. Landlord will provide improvements to suit or a very aggressive rent for an open floor plan user.
 For more information visit <http://eastbayoffice.com>
Features:
 Sprinklers



Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

38

2600 Stanwell Dr, Suite 210
Concord, CA 94520



Type: Office
Status: Existing
Bldg SF: 48,548
Avail ID: 1016101187
APN: 112-270-007-1, 112-270-008-9

Available SF: 6,414
Min/Max: 6,414-24,682
Avail Date: Immediate
Floor/Suite: 2/210
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.00 FS

Bldg Class: C
Bldg Floors: 2
Load Factor: 16.00
Park Ratio: 5.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369
Lease Comment: Offered as a warm shell. Landlord will provide improvements to suit or a very aggressive rent for an open floor plan user.
 For more information visit <http://eastbayoffice.com>
Features:
 Sprinklers



Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

39



2600 Stanwell Dr, Suite 220
Concord, CA 94520

Type: Office
Status: Existing
Bldg SF: 48,548
Avail ID: 1016124384
APN: 112-270-007-1, 112-270-008-9

Available SF: 10,296
Min/Max: 10,296-24,682
Avail Date: Immediate
Floor/Suite: 2/220
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.00 FS

Bldg Class: C
Bldg Floors: 2
Load Factor: 16.00
Park Ratio: 5.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369

Lease Comment: Space was last occupied as a counseling center. Improvements are brand new. This is a perfect office for either counseling or private consulting business that needs extensive build out and private offices. Over 23 private offices.

For more information visit <http://eastbayoffice.com>

Features:
 Sprinklers



Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

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Civic Executive Park Bldg., H
1470 Civic Ct H, Suite 100
Concord, CA 94520

Type: Office
Status: Existing
Bldg SF: 49,272
Avail ID: 1016136349
APN: 126-300-044-8

Available SF: 3,549
Min/Max: 1,649-7,510
Avail Date: Immediate
Floor/Suite: 1/100
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.50-\$1.60 FS

Bldg Class: B
Bldg Floors: 3
Load Factor: 14.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

Lease Comment: • Entire wing of the 1st floor available for lease. Corridor in place. Landlord will divide the current two suites into smaller offices. Suite 100 is 3,549 sf and suite 110 is 3,961 sf.

For more information go to www.civicexecutivepark.com



Property Description

Premier Class B office with Class A finishes. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. Office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

Property Information

Availability Information

Comments

41



Civic Executive Park Bldg., H
1470 Civic Ct H, Suite 110
Concord, CA 94520

Type: Office
Status: Existing
Bldg SF: 49,272
Avail ID: 1016151586
APN: 126-300-044-8

Available SF: 3,961
Min/Max: 3,961-7,510
Avail Date: Immediate
Floor/Suite: 1/110
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.50-\$1.60 FS

Bldg Class: B
Bldg Floors: 3
Load Factor: 14.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: • Entire wing of the 1st floor available for lease. Corridor in place. Landlord will divide the current two suites into smaller offices. Suite 100 is 3,549 sf and suite 110 is 3,961 sf.
For more information go to www.civicexecutivepark.com



Property Description

Premier Class B office with Class A finishes. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. Office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

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Civic Executive Park Bldg., H
1470 Civic Ct H, Suite 200
Concord, CA 94520

Type: Office
Status: Existing
Bldg SF: 49,272
Avail ID: 1016142928
APN: 126-300-044-8

Available SF: 17,960
Min/Max: 10,000-17,960
Avail Date: Immediate
Floor/Suite: 2/200
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.50-\$1.60 FS

Bldg Class: B
Bldg Floors: 3
Load Factor: 14.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: Full floor available December 2013.
Tenant improvements to suit.
For more information go to www.civicexecutivepark.com



Property Description

Premier Class B office with Class A finishes. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. Office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

Property Information

Availability Information

Comments

43



Civic Executive Park Bldg., H
1470 Civic Ct H, Suite 300
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 49,272
 Avail ID: 1016148305
 APN: 126-300-044-8

Available SF: 1,633
 Min/Max: 1,633-3,490
 Avail Date: Immediate
 Floor/Suite: 3/300
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.50 FS

Bldg Class: B
 Bldg Floors: 3
 Load Factor: 14.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: For more information go to
www.civicexecutivepark.com



Property Description

Premier Class B office with Class A finishes. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. Office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

44



Civic Executive Park Bldg., H
1470 Civic Ct H, Suite 320
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 49,272
 Avail ID: 1016148306
 APN: 126-300-044-8

Available SF: 1,857
 Min/Max: 1,857-3,490
 Avail Date: Immediate
 Floor/Suite: 3/320
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.50 FS

Bldg Class: B
 Bldg Floors: 3
 Load Factor: 14.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: For more information go to
www.civicexecutivepark.com



Property Description

Premier Class B office with Class A finishes. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. Office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

Property Information

Availability Information

Comments

45



Civic Executive Park Bldgs., D & E
1465 Civic Ct D & E, Suite 788
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 31,525
 Avail ID: 1016148702
 APN: 126-300-030-7, 126-300-047-1

Available SF: 8,018
 Min/Max: 8,018-8,018
 Avail Date: Immediate
 Floor/Suite: 1/788
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.30 FS

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 21.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: For more information go to
www.civicexecutivepark.com



Property Description

Premier Class B office property. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. The office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

46



Civic Executive Park Bldgs., D & E
1465 Civic Ct D & E, Suite 800
Concord, CA 94520

Type: Office
 Status: Existing
 Bldg SF: 31,525
 Avail ID: 1016148703
 APN: 126-300-030-7, 126-300-047-1

Available SF: 8,018
 Min/Max: 8,018-8,018
 Avail Date: Immediate
 Floor/Suite: 2/800
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.30 FS

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 21.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: For more information go to
www.civicexecutivepark.com



Property Description

Premier Class B office property. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. The office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

Property Information

Availability Information

Comments

47



Civic Executive Park Bldgs., F&G
1485 Civic Ct F&G, Suite 1450
Concord, CA 94520

Type: Office
Status: Existing
Bldg SF: 32,741
Avail ID: 1016153750
APN: 126-300-035-6

Available SF: 1,762
Min/Max: 1,762-1,762
Avail Date: Immediate
Floor/Suite: 2/1450
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.30 FS

Bldg Class: B
Bldg Floors: 2
Load Factor: 10.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
Lease Comment: For more information go to
www.civicexecutivepark.com



Property Description

Premier Class B office property. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. The office park has free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

48



Concord Medical Plaza
2299 Bacon St, Suite 10
Concord, CA 94520

Type: Medical
Status: Existing
Bldg SF: 11,250
Avail ID: 1016068713
APN: 112-141-009-4

Available SF: 1,369
Min/Max: 1,369-1,369
Avail Date: Immediate
Suite: 10
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: C
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580



Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

Property Information

Availability Information

Comments

49



Concord Medical Plaza
2299 Bacon St, Suite 2
Concord, CA 94520

Type: Medical
 Status: Existing
 Bldg SF: 11,250
 Avail ID: 1016151577
 APN: 112-141-009-4

Available SF: 1,019
 Min/Max: 1,019-1,019
 Avail Date: Immediate
 Floor/Suite: 1/2
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654



Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

50



Concord Medical Plaza
2299 Bacon St, Suite 3
Concord, CA 94520

Type: Medical
 Status: Existing
 Bldg SF: 11,250
 Avail ID: 1016139134
 APN: 112-141-009-4

Available SF: 2,057
 Min/Max: 2,057-2,057
 Avail Date: Immediate
 Floor/Suite: 1/3
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: build-to-suit



Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

Property Information

Availability Information

Comments

51



Concord Medical Plaza
2425 East St, Suite 10
Concord, CA 94520

Type: Medical
Status: Existing
Bldg SF: 16,363
Avail ID: 1016068717
APN: 112-141-010-2

Available SF: 1,020
Min/Max: 1,020-1,020
Avail Date: Immediate
Floor/Suite: 2/10
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

C *Agents:*
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654



Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

52



Concord Medical Plaza
2425 East St, Suite 14
Concord, CA 94520

Type: Medical
Status: Existing
Bldg SF: 16,363
Avail ID: 1016095915
APN: 112-141-010-2

Available SF: 1,620
Min/Max: 1,620-1,620
Avail Date: Immediate
Floor/Suite: 2/14
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

C *Agents:*
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654



Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

Property Information

Availability Information

Comments

53



Concord Medical Plaza
2425 East St, Suite 17
Concord, CA 94520

Type: Medical
 Status: Existing
 Bldg SF: 16,363
 Avail ID: 1016153727
 APN: 112-141-010-2

Available SF: 800
 Min/Max: 800-800
 Avail Date: Immediate
 Floor/Suite: 1/17
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

C Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

Property Description

- > Directly adjacent to John Muir Medical Center
- > On and off freeway access
- > Generous TI allowances available
- > New ownership
- > Recent major project renovations

54



2500 Hilborn Rd
Fairfield, CA 94533-1060

Type: Office
 Status: Existing
 Bldg SF: 14,250
 Avail ID: 1016120803

Available SF: 10,117
 Min/Max: 10,117-10,117
 Avail Date: Immediate
 Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

A Agents:
 1 Brooks Pedder 925-279-5581
 Eric Dakin 707-863-8364
 Lease Comment: For Lease: ±10,117 sq. ft.

Property Description

- ±14,250 sq. ft. building
- ±164' wide x ±90' deep
- Up to ±10' clear height
- Extensive glass line
- Close to Public Transit
- Private bathrooms
- Great Freeway access
- Walking distance to restaurants and other amenities
- Premises measured to drip line
- ±4/1,000 parking available
- Ten (10) tons of separately metered and roof mounted HVAC serve Premises (2.85 tons per 1,000 usable sq. ft.)

Property Information

Availability Information

Comments

55

**1891 Woolner Ave, Suite G
Fairfield, CA 94533**



Type: Office/Flex
Status: Existing
Bldg SF: 97,556
Avail ID: 1016119590
APN: 0031-170-310

Available SF: 6,856
Min/Max: 6,856-6,856
Avail Date: Immediate
Suite: G
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.40 IG

Bldg Class:
Bldg Floors: 1
Load Factor: 2.00 /1000
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Eric Dakin 707-863-8364
Brooks Pedder 925-279-5581
Lease Comment: > ±5,177 sq. ft. of office
> 9 privates, conference room, open area with 6 power poles, server / storage break room.
> ±1,679 sq. ft. of warehouse
> Two (2) restrooms
> One (1) grade level door (±12' x ±14')
> Accordion security gate
> Motorized door opener
> Insulated ceilings
> Sprinklered
> Fenced staging area
Features:
Insulation - Ceiling
Private Office - 9
Skylights
Sprinklers
Yard

Property Description

Property Description:

- Gross Acreage: ±6.58 gross acres (±286,625 s/f)
- Dimensions: ±395' (width) x ±726' (deep)
- Zoning: Commercial Service (CS)
- APN: 0031-170-310

Building Characteristics:

- ±97,566 square foot concrete tilt-up
- Clear Height: ±14' - ±18' minimum
- Loading: Grade Level: 9 (±12' x ±14'); and Dock High: 7 (±10' x ±10') with levelers
- Dock High Truck Staging: ±90' to curb
- Abundant Parking
- Secured parking / yard
- Fire Sprinklers
- Skylights throughout
- 120/208 volts, 3-phase
- Newly painted exterior

Excess Land:

- ±2.22 gross acres of excess unimproved land for yard or parking (see aerial)

Property Information

Availability Information

Comments

56

**Fairfield Corporate Commons****324 Campus Ln, Suite D****Fairfield, CA 94534**

Type: Office
 Status: Existing
 Bldg SF: 37,528
 Avail ID: 1016134348
 APN: 0027-360-090

Available SF: 5,215
 Min/Max: 5,215-5,215
 Avail Date: Immediate
 Suite: D
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.65 IG

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 5.00 /1000
 Park Ratio: 5.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Lease Comment: > ±2,218-5,215 rsf available within
 ±36,646 bldg
 > ±53' wide x ±35' deep & ±23' wide x ±26' deep
 > Two (2) restrooms and one (1) shower
 > Conference rooms and break room
 > Multiple store fronts (front & rear access)
 > Over 5 / 1,000 sf parking stalls available
 > Fully improved office space (see reverse for floor plan)
 > New carpet and paint to suit
 Features:
 Sprinklers

Property Description

- Junction of I-80 and Hwy 12 adjacent to "The Northern Connector" (see back of flier for details)
- Adjacent Retail Center & 4 lane Business Center Drive extension under construction
- ±1,200 amps @ 120/208 volts to building

57

**Fairfield Corporate Commons****324 Campus Ln, Suite F****Fairfield, CA 94534**

Type: Office
 Status: Existing
 Bldg SF: 37,528
 Avail ID: 1016134349
 APN: 0027-360-090

Available SF: 4,722
 Min/Max: 4,722-4,722
 Avail Date: Immediate
 Suite: F
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.65 IG

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 5.00 /1000
 Park Ratio: 5.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Lease Comment: > ±2,218-5,215 rsf available within
 ±36,646 bldg
 > ±53' wide x ±35' deep & ±23' wide x ±26' deep
 > Two (2) restrooms and one (1) shower
 > Conference rooms and break room
 > Multiple store fronts (front & rear access)
 > Over 5 / 1,000 sf parking stalls available
 > Fully improved office space (see reverse for floor plan)
 > New carpet and paint to suit
 Features:
 Sprinklers

Property Description

- Junction of I-80 and Hwy 12 adjacent to "The Northern Connector" (see back of flier for details)
- Adjacent Retail Center & 4 lane Business Center Drive extension under construction
- ±1,200 amps @ 120/208 volts to building

Property Information

Availability Information

Comments

58

**Fairfield Corporate Commons****420 Executive Ct N, Suite F****Fairfield, CA 94534**

Type: Office
 Status: Existing
 Bldg SF: 16,000
 Avail ID: 1016011532
 APN: 0027-360-120

Available SF: 2,240
 Min/Max: 2,240-2,240
 Avail Date: Immediate
 Suite: F
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.50 IG

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 4.00 /1000
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Lease Comment: • ±2,240 rentable SF available within a ±16,000 SF building
 • ±35' wide x ±64' deep
 • Conference Room and Break Area
 • New carpet and paint to suit
 • Fully improved office space—see floor plan
 • Multiple store fronts (front & rear access)
 Features:
 Sprinklers



Property Description

Park like setting with surrounding office buildings.

59

**Fairfield Corporate Commons****424 Executive Ct N, Suite A****Fairfield, CA 94534**

Type: Office
 Status: Existing
 Bldg SF: 18,360
 Avail ID: 1016111809

Available SF: 4,480
 Min/Max: 4,480-4,480
 Avail Date: Immediate
 Suite: A
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.50 IG

Bldg Class: B
 Bldg Floors: 1
 Load Factor: 7.00 /1000
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
 Lease Comment: > ±4,480 sq. ft. available within a ±18,289 sq. ft. building
 > Six (6) private offices
 > Open bull pen area
 > Conference room
 > Reception area
 > Break room
 > Fully improved office space (see reverse for floor plan)
 > Two (2) restrooms
 > Up to ±7/1,000 parking stalls available
 > New carpet and paint to suit
 Features:
 Private Office - 6



Property Information

Availability Information

Comments

60



Fairfield Corporate Commons - West
360 Campus Ln, Suite 100/200
Fairfield, CA 94534

Type: Office
Status: Existing
Bldg SF: 74,554
Avail ID: 1016120175
APN: 0027-360-130



Property Description

- > 277/480 volt, 2,000 amp service
- > Trane Tracer Energy Management VAV HVAC system
- > ALCS Automatic Lighting Control
- > Building floor designed to facilitate call center uses.
- > Building video monitoring system
- > Building electronic access control system

Available SF: 50,128
Min/Max: 8,000-50,128
Avail Date: Immediate
Suite: 100/200
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: A
Bldg Floors: 2
Load Factor: 7.00 /1000
Park Ratio: 7.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Tony Binswanger 707-863-8369
Lease Comment: > ±50128 SF available in a ±74,554 SF, two-story Class A Office
 > ±5.48 Acres (15.4% coverage - footprint)
 > Northwest corner of Kaiser Drive and Campus Lane, within the Fairfield Corporate Commons
 > Adjacent to ±430,000 SF Retail Development, (Plan and Amenities information on page 4) Project Flyer: <http://goo.gl/xSA2r>
 > Dimensions: ±285' wide x ±144' deep
 > Ceiling Clearance: 10' ceiling height
 > Entries: Two 25' high entry lobbies at opposite ends of premises
 > Parking: Up to 7/1,000 at no additional cost
 > Access: New Business Center Drive and Suisun Valley Road
 > Construction: Two-story concrete tilt-up, 2nd floor supported by steel frame with a composite concrete over steel deck.
 > Demographics: <http://goo.gl/blv14>
Features:
 Highway Access - I-680, I-80
 HVAC - Trane Tracer Energy Management VAV
 Sprinklers

61



3390 Mt Diablo Blvd
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 20,882
Avail ID: 1016152343
APN: 233-032-025-6



Available SF: 7,344
Min/Max: 3,300-7,344
Avail Date: 3/01/2014
Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$2.45 FS

Bldg Class: B
Bldg Floors: 2
Load Factor: 3.30 /1000
Park Ratio: 3.30 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Larry Easterly 925-279-4655
 Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: • Full floor identity
 • 2nd floor is elevator served
 • 9 private offices, break room, large conference room
 • <http://www.eastbayoffice.com>

Property Information

Availability Information

Comments

62



Lafayette Office Park
3730 Mt Diablo Blvd, Suite 310
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 53,357
Avail ID: 1016135228
APN: 241-020-011-3

Available SF: 1,416
Min/Max: 1,416-1,416
Avail Date: Immediate
Floor/Suite: 3/310
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 3
Load Factor: 17.00
Park Ratio: 3.70 /1000
Park Spaces:
Pass Elev:
Freight Elev:

Agents:
 Peter Gutzwiller 925-279-4604
 Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: Five offices, reception area, and storage/data room.
 For more information visit <http://eastbayoffice.com>
Features:
 Sprinklers



Property Description

Lafayette Office Park is a two building three story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

One site workout room and shower facilities.
 Abundant free parking throughout the complex.

