



**1500-1530 S. MAIN STREET
WALNUT CREEK, CA 94596**



\$2,500,000

**DOWNTOWN
WALNUT CREEK
MULTI-TENANT
RETAIL PROPERTY**

SHAWN WILLIS

INCOME PROPERTY SERVICES

1343 Locust Street, Suite 204

Walnut Creek, CA 94596

Dre # 00947718

925.988.0502

Shawn@IPSrealestate.com





CONTENTS

Contents	Page 2
Highlights & On-Site Survey	Page 3
Walnut Creek Demographics	Page 4
Lease Schedule	Page 5
Income & Expense Summary	Page 6
Comparables	Pages 7-10
Rent Survey & Photos	
Rent Survey Map	
Sales Comparables & Photos	
Sales Comparables Map	
Neighborhood Aerial View	Page 11
Walnut Creek City Map	Page 12
Walnut Creek Development Projects	Page 13
Regional Map	Page 14
Parcel Map	Page 15

Copyright © 2010 Income Property Services. All rights reserved. The information provided herein is for general purposes only and is subject to change without notice. Nothing contained herein is intended to a binding representation. The owner and broker make no representation as to the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the prospective buyer to independently verify all of the information.



HIGHLIGHTS & ON-SITE SURVEY



1500 - 1530 South Main Street, Walnut Creek is a retail and commercial complex located in the highly desirable East Bay submarket of downtown Walnut Creek.

HIGHLIGHTS

- ▶ New designer exterior paint scheme and signage
 - ▶ All new T-5 lighting in several spaces
 - ▶ New \$10,000 “hard ducting” for HVAC in south building
 - ▶ New storefront doors and ADA restroom in Scrubs space
 - ▶ New galvanized, coated fencing at parking lot
 - ▶ High identity site across from Kaiser Permanente
 - ▶ Highly flexible “C-R” (Central Retail) zoning allows many uses
 - ▶ 18,400 average daily traffic count per City of Walnut Creek

ON-SITE SURVEY

Building square feet: 5,952 +/- Total, 5,691 +/- Rentable
Lot size: 23,086 s.f. / .529 Acres
Year built: 1960 (per county records)
APN: 183-040-001
Thomas Brothers: 612-C5T
Parking: 13 Spaces

PROPERTY DESCRIPTION

- ▶ Single story, three-tenant retail building & Two story, two tenant retail building
- ▶ Wood frame construction
- ▶ Built up fiberglass ply roof
- ▶ Low maintenance grounds
- ▶ Five separate HVAC units
- ▶ Rarely available, sought after location
- ▶ Fantastic visibility and identity
- ▶ Priced well below replacement cost



WALNUT CREEK DEMOGRAPHICS



TOTAL POPULATION	63,604	100.0%
18 to 64 years	37,520	59.0%
65 years and over	16,211	25.5%
Median age	48.6	
Total households	30,362	100.0%
Family households	15,758	51.9%
Families with children under 18	5,826	19.2%
Average family size	2.82	
Total housing units	32,172	100.0%
Occupied housing units	30,362	94.4%
Owner-occupied housing units	21,375	70.4%
Renter-occupied housing units	8,987	29.6%
Vacant housing units	1,810	5.6%
1 unit—detached housing	12,182	37.9%
Median value owner occupied unit	\$656,400	
Median gross rent	\$1,363	
Educational attainment/age 25 and over	48,913	100.0%
High School graduate	6,342	13.0%
Bachelor's degree	17,085	34.9%
Graduate or professional degree	11,743	24.0%
Commuting to Work		
Mean travel time to work	27.8	minutes
Transportation for over 16 years old	30,257	100%
Car, truck, or van	22,521	74.4%
Drove alone	20,848	68.9%
Carpooled	1,673	5.5%
Public transportation	3,901	12.9%
Motorcycle	99	.3.0%
Bicycle	429	1.4%
Walked	1,089	3.6%
Worked at home	2,093	6.9%
Employment for 16 years old and over	31,316	100%
Management, professions, and related	17,838	57%
Service	3,682	11.8%
Sales and office	7,622	24.3%
Construction, extraction, and maintenance	1,249	4.0%
Production, transportation, & material moving	925	3.0%
Self-employed workers	2,930	9.4%



