



SINGLE TENANT

Convenience & Liquor Store | 1108 Sycamore Dr. Antioch, CA

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PROPERTY SUMMARY

ADDRESS	1108 Sycamore Dr., Antioch, CA 94509
LIST PRICE	\$645,000
CAP RATE (WITHOUT SECURITY)	8.88%
BUILDING AREA ±	3,075
LAND AREA ±	20,255
PRICE/SF BUILDING	\$210
PRICE/SF LAND	\$32
YEAR BUILT	1971
PARCEL #	074-341-068
COUNTY	Contra Costa County





PROPERTY OVERVIEW

Liquor Store & Convenience Location with Long Track Record

Single Tenant Property with Expansive Parking Lot

High Cap Rate on Existing Income with Upward Potential

Only One Other Owner in the Shopping Center Complex

Serves the Needs of the Local Neighborhood Residents

Tenant is Amicable to a Long-Term Lease

We are pleased to present a single tenant Convenience & Liquor Store located in Antioch, California. This property is fully leased to a local and experienced convenience store operator – The Spot. Previously a QuickStop location since 1999, the franchisee took over the space in 2021 and has been operating ever since. The property is part of a strip center owned by one other entity and serves the local neighborhood and community.

At the existing income without the security expense, the property produces an approximate 8.88% cap rate. There was a security expense imposed by the City of Antioch in late 2022, which can likely be dissolved with time.

The existing tenant The Spot, is on a month-to-month lease, however they would prefer to negotiate a long term lease at an amicable price and terms. The asset is priced attractively at \$210 per square foot for the building and \$32 per square foot for land, this is below replacement cost and with current and potential income of the asset is truly a unique offering in the market.





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Parcel Outline is an approximation only.





SINGLE TENANT | CONVENIENCE & LIQUOR | 1108 Sycamore Dr. Antioch, CA

Burlington
HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES
TARGET
CVS
DOLLAR TREE
Red Lobster
Olive Garden
MAYA CINEMAS
ROSS DRESS FOR LESS
JOANN

LOWE'S
PANDA EXPRESS CHINESE KITCHEN
BURGER KING
the Habit BURGER GRILL

SUBJECT PROPERTY
THE SPOT
 THE ONE STOP SHOP

Antioch High School

macy's
24 HOUR FITNESS
Smart & Final.
KAISER PERMANENTE
BIG LOTS!
99¢ only STORES.
Starbucks





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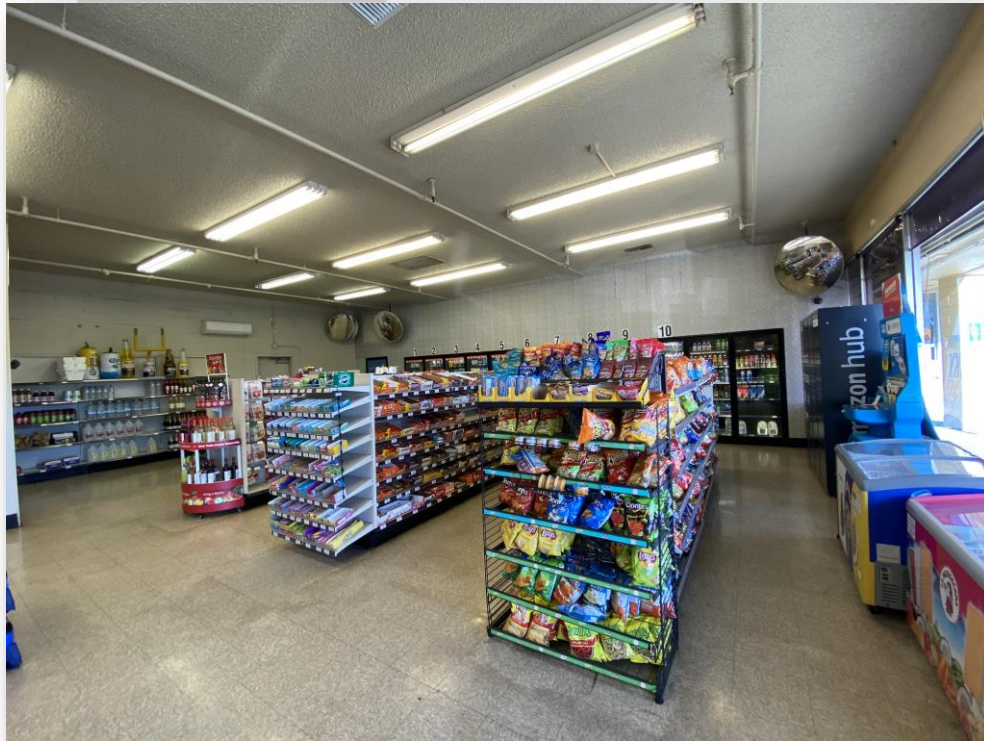