To view our floor plans visit <http://lafayetteofficepark.eastbayoffice.com>

63



Lafayette Office Park
3732 Mt Diablo Blvd, Suite 280
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 53,357
Avail ID: 1016153313
APN: 241-020-011-3

Available SF: 1,125
Min/Max: 1,125-1,125
Avail Date: Immediate
Floor/Suite: 2/280
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 3
Load Factor: 17.00
Park Ratio: 3.70 /1000
Park Spaces:
Pass Elev:
Freight Elev:

Agents:
 Peter Gutzwiller 925-279-4604
 Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: Open office area with 2 private offices.
 For more information visit <http://eastbayoffice.com>
Features:
 Sprinklers



Property Description

Lafayette Office Park is a two building three story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

One site workout room and shower facilities.
 Abundant free parking throughout the complex.

To view our floor plans visit <http://lafayetteofficepark.eastbayoffice.com>

Property Information

Availability Information

Comments

64



Lafayette Office Park
3732 Mt Diablo Blvd, Suite 364
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 53,357
Avail ID: 1016128611
APN: 241-020-011-3

Available SF: 852
Min/Max: 852-852
Avail Date: Immediate
Floor/Suite: 3/364
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 3
Load Factor: 17.00
Park Ratio: 3.70 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Peter Gutzwiller 925-279-4604
 Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: Two window line offices and open office area.
 For more information visit <http://eastbayoffice.com>
Features:
 Sprinklers



Property Description

Lafayette Office Park is a two building three story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

One site workout room and shower facilities.
 Abundant free parking throughout the complex.

To view our floor plans visit <http://lafayetteofficepark.eastbayoffice.com>

65



Lafayette Office Park
3732 Mt Diablo Blvd, Suite 385
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 53,357
Avail ID: 1016145290
APN: 241-020-011-3

Available SF: 919
Min/Max: 919-919
Avail Date: Immediate
Floor/Suite: 3/385
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 3
Load Factor: 17.00
Park Ratio: 3.70 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Peter Gutzwiller 925-279-4604
 Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: • reception, three (3) private offices (one is extra large), and a kitchen
Features:
 Sprinklers



Property Description

Lafayette Office Park is a two building three story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

One site workout room and shower facilities.
 Abundant free parking throughout the complex.

To view our floor plans visit <http://lafayetteofficepark.eastbayoffice.com>

Property Information

Availability Information

Comments

66

**Mt Diablo Tech Center****777 Arnold Dr II****Martinez, CA 94553***Type:*

Office/R&D

Status:

Existing

Bldg SF:

70,400

Avail ID:

1016127275

APN: 377-150-013-3*Available SF:*

52,907

Min/Max:

10,000-52,907

Avail Date:

Immediate

*Suite**Avail Type:*

Lease

TI Allow:

TBD

Expenses:

TBD

Rental Rate:

\$1.25 FS

Bldg Class:

B

Bldg Floors:

2

Load Factor:

4.00 /1000

*Park Ratio:**Park Spaces:*

281

Pass Elevs:

1

Freight Elevs:

0

Agents:

Brooks Pedder

925-279-5581

Phil Garrett

707-863-8357

Tony Binswanger

707-863-8369

Lease Comment: For more information visit<http://eastbayoffice.com>*Features:*

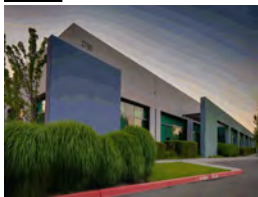
Sprinklers - 0.15 / 3,000 GPM (GPM Discharged: 564.4)

Property Description

Bank owned rare R&D/Flex/Office building available for sale or lease. The building has significant upgrades to benefit light manufacturing and R&D uses including heavy power distributed throughout the building, dock high loading, 5" reinforced concrete slab and a backup generator.

For more information visit <http://www.eastbayoffice.com>

67

**Napa Valley Commons****2700 Napa Valley Corporate Dr,****Suite A****Napa, CA 94558***Type:*

Office

Status:

Existing

Bldg SF:

36,913

Avail ID:

1016151375

APN: 046-620-004*Available SF:*

21,547

Min/Max:

3,488-21,547

Avail Date:

Immediate

Floor/Suite

1/A

Avail Type:

Lease

TI Allow:

TBD

Expenses:

TBD

Rental Rate:

TBD

Bldg Class:

1

Bldg Floors:

1

Load Factor:

4.00 /1000

*Park Ratio:**Park Spaces:*

281

Pass Elevs:

1

Freight Elevs:

0

Agents:

Brooks Pedder

925-279-5581

Steve Crocker

707-863-8361

Lease Comment: • 12' ceilings throughout

- 31 private offices, 10 privates with perimeter glass line
- Large board room (±31' 8" x ±29' 4") or two large conference rooms (±29' 4" x ±16') separated by an accordion wall. Two (2) additional conference/training rooms
- Large fully equipped kitchen with stove & oven (connected to board room)
- Lunch room with kitchenette, storage, copy, mail and server rooms
- 2 large restrooms (each with shower), 2 reception areas
- Furnishings and work stations as installed are available "plug & play" or they can be removed. Fifty-four (54) cubes, minimum size: ±8' x ±8'
- Internet access: AT&T and Comcast (pending)
- Mature landscaping
- 4 / 1,000 SF parking ratio
- Divisible to suit
- Electrical: 800 amps @277/480 volts to premises

Features:

Highway Access - Hwy-12, Hwy-29 & Hwy-221

Property Description

- ±36,913 SF Single-Story Office/Flex Building
- Located within the Napa Valley Commons Business Park
- > Near the junction of Highways 12, 29 & 221
- > Adjacent to Two First-Class Hotels: Meritage Resort & Spa and Vino Bello Resort
- > Approximately four (4) miles South of downtown Napa and eight (8) miles West of Interstate 80

Property Information

Availability Information

Comments

68



4300 Railroad Ave
Pittsburg, CA 94565-6006

Type: Office
Status: Existing
Bldg SF: 17,427
Avail ID: 1016134420
APN: 089-010-016-7

Available SF: 17,427
Min/Max: 17,427-17,427
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

C Agents:
Curt Scheve, SIOR 925-279-5593
Bill Hillis, SIOR 925-279-5578
Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: • Premier office building located predominately the Railroad/Buchanan intersection
• Multiple private offices (perimeter and interior) and flexible for alterations
• Divisible to smaller sizes, separate entrances
• Good location for Highway 4 Corridor business, with access to Walnut Creek/Concord via Kirker Pass Rd.
• Flexible lease terms / possible sale



69



1820 Bonanza St, Suite 205
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 9,646
Avail ID: 1016152039
APN: 178-040-075-8

Available SF: 1,545
Min/Max: 1,545-1,545
Avail Date: 3/01/2014
Floor/Suite: 2/205
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$3.10 FS

Bldg Class:
Bldg Floors: 2
Load Factor:
Park Ratio: 2.70 /1000
Park Spaces: 23
Pass Elevs: 0
Freight Elevs:

B Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Lease Comment: • 4 private offices
• kitchen / workroom
• free onsite parking
• <http://www.eastbayoffice.com>



Property Description

- One of a few downtown office buildings within walking distance to the retail zone
- High identity space in downtown Walnut Creek
- Completely remodeled building
- New elevator, restrooms, and tenant improvements
- High ceilings create an elegant look
- Balcony access
- Up to 5,237 sf available for an owner user
- Assumable SBA financing
- 23 parking stalls 2.7/1,000 ratio

Property Information

Availability Information

Comments

70

1375 Locust St, Suite 201
Walnut Creek, CA 94596



Type: Office
 Status: Existing
 Bldg SF: 15,260
 Avail ID: 1016154650
 APN: 178-160-018-2

Available SF: 1,088
 Min/Max: 1,088-1,088
 Avail Date: Immediate
 Floor/Suite: 2/201
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$2.25 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 3.00 /1000
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580
 Lease Comment: Located in the heart of downtown Walnut Creek.

71

1375 Locust St, Suite 208
Walnut Creek, CA 94596



Type: Office
 Status: Existing
 Bldg SF: 15,260
 Avail ID: 1016154653
 APN: 178-160-018-2

Available SF: 698
 Min/Max: 698-698
 Avail Date: 6/01/2014
 Floor/Suite: 2/208
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$2.25 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 3.00 /1000
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Brian Clack 925-279-4654
 Eric Erickson, SIOR, CCIM 925-279-5580

Property Information

Availability Information

Comments

72



1455 Montego, Suite 101
Walnut Creek, CA 94598

Type: Medical
 Status: Existing
 Bldg SF: 21,980
 Avail ID: 1016152204
 APN: 140-241-001-1

Available SF: 1,423
 Min/Max: 1,423-1,423
 Avail Date: Immediate
 Floor/Suite: 1/101
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

B Agents:
 1 Tony Binswanger 707-863-8369
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: Under new ownership! Locally owned.
 Professionally managed. Call broker for rent.



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

73



1455 Montego, Suite 103
Walnut Creek, CA 94598

Type: Medical
 Status: Existing
 Bldg SF: 21,980
 Avail ID: 1016152205
 APN: 140-241-001-1

Available SF: 1,999
 Min/Max: 1,999-1,999
 Avail Date: Immediate
 Floor/Suite: 1/103
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

B Agents:
 1 Tony Binswanger 707-863-8369
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: Under new ownership! Locally owned.
 Professionally managed. Call broker for rent.



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

Property Information

Availability Information

Comments

74

1455 Montego, Suite 104
Walnut Creek, CA 94598



Type: Medical
Status: Existing
Bldg SF: 21,980
Avail ID: 1016152206
APN: 140-241-001-1

Available SF: 1,596
Min/Max: 1,596-1,596
Avail Date: Immediate
Floor/Suite: 1/104
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B Agents:
1 Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: Under new ownership! Locally owned.
Professionally managed. Call broker for rent.



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

75

1455 Montego, Suite 201
Walnut Creek, CA 94598



Type: Medical
Status: Existing
Bldg SF: 21,980
Avail ID: 1016152208
APN: 140-241-001-1

Available SF: 2,491
Min/Max: 2,491-2,491
Avail Date: Immediate
Floor/Suite: 2/201
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B Agents:
1 Tony Binswanger 707-863-8369
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: Under new ownership! Locally owned.
Professionally managed. Call broker for rent.



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

Property Information

Availability Information

Comments

76



1455 Montego, Suite 202
Walnut Creek, CA 94598

Type: Medical
 Status: Existing
 Bldg SF: 21,980
 Avail ID: 1016152207
 APN: 140-241-001-1

Available SF: 1,336
 Min/Max: 1,336-1,336
 Avail Date: Immediate
 Floor/Suite: 2/202
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

B Agents:
 1 Tony Binswanger 707-863-8369
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: Under new ownership! Locally owned.
 Professionally managed. Call broker for rent.



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

77



1455 Montego, Suite 204
Walnut Creek, CA 94598

Type: Medical
 Status: Existing
 Bldg SF: 21,980
 Avail ID: 1016133034
 APN: 140-241-001-1

Available SF: 1,429
 Min/Max: 1,429-1,429
 Avail Date: Immediate
 Floor/Suite: 2/204
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:


B Agents:
 1 Tony Binswanger 707-863-8369
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: Under new ownership! Locally owned.
 Professionally managed. Call broker for rent.

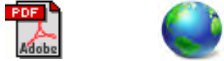


Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking


Property Information Availability Information Comments

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">78</div> 	1455 Montego, Suite 205 Walnut Creek, CA 94598	<i>Available SF:</i> 3,309 <i>Min/Max:</i> 3,309-3,309 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 2/205 <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Bldg Class:</i> B <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> <i>Park Spaces:</i> <i>Pass Elevs:</i> <i>Freight Elevs:</i>	<i>Agents:</i> Tony Binswanger 707-863-8369 Eric Erickson, SIOR, CCIM 925-279-5580 Brian Clack 925-279-4654 <hr/> <i>Lease Comment:</i> Under new ownership! Locally owned. Professionally managed. Call broker for rent.
	<i>Type:</i> Medical <i>Status:</i> Existing <i>Bldg SF:</i> 21,980 <i>Avail ID:</i> 1016152209 <i>APN:</i> 140-241-001-1			



Property Description

- First class Medical Office building one block from John Muir Hospital campus
- Individual suite and identity signage
- Elevator and new ADA pathway of travel
- Professionally managed with a new local ownership
- Additional street parking

<div style="background-color: black; color: white; padding: 2px; font-weight: bold;">79</div> 	1801 Oakland Blvd, Suite 200 Walnut Creek, CA 94596	<i>Available SF:</i> 2,275 <i>Min/Max:</i> 2,275-4,228 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 2/200 <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> \$2.20 FS	<i>Bldg Class:</i> B <i>Bldg Floors:</i> 4 <i>Load Factor:</i> 0.14 <i>Park Ratio:</i> 3.40 /1000 <i>Park Spaces:</i> 95 <i>Pass Elevs:</i> <i>Freight Elevs:</i>	<i>Agents:</i> Eric Erickson, SIOR, CCIM 925-279-5580 Brian Clack 925-279-4654 <hr/> <i>Lease Comment:</i> • 4 Private Offices on Glass Line, Kitchen, & Reception • Parking 3.4 / 1000 • Easy Freeway Access to I-680 & Hwy 24 • Move-in ready • Can be combined with adjacent space for 4,353 square feet
	<i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 27,938 <i>Avail ID:</i> 1016092944 <i>APN:</i> 177-250-016-9			



Property Description

- Excellent Walnut Creek BART location
- One block from the station and Target (with Starbucks on-site).
- Well maintained Class B office building.

For more information visit <http://eastbayoffice.com>

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

80

1801 Oakland Blvd, Suite 220
Walnut Creek, CA 94596



Type: Office
Status: Existing
Bldg SF: 27,938
Avail ID: 1016113027
APN: 177-250-016-9

Available SF: 1,953
Min/Max: 1,953-4,228
Avail Date: Immediate
Floor/Suite: 2/220
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$2.20 FS

Bldg Class: B
Bldg Floors: 4
Load Factor: 0.14
Park Ratio: 3.40 /1000
Park Spaces: 95
Pass Elevs:
Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
Lease Comment: • 4 private offices, 2 conference rooms, kitchen, server closet
 • Move-in ready
 • Can be combined with adjacent space for 4,353 square feet
 For more information visit <http://eastbayoffice.com>



Property Description

- Excellent Walnut Creek BART location
- One block from the station and Target (with Starbucks on-site).
- Well maintained Class B office building.

For more information visit <http://eastbayoffice.com>

81

1661 Tice Valley Blvd, Suite 100
Walnut Creek, CA 94595



Type: Office
Status: Existing
Bldg SF: 6,957
Avail ID: 1016139499
APN: 189-011-028-9, 189-011-029-7

Available SF: 1,350
Min/Max: 1,350-1,350
Avail Date: Immediate
Floor/Suite: 1/100
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.50 MG

Bldg Class: C
Bldg Floors: 2
Load Factor:
Park Ratio: 4.00 /1000
Park Spaces: 35
Pass Elevs:
Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
Lease Comment: tenant pays utilities and janitorial.



Property Description

- South Walnut Creek, Rossmoor Vicinity
- Medical and Dental Uses Approved
- Convenient to I-680 and Hwy 24
- 35 Parking Stalls

Property Information

Availability Information

Comments

82



325 N Wiget Ln, Suite 140
Walnut Creek, CA 94598

Type: Office
Status: Existing
Bldg SF: 22,701
Avail ID: 1016152341
APN: 143-140-001-7

Available SF: 1,852
Min/Max: 1,852-9,248
Avail Date: Immediate
Floor/Suite: 1/140
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: C
Bldg Floors: 1
Load Factor: 4.00 /1000
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 0
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: > 4/1,000 Parking Ratio
> Access to BART through County Connection
> Close to restaurants and shops
> Ideal uses: Lab, Office, Medical, R&D
> Listing is Net of Electricity



Property Description

R&D Office building located in Shadelands Business Park. On-site deli.

83



325 N Wiget Ln, Suite 140B
Walnut Creek, CA 94598

Type: Office
Status: Existing
Bldg SF: 22,701
Avail ID: 1016126424
APN: 143-140-001-7

Available SF: 3,848
Min/Max: 3,848-9,248
Avail Date: Immediate
Suite: 140B
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.30 IG

Bldg Class: C
Bldg Floors: 1
Load Factor: 4.00 /1000
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 0
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: > 4/1,000 Parking Ratio
> Access to BART through County Connection
> Close to restaurants and shops
> Ideal uses: Lab, Office, Medical, R&D
> Listing is Net of Electricity



Property Description

R&D Office building located in Shadelands Business Park. On-site deli.