LEASE SCHEDULE



SUITE	TENANT	RENT-ABLE SQ. FT.	CAM %	LSE TYPE	CURRENT BASE RENT	YEAR 1 MONTHLY AVERAGE [1]	RENT/ SQ FT	LEASE EXP.	OPT.	NEXT INC. DATE	INC. TYPE	YEAR 2 MONTHLY AVERAGE	YEAR 3 MONTHLY AVERAGE	YEAR 4 MONTHLY AVERAGE	YEAR 5 MONTHLY AVERAGE
1500	Scrubs	1,500	0.0%	GR	\$3,750.00	\$3,816.00	\$2.54	01/31/13	(1) 3 year	11/15/10	3% Fixed,	\$3,930	\$4,048	\$4,170	\$4,295
1508	La Seine Tailors [2]	760	13.3%	NNN	\$1,875.00	\$1,931.00	\$2.54	09/30/11	None	10/1/10	Sch.	\$2,018	\$2,093	\$2,156	\$2,220
1516	Deluxe Cuts [3]	840	14.8%	NNN	\$1,848.00	\$1,848.00	\$2.20	06/30/11	None	6/30/11	Renew.	\$2,079	\$2,158	\$2,284	\$2,358
1520	The Massage Place	1,025	0.0%	GR	\$2,500.00	\$2,531.00	\$2.47	12/31/14	(1) 5 year	1/1/11	Sch.	\$2,606	\$2,681	\$2,756	\$2,701
1530	Total Power Fitness	1,566	0.0%	GR	\$3,800.00	\$3,708.00	\$2.37	06/30/15	None	6/30/11	Sch.	\$3,938	\$4,088	\$4,238	\$4,388
	Totals	5,691				\$13,834.00	\$2.43					\$14,571	\$15,068	\$15,604	\$15,962

[1] June 1, 2010 through May 31, 2011

[2] After lease expiration, assumes \$2.70/sf NNN with 3% annual increases

[3] After lease expiration, assumes \$2.50/sf NNN with 3% annual increases



INCOME & EXPENSE SUMMARY

RENTAL INCOME	APPROXIMATE SQARE FEET	ESTIMATED 1ST YEAR OPERATIONS	CURRENT RENT/ SQ FT	ESTIMATED YEAR 2 OPERATIONS	ESTIMATED YEAR 3 OPERATIONS	ESTIMATED YEAR 4 OPERATIONS	ESTIMATED YEAR 5 OPERATIONS
<i>(Rentable S.F. & Rent Roll Totals)</i>	5,691	\$ 13,834	2.43	\$ 14,571	\$ 15,068	\$ 15,604	\$ 15,962
TOTALS	5,952	\$ 13,834	2.32	\$ 14,571	\$ 15,068	\$ 15,604	\$ 15,962
INCOME							
MONTHLY RENT		\$ 13,834		\$ 14,571	\$ 15,068	\$ 15,604	\$ 15,962
ANNUAL RENT		\$ 166,008		\$ 174,852	\$ 180,816	\$ 187,248	\$ 191,544
NNN Recapture [1]		\$ 16,266		\$ 16,266	\$ 16,266	\$ 16,266	\$ 16,266
TOTAL INCOME		\$ 182,274		\$ 191,118	\$ 197,082	\$ 203,514	\$ 207,810
EXPENSES [3]							
GROUNDS MAINTENANCE	Estimated	\$ 1,800		\$ 1,854	\$ 1,910	\$ 1,967	\$ 2,026
INSURANCE	Actual	\$ 2,249		\$ 2,316	\$ 2,386	\$ 2,458	\$ 2,531
PROPERTY TAXES	1.0755%	\$ 26,888		\$ 27,425	\$ 27,974	\$ 28,533	\$ 29,104
LEVIES AND ASSESSMENTS	Actual	\$ 1,689		\$ 1,689	\$ 1,689	\$ 1,689	\$ 1,689
REPAIRS & MAINTENANCE	Estimated	\$ 3,000		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
PG&E	Actual	\$ 7,109		\$ 7,322	\$ 7,542	\$ 7,768	\$ 8,001
WATER	Actual	\$ 1,868		\$ 1,924	\$ 1,982	\$ 2,041	\$ 2,102
TRASH	Actual	\$ 1,926		\$ 1,984	\$ 2,043	\$ 2,105	\$ 2,168
TOTAL EXPENSES		\$ 46,529	0.65	\$ 47,515	\$ 48,525	\$ 49,561	\$ 50,622
NET OPERATING INCOME		\$ 135,746		\$ 143,603	\$ 148,557	\$ 153,953	\$ 157,188
DEBT SERVICE		\$ (101,842)		\$ (101,842)	\$ (101,842)	\$ (101,842)	\$ (101,842)
CASH FLOW		\$ 33,904		\$ 41,761	\$ 46,715	\$ 52,111	\$ 55,346
PRINCIPAL PAY-DOWN		\$ 19,150		\$ 19,150	\$ 19,150	\$ 19,150	\$ 19,150
TOTAL RETURN		\$ 53,054		\$ 60,911	\$ 65,865	\$ 71,261	\$ 74,496
CAP RATE		5.43%		5.74%	5.94%	6.16%	6.29%
PRICE PER FOOT		\$420		\$420	\$420	\$420	\$420
PRE TAX CASH ON CASH		2.9%		3.6%	4.0%	4.4%	4.7%
TOTAL PRE-TAX RETURN		4.5%		5.2%	5.6%	6.1%	6.3%
PURCHASE PRICE		\$2,500,000					
DOWN PAYMENT		\$1,175,000	47%				
PROPOSED NEW FIRST [2]		\$1,325,000	53%				