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RENT ROLL

Suite	Tenant	Square Feet(1)	% of Property	Lease Term		CURRENT RENTS		
				Begin	End	Monthly	PSF	LEASE TYPE
1108	The Spot Convenience Store & Liquor (Previously QuickStop since January 1999)	3,075	100%	09/30/21	MTM	\$5,750	\$1.87	Gross
Totals/Averages		3,075	100%		Monthly	\$5,750	\$1.87	
Occupied		3,075	100%		Annual	\$69,000	\$22.44	
Vacant		0	0%					

- Notes:
- (1) Square Footage has not been verified by Seller or Brokers.
 - (2) Tenant pays for all utilities and general expenses. Roof and Structure is a Landlord expense.





INCOME & EXPENSES

(Without Security Expense)

	CURRENT (WITHOUT SECURITY [1])	
Revenue		
Scheduled Gross Income	\$	69,000
Vacancy Factor	\$	- 0.00%
Total Gross Rental Income	\$	69,000
Operating Expenses		
Real Estate Taxes (Estimated Tax Rate 1.1164%)	\$	7,201 1.12%
Insurance	\$	3,000
Utilities: Electric (Tenant Responsibility)	\$	-
Utilities: Water (Tenant Responsibility)	\$	-
Utilities: Gas (Tenant Responsibility)	\$	-
Trash (Tenant Responsibility)	\$	-
Repairs & Maintenance	\$	1,500
Security Expense (1)		See (1)
Total Operating Expenses	\$	11,701
Expense Ratio (% of EGI)		17%
Expense PPSF	\$	3.81
NET OPERATING INCOME	\$	57,299

[1] There is a \$2,100 per month security expense that was imposed by the City of Antioch.

This expense may be dissolved at some point in the future therefore it is not included in the current expenses.

[2] Real Estate taxes assume a 1.1164% based on Contra County Tax Assessor's website report.

[3] Proforma assumes same income without the Security Expense.





PRICING SUMMARY

PRICING SUMMARY	CURRENT (WITHOUT SECURITY)
List Price	\$ 645,000
Net Operating Income	\$ 57,299
Cap Rate	8.88%
Building Size	3,075
Lot Size	20,255
Price Per Square Foot (Building)	\$ 210
Price Per Square Foot (Lot)	\$ 32
PROPOSED FINANCING	
Down Payment	40% \$ 258,000
Loan Balance	\$ 387,000
Interest Rate	5.75%
Term (Years)	25
Loan Due (Years)	5
Mortgage (Annual)	\$ 29,558
Mortgage (Monthly)	\$ 2,463
Cash on Cash Return	\$ 27,741
Return on Investment	11%
Debt Coverage Ratio	1.94

[1] Building and Lot sizes have not been verified by Agent or Seller.