84



801 Ygnacio Valley Rd, Suite 110
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 13,740
Avail ID: 1016135114

Available SF: 681
Min/Max: 681-681
Avail Date: Immediate
Floor/Suite: 1/110
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$2.10 FS

Bldg Class: B
Bldg Floors: 2
Load Factor: 3.30 /1000
Park Ratio: 3.30 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Brian Clack 925-279-4654
Lease Comment: • New Ownership
• Covered reserve parking available
• Common area renovation complete
• Exterior modification complete



Property Information

Availability Information

Comments

85

1700 N Broadway
1700 N Broadway, Suite 312
Walnut Creek, CA 94596

Available SF: 1,008 *Bldg Class:* B
Min/Max: 1,008-1,008 *Bldg Floors:* 4
Avail Date: Immediate *Load Factor:*
Floor/Suite: 3/312 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016097001 *Rental Rate:* TBD
APN: 178-351-016-5








86

1700 N Broadway
1700 N Broadway, Suite 380
Walnut Creek, CA 94596

Available SF: 692 *Bldg Class:* B
Min/Max: 692-1,742 *Bldg Floors:* 4
Avail Date: Immediate *Load Factor:*
Floor/Suite: 3/380 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016118731 *Rental Rate:* TBD
APN: 178-351-016-5

87

1700 N Broadway
1700 N Broadway, Suite 386
Walnut Creek, CA 94596

Available SF: 1,050 *Bldg Class:* B
Min/Max: 1,050-1,742 *Bldg Floors:* 4
Avail Date: Immediate *Load Factor:*
Floor/Suite: 3/386 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016135232 *Rental Rate:* TBD
APN: 178-351-016-5





Property Information




Availability Information

Comments

88

1700 N Broadway
1700 N Broadway, Suite 390
Walnut Creek, CA 94596




Available SF: 476 *Bldg Class:* B
Min/Max: 476-476 *Bldg Floors:* 4
Avail Date: 3/01/2014 *Load Factor:*
Floor/Suite: 3/390 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016148045 *Rental Rate:* TBD
APN: 178-351-016-5

89

1700 N Broadway
1700 N Broadway, Suite 402
Walnut Creek, CA 94596




Available SF: 1,553 *Bldg Class:* B
Min/Max: 1,553-1,553 *Bldg Floors:* 4
Avail Date: Immediate *Load Factor:*
Floor/Suite: 4/402 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016118733 *Rental Rate:* TBD
APN: 178-351-016-5

90

1700 N Broadway
1700 N Broadway, Suite 405
Walnut Creek, CA 94596

Available SF: 2,930 *Bldg Class:* B
Min/Max: 2,930-6,142 *Bldg Floors:* 4
Avail Date: Immediate *Load Factor:*
Floor/Suite: 4/405 *Park Ratio:* 2.50 /1000
Type: Office *Avail Type:* Lease *Park Spaces:*
Status: Existing *TI Allow:* TBD *Pass Elevs:* 1
Bldg SF: 33,352 *Expenses:* TBD *Freight Elevs:*
Avail ID: 1016047308 *Rental Rate:* TBD
APN: 178-351-016-5

Property Information

Availability Information

Comments

91



Civic II
2737 N Main St II, Suite 100
Walnut Creek, CA 94596

Type: Office
 Status: Existing
 Bldg SF: 17,689
 Avail ID: 1016078314
 APN: 171-092-020-6

Available SF: 5,165
 Min/Max: 5,165-7,107
 Avail Date: Immediate
 Floor/Suite: 1/100
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.35 FS

Bldg Class: B
 Bldg Floors: 2
 Load Factor:
 Park Ratio: 3.50 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Features:
 Highway Access - I680

Property Description

- > Covered parking available
- > Monument signage available
- > Easy access to Interstate 680

92



Civic II
2737 N Main St II, Suite 150
Walnut Creek, CA 94596

Type: Office
 Status: Existing
 Bldg SF: 17,689
 Avail ID: 1016134812
 APN: 171-092-020-6

Available SF: 1,942
 Min/Max: 1,942-7,107
 Avail Date: Immediate
 Floor/Suite: 1/150
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.35 FS

Bldg Class: B
 Bldg Floors: 2
 Load Factor:
 Park Ratio: 3.50 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654

Property Description

- > Covered parking available
- > Monument signage available
- > Easy access to Interstate 680

93



Oak Tree Plaza
925 Ygnacio Valley Rd, Suite 102
Walnut Creek, CA 94596-3875

Type: Office
 Status: Existing
 Bldg SF: 17,822
 Avail ID: 1016133032
 APN: 178-390-036-6

Available SF: 2,739
 Min/Max: 1,400-2,739
 Avail Date: Immediate
 Floor/Suite: 1/102
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD


Bldg Class: B
 Bldg Floors: 3
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Tony Binswanger 707-863-8369
 Brian Clack 925-279-4654
 Lease Comment: > Suite 102, ±2,739 Rentable Square Feet (divisible to ±1,400 RSF)
 > Close proximity to Freeway, BART and downtown Walnut Creek
 > Serene office park setting
 > 3.7 / parking ratio
 > Below market rates!
 > Call broker for more information

Property Information


Availability Information

Comments

94		<p>Olympic Plaza II 1910 Olympic Blvd II, Suite 210 Walnut Creek, CA 94596</p> <p>Type: Office Status: Existing Bldg SF: 37,000 Avail ID: 1016154242 APN: 184-041-048-2</p>	<p>Available SF: 1,194 Min/Max: 1,194-3,158 Avail Date: 4/01/2014 Floor/Suite: 2/210 Avail Type: Lease TI Allow: TBD Expenses: TBD Rental Rate: \$2.10 FS</p>	<p>Bldg Class: B Bldg Floors: 3 Load Factor: 14.60 Park Ratio: 3.00 /1000 Park Spaces: Pass Elevs: 1 Freight Elevs:</p>	<p>Agents: Eric Erickson, SIOR, CCIM 925-279-5580 Brian Clack 925-279-4654</p> <p>Lease Comment: • 2 private offices and storage. Open space for two cubicles • Landlord will reconfigure the offices for a minimum 5 year lease • http://www.eastbayoffice.com • Office will be ready for Occupancy April 2014 • Can be combined with Suite 250 for 3,158 rentable square feet</p> <p>Features: Highway Access - I-680 and Hwy 24</p>
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Property Description

- Small and medium office suites
- Easy access to I-680 and Highway 24
- Walking distance to Broadway Plaza and downtown Walnut Creek shops and restaurants
- New HVAC
- Common area upgrades
- To view floor plan visit <http://1910olympic.eastbayoffice.com>

95		<p>Olympic Plaza II 1910 Olympic Blvd II, Suite 250 Walnut Creek, CA 94596</p> <p>Type: Office Status: Existing Bldg SF: 37,000 Avail ID: 1016154241 APN: 184-041-048-2</p>	<p>Available SF: 1,964 Min/Max: 1,964-3,158 Avail Date: 4/01/2014 Floor/Suite: 2/250 Avail Type: Lease TI Allow: TBD Expenses: TBD Rental Rate: \$2.10 FS</p>	<p>Bldg Class: B Bldg Floors: 3 Load Factor: 14.60 Park Ratio: 3.00 /1000 Park Spaces: Pass Elevs: 1 Freight Elevs:</p>	<p>Agents: Eric Erickson, SIOR, CCIM 925-279-5580 Brian Clack 925-279-4654</p> <p>Lease Comment: • 3 private offices, conference room, and kitchen. Open space for two cubicles • Mt. Diablo views • http://www.eastbayoffice.com • Office will be ready for Occupancy April 2014 • Can be combined with Suite 210 for 3,158 rentable square feet</p> <p>Features: Highway Access - I-680 and Hwy 24</p>
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Property Description

- Small and medium office suites
- Easy access to I-680 and Highway 24
- Walking distance to Broadway Plaza and downtown Walnut Creek shops and restaurants
- New HVAC
- Common area upgrades
- To view floor plan visit <http://1910olympic.eastbayoffice.com>

Property Information

Availability Information

Comments

96



Olympic Plaza II
1910 Olympic Blvd II, Suite 320
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 37,000
Avail ID: 1016081332
APN: 184-041-048-2

Available SF: 698
Min/Max: 698-698
Avail Date: Immediate
Floor/Suite: 3/320
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$2.10 FS

Bldg Class: B
Bldg Floors: 3
Load Factor: 14.60
Park Ratio: 3.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: • 1 private office and reception
• Move-in ready
For more information visit <http://eastbayoffice.com>
Features:
Highway Access - I-680 and Hwy 24



Property Description

- Small and medium office suites
- Easy access to I-680 and Highway 24
- Walking distance to Broadway Plaza and downtown Walnut Creek shops and restaurants
- New HVAC
- Common area upgrades
- To view floor plan visit <http://1910olympic.eastbayoffice.com>

97



Quail Court Office Park
33 Quail Ct, Suite 300
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016149315
APN: 183-060-016-7

Available SF: 2,234
Min/Max: 2,234-2,234
Avail Date: Immediate
Floor/Suite: 3/300
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: For more information visit
<http://eastbayoffice.com>
Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus



Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

Property Information

Availability Information

Comments

98



Quail Court Office Park
33 Quail Ct, Suite 304
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016149313
APN: 183-060-016-7

Available SF: 238
Min/Max: 238-238
Avail Date: Immediate
Floor/Suite: 3/304
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$500/mo FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604

Lease Comment: 1 Private office, no waiting room, no elevator

Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus

Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

99



Quail Court Office Park
37 Quail Ct, Suite 301
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016126328
APN: 183-060-016-7

Available SF: 929
Min/Max: 929-929
Avail Date: Immediate
Floor/Suite: 3/301
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604

Lease Comment: For more information visit <http://eastbayoffice.com>

Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus

Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

Property Information

Availability Information

Comments

100



Quail Court Office Park
39 Quail Ct, Suite 301
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016126329
APN: 183-060-016-7

Available SF: 863
Min/Max: 863-863
Avail Date: Immediate
Floor/Suite: 3/301
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: For more information visit
<http://eastbayoffice.com>
Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus



Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

101



Quail Court Office Park
43 Quail Ct, Suite 202
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016149314
APN: 183-060-016-7

Available SF: 870
Min/Max: 870-870
Avail Date: Immediate
Floor/Suite: 2/202
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: For more information visit
<http://eastbayoffice.com>
Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus



Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

Property Information

Availability Information

Comments

102



Quail Court Office Park
45 Quail Ct, Suite 201
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016104224
APN: 183-060-016-7

Available SF: 1,010
Min/Max: 1,010-1,010
Avail Date: Immediate
Floor/Suite: 2/201
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: 3 private offices, waiting area
For more information visit <http://eastbayoffice.com>
Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus



Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

103



Quail Court Office Park
45 Quail Ct, Suite 204
Walnut Creek, CA 94596

Type: Office
Status: Existing
Bldg SF: 60,989
Avail ID: 1016121695
APN: 183-060-016-7

Available SF: 903
Min/Max: 903-903
Avail Date: Immediate
Floor/Suite: 2/204
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS

Bldg Class: C
Bldg Floors: 3
Load Factor: 15.00
Park Ratio: 3.50 /1000
Park Spaces:
Pass Elevs: 5
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: For more information visit <http://eastbayoffice.com>
Features:
Highway Access - I-680, Hwy 24
Public Transportation - Bus



Property Description

This multi-building office project is located on close to 6.5 acres of lush and mature landscaped grounds. The landscaping, foot-paths and benches offer a relaxed and inviting setting.

Abundant free surface parking is located throughout the office park. The property manager is located on-site and available during regular business hours.

Offering competitive leases for small and medium office tenants. Located in downtown Walnut Creek at the South Main street exit to I-680. This project is recently renovated and offers one of the best values in Walnut Creek.

To view floor plans visit <http://quailcourt.eastbayoffice.com>

Property Information

Availability Information

Comments

104



Ryder Building
1425 Treat Blvd, Suite 100
Walnut Creek, CA 94597

Type: Office
 Status: Existing
 Bldg SF: 5,600
 Avail ID: 1016152348
 APN: 148-260-062-2

Available SF: 2,101
 Min/Max: 2,101-2,101
 Avail Date: Immediate
 Floor/Suite: 1/100
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 3.00 /1000
 Park Ratio: 3.00 /1000
 Park Spaces: 28
 Pass Elev: 1
 Freight Elev: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654



Property Description

Located one block from Pleasant Hill BART and a short walk to Renaissance Club Sport. Free Parking at BART.

105



Shadelands Medical Plaza
100 N Wiget Ln, Suite 140
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 28,506
 Avail ID: 1016100242
 APN: 143-040-063-8

Available SF: 4,194
 Min/Max: 4,194-8,162
 Avail Date: Immediate
 Floor/Suite: 1/140
 Avail Type: Lease
 TI Allow: \$45.00
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 5.00 /1000
 Park Ratio: 5.00 /1000
 Park Spaces: 125
 Pass Elev: 1
 Freight Elev: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
 • Office Use: \$1.75 sf FS
 Features:
 Sprinklers

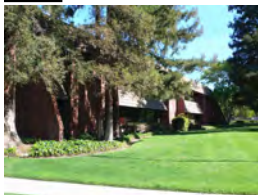


Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

106



Shadelands Medical Plaza
100 N Wiget Ln, Suite 150
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 28,506
 Avail ID: 1016146033
 APN: 143-040-063-8

Available SF: 3,968
 Min/Max: 3,968-8,162
 Avail Date: Immediate
 Floor/Suite: 1/150
 Avail Type: Lease
 TI Allow: \$45.00
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 5.00 /1000
 Park Ratio: 5.00 /1000
 Park Spaces: 125
 Pass Elev: 1
 Freight Elev: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
 • Office Use: \$1.75 sf FS
 Features:
 Sprinklers



Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

107



Shadelands Medical Plaza
100 N Wiget Ln, Suite 160
Walnut Creek, CA 94598

Type: Office
Status: Existing
Bldg SF: 28,506
Avail ID: 1016146034
APN: 143-040-063-8

Available SF: 1,715
Min/Max: 1,715-1,715
Avail Date: Immediate
Floor/Suite: 1/160
Avail Type: Lease
TI Allow: \$45.00
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 2
Load Factor: 5.00 /1000
Park Ratio: 125
Park Spaces: 1
Pass Elevs: 0
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
• Office Use: \$1.75 sf FS
Features:
Sprinklers



Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

108



Shadelands Medical Plaza
100 N Wiget Ln, Suite 207
Walnut Creek, CA 94598

Type: Office
Status: Existing
Bldg SF: 28,506
Avail ID: 1016146036
APN: 143-040-063-8

Available SF: 1,800
Min/Max: 1,800-2,952
Avail Date: Immediate
Floor/Suite: 2/207
Avail Type: Lease
TI Allow: \$45.00
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 2
Load Factor: 5.00 /1000
Park Ratio: 125
Park Spaces: 1
Pass Elevs: 0
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Brian Clack 925-279-4654
Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
• Office Use: \$1.75 sf FS
Features:
Sprinklers



Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

109



Shadelands Medical Plaza
100 N Wiget Ln, Suite 209
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 28,506
 Avail ID: 1016146035
 APN: 143-040-063-8

Available SF: 1,152
 Min/Max: 1,152-2,952
 Avail Date: Immediate
 Floor/Suite: 2/209
 Avail Type: Lease
 TI Allow: \$45.00
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 5.00 /1000
 Park Ratio: 125
 Park Spaces: 1
 Pass Elevs: 0
 Freight Elevs: 0

Agents: Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
 • Office Use: \$1.75 sf FS
 Features: Sprinklers



Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

110



Shadelands Medical Plaza
100 N Wiget Ln, Suite 270
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 28,506
 Avail ID: 1016146037
 APN: 143-040-063-8

Available SF: 2,132
 Min/Max: 2,132-2,132
 Avail Date: Immediate
 Floor/Suite: 2/270
 Avail Type: Lease
 TI Allow: \$45.00
 Expenses: TBD
 Rental Rate: TBD

Bldg Class: B
 Bldg Floors: 2
 Load Factor: 5.00 /1000
 Park Ratio: 125
 Park Spaces: 1
 Pass Elevs: 0
 Freight Elevs: 0

Agents: Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Lease Comment: • Medical Use: \$2.75 sf FS net of janitorial with \$45 sf Tenant Improvement Package
 • Office Use: \$1.75 sf FS
 Features: Sprinklers



Property Description

Medical Office Building. Building has Emergency Generator.

For more information visit <http://eastbayoffice.com>

Property Information

Availability Information

Comments

111



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 107
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 12,818
 Avail ID: 1016133676
 APN: 142-020-036-0

Available SF: 1,120
 Min/Max: 1,120-1,120
 Avail Date: Immediate
 Floor/Suite: 1/107
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.60 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 0.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604
 Lease Comment: Shell space.
 Features:
 Sprinklers



Property Description

- > Aggressive Rental Rate of \$1.50 Fully Serviced
- > Elevator Accessible 2nd Floor
- > Building Common Conference Room
- > Private Balconies
- > Entire 2nd floor can be available for a total of ±5,046 SF

112



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 200
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 12,818
 Avail ID: 1016133674
 APN: 142-020-036-0

Available SF: 2,058
 Min/Max: 2,058-5,046
 Avail Date: Immediate
 Floor/Suite: 2/200
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.60 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 0.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604
 Lease Comment: Four offices, kitchen, data/storage room, reception, and open office area.
 Features:
 Sprinklers



Property Description

- > Aggressive Rental Rate of \$1.50 Fully Serviced
- > Elevator Accessible 2nd Floor
- > Building Common Conference Room
- > Private Balconies
- > Entire 2nd floor can be available for a total of ±5,046 SF

Property Information

Availability Information

Comments

113



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 210
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 12,818
 Avail ID: 16032394
 APN: 142-020-036-0

Available SF: 1,707
 Min/Max: 1,707-5,046
 Avail Date: Immediate
 Floor/Suite: 2/210
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.60 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604
 Lease Comment: Two offices, kitchen, and open office area.