[1] Actual 2009 Reimbursements-PG&E for all, and NNN for La Seine & Deluxe

[2] Assume Wa/Mu \$1,325,000 1st, 6.17% fixed, 25 year amortization, due in 8 years.

[3] Assumes 3% annual increases on grounds, insurance and utilities. Property taxes at 2%.



WALNUT CREEK RENT SURVEY & PHOTOS

**1500 S. Main Street
Walnut Creek**

**San Miguel Center
1250-1280 Newell Ave.**

**Palm Court
1651-1661 Botelho Dr.**

**Newell Promenade
1544 Newell Avenue**

**1401-1437 Cypress
Street**

**1821 Mt. Diablo
Boulevard**

5,952 square feet
Retail building with
parking at signalized
intersection

31,215 square feet
Multi-tenant shopping
center

23,347 square feet
Multi-tenant shopping
center

21,849 square feet
Multi-tenant shopping
center

2,137 square feet
@ Broadway.
Divisible to
700 square feet

5,700 square feet
Retail building

\$1.36—\$2.47/s.f. NNN
Fully Leased

\$1.95/s.f. NNN
1,026 s.f.
Available

\$1.50/s.f. NNN
7,251 s.f.
Available
Divisible to 1,664

\$3.20/s.f. NNN
2,516 s.f. Available,
Divisible to 1,260 s.f.

