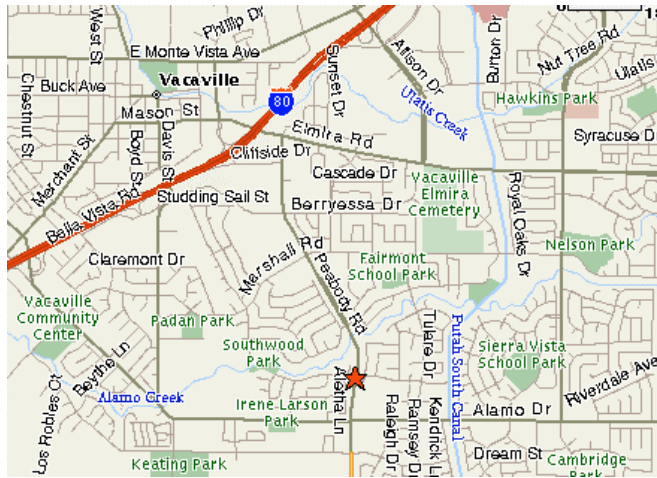
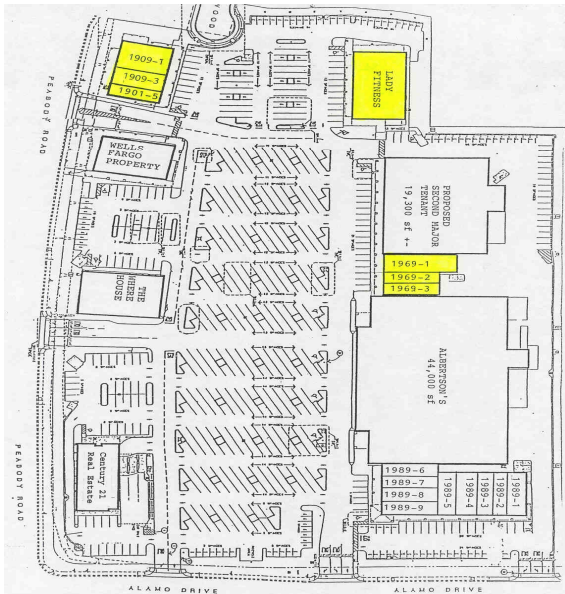


# 1909 | 1949 | 1969 Peabody Road

Vacaville, California



SITE MAP



For further information, contact:

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# NNN Retail Opportunity

1909 | 1949 | 1969 Peabody Road  
Vacaville, California

# FOR SALE



Price:  
**\$3,600,000**

## Highlights:

- Landmark Neighborhood Retail Center
- High Visibility | 40,000 + daily traffic
- Albertson's Anchored Center\*
- Strong National & Local Tenants
- NNN Leases
- Desirable Modern Design
- Priced Below Replacement Cost
- Excellent Financing Available

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Investment Summary			
Listing Price:	\$3,600,000	Current	Protected
Down Payment:	\$1,080,000	30%	6.6%
First Loan:	\$2,520,000	70%	6.13%
Price/Sq. Ft.:	\$210.77	Cash on Cash:	6.13%
		Pre-Tax Return:	9.27%
			9.27%

Financing			
Existing Loan:	Mechanics Bank	Proposed New Loan:	Institutional, 70%LTV
Amount:	N/A	Amount:	\$2,520,000
Rate:	N/A	Rate:	5.5%
Term:	N/A	Term:	30/10
Assumable:	N/A	Points:	1%


Site Detail Summary			
County Location:	Solano	Buildings:	3
Assessor's Parcel Number:	0132-320-310, 30, 280	Rent Control:	None
Approximate Lot Size (Acres):	1.91	Thomas Brothers:	453-E1
Approximate Lot Size (S.F.):	83,200	App. Year Built:	1991

**Property Description**

17,080 +/- sq. ft, 7-tenant retail property consisting of (3) three separate modern retail buildings on separate parcels within an Albertson's/Save-On anchored shopping center. This property is a sought after, high-identity retail center located at the highly traveled intersection of Peabody Road and Alamo Drive in Vacaville, CA. Built in 1991, many of the national, regional and local tenants have been in the property for 10+ years. Recent improvements to the center include exterior paint, roof updating, landscape redesign, some new HVAC units and handicap upgrades. This is an exceptional fully leased NNN opportunity at below market rates in a city with approximately (1%) one percent retail vacancy!

For further information, contact:

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Peabody/Alamo - NNN Retail Investment Vacaville, California															
Bldg	Suite	Tenant Name	Expiration	% of Bldg Occupied CAM/NNN %	Rentable Square Feet	Current Monthly Base Rent	Monthly Base Rent Per S.F.	6/04-5/05 Avg. Monthly Base Rent	6/04-5/05 Avg. Mo. Base Rent Per S.F.	Monthly Est. CAM Reimb.	Total Monthly Rent	Total Monthly Rent/SF	Renewal Options	Next Rent Increase	Rent Increase Meth/Amt
1909	1	[1] Pet Vet Clinic	10/31/2004	50.0%	2,700	\$3,305.00	\$1.22	\$3,390.00	\$1.26	\$891.00	\$4,281.00	\$1.59	One 5 Yr.	11/1/2004	per Option
1909	4	Concepts Unlimited	5/31/2008	31.1%	1,680	\$2,436.00	\$1.45	\$2,509.00	\$1.49	\$621.60	\$3,130.60	\$1.86	One 5 Yr.	6/1/2004	CPI 3-5%
1909	5	Subway	8/31/2007	18.9%	1,020	\$1,886.47	\$1.85	\$1,929.00	\$1.89	\$337.30	\$2,266.30	\$2.22	None	@ Exp	@ Exp
1949		Lady Fitness	9/30/2006	100.0%	6,600	\$6,270.00	\$0.95	\$6,380.00	\$0.97	\$2,310.00	\$8,690.00	\$1.32	None	10/1/2004	\$6,435.00
1969	1	The Computer Guy	8/31/2007	53.1%	2,700	\$2,295.00	\$0.85	\$2,396.00	\$0.89	\$891.00	\$3,287.00	\$1.22	None	9/1/2004	\$2,430.00
1969	2	Hot Cuts Salon	9/30/2006	23.4%	1,190	\$1,835.71	\$1.54	\$1,885.00	\$1.58	\$393.82	\$2,278.82	\$1.91	None	10/1/2004	CPI 4-8%
1969	3	[2] Elegant Nails	6/30/2004	23.4%	1,190	\$1,266.70	\$1.06	\$1,742.00	\$1.46	\$393.82	\$2,135.82	\$1.79	None	7/1/2004	\$.05/sf/yr
<b>Property Totals &amp; Averages</b>					<b>17,080</b>	<b>\$19,294.88</b>	<b>\$1.13</b>	<b>\$20,231.00</b>	<b>\$1.18</b>	<b>\$5,838.54</b>	<b>\$26,069.54</b>	<b>\$1.53</b>			

Average NNN rent is \$1.13/sf in a market that would typically average \$1.45 - \$1.85/sf for comparable spaces. Huge rent upside.

Buyer would assume Common Area Management duty, which provides compensation and is rescindable, and currently performed by Spectrum Properties.

[1] Awaiting option exercise notification.  
[2] Three-year lease extension pending at \$1.50 / \$1.55 / \$1.60/sf.