Property Description

- > Aggressive Rental Rate of \$1.50 Fully Serviced
- > Elevator Accessible 2nd Floor
- > Building Common Conference Room
- > Private Balconies
- > Entire 2nd floor can be available for a total of ±5,046 SF

114



Ygnacio Adobe
2161 Ygnacio Valley Rd, Suite 220
Walnut Creek, CA 94598

Type: Office
 Status: Existing
 Bldg SF: 12,818
 Avail ID: 1016133675
 APN: 142-020-036-0

Available SF: 1,088
 Min/Max: 1,088-5,046
 Avail Date: Immediate
 Floor/Suite: 2/220
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.60 FS

Bldg Class: C
 Bldg Floors: 2
 Load Factor: 0.00
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs: 1
 Freight Elevs: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
 Peter Gutzwiller 925-279-4604
 Lease Comment: Three offices, open office area, and private balcony.
 Features:
 Sprinklers



Property Description

- > Aggressive Rental Rate of \$1.50 Fully Serviced
- > Elevator Accessible 2nd Floor
- > Building Common Conference Room
- > Private Balconies
- > Entire 2nd floor can be available for a total of ±5,046 SF






EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR SUBLEASE

Property Information	Availability Information	Comments
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1   	Meridian Professional Center 100 Cortona Way, Suite 220 Brentwood, CA 94513	<i>Available SF:</i> 1,654 <i>Min/Max:</i> 1,654-1,654 <i>Avail Date:</i> Immediate <i>Floor/Suite:</i> 2/220 <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 32,000 <i>Avail ID:</i> 1016144330	<i>Bldg Class:</i> A <i>Bldg Floors:</i> 2 <i>Load Factor:</i> 0.15 <i>Park Ratio:</i> 5.00 /1000 <i>Park Spaces:</i> <i>Pass Elev:</i> 1 <i>Freight Elev:</i> 0	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 Eric Erickson, SIOR, CCIM 925-279-5580 <i>Lease Comment:</i> • Prominently located on the Highway 4 Bypass; adjacent to the John Muir Medical Center & retail amenities • Class A, 2-Story ±32,000 SF medical and professional office building • Common area restrooms, elevator, decorated lobby & corridors with high end furnishings • Central HVAC system with zoned controls • Timelock exterior doors for convenience and security <i>Features:</i> Sprinklers
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2   	Sand Creek Business Center - Bldg. 5 161 Sand Creek Rd 5 Brentwood, CA 94513	<i>Available SF:</i> 10,000 <i>Min/Max:</i> 10,000-10,000 <i>Avail Date:</i> Immediate <i>Suite:</i> <i>Type:</i> Office/Flex <i>Status:</i> Existing <i>Bldg SF:</i> 14,112 <i>Avail ID:</i> 1016142269 <i>APN:</i> 016-110-023-5	<i>Bldg Class:</i> B <i>Bldg Floors:</i> 1 <i>Load Factor:</i> <i>Park Ratio:</i> 4.17 /1000 <i>Park Spaces:</i> <i>Pass Elev:</i> <i>Freight Elev:</i>	<i>Agents:</i> Curt Scheve, SIOR 925-279-5593 Bill Hillis, SIOR 925-279-5578 <i>Lease Comment:</i> • ±10,000 SF office / warehouse portion of a ±14,425 SF Building • CTU construction by Devcon • High quality office interior finishes • 4 / 1,000 parking • Adjacent to retail services and multiple restaurants • Parking and access from two sides of the building • 100% fire sprinklered • Available immediately <i>Features:</i> Sprinklers - throughout
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Property Description

Product types include LI, R&D/Flex, and Office. Divisible to 2,000 sf. Centrally located at Hwy 4 and Sand Creek Rd. Campus environment in a park like setting.

Property Information

Availability Information

Comments

3



Lafayette Office Park
3730 Mt Diablo Blvd, Suite 250
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 53,357
Avail ID: 1016150065
APN: 241-020-011-3

Available SF: 724
Min/Max: 724-724
Avail Date: Immediate
Floor/Suite: 2/250
Avail Type: Sublease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Bldg Class: B
Bldg Floors: 3
Load Factor: 17.00
Park Ratio: 3.70 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Peter Gutzwiller 925-279-4604
Lease Comment: Open office area, 2 private offices, and storage room.
For more information visit <http://eastbayoffice.com>
Features:
Sprinklers

Property Description

Lafayette Office Park is a two building three story office complex located close to the Lafayette Reservoir. A hillside location, lush landscaping, and views of the Lafayette hills combine to give the office park an attractive setting and serene environment.

Amenities include:

One site workout room and shower facilities.
Abundant free parking throughout the complex.

To view our floor plans visit <http://lafayetteofficepark.eastbayoffice.com>

4



Dutra Plaza
5960 Stoneridge Dr, Suite 101
Pleasanton, CA 94588

Type: Office
Status: Existing
Bldg SF: 13,571
Avail ID: 1016125050
APN: 941-2759-031-01

Available SF: 4,996
Min/Max: 4,996-4,996
Avail Date: Immediate
Floor/Suite: 1/101
Avail Type: Sublease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.45 FS

Bldg Class: B
Bldg Floors: 2
Load Factor: 12.50
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Larry Easterly 925-279-4655
Ian Thomas 925-227-6246
Lease Comment: SUBLEASE. Built-in workstation. Granite counter and tile floor. Building signage available.
Features:
Highway Access - I-680 via Stoneridge Dr
Private Office
Public Transportation - Free BART Shuttle program (WHEELS)
Signage - Building Signage Available
Sprinklers
Traffic Count - 116,200 ADT



Property Information

Availability Information

Comments

5

325 N Wiget Ln, Suite 130
Walnut Creek, CA 94598



Type: Office
Status: Existing
Bldg SF: 22,701
Avail ID: 1016121545
APN: 143-140-001-7

Available SF: 3,548
Min/Max: 3,548-9,248
Avail Date: Immediate
Suite: 130
Avail Type: Sublease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.30 IG

Bldg Class: C
Bldg Floors: 1
Load Factor: 4.00 /1000
Park Ratio: 4.00 /1000
Park Spaces: 0
Pass Elevs: 0
Freight Elevs: 0

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Brian Clack 925-279-4654
Lease Comment: • Net of Janitorial
 • 4/1,000 parking
 • Access to BART through county connection
 • Close to restaurants and shops
 • Ideal uses: Lab, Office, Medical, R&D
 • 2,000 sf of Lab



Property Description

R&D Office building located in Shadelands Business Park. On-site deli.

6

One Ygnacio Center
1990 N California Blvd, Suite 22
Walnut Creek, CA 94596



Type: Office
Status: Existing
Bldg SF: 169,156
Avail ID: 1016103358
APN: 174-171-035-2

Available SF: 8,286
Min/Max: 8,286-8,286
Avail Date: Immediate
Floor/Suite: 2/22
Avail Type: Sublease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.45 FS

Bldg Class: A
Bldg Floors: 10
Load Factor: 13.00
Park Ratio: 3.00 /1000
Park Spaces: 3
Pass Elevs: 3
Freight Elevs: 3

Agents:
 Jeffrey S. Weil, SIOR, CCIM 925-279-5590
Lease Comment: • Downtown Walnut Creek
 • 1,847 RSF already separate office and 8,286 RSF separate office, can sublease either or together
 • Two signs facing BART for the 8,286 RSF space
 • Directly across the street from the Walnut Creek BART station
 • \$1.75 /rsf fully-serviced!
 • Immediate occupancy
 • Term through October 31, 2015
 • Signage available
 • Credit sublessor
 • 7% commission to procuring broker
Features:
 Highway Access - Hwy 242 and 24
 Public Transportation - Adjacent to Walnut Creek BART
 Sprinklers



Property Description

- Legacy Ygnacio Center is a three-building, Class A office complex totaling 517,975 sf with institutional-quality construction and high-end finishes
- Flexible floor plates, with suites ranging from 1,370 to 20,595 sf, many with sweeping views of Mt. Diablo
- Mature, park-like landscaping with pathways and seating areas
- Substantial renovations over the last few years, including: upgraded lobbies, corridors, elevators, new mechanical systems and Energy Star rating.
- Desirable on-site amenities, including: ATM, three cafes, large 24 Hour Fitness center, common conference room conference rooms, 24-hour security service and 3.0:1,000 sf parking ratio
- Three blocks from Downtown Walnut Creek's many retail, dining and entertainment options



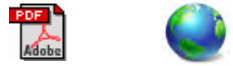
EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR LEASE AND SALE

Property Information	Availability Information	Comments
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1	<p>Deer Valley Business Park 2370 Country Hills Dr Antioch, CA 94509</p> <p>Type: Office Status: Existing Bldg SF: 29,839 Avail ID: 1016081279 APN: 055-071-071-9</p>	<p>Available SF: 3,200 Min/Max: 3,200-3,200 Avail Date: Immediate Suite Avail Type: Lease and Sale TI Allow: TBD Expenses: TBD Rental Rate: TBD Asking Price: Price/SF: Cap Rate: Occupied?: No</p>	<p>Bldg Class: Bldg Floors: Load Factor: Park Ratio: Park Spaces: Pass Elevs: Freight Elevs:</p>	<p>B Agents: Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593 Lease Comment: Available FOR SALE and FOR LEASE. Call for additional information.</p>
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2	<p>Delta Business Park - Bldg D 2624 Verne Roberts Cir D, Suite D-2 Antioch, CA 94509</p> <p>Type: Office Status: Existing Bldg SF: 17,000 Avail ID: 16045444</p>	<p>Available SF: 1,500 Min/Max: 1,500-6,000 Avail Date: Immediate Suite D-2 Avail Type: Lease and Sale TI Allow: TBD Expenses: TBD Rental Rate: \$0.80 IG Asking Price: Price/SF: Cap Rate: Occupied?: No</p>	<p>Bldg Class: Bldg Floors: Load Factor: Park Ratio: Park Spaces: Pass Elevs: Freight Elevs:</p>	<p>Agents: Bill Hillis, SIOR 925-279-5578 Curt Scheve, SIOR 925-279-5593 Sale Comment: • Shell Features: Sprinklers</p>
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Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Property Information

Availability Information

Comments

3



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-3
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 17,000
 Avail ID: 1016143372

Available SF: 1,500
 Min/Max: 1,500-6,000
 Avail Date: Immediate
 Suite: D-3
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers



Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

4



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-4
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 17,000
 Avail ID: 16045451

Available SF: 1,500
 Min/Max: 1,500-6,000
 Avail Date: Immediate
 Suite: D-4
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Turn-key
 Features:
 Sprinklers



Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Property Information

Availability Information

Comments

5



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-5
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 17,000
 Avail ID: 16045454

Available SF: 1,500
 Min/Max: 1,500-6,000
 Avail Date: Immediate
 Suite: D-5
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Turn-key
 Features:
 Sprinklers

Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

6



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-8
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 17,000
 Avail ID: 16045460

Available SF: 1,500
 Min/Max: 1,500-3,000
 Avail Date: Immediate
 Suite: D-8
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Turn-key
 Features:
 Sprinklers

Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Property Information

Availability Information

Comments

7



Delta Business Park - Bldg D
2624 Verne Roberts Cir D, Suite D-9
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 17,000
 Avail ID: 16045463

Available SF: 1,500
 Min/Max: 1,500-3,000
 Avail Date: Immediate
 Suite: D-9
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Turn-key
 Features:
 Sprinklers



Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

8



Delta Business Park - Bldg E1
2616 Verne Roberts Cir E1, Suite E-1
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 4,000
 Avail ID: 16045733
 APN: 074-470-019-6

Available SF: 4,000
 Min/Max: 4,000-4,000
 Avail Date: Immediate
 Suite: E-1
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.25 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers



Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Property Information

Availability Information

Comments

9

Delta Business Park - Bldg E2
2604 Verne Roberts Cir E-2, Suite E2
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 4,000
 Avail ID: 16045735
 APN: 074-470-018-8

Available SF: 4,000
 Min/Max: 4,000-4,000
 Avail Date: Immediate
 Suite: E2
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.25 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers
 Yard

Building Photo
 Not on File



Property Description

Building for sale and for lease. Expected completion date Aug-05. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Occupied?: No

10

Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-3
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 13,800
 Avail ID: 16046032

Available SF: 4,800
 Min/Max: 4,800-4,800
 Avail Date: Immediate
 Suite: H-3
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.75 IG

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers



Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Occupied?: No

Property Information

Availability Information

Comments

11



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite
H-4
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 13,800
 Avail ID: 16046033

Available SF: 1,650
 Min/Max: 1,650-1,650
 Avail Date: Immediate
 Suite: H-4
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 IG

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers

Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

12



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite
H-5
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 13,800
 Avail ID: 16046034

Available SF: 1,650
 Min/Max: 1,650-1,650
 Avail Date: Immediate
 Suite: H-5
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 IG

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers

Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

Property Information

Availability Information

Comments

13



Delta Business Park - Bldg H
2516 Verne Roberts Cir H, Suite H-6
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 13,800
 Avail ID: 16045752

Available SF: 1,375
 Min/Max: 1,375-1,375
 Avail Date: Immediate
 Suite: H-6
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.20 IG

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elev:
 Freight Elev:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers

Property Description

The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

14



Delta Business Park - Bldg K4
2589 W 10th St K-4, Suite K-4A-N
Antioch, CA 94509

Type: Office
 Status: Existing
 Bldg SF: 8,800
 Avail ID: 16045750
 APN: 074-470-032-9, 074-470-033-7

Available SF: 4,400
 Min/Max: 4,400-4,400
 Avail Date: Immediate
 Suite: K-4A-N
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$0.80 IG

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elev:
 Freight Elev:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: • Shell
 Features:
 Sprinklers
 Yard

Property Description

Building for Sale or Lease. The Delta Business Park is a mixed use master planned development located near the intersection of Highway 4 and Somersville Road in Eastern Contra Costa County. The Park offers an excellent location for light industrial, wholesale, assembly, research and development, back offices, manufacturing and distribution uses.

15



Hillcrest Professional Center
3428 Hillcrest Ave B, Suite 150
Antioch, CA 94509

Type: Medical
 Status: Existing
 Bldg SF: 12,798
 Avail ID: 1016152018
 APN: 052-370-019-3

Available SF: 1,116
 Min/Max: 1,116-1,116
 Avail Date: Immediate
 Suite: 150
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Bldg Class: B
 Bldg Floors: 1
 Load Factor:
 Park Ratio: 4.50 /1000
 Park Spaces:
 Pass Elev:
 Freight Elev:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Features:
 Sprinklers

Property Description

Close Proximity to Kaiser and Delta Sutter Hospitals.

Property Information

Availability Information

Comments

16



Hillcrest Professional Center
3432 Hillcrest Ave D, Suite 125
Antioch, CA 94509

Type: Medical
Status: Existing
Bldg SF: 14,273
Avail ID: 1016152019
APN: 052-370-021-9



Property Description

Close Proximity to Kaiser and Delta Sutter Hospitals.

Available SF: 1,660
Min/Max: 1,660-1,660
Avail Date: Immediate
Suite: 125
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price:
Price/SF:
Cap Rate:
Occupied?: No

Bldg Class: B
Bldg Floors: 1
Load Factor:
Park Ratio: 4.50 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
Features:
 Sprinklers

17



Benicia Fleetside Business Center
5466 Gateway Plaza Dr
Benicia, CA 94510

Type: Office/Flex
Status: Existing
Bldg SF: 53,980
Avail ID: 1016137671



Available SF: 5,203
Min/Max: 5,203-5,203
Avail Date: Immediate
Suite:
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$0.90 IG
Asking Price:
Price/SF:
Cap Rate:
Occupied?: No

Bldg Class:
Bldg Floors: 1
Load Factor:
Park Ratio: 2.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Brooks Pedder 925-279-5581
 Bill Hillis, SIOR 925-279-5578
Lease Comment: > ±5,203 SF feet within a ±53,980 SF concrete tilt-up building
 > ±926 SF of downstairs office space with two restrooms and two kitchenettes
 > ±1,080 SF of upstairs office space with kitchenette in office/conference room
 > ±3,200 SF warehouse (±80 x ±40)
 > Dimensions: ±40' wide by ±103' deep
 > Epoxy flooring
 > Metal halide lighting, insulated warehouse ceiling, 25' candle lighting (400 watt fixtures)
 > Power: ±100 amps @ 277/480 volts
 > Cat5 wiring in all offices
 > Sprinklered: 0.495 GPM/2,000 SF
 > Column Spacing: Free span
 > Parking: ±2 / 1,000 SF
 > Freeway signage
 > Loading: One (1) rear grade-level door (±12' x ±14')

Comments:
 Space was previously used as high-end racing shop. It's an immaculate space!
 Lease Rate: \$.90 Gross
 Sale Price: Make Offer

Features:
 Insulation - Warehouse ceiling
 Lighting - Metal halide, 25' candle lighting
 Sprinklers - .495/2,000

Property Information

Availability Information

Comments

18

2185 Elkins Way
Brentwood, CA 94513



Type: Office
 Status: Existing
 Bldg SF: 9,231
 Avail ID: 1016093597
 APN: 018-200-035-6

Available SF: 9,231
 Min/Max: 1,500-9,231
 Avail Date: Immediate
 Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD
 Asking Price: \$2,750,000
 Price/SF:
 Cap Rate:
 Occupied?: Yes

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

Agents:
 Curt Scheve, SIOR 925-279-5593
 Bill Hillis, SIOR 925-279-5578
 Lease Comment: • Large fenced yard with ample parking
 • Close to Sunset Park Ball Fields / Brentwood
 • Office with Warehouse & Mezzanine
 • High end finishes and design, built in 2008 / 2009
 • Electronic gate with security
 • Potential multi-tenant building B for future development
 Features:
 Yard - Fenced



Property Description

- Large fenced yard with ample parking
- Close to Sunset Park Ball Fields / Brentwood
- Office with Warehouse & Mezzanine
- High end finishes and design, built in 2008 / 2009
- Electronic gate with security
- Potential multi-tenant building B for future development

19

7370-7372 San Ramon Rd
Dublin, CA 94568-2336



Type: Medical
 Status: Existing
 Bldg SF: 8,658
 Avail ID: 1016131046
 APN: 941-0040-014-01

Available SF: 8,658
 Min/Max: 8,658-8,658
 Avail Date: Immediate
 Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD
 Asking Price: \$1,875,000
 Price/SF: \$217.00
 Cap Rate:
 Occupied?: No

Bldg Class:
 Bldg Floors: 1
 Load Factor:
 Park Ratio:
 Park Spaces: 17
 Pass Elevs: 0
 Freight Elevs: 0

Agents:
 Anna Winters 925-279-4624
 Jim McMasters 925-279-5567
 Cherié Huillade, CCIM 925-279-4622
 Features:
 Traffic Count - ADT: 21,500 (SR Rd) | 18,000 (AVB)



Property Description

- > Asking Price: \$1,875,000 (\$217 PSF)
- > Asking Rent: Contact Exclusive agents
- > Traffic (2011): 22,416 ADT San Ramon, 18,000 ADT Amador Valley
- > APN: 941-0040-014-01
- > Building Area: ±8,658 SF, Land Parcel: ±25,943 SF
- > Year Constructed: 1972, Expanded in 2007
- > Parking: 17 spaces plus 8 leased spaces from McNamara's restaurant
- > Close proximity to Stoneridge Mall
- > Zoning: Downtown Retail - C-2
- > Easy access to I-680 & I-580 interchange. East & West I-580 access on & off ramp. Property ingress and egress from San Ramon Rd. and Amador Valley Court.