\$3.50/s.f. NNN
2,137 s.f.
Available

\$2.25/s.f. NNN
5,700 s.f.
Available
Divisible to 1,900



1250-1280 Newell
Avenue



1651-1661 Botelho
Drive



1544 Newell
Avenue



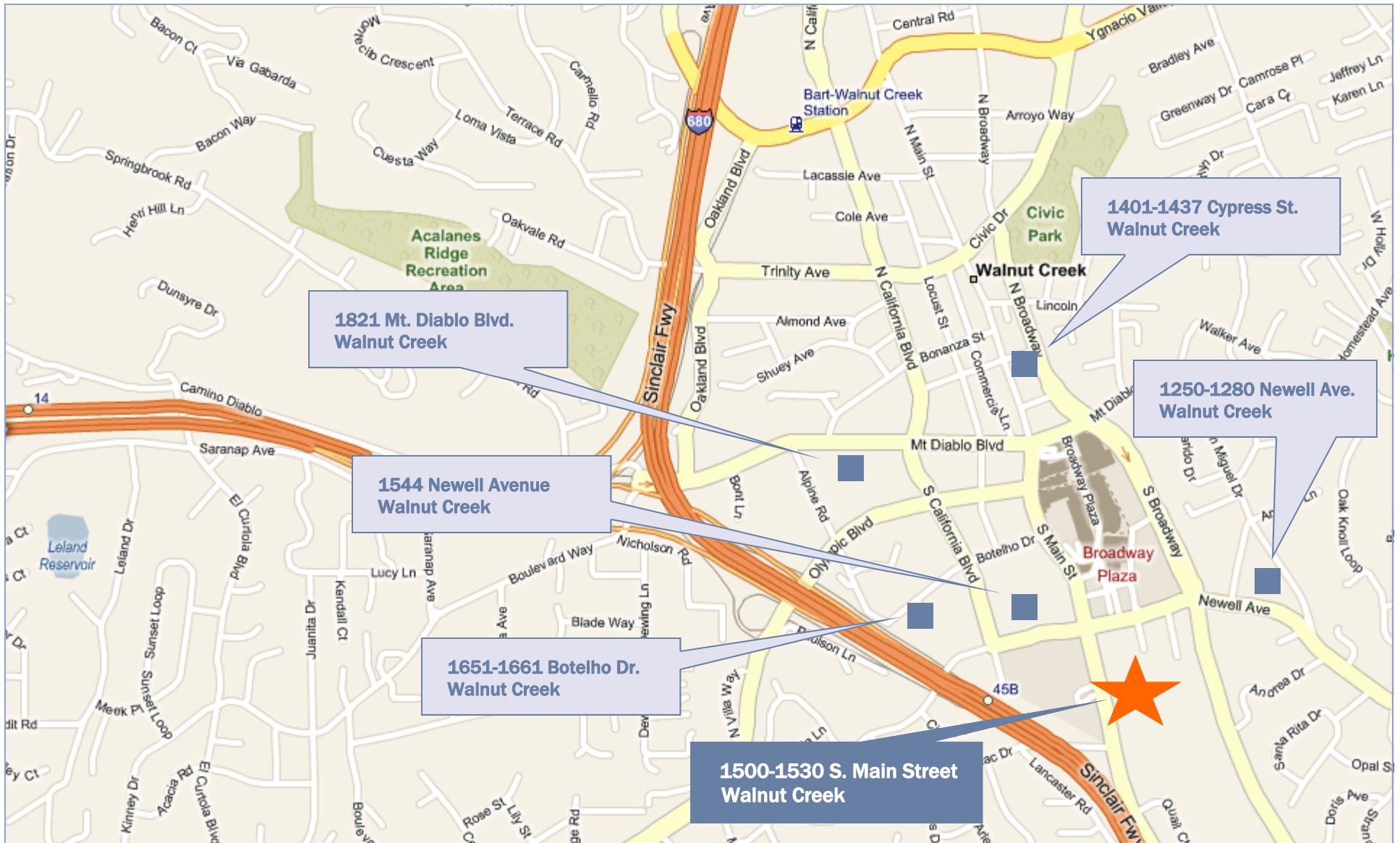
1401-1437 Cypress
Street



1820 Mount Diablo
Boulevard



WALNUT CREEK RENT SURVEY MAP





WALNUT CREEK SALES COMPARABLES & PHOTOS

ADDRESS	SALE PRICE	SQUARE FEET	COST/SQ. FT.	CAP	BUILT	SOLD	COMMENTS
1628 Mt. Diablo Blvd. Walnut Creek (Former Z Gallerie)	\$3,523,000	8,778	\$401.34	N/A	1947/ 2000	6/18/09	The former Z Gallerie furniture store, completely remodeled, and updated. Sold without tenant in place and property is now on the market at \$3.50/square foot NNN
2780 Camino Diablo Walnut Creek	\$1,360,000	5,340	\$254.68	N/A	1955	5/20/09	"Kids Into Speaking Spanish" and "Vespa" are tenants. Sold with short term lease in place, purportedly to an owner/user. 16,117 square foot lot with enclosed yard.
1403 Locust Street Walnut Creek (Chili's)	\$2,300,000	5,778	\$398.06	5.10%	1992	4/15/09	Chili's occupied site upon purchase with expiration at Jan 2010 and (2) 5-year options, but then vacated 10/09.
AVERAGES	\$2,780,750	6,444	\$431.07	5.10%			