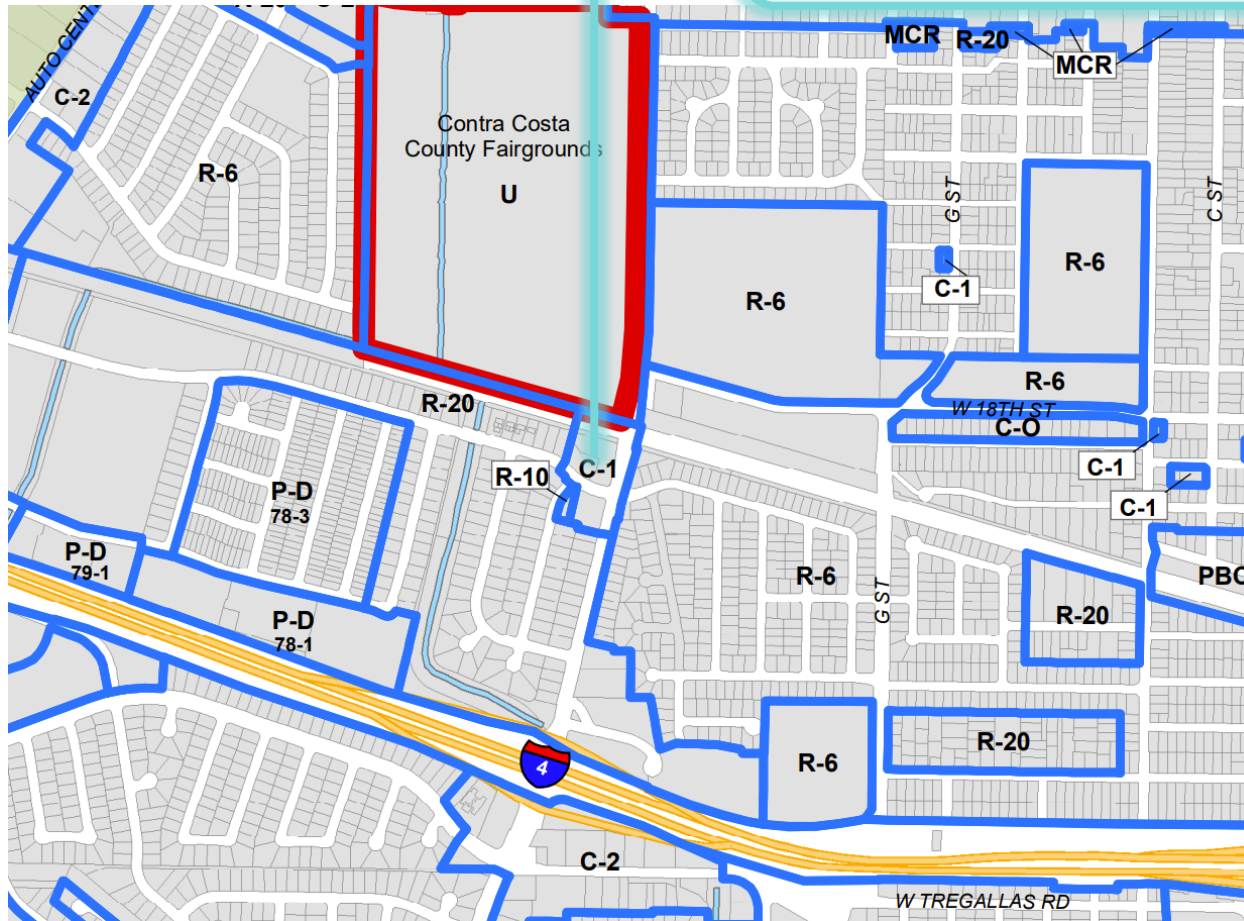
[2] Proposed Financing may be substantially different or unavailable to Buyer.

[3] Security expense has not been accounted for in the existing expenses.



ZONING

SUBJECT PROPERTY
C-1 Zoning
"Convenience Commercial District"