Property Information

Availability Information

Comments

20



6200 Village Pkwy
Dublin, CA 94568

Type: Office/Flex
Status: Existing
Bldg SF: 43,948
Avail ID: 1016118299
APN: 941-1401-010

Available SF: 43,948
Min/Max: 21,974-43,948
Avail Date: TBD
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: \$1.75 FS
Asking Price: \$3,995,000
Price/SF: \$91.00
Cap Rate:
Occupied?: No

Bldg Class: B
Bldg Floors: 2
Load Factor: 3.00 /1000
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Larry Easterly 925-279-4655
Ian Thomas 925-227-6246
Lease Comment: Base Year 2012. As-is Rate. Long term aggressive rental terms available. Currently subordinated to a ground lease with payments at \$0.084 PSF per month fixed to the term.
Sale Comment: Subject to a 20 year ground lease.
Features:
Highway Access - I-580 / I-680
Lab Space - Lab / 2 Other Server Labs
Private Office - 21
Sprinklers

Property Description

Off-site parking also available. Freeway building signage. Concrete floor decks. Existing walker duct" floor system. Fiber Optic cable wired to building. Ground lease.

21



5140 Business Center Dr
Fairfield, CA 94534

Type: Medical
Status: Existing
Bldg SF: 32,421
Avail ID: 1016145063
APN: 0148-280-380

Available SF: 32,421
Min/Max: 32,421-32,421
Avail Date: Immediate
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price:
Price/SF:
Cap Rate:
Occupied?: No

Bldg Class: A
Bldg Floors: 2
Load Factor: 5.00 /1000
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Brooks Pedder 925-279-5581
Jason Allen, CCIM 925-227-6266
Eric Dakin 707-863-8364
Lease Comment: > ±32,421 SF Rentable Square Feet
> Parcel Size: ±2.78 acres
> APN: 0148-280-380
> Highly Improved Class A Medical Office Building
> Built: 2002
> Parking: 5/1,000 RSF
> Improvements: Turn-key Medical Office Clinic Improvements
> Dimensions: ±112' wide x ±150' deep
> X-Ray facility
> 9' Ceilings
> Medical Elevator (±84"x±75")
> State-of-the-art plumbed, electrical, ADA, HVAC and safety systems for medical
> Construction: Two-story concrete tilt-up, 2nd floor supported by steel frame with a composite concrete over steel deck.
> Power: 1600 Amps @ 277/480 volts
> Demographics: <http://goo.gl/Jx0xk>
Features:
HVAC

Property Description

Area Details

Across the street from regional and neighborhood retail amenities; dozens of restaurants, banks, Safeway and Costco

Immediate access to I-80, I-680 and Hwy 12

Centrally located midway between San Francisco and Sacramento

Located at the center of Solano County

Property Information

Availability Information

Comments

22

2625 Shadelands Dr
Walnut Creek, CA 94598



Type: Office/Flex
Status: Existing
Bldg SF: 60,000
Avail ID: 1016120253
APN: 143-040-089-3

Available SF: 60,000
Min/Max: 60,000-60,000
Avail Date: TBD
Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price:
Price/SF:
Cap Rate:
Occupied?: Yes

Bldg Class: C
Bldg Floors: 1
Load Factor: 5.78 /1000
Park Ratio:
Park Spaces: 347
Pass Elevs: 0
Freight Elevs: 0

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Drew Malm, MCRE 925-279-4630
Lease Comment: > Largest block of contiguous office space in the market!
> +/- 60,000 SF building on a ±223,202 SF lot
> Class "A" interior improvements
> BP-100 zoning - uses include Office, Medical, R&D, Flex, Light Manufacturing, Government
> Parking 378 stalls, 5.78 per 1,000 SF ratio
> Power 2000A, 277/480V, 3 phase
> Grade level roll-up doors can be easily restored (up to 3)
> Up to ±145,000 SF available including adjacent ±85,000 SF property
> Ability to expand - current FAR 0.27 / allowed FAR 0.50
> SBA financing available
> Website: <http://2625shadelands.eastbayoffice.com>
> Virtual Tour: <http://goo.gl/Tr8yX>
Sale Comment: The building originally had several truck loading doors which have been filled with full height aluminum framed glazing systems.
Features:
Sprinklers

Property Description

- > Largest block of contiguous office space in the market!
- > +/- 60,000 SF building on a ±223,202 SF lot
- > Class "A" interior improvements
- > BP-100 zoning - uses include Office, Medical, R&D, Flex, Light Manufacturing, Government
- > Parking 378 stalls, 5.78 per 1,000 SF ratio
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- > Ability to expand - current FAR 0.27 / allowed FAR 0.50
- > SBA financing available
- > Website: <http://2625shadelands.eastbayoffice.com>
- > Virtual Tour: <http://goo.gl/Tr8yX>



EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - FOR SALE

Property Information Availability Information Comments

1	2600 Stanwell Dr Concord, CA 94520 <hr/> <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 48,548 <i>Avail ID:</i> 1016123932 <i>APN:</i> 112-270-007-1, 112-270-008-9	FOR SALE <i>Asking Price:</i> \$0 <i>Sale SF:</i> 48,548 <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> Yes <i>Sale Terms:</i>	<i>Bldg Class:</i> C <i>Bldg Floors:</i> 2 <i>Load Factor:</i> 16.00 <i>Park Ratio:</i> 5.00 /1000 <i>Park Spaces:</i> <i>Pass Elevs:</i> 1 <i>Freight Elevs:</i>	<i>Agents:</i> Brian Clack 925-279-4654 Eric Erickson, SIOR, CCIM 925-279-5580 Tony Binswanger 707-863-8369 <hr/> <i>Sale Comment:</i> Great owner user opportunity. SBA financing is available. Over 51% of the building is available for occupancy. Call for quote. <hr/> For more information visit http://eastbayoffice.com <hr/> <i>Features:</i> Sprinklers
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Property Description

Multi-Tenant two story office. Originally designed as back office. Parking ratio is 5/1,000 sf. Area Amenities include: Deli & Restaurants, Banks, Service Retail, Buchanan Airport and Access to two freeways.

For more information visit <http://eastbayoffice.com>

2	Civic Executive Park Bldgs., D & E 1465 Civic Ct D & E Concord, CA 94520 <hr/> <i>Type:</i> Office <i>Status:</i> Existing <i>Bldg SF:</i> 31,525 <i>Avail ID:</i> 1016142895 <i>APN:</i> 126-300-030-7, 126-300-047-1	FOR SALE <i>Asking Price:</i> \$0 <i>Sale SF:</i> 31,525 <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> No <i>Sale Terms:</i>	<i>Bldg Class:</i> B <i>Bldg Floors:</i> 2 <i>Load Factor:</i> 21.00 <i>Park Ratio:</i> 4.00 /1000 <i>Park Spaces:</i> <i>Pass Elevs:</i> 1 <i>Freight Elevs:</i>	<i>Agents:</i> Eric Erickson, SIOR, CCIM 925-279-5580 Brian Clack 925-279-4654 <hr/> <i>Lease Comment:</i> Entire Building is available for purchase or lease. Second floor West Wing has several classrooms. This two story property is ideal for an owner user. The East Wing is divided with smaller suites for multiple tenants. The West Wing is ideal for one or two single users. Both buildings are served with their own elevators and each building and floor can be separated to optimize operating efficiency. Landlord will do improvements to suit or facilitate tenant improvements or building upgrades for either a tenant or buyer. See 1450 Enea across the street which an elevator was installed, repainted and landscaped. <hr/> For more information go to www.civicexecutivepark.com
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Property Description

Premier Class B office property. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. The office park has a free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

Property Information

Availability Information

Comments

3



Civic Executive Park Bldgs., F&G

**1485 Civic Ct F&G
Concord, CA 94520**

Type: Office
Status: Existing
Bldg SF: 32,741
Avail ID: 1016152775
APN: 126-300-035-6

FOR SALE

Asking Price: \$4,750,000
Sale SF: 32,741
Price/SF: \$145.08
Cap Rate:
Occupied?: Yes
Sale Terms:

Bldg Class: B
Bldg Floors: 2
Load Factor: 10.00
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs: 1
Freight Elevs:

Agents:
Eric Erickson, SIOR, CCIM 925-279-5580
Kevin Van Voorhis, CCIM 925-279-5566



Property Description

Premier Class B office property. Excellent freeway access to I-680 & Hwy 242. Close proximity to retail & restaurants. The office park has free common conference room. The office park has a full service deli on site.

For more information go to www.civicexecutivepark.com

4



Continental Centre

**1333 Willow Pass Rd B
Concord, CA 94520**

Type: Office
Status: Existing
Bldg SF: 14,808
Avail ID: 1016141349
APN: 126-422-008-6

FOR SALE

Asking Price: \$2,413,704
Sale SF: 14,808
Price/SF: \$163.00
Cap Rate:
Occupied?: No
Sale Terms:

Bldg Class: B
Bldg Floors: 2
Load Factor: 5.00 /1000
Park Ratio: 5.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
Larry Easterly 925-279-4655
Features:
Sprinklers



Property Description

Situated adjacent to one of the prime corners in Concord, this project offers immediate access to Interstate 680 and highways 4 and 242, as well as being a short walk to The Willows Shopping Center. The building is ideal for a user who wants to occupy the entirety, but at the same time lends itself to being multi-tenanted with minimal work.

Property Information

Availability Information

Comments

5



Willow Pass Business Park - Phase II
1200 Willow Pass Ct B
Concord, CA 94520

Type: Office/Flex
 Status: Planned (w/in 12 mos)
 Bldg SF: 5,200
 Avail ID: 1016046921
 APN: 099-210-002-4

FOR SALE

Asking Price: \$0
 Sale SF: 5,200
 Price/SF: Call
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio:
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

B Agents:
 Bill Hillis, SIOR 925-279-5578
 Curt Scheve, SIOR 925-279-5593
 Sale Comment: 21,181 sf Lot Size
 Complete

6



2500 Hilborn Rd
Fairfield, CA 94533-1060

Type: Office
 Status: Existing
 Bldg SF: 14,250
 Avail ID: 1016026343

FOR SALE

Asking Price:
 Sale SF: 14,250
 Price/SF:
 Cap Rate:
 Occupied?: No
 Sale Terms:

Bldg Class:
 Bldg Floors:
 Load Factor:
 Park Ratio: 4.00 /1000
 Park Spaces:
 Pass Elevs:
 Freight Elevs:

A Agents:
 1 Brooks Pedder 925-279-5581
 Eric Dakin 707-863-8364
 Sale Comment: ±4,133 SF leased, ±10,117 SF vacant.

Property Description

- ±14,250 sq. ft. building
- ±164' wide x ±90' deep
- Up to ±10' clear height
- Extensive glass line
- Close to Public Transit
- Private bathrooms
- Great Freeway access
- Walking distance to restaurants and other amenities
- Premises measured to drip line
- ±4/1,000 parking available
- Ten (10) tons of separately metered and roof mounted HVAC serve Premises (2.85 tons per 1,000 usable sq. ft.)

Property Information

Availability Information

Comments

7



1499 Oliver Rd
Fairfield, CA 94534

Type: Office
Status: Existing
Bldg SF: 15,600
Avail ID: 1016097103
APN: 0150-110-020

FOR SALE
Asking Price:
Sale SF: 15,040
Price/SF:
Cap Rate:
Occupied?: Yes
Sale Terms:

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs: 1
Freight Elevs:

A Agents:
2 Eric Dakin 707-863-8364
Brooks Pedder 925-279-5581
Features:
Highway Access - I-80



Property Description

- Building Features:
- > Fully equipped lobbies with all common areas to include elevator access and restrooms (Second Floor restrooms equipped with showers)
 - > Close proximity to I-80, restaurants, public transportation, and shopping
 - > Building signage available
 - > Strong local demographics

8



3390 Mt Diablo Blvd
Lafayette, CA 94549

Type: Office
Status: Existing
Bldg SF: 20,882
Avail ID: 1016152344
APN: 233-032-025-6

FOR SALE
Asking Price: \$6,000,000
Sale SF: 15,105
Price/SF: \$397.22
Cap Rate:
Occupied?: No
Sale Terms:

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio: 3.30 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

B Agents:
2 Larry Easterly 925-279-4655
Eric Erickson, SIOR, CCIM 925-279-5580
Sale Comment: Property offered "as-is" subject to a minor subdivision. Vet Clinic does not go with property.



Property Information

Availability Information

Comments

9



**1815 Arnold Dr
Martinez, CA 94553**

Type: Office
Status: Existing
Bldg SF: 7,616
Avail ID: 1016152408
APN: 161-291-006-5

FOR SALE

Asking Price: \$1,200,000
Sale SF: 7,616
Price/SF: \$157.56
Cap Rate:
Occupied?: No
Sale Terms:

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B Agents:
1 Larry Easterly 925-279-4655
Brooks Pedder 925-279-5581



Property Description

- > Property: ±7,616 SF Office Building
- > Parcel: ±23,958 SF (0.55 Acres) APN: 161-291-006-5
- > Construction: Wood frame, built ±1981
- > Parking: 29 parking stalls (3.8 per/1,000 parking ratio)
- > Power: 400 amps @ 120/208 volts 3-Phase

10



**1820 Bonanza St
Walnut Creek, CA 94596**

Type: Office
Status: Existing
Bldg SF: 9,646
Avail ID: 1016153162
APN: 178-040-075-8

FOR SALE

Asking Price: \$5,850,000
Sale SF: 9,646
Price/SF: \$606.47
Cap Rate:
Occupied?: Yes
Sale Terms:

Bldg Class:
Bldg Floors:
Load Factor:
Park Ratio:
Park Spaces:
Pass Elevs:
Freight Elevs:

B Agents:
2 Eric Erickson, SIOR, CCIM 925-279-5580
Sale Comment: 1820 Bonanza Street is an approximate 9,646 square foot office building located in the heart of Walnut Creek, California. The property was purchased by H&S Partners in 2013 and completely remodeled for a law firm that specializes in high net worth and institutional clientele. The current owners stabilized the building with two new leases, installed two new restrooms, added an elevator, installed functional balconies, painted the property, enhanced the landscaping, and made major repairs to the building. The property is currently 100% leased.

<http://www.eastbayoffice.com>



Property Description

- One of a few downtown office buildings within walking distance to the retail zone
- High identity space in downtown Walnut Creek
- Completely remodeled building
- New elevator, restrooms, and tenant improvements
- High ceilings create an elegant look
- Balcony access
- Up to 5,237 sf available for an owner user
- Assumable SBA financing
- 23 parking stalls 2.7/1,000 ratio

Property Information

Availability Information

Comments

11



Lennon Office Park
590 Lennon Ln
Walnut Creek, CA 94598

Type: Office/Flex
Status: Existing
Bldg SF: 10,368
Avail ID: 1016129755
APN: 143-120-003-7

FOR SALE
Asking Price: \$2,700,000
Sale SF: 10,368
Price/SF: \$260.42
Cap Rate:
Occupied?: No
Sale Terms:

Bldg Class: C
Bldg Floors: 1
Load Factor:
Park Ratio: 4.00 /1000
Park Spaces:
Pass Elevs:
Freight Elevs:

Agents:
 Eric Erickson, SIOR, CCIM 925-279-5580
 Jeffrey S. Weil, SIOR, CCIM 925-279-5590
Sale Comment: Sellers may lease back portion of building
 Single-story
 \$2,700,000
 SBA 10% down fixed low-interest financing available to owner/user
 Medical office opportunity in Shadelands near Kaiser and John Muir. As-is 10% down finance 90% \$1.43/sf nnn fixed. With \$1M in Tenant improvements 10% down finance 90% \$1.95/sf nnn fixed!
Features:
 Sprinklers



EXCLUSIVE LISTINGS

JANUARY 02, 2014

OFFICE - SALE PENDING

Property Information Availability Information Comments

<p>1</p> 	<p>56 Mayhew Way Walnut Creek, CA 94597</p> <p>Type: Office Status: Existing Bldg SF: 2,700 Avail ID: 1016152342 APN: 148-070-002-8</p>	<p>FOR SALE</p> <p>Asking Price: \$680,000 Sale SF: 2,700 Price/SF: \$251.85 Cap Rate: Occupied?: No Sale Terms:</p>	<p>Bldg Class: Bldg Floors: Load Factor: Park Ratio: Park Spaces: Pass Elevs: Freight Elevs:</p>	<p>C 1</p> <p>Agents: Brian Clack 925-279-4654 Eric Erickson, SIOR, CCIM 925-279-5580</p> <p>Sale Comment: > ±2,700 Square Feet > Asking Price: \$680,000 > Highly Improved interior > Ideal for day spa or chiropractic use > Great owner-user opportunity > SBA financing available with 10% down on approved credit</p>
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EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR LEASE

Property Information Availability Information Comments

1	Alamo Plaza Shopping Center	<i>Available SF:</i>	2,560	<i>Park Ratio:</i>	2.54 /1000	<i>Agents:</i>	
	120 Alamo Plaza Dr, Suite E	<i>Min/Max:</i>	2,560-2,560	<i>Park Spaces:</i>	500	Michael Mundelius	925-279-5585
	Alamo, CA 94507	<i>Avail Date:</i>	Immediate	<i>Features:</i>			
		<i>Unit/Suite</i>	120/E	Traffic Count - 35000			
	<i>Type:</i>	Community Center	<i>Avail Type:</i>	Lease			
	<i>Status:</i>	Existing	<i>TI Allow:</i>	TBD			
	<i>Bldg SF:</i>	196,629	<i>Expenses:</i>	TBD			
	<i>Avail ID:</i>	1016116661	<i>Rental Rate:</i>	TBD			
	<i>APN:</i> 191-180-009-0						



Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

2	Alamo Plaza Shopping Center	<i>Available SF:</i>	1,777	<i>Park Ratio:</i>	2.54 /1000	<i>Agents:</i>	
	170 Alamo Plaza Dr, Suite A	<i>Min/Max:</i>	1,777-1,777	<i>Park Spaces:</i>	500	Michael Mundelius	925-279-5585
	Alamo, CA 94507	<i>Avail Date:</i>	Immediate	<i>Features:</i>			
		<i>Unit/Suite</i>	170/A	Traffic Count - 35000			
	<i>Type:</i>	Community Center	<i>Avail Type:</i>	Lease			
	<i>Status:</i>	Existing	<i>TI Allow:</i>	TBD			
	<i>Bldg SF:</i>	196,629	<i>Expenses:</i>	TBD			
	<i>Avail ID:</i>	1016152969	<i>Rental Rate:</i>	TBD			
	<i>APN:</i> 191-180-009-0						



Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

Property Information

Availability Information

Comments

3

Alamo Plaza Shopping Center

170 Alamo Plaza Dr, Suite B

Alamo, CA 94507

Type: Community Center

Status: Existing

Bldg SF: 196,629

Avail ID: 1016152970

APN: 191-180-009-0

Available SF: 1,200

Min/Max: 1,200-1,200

Avail Date: Immediate

Unit/Suite: 170/B

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: TBD

Park Ratio: 2.54 /1000

Park Spaces: 500

Agents: Michael Mundelius 925-279-5585
 Features: Traffic Count - 35000



Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

4

Alamo Plaza Shopping Center

180 Alamo Plaza Dr, Suite C,D

Alamo, CA 94507

Type: Community Center

Status: Existing

Bldg SF: 196,629

Avail ID: 1016110694

APN: 191-180-009-0

Available SF: 7,109

Min/Max: 1,187-7,109

Avail Date: Immediate

Unit/Suite: 180/C,D

Avail Type: Lease

TI Allow: TBD

Expenses: \$0.75

Rental Rate: \$2.50 NNN

Park Ratio: 2.54 /1000

Park Spaces: 500

Agents: Michael Mundelius 925-279-5585
 Features: Traffic Count - 35000



Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

Property Information

Availability Information

Comments

5

Alamo Plaza Shopping Center**190 Alamo Plaza Dr, Suite B,C****Alamo, CA 94507***Type:* Community Center*Status:* Existing*Bldg SF:* 196,629*Avail ID:* 1016028384*APN:* 191-180-009-0*Available SF:* 2,282*Min/Max:* 782-2,282*Avail Date:* Immediate*Unit/Suite:* 190/B,C*Avail Type:* Lease*TI Allow:* TBD*Expenses:* \$0.75*Rental Rate:* \$3.50 NNN*Park Ratio:* 2.54 /1000*Park Spaces:* 500*Agents:*
Michael Mundelius 925-279-5585*Lease Comment:* Restaurant Wanted. Formerly Sweet
Affair Bakery. Center is anchored by a top performing
Safeway. Additional tenants include: Blockbuster, Rite Aid,
U.S. Post Office, and Round Table Pizza. Looking for a
restaurant or food tenant. Take the 1,500 sf add 782 sf or
add 1,759 sf. Safeway/Rite Aid*Features:*

Traffic Count - 35000

**Property Description**

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

6

Alamo Plaza Shopping Center**215 Alamo Plaza Dr, Suite A****Alamo, CA 94507***Type:* Community Center*Status:* Existing*Bldg SF:* 196,629*Avail ID:* 1016116664*APN:* 191-180-009-0*Available SF:* 5,220*Min/Max:* 5,220-5,220*Avail Date:* Immediate*Unit/Suite:* 215/A*Avail Type:* Lease*TI Allow:* TBD*Expenses:* TBD*Rental Rate:* TBD*Park Ratio:* 2.54 /1000*Park Spaces:* 500*Agents:*
Michael Mundelius 925-279-5585*Features:*

Traffic Count - 35000

**Property Description**

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

Property Information

Availability Information

Comments

7



Alamo Plaza Shopping Center
215 Alamo Plaza Dr, Suite D
Alamo, CA 94507

Type: Community Center
Status: Existing
Bldg SF: 196,629
Avail ID: 1016116668
APN: 191-180-009-0

Available SF: 912
Min/Max: 912-912
Avail Date: Immediate
Unit/Suite: 215/D
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio: 2.54 /1000
Park Spaces: 500

Agents: Michael Mundelius 925-279-5585
Lease Comment: • Upstairs
Features: Traffic Count - 35000

Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

8



Alamo Plaza Shopping Center
218 Alamo Plaza Dr
Alamo, CA 94507

Type: Community Center
Status: Existing
Bldg SF: 196,629
Avail ID: 1016152971
APN: 191-180-009-0

Available SF: 1,017
Min/Max: 1,017-1,017
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio: 2.54 /1000
Park Spaces: 500

Agents: Michael Mundelius 925-279-5585
Features: Traffic Count - 35000

Property Description

Alamo Plaza Shopping Center is a neighborhood center consisting of 196,629 square feet, and is located in the heart of Alamo. The center is anchored by a Safeway Marketplace, Rite-Aid Drug Store and Richard's Craft. Other notable tenants include: Round Table Pizza, Bank of America and the US Post Office.

Property Information

Availability Information

Comments

9

The Shops at American Canyon

210-218 American Canyon Rd

American Canyon, CA 94503



Type: Neighborhood Center

Status: Existing

Bldg SF: 14,450

Avail ID: 1016100663

APN: 059-110-053-000

Available SF: 11,454

Min/Max: 900-7,728

Avail Date: Immediate

Suite

Avail Type: Lease

TI Allow: TBD

Expenses: TBD

Rental Rate: TBD

Park Ratio:

Park Spaces:

Agents:

Anna Winters 925-279-4624

Jim McMasters 925-279-5567

Lease Comment: • Project Availability options:

- For Lease
- For Ground Lease
- Build to Suit
- Monument Signage Available
- Available Uses:
 - Traditional Retail
 - Banks
 - High Profile Office
 - High Profile Medical
 - Approved Drive Thru Facility
- Available Space:
 - ±8,660 SF Building
 - ±2,794 SF Building w/ Drive Thru
- Call for lease rate

Features:

Signage - monument
 Traffic Count - Highway 29: 46,500 AADT, American Canyon: 24,700 AADT

Property Description

- Brand New Shopping Center
- Excellent visibility and access, along with monument signage
- Anchored by Walgreens
- Strong Demographics
- Strong Traffic Counts

10

3104 Delta Fair Blvd

Antioch, CA 94509



Type: Retail

Status: Existing

Bldg SF: 21,864

Avail ID: 1016116570

APN: 076-431-010-8

Available SF: 4,150

Min/Max: 4,150-4,150

Avail Date: Immediate

Unit/Suite

Avail Type: Lease

TI Allow: TBD

Expenses: \$0.32

Rental Rate: \$1.15 NNN

Park Ratio: 5.71 /1000

Park Spaces: 80

Agents:

Deborah Perry 925-279-4650

Bill Hillis, SIOR 925-279-5578

Property Description

- Free standing building
- Across from Delta Fair Mall
- Next to new Auto Zone
- Improved for office use

Property Information

Availability Information

Comments

11



Blue Rock Center
4049 Lone Tree Way, Suite B
Antioch, CA 94509

Type: Retail
 Status: Existing
 Bldg SF: 13,437
 Avail ID: 1016143754

Available SF: 1,672
 Min/Max: 1,672-1,672
 Avail Date: Immediate
 Unit/Suite: 4049/B
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio: 4.00 /1000
 Park Spaces:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Eric Erickson, SIOR, CCIM 925-279-5580
 Curt Scheve, SIOR 925-279-5593



Property Description

Ground floor retail building.

12



Blue Rock Center
4049 Lone Tree Way, Suite I-J
Antioch, CA 94509

Type: Retail
 Status: Existing
 Bldg SF: 13,437
 Avail ID: 1016136394

Available SF: 2,617
 Min/Max: 2,617-2,617
 Avail Date: Immediate
 Unit/Suite: 4049/I-J
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio: 4.00 /1000
 Park Spaces:

Agents:
 Bill Hillis, SIOR 925-279-5578
 Eric Erickson, SIOR, CCIM 925-279-5580
 Curt Scheve, SIOR 925-279-5593
 Lease Comment: Retail. Vanilla shell. Signage available.

For more information please visit
<http://www.eastbayoffice.com>



Property Description

Ground floor retail building.

13



Delta Fair Shopping Center
2736 Delta Fair Blvd
Antioch, CA 94509

Type: Community Center
 Status: Existing
 Bldg SF: 157,000
 Avail ID: 1016133893
 APN: 076-440-031-3

Available SF: 5,400
 Min/Max: 5,400-5,400
 Avail Date: Immediate
 Unit/Suite:
 Avail Type: Lease
 TI Allow: TBD
 Expenses: \$0.42
 Rental Rate: TBD

Park Ratio: 1.92 /1000
 Park Spaces: 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602
 Features:
 Signage - 70' Pylon
 Traffic Count - 20000



Property Description

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

Property Information

Availability Information

Comments

14

**Delta Fair Shopping Center****2840 Delta Fair Blvd****Antioch, CA 94509***Type:* Community Center*Status:* Existing*Bldg SF:* 157,000*Avail ID:* 1016146597*APN:* 076-440-031-3*Available SF:* 15,000*Min/Max:* 7,500-15,000*Avail Date:* Immediate*Unit/Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* \$0.42*Rental Rate:* TBD*Park Ratio:* 1.92 /1000*Park Spaces:* 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602

Features:
 Signage - 70' Pylon
 Traffic Count - 20000

**Property Description**

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

15

**Delta Fair Shopping Center****2890 Delta Fair Blvd****Antioch, CA 94509***Type:* Community Center*Status:* Existing*Bldg SF:* 157,000*Avail ID:* 1016133894*APN:* 076-440-031-3*Available SF:* 5,497*Min/Max:* 5,497-5,497*Avail Date:* Immediate*Unit/Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* \$0.42*Rental Rate:* TBD*Park Ratio:* 1.92 /1000*Park Spaces:* 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602

Features:
 Signage - 70' Pylon
 Traffic Count - 20000

**Property Description**

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

16

**Delta Fair Shopping Center****2920 Delta Fair Blvd****Antioch, CA 94509***Type:* Community Center*Status:* Existing*Bldg SF:* 157,000*Avail ID:* 1016133895*APN:* 076-440-031-3*Available SF:* 1,930*Min/Max:* 1,930-1,930*Avail Date:* Immediate*Unit/Suite**Avail Type:* Lease*TI Allow:* TBD*Expenses:* \$0.42*Rental Rate:* TBD*Park Ratio:* 1.92 /1000*Park Spaces:* 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602

Features:
 Signage - 70' Pylon
 Traffic Count - 20000

**Property Description**

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

Property Information

Availability Information

Comments

17

Delta Fair Shopping Center**2950 Delta Fair Blvd****Antioch, CA 94509**

Type: Community Center
Status: Existing
Bldg SF: 157,000
Avail ID: 1016133896
APN: 076-440-031-3

Available SF: 49,950
Min/Max: 25,000-49,950
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.42
Rental Rate: TBD

Park Ratio: 1.92 /1000
Park Spaces: 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602
Features:
 Signage - 70' Pylon
 Traffic Count - 20000

Property Description

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

18

Delta Fair Shopping Center**2962 Delta Fair Blvd****Antioch, CA 94509**

Type: Community Center
Status: Existing
Bldg SF: 157,000
Avail ID: 1016133897
APN: 076-440-031-3

Available SF: 1,116
Min/Max: 1,116-1,116
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.42
Rental Rate: TBD

Park Ratio: 1.92 /1000
Park Spaces: 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602
Features:
 Signage - 70' Pylon
 Traffic Count - 20000

Property Description

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.

19

Delta Fair Shopping Center**2966 Delta Fair Blvd****Antioch, CA 94509**

Type: Community Center
Status: Existing
Bldg SF: 157,000
Avail ID: 1016133898
APN: 076-440-031-3

Available SF: 2,314
Min/Max: 2,314-2,314
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.42
Rental Rate: TBD

Park Ratio: 1.92 /1000
Park Spaces: 300

Agents:
 Hilary Parker 925-227-6233
 Henry Englehardt 925-279-4602
Features:
 Signage - 70' Pylon
 Traffic Count - 20000

Property Description

A grocery anchored shopping center located at the intersection of Delta Fair and Buchanan adjacent to Sommersville Towne Center. Neighboring tenants include: CVS, 99 Cents Only, Big Lots, Dollar Tree and Fallas Discount Stores.




Property Information

Availability Information

Comments

20

Orchard Square
2334-2388 Buchanan Rd
Antioch, CA 94509








Available SF: 22,451 *Park Ratio:* 4.75 /1000
Min/Max: 1,075-10,819 *Park Spaces:* 382
Avail Date: Immediate
Suite
Type: Neighborhood Center *Avail Type:* Lease
Status: Existing *TI Allow:* TBD
Bldg SF: 96,000 *Expenses:* \$0.55
Avail ID: 1016128708 *Rental Rate:* \$1.00 NNN
APN: 076-432-027-1

Agents: Deborah Perry 925-279-4650
Features: Sprinklers

21

Sand Creek Crossing
2400-2530 Sand Creek Rd
Brentwood, CA 94513

Available SF: 6,960 *Park Ratio:*
Min/Max: 1,260-4,200 *Park Spaces:*
Avail Date: Immediate
Suite
Type: Neighborhood Center *Avail Type:* Lease
Status: Existing *TI Allow:* TBD
Bldg SF: 255,000 *Expenses:* \$0.71
Avail ID: 1016045791 *Rental Rate:* \$2.00 NNN
APN: 019-110-044

Agents: Michael Mundelius 925-279-5585
Lease Comment: This center is anchored by Raley's, Ross, TJ Maxx, and Home Goods. A variety of spaces are available. Right off Highway 4 Bypass. Access from Streets of Brentwood.

Property Information

Availability Information

Comments

22

The Shops at Fairview**3101-3181 Balfour Rd
Brentwood, CA 94513**

Type: Retail
Status: Existing
Bldg SF: 90,520
Avail ID: 16040102
APN: 010-030-029-2, 019-120-036-9

Available SF: 18,319
Min/Max: 1,040-8,000
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.50
Rental Rate: \$1.50-\$1.75 NNN

Park Ratio:
Park Spaces:

Agents:
 Deborah Perry 925-279-4650
Lease Comment: > 90,000± Sq Ft Neighborhood shopping center
 > ±1,000 - 14,000 SF for lease
 > Two pads available for sale or lease
 > Anchored by CVS and Fresh & Easy
 > Signalized N.E. corner of Balfour Road and Fairview Avenue
 > Across from Safeway Center
 > Adjacent to high-end residential (Apple Hill and Summerset Communities)
 > 116 new homes adjacent to the project
 > Four 18 hole championship level golf courses within 2 miles
Sale Comment: Available Now

Property Description

- > Coming soon, Sherwin Williams & Country Waffles
- > 90,000± Sq Ft Neighborhood shopping center
- > ±1,000 - 8,000 SF for lease
- > Two pads available for sale or lease
- > Anchored by CVS and Fresh & Easy
- > Across from Safeway Center
- > Adjacent to high-end residential (Apple Hill and Summerset Communities)
- > 116 new homes adjacent to the project
- > Four 18 hole championship level golf courses within 2 miles
- > Two pads available for sale or lease

23

3405 Coach Ln**Cameron Park, CA 95682**

Type: Retail
Status: Existing
Bldg SF: 1,500
Avail ID: 1016145113
APN: 109-211-01-10

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Marilyn Hansen 408-282-3806

Property Description

- Potential for ±1,500 SF with drive-thru
- Visible From Highway 50
- ±60,000 cars per day on Highway 50

Property Information

Availability Information

Comments

24



3848 Castro Valley Blvd
Castro Valley, CA 94546

Type: Retail
 Status: Existing
 Bldg SF: 65,600
 Avail ID: 1016117027
 APN: 084C-0720-011-04

Available SF: 39,000
 Min/Max: 39,000-39,000
 Avail Date: Immediate
 Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio:
 Park Spaces:

Agents:
 Solomon Ets-Hokin 510-433-5840
 Henry Englehardt 925-279-4602



25



Vineyard Shopping Center
5100 Clayton Rd
Concord, CA 94521

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 226,366
 Avail ID: 1016144521
 APN: 133-111-009-6, 133-111-010-4

Available SF: 2,160
 Min/Max: 2,160-2,160
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: \$0.34
 Rental Rate: \$2.25 NNN

Park Ratio:
 Park Spaces:

Agents:
 Michael Mundelius 925-279-5585
 Features:
 Traffic Count - 31,021 AADT (2008)



Property Description

The Vineyard Shopping Center is a community consisting of ±226,366 SF and is located on one of Concord's busiest streets.

Property Information

Availability Information

Comments

26



Hacienda Crossings Shopping Center
4978 Dublin Blvd, Suite 109
Dublin, CA 94568

Type: Power Center
Status: Existing
Bldg SF: 262,273
Avail ID: 1016113127

APN: 986-0008-007, 986-0008-009, 986-0008-010

Available SF: 5,200
Min/Max: 5,200-5,200
Avail Date: Immediate
Unit/Suite: 4978/109
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio: 5.00 /1000
Park Spaces: 2,967

Agents:
 Jim McMasters 925-279-5567
 Anna Winters 925-279-4624



Property Description

Premier Power Center in the East Bay
 Easy Access and Highly Visible from 1-580
 Traffic Counts: (AADT 2007 Caltrans) of 400,000 cars per day at 1-580 at Hacienda Exit and 20,000 at Dublin Blvd and Hacienda
 Regal Cinema Movie Theatre includes 20 screens plus 1 IMAX
 Ample Parking at 5/1000
 GLA: 262,273 / Overall GLA: 459,897

27



3345 N Texas St
Fairfield, CA 94533

Type: Specialty
Status: Existing
Bldg SF: 1,500
Avail ID: 1016145112
APN: 0016-130-100

Available SF: 1,500
Min/Max: 1,500-1,500
Avail Date: Immediate
Unit/Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Marilyn Hansen 408-282-3806



Property Description

- Potential for ±1,500 SF with drive-thru
- Easy access & visibility to and from Highway 80
- ±162,000 cars per day on Highway 80

Property Information

Availability Information

Comments

28

Building Photo
Not on File

Mission Blvd near Harder Rd
Hayward, CA 94545

Type: Retail
Status: Potential Development
Avail ID: 1016132023
APN: 444-0078-091-01

Available SF: 40,856
Min/Max: 40,856-40,856
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Deborah Perry 925-279-4650
Lease Comment: Call for pricing. Pad available.