1628 Mt. Diablo Boulevard



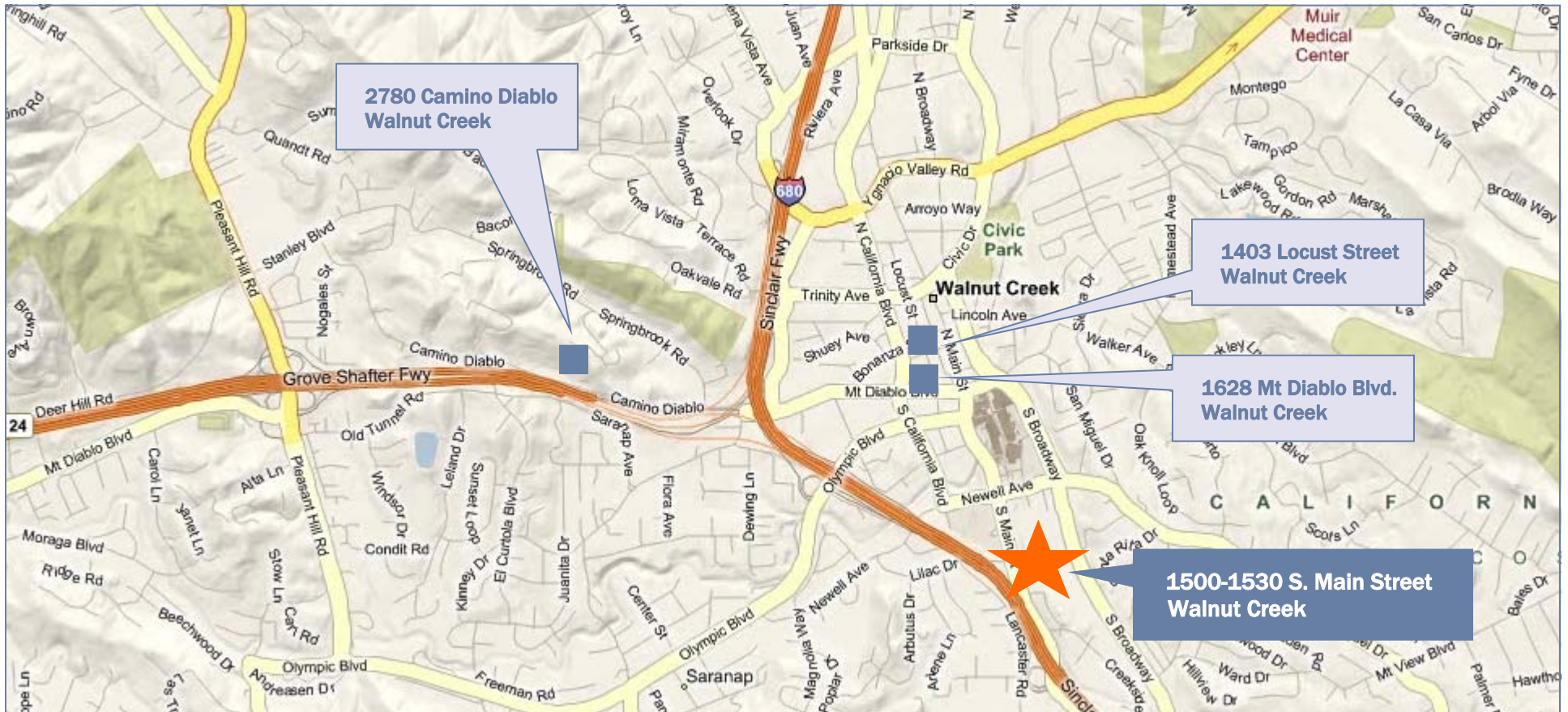
2780 Camino Diablo



1493 Locust Street



WALNUT CREEK SALES COMPARABLES MAP



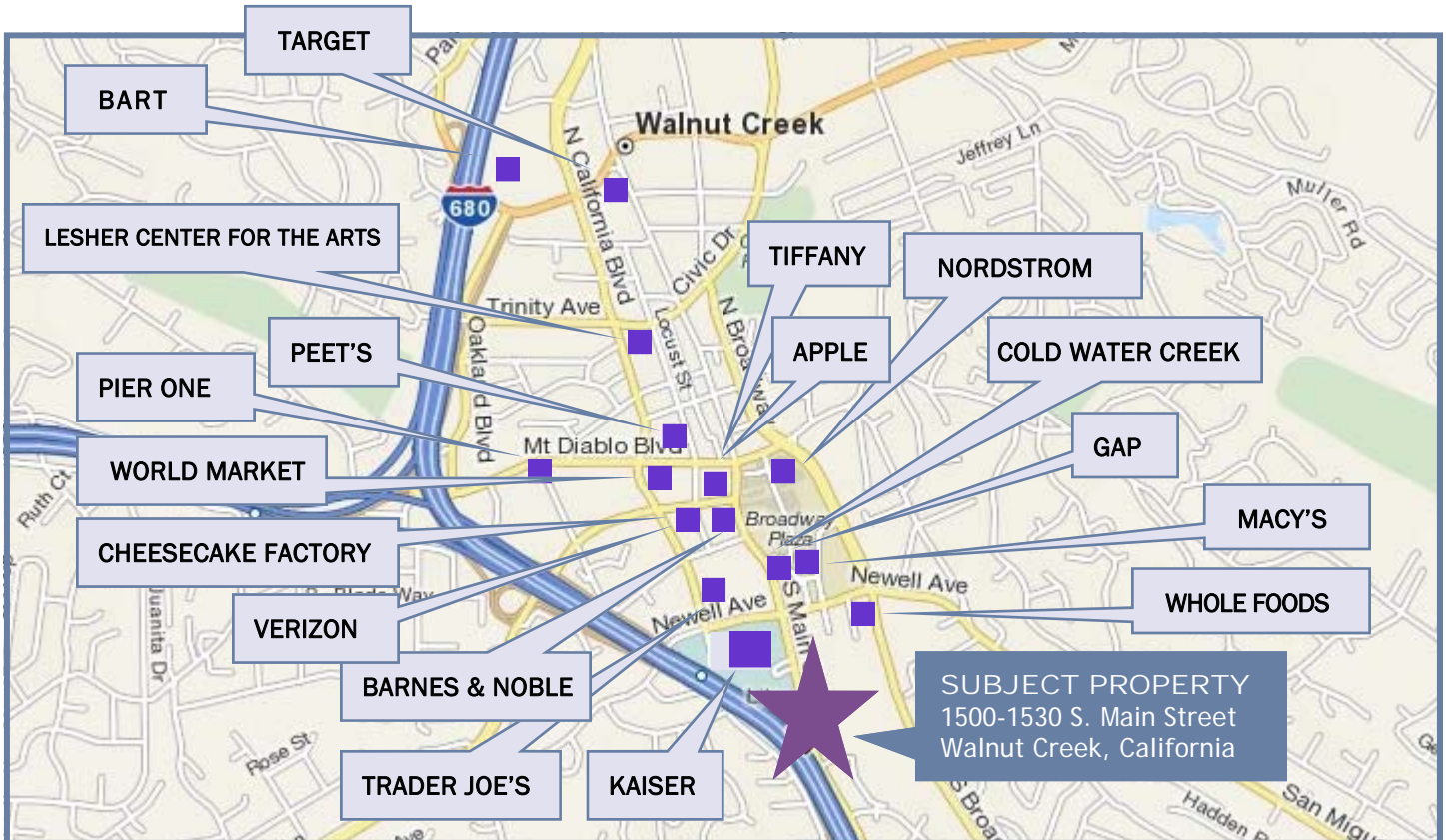


NEIGHBORHOOD AERIAL VIEW





WALNUT CREEK CITY MAP



KAISER PERMANENTE

citi

Bank of America

CHASE

WELLS FARGO

BART ba

The Cheesecake Factory

BARNES & NOBLE BOOKSELLERS

EILEEN FISHER

NORDSTROM

BANANA REPUBLIC

macy's

Coldwater Creek

GAP

TARGET

WHOLE FOODS MARKET

Pier 1 imports

J.Jill



verizon

BOSE

PAPYRUS



TIFFANY & CO.