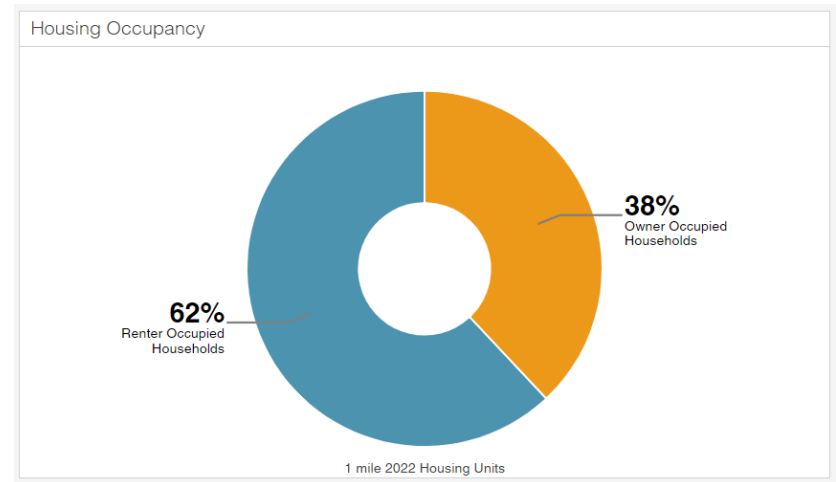
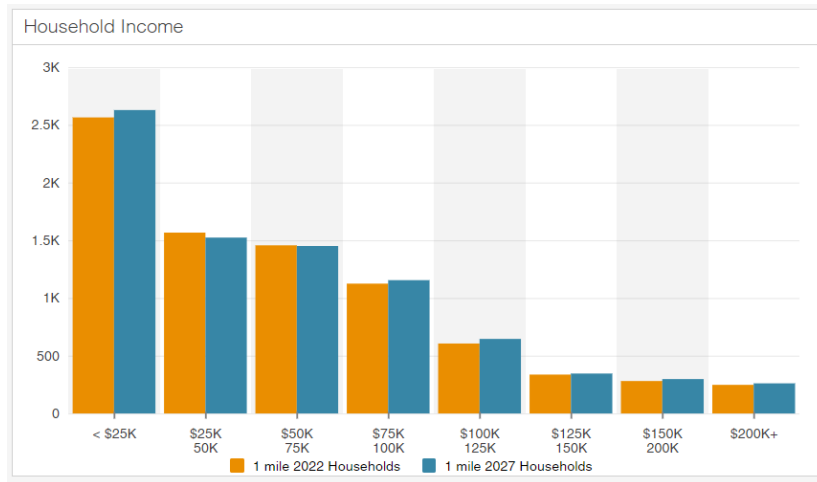
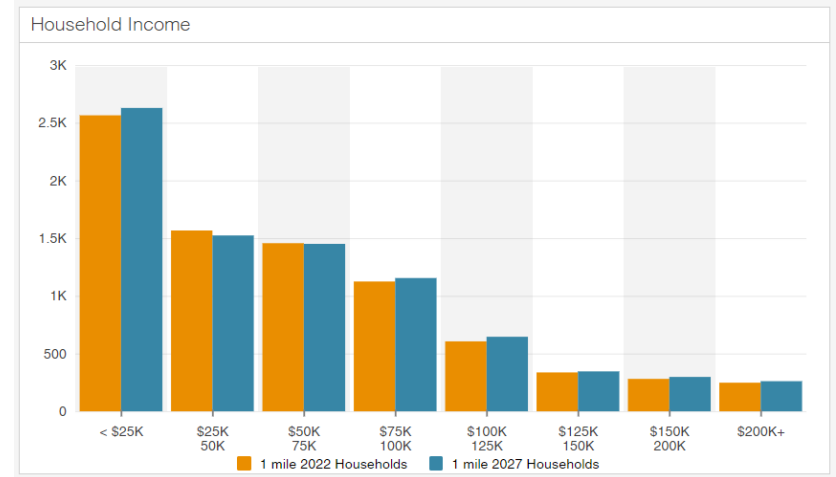
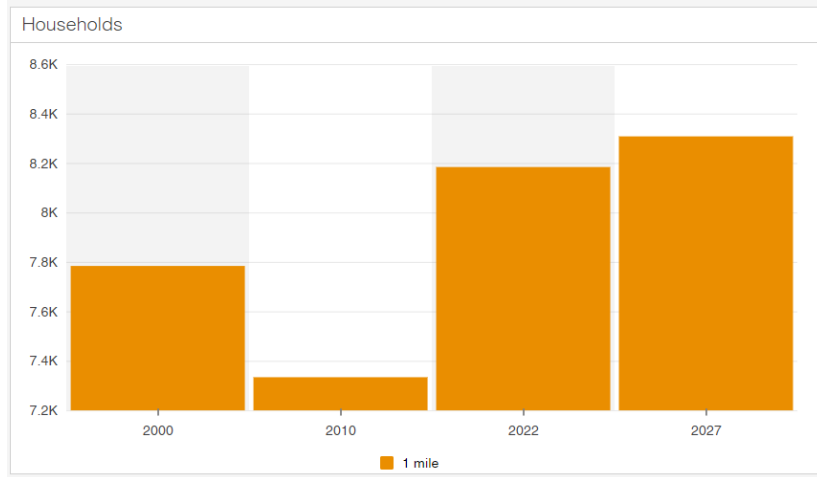


ZONING LEGEND	
R-4	SINGLE-FAMILY LOW DENSITY RESIDENTIAL DISTRICT (2-4 DU/ACRE)
R-6	SINGLE-FAMILY MEDIUM LOW DENSITY RESIDENTIAL DISTRICT (4-8 DU/ACRE)
R-10	MEDIUM DENSITY RESIDENTIAL DISTRICT (6-10 DU/ACRE)
R-20	MEDIUM DENSITY RESIDENTIAL DISTRICT (11-20 DU/ACRE)
R-25	HIGH DENSITY RESIDENTIAL DISTRICT (20-25 DU/ACRE)
R-35	HIGH DENSITY RESIDENTIAL DISTRICT (30-35 DU/ACRE)
C-0	PROFESSIONAL OFFICE DISTRICT
C-1	CONVENIENCE COMMERCIAL DISTRICT
C-2	NEIGHBORHOOD/COMMUNITY COMMERCIAL DISTRICT
C-3	REGIONAL COMMERCIAL DISTRICT
MCR	MIXED COMMERCIAL/RESIDENTIAL DISTRICT
MUMF	MIXED USE MEDICAL FACILITY DISTRICT
PBC	PLANNED BUSINESS CENTER
M-1	LIGHT INDUSTRIAL DISTRICT
M-2	HEAVY INDUSTRIAL DISTRICT
OS	OPEN SPACE
HPD	HILLSIDE PLANNED DEVELOPMENT DISTRICT
PD	PLANNED DEVELOPMENT DISTRICT
WF	URBAN WATERFRONT DISTRICT
S	STUDY DISTRICT
S-P	SPECIFIC PLAN
RRMP	RODDY RANCH MASTER PLAN DISTRICT
S-H	SENIOR HOUSING OVERLAY DISTRICT
T	MANUFACTURED HOUSING COMBINING DISTRICT
U	UNINCORPORATED AREA (NOT ZONED)
WSCD	WEST SAND CREEK DISTRICT
DTSP	DOWNTOWN SPECIFIC PLAN