29



San Pablo Ave near Sycamore Ave
Hercules, CA 94547

Type: Community Center
Status: Development (12 mos out)
Bldg SF: 49,582
Avail ID: 1016141975
APN: 404-040-040-2

Available SF: 49,582
Min/Max: 5,000-14,576
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

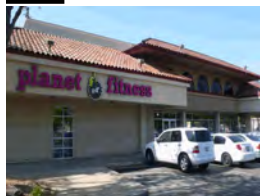
Park Ratio:
Park Spaces:

Agents:
Deborah Perry 925-279-4650

Property Description

- > Exciting new Retail opportunity in Hercules, CA
- > Direct visibility and access to/from Interstate 80
- > Close proximity to John Muir Business Park
- > Highway 80 Traffic Counts: 143,000+ cars/day @I-80 and Hwy 4 Junction (2010)

30



Town & Country Square
2045 W Briggsmore Ave
Modesto, CA 95350

Type: Community Center
Status: Existing
Bldg SF: 51,000
Avail ID: 1016142156
APN: 005-53-29

Available SF: 3,456
Min/Max: 3,456-3,456
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Ben Rishwain 209-475-5130
Jim McMasters 925-279-5567
Lease Comment: Pad space available. Co-tenants include Planet Fitness, Starbuck's Western Dental, and Outback Steak House.
Features:
Signage - Pylon & Building
Traffic Count - 47,861

Property Description

NEC of Briggsmore Ave and Sisk Road. Adjacent to HWY 99 with highway visibility. Pad available for ground lease.

Property Information

Availability Information

Comments

31



Town & Country Square
2045 W Briggsmore Ave, Suite
4,5,7
Modesto, CA 95350

Type: Community Center
Status: Existing
Bldg SF: 51,000
Avail ID: 1016048632
APN: 005-53-29

Available SF: 4,112
Min/Max: 1,304-2,808
Avail Date: Immediate
Unit/Suite: 2045/4,5,7
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:
Agents: Ben Rishwain 209-475-5130
 Jim McMasters 925-279-5567
Lease Comment: Shop space available. Co-tenants include Planet Fitness, Starbuck's Western Dental, and Outback Steak House.
Features: Signage - Pylon & Building
 Traffic Count - 47,861



Property Description

NEC of Briggsmore Ave and Sisk Road. Adjacent to HWY 99 with highway visibility. Pad available for ground lease.

32



Napa Century Center
Imola Ave near Soscol Rd
Napa, CA 94558

Type: Power Center
Status: Planned (w/in 12 mos)
Bldg SF: 270,000
Avail ID: 1016129396
APN: 046-693-001-000




Available SF: 67,500
Min/Max: 1,500-11,500
Avail Date: Immediate
Suite:
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.75
Rental Rate: \$3.00 NNN




Park Ratio: 5.80 /1000
Park Spaces:
Agents: Deborah Perry 925-279-4650
Features: Traffic Count - 149446



Property Description

> South Napa Century Center is a ±163,000 SF development anchored by a ±50,000 SF 12-screen all-stadium seating Century Theatre. Parking Ratio: ±5.8/1,000 SF opening in November 2013.
 > The project will also have a 27,750 SF Fitness Center and a Hampton Inn & Suites both opening in Spring 2014
 > Adjacent to the Project is the planned ±500 unit multi-family project with master plan approval, projected for phased construction by 2014, with new intersections, a network of walking and bike paths, and designated open space along the beautiful Napa River.

Property Information		Availability Information			Comments	
33   	2964 Broadway Oakland, CA 94611	<i>Available SF:</i> 20,000 <i>Min/Max:</i> 20,000-20,000 <i>Avail Date:</i> TBD <i>Type:</i> Retail <i>Status:</i> Existing <i>Bldg SF:</i> 20,000 <i>Avail ID:</i> 1016142458 <i>APN:</i> 009-0702-002	<i>Suite</i> <i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Park Ratio:</i> <i>Park Spaces:</i>	<i>Agents:</i> Jim McMasters 925-279-5567 Anna Winters 925-279-4624	

34   	City Center 1500 Broadway Oakland, CA 94612	<i>Available SF:</i> 10,500 <i>Min/Max:</i> 800-10,500 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Type:</i> Retail <i>Status:</i> Existing <i>Bldg SF:</i> 88,530 <i>Avail ID:</i> 1016140334	<i>Avail Type:</i> Lease <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD	<i>Park Ratio:</i> 1.00 /1000 <i>Park Spaces:</i>	<i>Agents:</i> Ramsey Wright 510-433-5819 Deborah Perry 925-279-4650 <i>Lease Comment:</i> > High traffic corner across from Latham Square with new planned plaza > New storefront - perfect for a large restaurant or quick serve restaurant, small/large retail, or financial/bank > Outdoor seating available > Second generation restaurant space > Extremely high daytime, weekday population > Walking distance to City Center & 12th Street BART (12,000 ADT) & AC Transit <i>Features:</i> Sprinklers
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Property Information

Availability Information

Comments

35



Coliseum Center
610-640 Hegenberger Rd
Oakland, CA 94621-1914

Type: Neighborhood Center
Status: Existing
Bldg SF: 72,000
Avail ID: 1016138342
APN: 042-4318-046-01

Available SF: 72,000
Min/Max: 25,000-72,000
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio: 7.00 /1000
Park Spaces: 400

Agents: Deborah Perry 925-279-4650
Features: Traffic Count - 40000



Property Description

- > Retail opportunity on busy Hegenberger Rd. in Oakland
- > One block to Interstate 880 on / o ramps at Hegenberger Rd.
- > Across the street from entrance to Oakland Coliseum / Oracle Arena
- > ±23,242 square feet available
- > Anchored by:
 Pak'n Save Foods
- > Co-tenants include:
 McDonald's & Taco Bell

36



Temescal Plaza
51st St near Telegraph Ave
Oakland, CA 94612

Type: Retail
Status: Existing
Bldg SF: 27,000
Avail ID: 1016128570

Available SF: 1,291
Min/Max: 1,291-1,291
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$1.25
Rental Rate: \$4.00 NNN

Park Ratio:
Park Spaces:

Agents: Deborah Perry 925-279-4650



Property Description

- > Location intersection of Telegraph Ave and 51st St, Oakland, CA
- > Located in N. Oakland's Temescal neighborhood, directly o Hwy 24
- > Tenants include: Walgreen's Peet's Co ee, U.S. Post O ce, Genova Deli
- > On-site parking and monument signage

Property Information

Availability Information

Comments

37



Laurel Plaza
Laurel Rd near O'Hara Ave
Oakley, CA 94561

Type: Retail
Status: Development (12 mos out)
Bldg SF: 35,000
Avail ID: 1016021743

Available SF: 35,000
Min/Max: 1,200-12,000
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: \$3.00-\$3.50 NNN

Park Ratio:
Park Spaces:

Agents:
 Michael Mundelius 925-279-5585
Lease Comment: Center to be Achored by a proposed
 Fresh & Easy, and Bank of Agriculture.
Features:
 Retail Location - In Line & Pad



Property Description

- Located at the North West Corner of Laurel Road at O'Hara Avenue in Oakley
- Multi-Tenant Buildings, Pads and Boxes available. See site plan
- The proposed shopping center is slated to be anchored by a Fresh & Easy Grocery, a bank & shops

38



Mi Pueblo Center
2110 Railroad Ave
Pittsburg, CA 94565

Type: Retail
Status: Development (12 mos out)
Bldg SF: 7,500
Avail ID: 1016129852
APN: 000-000-000, 087-030-068-8

Available SF: 7,500
Min/Max: 1,000-7,500
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.50
Rental Rate: \$3.00 NNN

Park Ratio:
Park Spaces:

Agents:
 Michael Mundelius 925-279-5585



Property Description

Vacant Land

Property Information

Availability Information

Comments

39



Pittsburg Towne Center
2931 Railroad Ave
Pittsburg, CA 94565

Type: Community Center
Status: Existing
Bldg SF: 97,000
Avail ID: 1016144050
APN: 088-121-031-4

Available SF: 15,000
Min/Max: 7,500-15,000
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.33
Rental Rate: \$1.00 NNN

Park Ratio:
Park Spaces:

Agents:
 Michael Mundelius 925-279-5585



Property Description

> ±97,000 SF shopping center anchored by Walgreens, Dollar Tree, La Superior Grocery
 > ±30,882 AADT on Railroad Avenue
 > eBART stations planned for Railroad and Highway 4 (2015)

40



Pleasant Hill Plaza
1902 Contra Costa Blvd, Suite A
Pleasant Hill, CA 94523

Type: Neighborhood Center
Status: Existing
Bldg SF: 104,000
Avail ID: 1016147313
APN: 127-270-002-0, 153-121-024-1, 127-270-005-3

Available SF: 1,657
Min/Max: 1,657-1,657
Avail Date: Immediate
Unit/Suite 1902/A
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.32
Rental Rate: \$2.75 NNN

Park Ratio:
Park Spaces: 420

Agents:
 Ben Rishwain 209-475-5130
 Jim McMasters 925-279-5567
Lease Comment: > Ideal tenant mix
 > Safeway anchored center
 > Easy ingress & egress to center
 > Strong daytime demographic
 > Located at four way signalized intersection
Features:
 Signage - Bldg - 2 Facades
 Traffic Count - 45000



Property Description

Pleasant Hill Plaza is a 100,000 sf Safeway center located on Contra Costa Boulevard, immediately off the 1-680. Active center with excellent tenant mix including: Dental, Yogurt, Nails, Thai, Mexican, and Japanese Restaurants, Bank, Cell, Hair, Beauty Supply, Cleaners and Starbuck's.

SEEKING Service Commercial and Retailers.

Property Information

Availability Information

Comments

41



Pleasant Hill Plaza
1962 Contra Costa Blvd
Pleasant Hill, CA 94523

Type: Neighborhood Center
Status: Existing
Bldg SF: 104,000
Avail ID: 1016149204

APN: 127-270-002-0, 153-121-024-1,
 127-270-005-3

Available SF: 2,550
Min/Max: 2,550-2,550
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.32
Rental Rate: \$2.75 NNN

Park Ratio:
Park Spaces:

420

Agents:
 Ben Rishwain 209-475-5130
 Jim McMasters 925-279-5567
Lease Comment: > Ideal tenant mix
 > Safeway anchored center
 > Easy ingress & egress to center
 > Strong daytime demographic
 > Located at four way signalized
Features:
 Signage - Bldg - 2 Facades
 Traffic Count - 45000

Property Description

Pleasant Hill Plaza is a 100,000 sf Safeway center located on Contra Costa Boulevard, immediately off the 1-680. Active center with excellent tenant mix including: Dental, Yogurt, Nails, Thai, Mexican, and Japanese Restaurants, Bank, Cell, Hair, Beauty Supply, Cleaners and Starbuck's.

SEEKING Service Commercial and Retailers.

42



Pleasant Hill Plaza
1972 Contra Costa Blvd
Pleasant Hill, CA 94523

Type: Neighborhood Center
Status: Existing
Bldg SF: 104,000
Avail ID: 1016099545

APN: 127-270-002-0, 153-121-024-1,
 127-270-005-3

Available SF: 1,850
Min/Max: 1,850-1,850
Avail Date: Immediate
Unit/Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.32
Rental Rate: \$2.75 NNN

Park Ratio:
Park Spaces:

420

Agents:
 Ben Rishwain 209-475-5130
 Jim McMasters 925-279-5567
Lease Comment: > Ideal tenant mix
 > Safeway anchored center
 > Easy ingress & egress to center
 > Strong daytime demographic
 > Located at four way signalized
Features:
 Signage - Bldg - 2 Facades
 Traffic Count - 45000

Property Description

Pleasant Hill Plaza is a 100,000 sf Safeway center located on Contra Costa Boulevard, immediately off the 1-680. Active center with excellent tenant mix including: Dental, Yogurt, Nails, Thai, Mexican, and Japanese Restaurants, Bank, Cell, Hair, Beauty Supply, Cleaners and Starbuck's.

SEEKING Service Commercial and Retailers.

Property Information

Availability Information

Comments

43



Bernal Plaza
6654 Koll Center Pkwy, Suite 150
Pleasanton, CA 94566

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 35,721
 Avail ID: 1016094445


Available SF: 1,916
 Min/Max: 1,916-5,524
 Avail Date: Immediate
 Unit/Suite: 6654/150
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio:
 Park Spaces:

Agents: Laura Michel 925-279-5597
 Features: Sprinklers
 Traffic Count - 40000




44





Bernal Plaza
6654 Koll Center Pkwy, Suite 160,170
Pleasanton, CA 94566

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 35,721
 Avail ID: 1016077878


Available SF: 3,608
 Min/Max: 3,608-5,524
 Avail Date: Immediate
 Unit/Suite: 6654/160,170
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio:
 Park Spaces:

Agents: Laura Michel 925-279-5597
 Features: Sprinklers
 Traffic Count - 40000

45





Bernal Plaza
6654 Koll Center Pkwy, Suite 335
Pleasanton, CA 94566

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 35,721
 Avail ID: 1016148622

Available SF: 1,535
 Min/Max: 1,535-1,535
 Avail Date: Immediate
 Suite: 335
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio:
 Park Spaces:

Agents: Laura Michel 925-279-5597
 Features: Sprinklers
 Traffic Count - 40000

Property Information

Availability Information

Comments

46



12221 San Pablo Ave, Suite Unit 2 & 3
Richmond, CA 94805

Type: Retail
Status: Existing
Bldg SF: 4,230
Avail ID: 1016153540
APN: 517-100-030-9

Available SF: 1,700
Min/Max: 1,700-1,700
Avail Date: Immediate
Suite: Unit 2 & 3
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Reesa Tansey 510-433-5808
Anna Winters 925-279-4624
Lease Comment: Built out Restaurant That May be Combined with Unit 4 (950 SF) for a total of 2,650 square feet.

47



12221 San Pablo Ave, Suite Unit 4
Richmond, CA 94805

Type: Retail
Status: Existing
Bldg SF: 4,230
Avail ID: 1016153541
APN: 517-100-030-9

Available SF: 950
Min/Max: 950-950
Avail Date: Immediate
Suite: Unit 4
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Reesa Tansey 510-433-5808
Anna Winters 925-279-4624

48



12221 San Pablo Ave, Suite Unit 7
Richmond, CA 94805

Type: Retail
Status: Existing
Bldg SF: 4,230
Avail ID: 1016153542
APN: 517-100-030-9

Available SF: 1,580
Min/Max: 1,580-1,580
Avail Date: Immediate
Suite: Unit 7
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Reesa Tansey 510-433-5808
Anna Winters 925-279-4624

Property Information

Availability Information

Comments

49



1550 E 14th St
San Leandro, CA 94577-4807

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 25,800
 Avail ID: 1016107824
 APN: 077-0540-009

Available SF: 1,000
 Min/Max: 1,000-1,000
 Avail Date: Immediate
 Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio: 5.20 /1000
 Park Spaces: 134

Agents:
 Deborah Perry 925-279-4650
 Solomon Ets-Hokin 510-433-5840



50



Sunset Shopping Center
100-108 Sunset Ave
Suisun City, CA 94585

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 98,279
 Avail ID: 1016150868
 APN: 173-390-150

Available SF: 7,125
 Min/Max: 552-2,400
 Avail Date: Immediate
 Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD

Park Ratio: 5.02 /1000
 Park Spaces:

Agents:
 Anna Winters 925-279-4624
 Brett Johnson 707-863-8451

Lease Comment: Sunset Shopping Center offers a premier location for the retail customer. The center is located at a signalized intersection and attracts families from Travis Air Force base located 3 miles away. The center has great visibility and sits on a major East/West thoroughfare.

> Traffic Counts State Highway 12 - ±46,000 AADT
 > 26,920 employees within a 3 mile radius

Features:
 Highway Access - Hwy 12
 Traffic Count - Hwy 12 - ±46000 AADT



51



920 Tuolumne St
Vallejo, CA 94590

Type: Retail
 Status: Existing
 Bldg SF: 12,725
 Avail ID: 1016078773
 APN: 0057-081-100

Available SF: 12,725
 Min/Max: 12,725-12,725
 Avail Date: Immediate
 Unit/Suite
 Avail Type: Lease
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: \$1.00 NNN

Park Ratio:
 Park Spaces:

Agents:
 Jim McMasters 925-279-5567

Lease Comment: Formerly grocery outlet. Retail use required.



Property Information

Availability Information

Comments

52



2835 N Main St
Walnut Creek, CA 94597

Type: Retail
Status: Existing
Bldg SF: 1,508
Avail ID: 1016063016
APN: 171-062-049-1

Available SF: 1,508
Min/Max: 1,508-1,508
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
 Jim McMasters 925-279-5567
Lease Comment: > ±1,500 square feet
 > Free-standing retail building
 > Ample parking
 > Formerly a Deli Market> Close proximity to BART
 > Easy access to Interstate 680
 > Strong employment base



53



Citrus Marketplace
2200-2290 Oak Grove Rd
Walnut Creek, CA 94598

Type: Neighborhood Center
Status: Existing
Bldg SF: 101,000
Avail ID: 1016066805
APN: 134-460-014-1

Available SF: 3,800
Min/Max: 1,200-3,800
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: \$0.72
Rental Rate: \$3.00-\$3.50 NNN

Park Ratio: 4.90 /1000
Park Spaces: 494

Agents:
 Michael Mundelius 925-279-5585
Lease Comment: > Four (4) suites available, ranging from ±1,200 to ±3,800 SF
 > Asking Rent: \$3.00 PSF + \$0.72 NNN
 > ±101,000 SF neighborhood center
 > 2013 NNN expenses are estimated to \$0.72 PSF /mo in addition to the rent specified above.
 > Anchored by Nob Hill Foods, other tenants include: BevMo, Chase Bank, Mary's Pizza Shack, The United States Post Office, Bank of America & Panda Express.