chico's

Crate & Barrel

Spitz Jewelers

WORLD MARKET

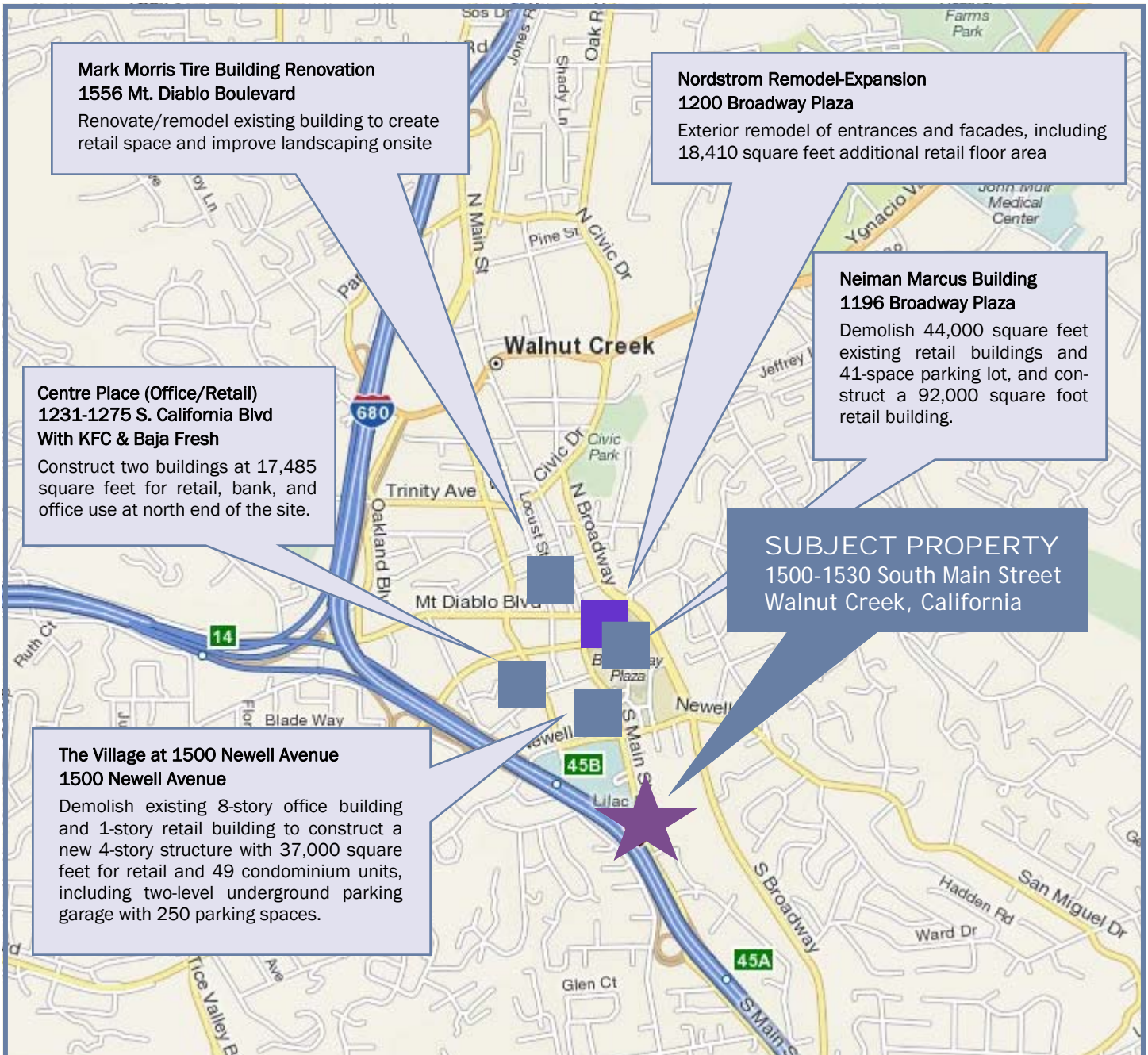
The Container Store

TRADER JOE'S

Peets Coffee & Tea

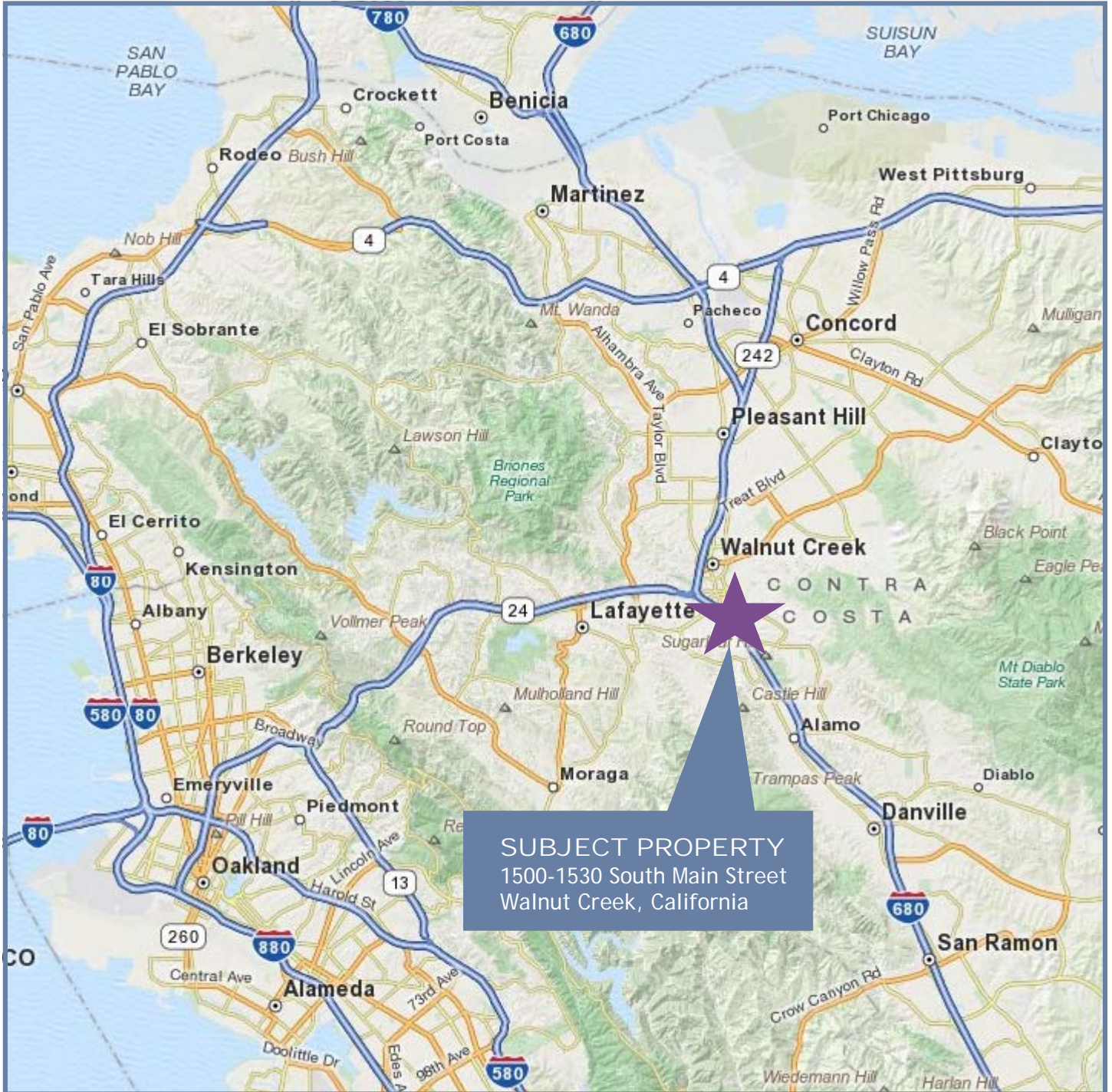


WALNUT CREEK DEVELOPMENT PROJECTS



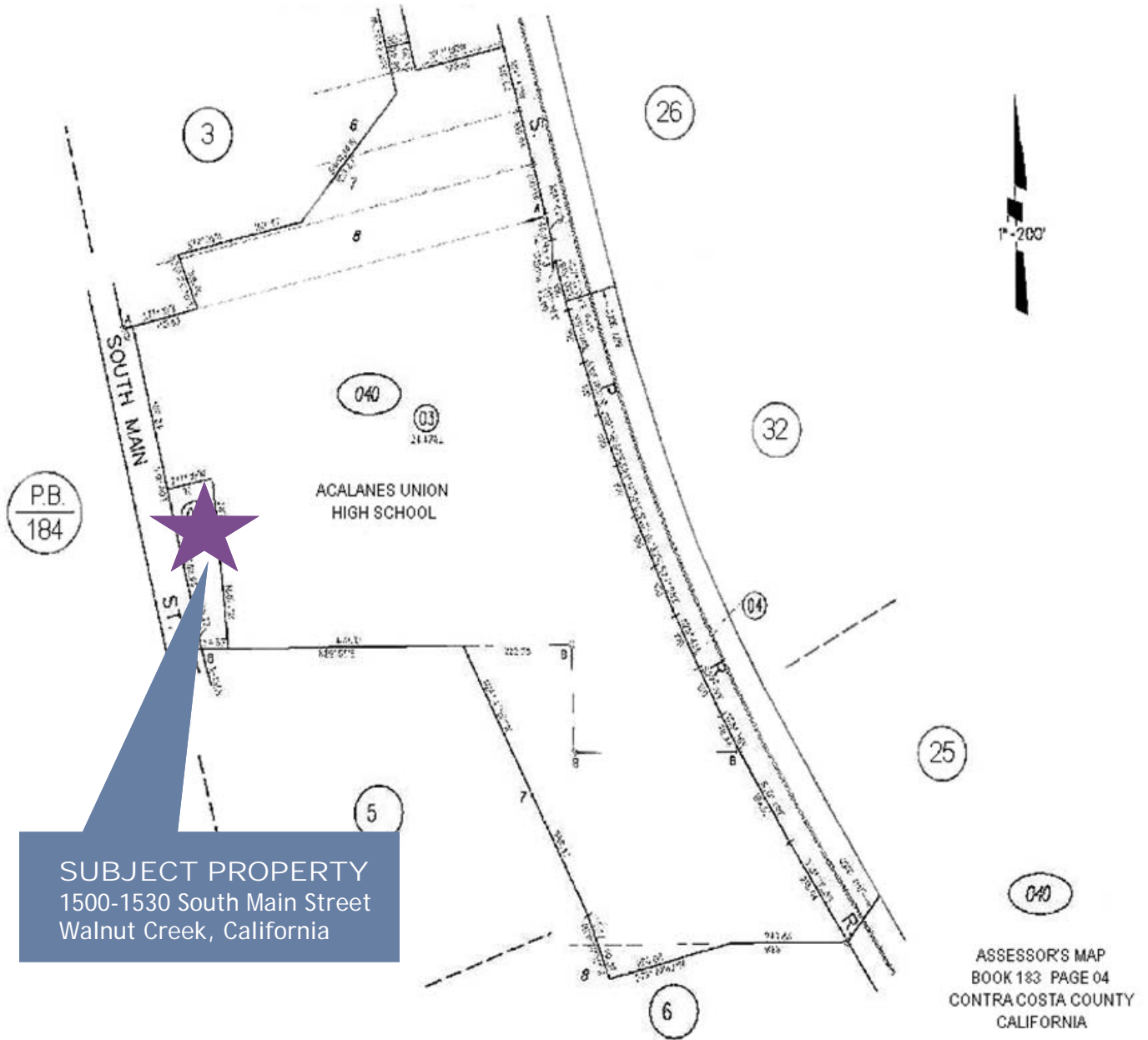


REGIONAL MAP





PARCEL MAP



SUBJECT PROPERTY
1500-1530 South Main Street
Walnut Creek, California

ASSESSOR'S MAP
BOOK 183 PAGE 04
CONTRA COSTA COUNTY
CALIFORNIA