Source: <https://www.antiochca.gov/fc/public-works/gis/zoning-map.pdf>



DEMOGRAPHICS

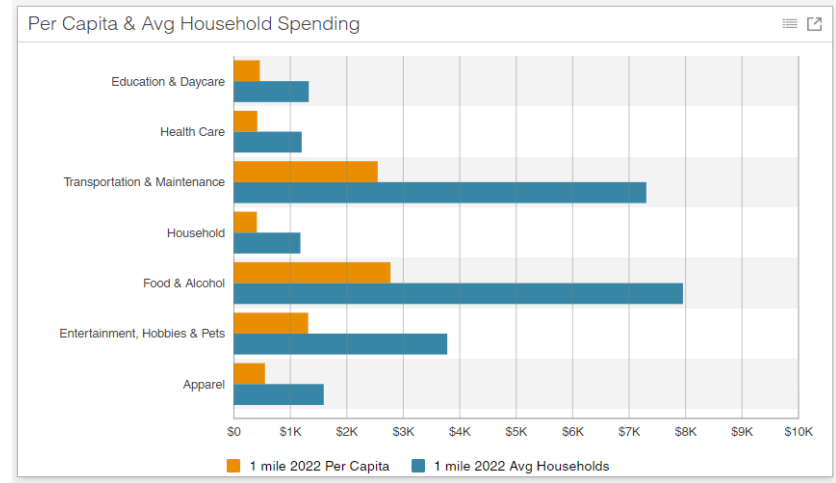
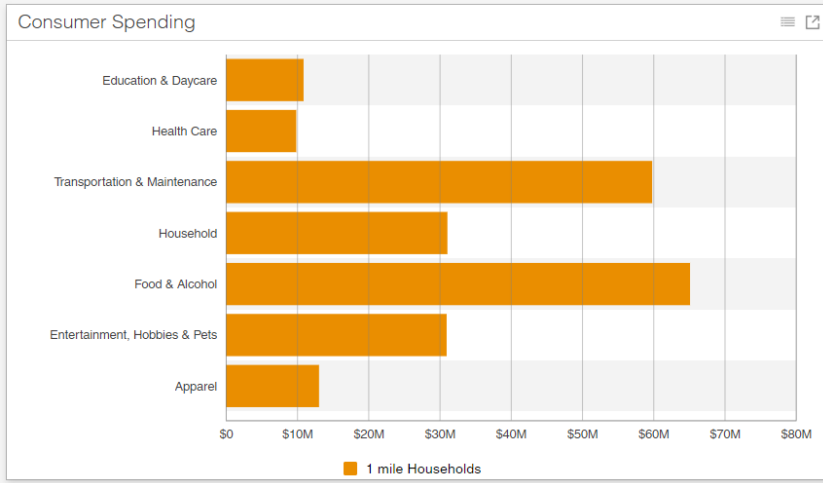


Source: Costar





DEMOGRAPHICS & TRAFFIC



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
L St	W 18th St N	11,989	2022	0.07 mi
L St	Sycamore Dr N	10,380	2022	0.10 mi
State Rte 4	L St SE	4,469	2022	0.31 mi
4	Contra Loma Blvd E	153,931	2022	0.34 mi
State Rte 4	Contra Loma Blvd E	3,360	2022	0.35 mi
L St	W 14th St S	6,978	2022	0.35 mi
State Rte 4	Contra Loma Blvd W	129,461	2022	0.36 mi
4	Contra Loma Blvd W	160,000	2018	0.37 mi
4	-	153,931	2022	0.43 mi
Fitzuren Rd	Holly Ct E	11,141	2022	0.44 mi

Source: Costar





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