Property Information

Availability Information

Comments

54

Saranap Village
1300 Boulevard Way
Walnut Creek, CA 94596



Type: Retail
Status: Planned (w/in 12 mos)
Bldg SF: 25,000
Avail ID: 1016148242
APN: 184-010-046-3

Available SF: 25,000
Min/Max: 1,000-25,000
Avail Date: Immediate
Suite
Avail Type: Lease
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
 Anna Winters 925-279-4624

Lease Comment: • Three distinct building components clustered around the intersection of Saranap Avenue and Boulevard Way. Buildings will consist of street-level retail shops with parking structures below and behind.
 • Close proximity to the 680/24 freeway interchange and provides very quick and easy access to the local region and bordered by Lafayette on the west, Walnut Creek on the east, Rossmoor on the south, and Highway 24 on the north.
 • Approximately 250 for sale and for rent housing units in three multi-level structures above street level retail shops. 554 Multi-Family units existing within close proximity to site

Property Description

Saranap Village is a planned mixed-use multi-building project clustered around the intersection of Boulevard Way and Saranap Avenue in west Walnut Creek, CA. Saranap Village will contain neighborhood oriented retail shop space including a high quality market, rental apartments, and “for sale” condominiums. The project plan entails extensive public infrastructure improvements including the installation of two traffic calming “roundabouts”, one featuring a public fountain surrounding a signature public art structure, and the other containing a raised planter with a large heritage Valley Oak tree to be relocated from one of the building development sites.



EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR SUBLEASE

Property Information Availability Information Comments

1



10636 San Pablo Ave
El Cerrito, CA 94530

Type: Neighborhood Center
Status: Existing
Bldg SF: 34,821
Avail ID: 1016090627
APN: 503-122-016-2

Available SF: 34,821
Min/Max: 15,000-34,821
Avail Date: TBD
Suite
Avail Type: Sublease
TI Allow: TBD
Expenses: \$0.30
Rental Rate: TBD

Park Ratio:
Park Spaces:

Agents:
Solomon Ets-Hokin 510-433-5840
Henry Englehardt 925-279-4602
Lease Comment: • Rare large format retail in desirable in-fill location
• ±34,821
• Project has ample parking
• Highly visible from San Pablo Avenue / 24,000 adt (2008)
• CVS Pharmacy, Marshalls Co-Tenancy











EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR LEASE AND SALE

Property Information	Availability Information	Comments
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<div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin-right: 5px;">1</div>    </div>	<p>Lakeview Center Lone Tree Way near Golf Course Rd Antioch, CA 94509</p>	<p><i>Available SF:</i> 9,000 <i>Min/Max:</i> 9,000-9,000 <i>Avail Date:</i> Immediate <i>Suite</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD <i>Asking Price:</i> \$0 <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> No</p>	<p><i>Park Ratio:</i> <i>Park Spaces:</i></p>	<p><i>Agents:</i> Bill Hillis, SIOR 925-279-5578 Eric Erickson, SIOR, CCIM 925-279-5580</p>
	<p><i>Type:</i> Retail <i>Status:</i> Build-To-Suit <i>Bldg SF:</i> 9,000 <i>Avail ID:</i> 1016109628 <i>APN:</i> 357-301-003</p>	<p><i>Asking Price:</i> \$0 <i>Price/SF:</i> Call <i>Cap Rate:</i> <i>Occupied?:</i> No</p>		
	<p>Property Description</p> <p>Anchored by CVS Pharmacy and a Fresh & Easy grocery store, the ±50,000 square foot retail center can accommodate uses from ±1,200 to ±13,000 square feet. Located at a primed signalized intersection on a main thoroughfare adjacent to Class A offices and residential neighborhoods, Lakeview Center offers easy access and visibility for the ±46,000 vehicles passing the site daily. It provides not only excellent retail synergy, but encourages its visitors to spend time enjoying the park-like setting with seating areas that overlook the Antioch Reservoir and Lone Tree Golf Course.</p>			

<div style="display: flex; align-items: center;"> <div style="background-color: black; color: white; padding: 2px 5px; margin-right: 5px;">2</div>    </div>	<p>Fairfield Corners 1500 Oliver Rd Fairfield, CA 94533</p>	<p><i>Available SF:</i> 38,896 <i>Min/Max:</i> 38,896-38,896 <i>Avail Date:</i> Immediate <i>Unit/Suite</i> <i>Avail Type:</i> Lease and Sale <i>TI Allow:</i> TBD <i>Expenses:</i> TBD <i>Rental Rate:</i> TBD <i>Asking Price:</i> <i>Price/SF:</i> <i>Cap Rate:</i> <i>Occupied?:</i> Yes</p>	<p><i>Park Ratio:</i> 6.40 /1000 <i>Park Spaces:</i></p>	<p><i>Agents:</i> Deborah Perry 925-279-4650 James Kaye 415-288-7840 Jay Gomez 408-282-3989 Lindsey Lantis 415-288-7888 <i>Lease Comment:</i> • ±38,896 with ±5,000 SF yard - former Orchard Supply Hardware building • Easy access to / from Interstate 80 • Centrally located to multiple credit retailers: Raley's, Staples, Harbor Freight, Petco, West</p>
	<p><i>Type:</i> Neighborhood Center <i>Status:</i> Existing <i>Bldg SF:</i> 43,896 <i>Avail ID:</i> 1016145451 <i>APN:</i> 0152-280-070</p>	<p><i>Asking Price:</i> <i>Price/SF:</i> <i>Cap Rate:</i> <i>Occupied?:</i> Yes</p>		

Property Information

Availability Information

Comments

3

Marketplace at Green Valley

I-80 near Suisun Rd

Fairfield, CA 94534



Type: Community Center
 Status: Planned (w/in 12 mos)
 Avail ID: 1016024585

Available SF: 350,000
 Min/Max:
 Avail Date: Immediate
 Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Park Ratio:
 Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Tony Binswanger 707-863-8369
 Brooks Pedder 925-279-5581
 Lease Comment: Pricing TBD. Large and mid-size boxes. Restaurants and shop retailers. Great freeway visibility, signage and access.
 Sale Comment: TBD - Case by case (user)



Property Description

Marketplace at Green Valley retail development land. Extreme exposure and visibility. Situated in the middle interchange of three major highways (I-80, I-680, and Hwy 12). Almost 400,000 vehicles pass the site daily.

4

Livingston Commons

Winton Pkwy near B St

Livingston, CA 95334



Type: Retail
 Status: Potential Development
 Bldg SF: 93,470
 Avail ID: 1016015817
 APN: 047-450-17-024

Available SF: 38,470
 Min/Max: 3,500-6,000
 Avail Date: TBD
 Suite
 Avail Type: Lease and Sale
 TI Allow: TBD
 Expenses: TBD
 Rental Rate: TBD
 Asking Price:
 Price/SF:
 Cap Rate:
 Occupied?: No

Park Ratio:
 Park Spaces: 400

Agents:
 Ben Rishwain 209-475-5130
 Jim McMasters 925-279-5567
 Lease Comment: » Available: - 2 pads available For Sale or Lease
 - Pad A - up to ±3,500 SF building with drive-thru.
 - Shop B - ±6,000 SF single or multi-tenant retail building fronting B Street.
 » Highlights: - Anchored by a ±55,000 SF Rancho San Miguel Latino-oriented supermarket, CVS drug store and Auto Zone.
 - To start construction in Fall 2013 with completion and opening scheduled for approximately mid-2014.
 - Immediate Freeway access
 - Near various retail amenities



Property Information

Availability Information

Comments

5



3950 Century Ct
Pittsburg, CA 94565

Type: Specialty
Status: Existing
Bldg SF: 19,823
Avail ID: 1016136161
APN: 074-090-028-7

Available SF: 19,823
Min/Max: 19,823-19,823
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price: \$0
Price/SF: Call
Cap Rate:
Occupied?: No

Park Ratio:
Park Spaces:

Agents:
Bill Hillis, SIOR 925-279-5578
Curt Scheve, SIOR 925-279-5593
Features:
Automotive



Property Description

- Former auto dealership
- Includes 11,651 sf showroom and office building, and an 8,172 sf service building with 9 bays, service counter, and parts room
- Part of the Century Auto Mall located on Hwy 4 on the Pittsburg/Antioch border.
- 3 Mile Population: 149,889
- 10 Mile Population: 359,706
- 30 Mile Population: 3,009,116

6



Vacaville Auto Mall
580 Orange Dr
Vacaville, CA 95687

Type: Freestanding
Status: Existing
Bldg SF: 18,704
Avail ID: 1016149124
APN: 0134-343-140

Available SF: 18,704
Min/Max: 18,704-18,704
Avail Date: Immediate
Unit/Suite
Avail Type: Lease and Sale
TI Allow: TBD
Expenses: TBD
Rental Rate: TBD
Asking Price:
Price/SF:
Cap Rate:
Occupied?: Yes

Park Ratio:
Park Spaces:

Agents:
Brooks Pedder 925-279-5581
Eric Dakin 707-863-8364
Lease Comment: Vacaville Auto Dealership

> ±2.60 AC site
APN: 0134-343-140
> I-80 visibility (200,000+ cars per day)
> ±18,704 SF
Showroom: ±4,577 SF
Office / Admin: ±3,674 SF
Parts / Storage: ±3,517 SF
Service Bays: ±8,180 SF (±97' x ±84.33')
> Parking: ±163 Stalls
> Zoning: General Commercial (CG) more information here
Features:
Freeway Visibility - I-80 (200,000+ cars per day)








EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - FOR SALE

Property Information Availability Information Comments

1

The Shops at American Canyon
210-218 American Canyon Rd
American Canyon, CA 94503

Type: Neighborhood Center
 Status: Existing
 Bldg SF: 14,450
 Avail ID: 1016147184
 APN: 059-110-053-000

FOR SALE

Asking Price: \$2,750,000
 Sale SF: 14,450
 Price/SF: \$190.31
 Cap Rate:
 Occupied?: No
 Sale Terms:




Park Ratio:
 Park Spaces:

Agents:
 Cherié Huillade, CCIM 925-279-4622
 Jim McMasters 925-279-5567
 Sale Comment: • A new corporate backed 7-Eleven 10yr NNN lease
 • 2 fully entitled development pads
 • Groundlease with up to 60 years of term with very favorable economics.

Property Description

- Brand New Shopping Center
- Excellent visibility and access, along with monument signage
- Anchored by Walgreens
- Strong Demographics
- Strong Traffic Counts

2

The Shops at Fairview
3101-3181 Balfour Rd, Suite Pad 1
Brentwood, CA 94513

Type: Retail
 Status: Existing
 Avail ID: 1016135292
 APN: 010-030-029-2, 019-120-036-9

FOR SALE

Asking Price: \$985,000
 Sale SF: 28,935
 Price/SF: \$34.04
 Cap Rate:
 Occupied?: No
 Sale Terms:

Park Ratio:
 Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Sale Comment: ±28,935 SF land with drive-thru potential and approvals for up to a ±6,300 SF building

Property Description

- > 90,520± Sq Ft Neighborhood shopping center
- > Currently Anchored by CVS and Fresh & Easy
- > Adjacent to high-end residential (Apple Hill and Summerset Communities)
- > Signalized N.E. corner of Balfour Road and Fairview Avenue
- > Across from Safeway Center
- > Four 18 hole championship level golf courses within 2 miles
- > 116 new homes adjacent to the project
- > Two pads available for sale or lease

Property Information

Availability Information

Comments

3



The Shops at Fairview
3101-3181 Balfour Rd, Suite Pad 4
Brentwood, CA 94513

Type: Retail
 Status: Existing
 Avail ID: 1016135293
 APN: 010-030-029-2, 019-120-036-9

FOR SALE
 Asking Price: \$780,000
 Sale SF: 43,349
 Price/SF: \$17.99
 Cap Rate:
 Occupied?: No
 Sale Terms:

Park Ratio:
 Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Sale Comment: ±43,349 SF land with approvals for up to a ±6,500 SF bldg



Property Description

- > 90,520± Sq Ft Neighborhood shopping center
- > Currently Anchored by CVS and Fresh & Easy
- > Adjacent to high-end residential (Apple Hill and Summerset Communities)
- > Signalized N.E. corner of Balfour Road and Fairview Avenue
- > Across from Safeway Center
- > Four 18 hole championship level golf courses within 2 miles
- > 116 new homes adjacent to the project
- > Two pads available for sale or lease

4



Ravenswood - 101 Power Center
1751 Bayshore Rd
East Palo Alto, CA 94015

Type: Power Center
 Status: Existing
 Bldg SF: 275,996
 Avail ID: 1016072643

FOR SALE
 Asking Price: \$37,000,000
 Sale SF: 275,996
 Price/SF: \$134.06
 Cap Rate: 7.16 %
 Occupied?: No
 Sale Terms:

Park Ratio:
 Park Spaces:

Agents:
 Kevin Van Voorhis, CCIM 925-279-5566



Property Information

Availability Information

Comments

5

Connolly Center
40744 Fremont Blvd
Fremont, CA 94538



Type: Neighborhood Center
 Status: Existing
 Bldg SF: 63,460
 Avail ID: 1016138474
 APN: 525-0701-018-07

FOR SALE
 Asking Price: \$9,950,000
 Sale SF: 63,460
 Price/SF: \$156.79
 Cap Rate:
 Occupied?: No
 Sale Terms:

Park Ratio:
 Park Spaces:

Agents:
 Cherié Huillade, CCIM 925-279-4622
 Marilyn Hansen 408-282-3806
 Sale Comment: 100% occupied. National and local tenant mix. Strong, stable demographics. Great visibility with fresh curb appeal.

Property Description

The Connolly Center is a 63,460 square foot Center located within the City of Fremont's Irvington District. Situated at the base of Fremont's affluent East Hills. This property is a great value-add Investment opportunity.

6

1301 Pinole Valley Rd
Pinole, CA 94564



Type: Retail
 Status: Existing
 Avail ID: 1016076936

FOR SALE
 Asking Price: \$1,081,475
 Sale SF: 43,259
 Price/SF: \$25.00
 Cap Rate:
 Occupied?: No
 Sale Terms:

Park Ratio:
 Park Spaces:

Agents:
 Deborah Perry 925-279-4650
 Cherié Huillade, CCIM 925-279-4622

Property Description

- > ±43,259 SF (0.99 acre) site zoned for restaurant use
- > Easy access o I-80 via Pinole Valley Road
- > Approved 75-100 foot pylon sign with message board available for tenant
- > Adjacent to Kaiser Permanente
- > Will accommodate a ±7,600 SF building for a restaurant
- > Site improvements stubbed to building site included in pricing
- > Parking suitable for restaurant use - 68 dedicated spaces
- > Development opportunity
- > Assessor Parcel Number: 401-211-032

Property Information

Availability Information

Comments

7



Bernal Plaza
6654 Koll Center Pkwy
Pleasanton, CA 94566

Type: Neighborhood Center
Status: Existing
Bldg SF: 35,721
Avail ID: 1016153568

FOR SALE

Asking Price: \$12,000,000
Sale SF: 35,721
Price/SF: \$335.94
Cap Rate:
Occupied?: No
Sale Terms:

*Park Ratio:**Park Spaces:*

175

Agents:

Kevin Van Voorhis, CCIM 925-279-5566
 Laura Michel 925-279-5597

Sale Comment: Investment Opportunity. Occupancy:
 95%. Existing Debt: Free & Clear of Debt.

Features:

Sprinklers
 Traffic Count - 40000



8



Northgate Marketplace
Turner Pkwy near Ascot Pkwy
Vallejo, CA 94591

Type: Neighborhood Center
Status: Potential Development
Avail ID: 1016107783

FOR SALE

Asking Price: \$0
Sale SF: 403,366
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

*Park Ratio:**Park Spaces:**Agents:*

Jim McMasters 925-279-5567
 Anna Winters 925-279-4624

APN: 0183-080-010, 0183-080-020,
 0183-080-030, 0183-080-040,
 0183-080-050

**Property Description**

- > ±9.26 Acres net
- > Mixed-use or residential (currently zoned commercial)
- > Easy access to and from Interstate 80
- > Many onsite improvements completed, including paving, landscaping, & special fencing
- > Adjoins Vallejo's largest and most successful retail center
- > Surrounded by Vallejo's newest residential developments & highest per capita neighborhoods
- > Owners are working with the City of Vallejo to determine other designations and uses for the property

Property Information

Availability Information

Comments

9

Northgate Park
Admiral Callaghan Ln near
Columbus Pkwy
Vallejo, CA 94591



Type: Retail
Status: Existing
Avail ID: 1016108015
APN: 0081-010-010



FOR SALE

Asking Price: \$0
Sale SF: 155,945
Price/SF: Call
Cap Rate:
Occupied?: No
Sale Terms:

Park Ratio:
Park Spaces:

Agents:

Jim McMasters 925-279-5567
 Anna Winters 925-279-4624

Sale Comment: > Size: ±3.58 acres net
 > Retail of Office Commercial Zoning
 > Signature property entering Vallejo's primary commercial center
 > Highly visible with views on both, Columbus Pkwy and Admiral Callaghan Lane
 > Located near all of Vallejo & American Canyon newest residential development
 > Easy access from I-80 to serve All Vallejo, American Canyon & Benicia
 > Ready for development



EXCLUSIVE LISTINGS

JANUARY 02, 2014

RETAIL - SALE PENDING

Property Information

Availability Information

Comments

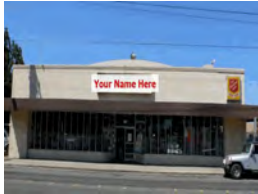
1

40 W 10th St
Antioch, CA 94563

FOR SALE

Park Ratio:

Agents:



Asking Price:

\$0

Park Spaces:

Anna Winters

925-279-4624

Type: Freestanding

Sale SF:

12,600

Jim McMasters

925-279-5567

Status: Existing

Price/SF:

Call

Features:

Traffic Count - ±30,000 AADT (2009 Cal-Trans)

Bldg SF: 12,600

Cap Rate:

No

Avail ID: 1016103928

Occupied?:

APN: 066-172-006, 066-172-006-0

Sale Terms:



Property Description

- Current Lease on a month-to-month basis
- Great redevelopment opportunities
- Conveniently located at intersection of W. 10th and A Streets
- Great visibility and easy ingress / egress to property
- Back lot and adjoining property included
- ADA approved rest room

2

Phair's
10 Avenida de Orinda
Orinda, CA 94563

FOR SALE

Park Ratio:

Agents:



Asking Price:

14,968

Park Spaces:

Peter Gutzwiller

925-279-4604

Type: Retail

Sale SF:

Status: Existing

Price/SF:

Bldg SF: 14,968

Cap Rate:

No

Avail ID: 1016089009

Occupied?:

APN: 265-011-008-9

Sale Terms:

