



# Offering Memorandum



## Bay Area Multi-Tenant Retail Investment

951 MARINA VILLAGE PKWY, ALAMEDA, CA

### PRESENTED BY:

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# PROPERTY SUMMARY

## 100% LEASED MULTI-TENANT RETAIL INVESTMENT

951 MARINA VILLAGE PKWY  
ALAMEDA, CA 94501

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,800,000
<b>BUILDING SIZE:</b>	±6,048 SF
<b>LOT SIZE:</b>	±27,007 SF
<b>PRICE / SF:</b>	\$462.96
<b>CAP RATE:</b>	5.88%

# PROPERTY SUMMARY

SVN | Capital West Partners, as exclusive advisor, is pleased to present 951 Marina Village Parkway, a premier multi-tenant retail investment opportunity located in the heart of Alameda, California. The ±6,048-square-foot neighborhood retail center consists of three suites and is 100% leased, providing investors with stable in-place cash flow and minimal management responsibilities. Anchored by a strong tenancy within an established retail corridor, the property benefits from its strategic location adjacent to Marina Village Office Park, a significant daytime employment base, and nearby residential growth at Alameda Landing. Ideally positioned within one of the East Bay's most supply-constrained retail markets, the offering is supported by strong surrounding demographics, consistent consumer demand, and excellent regional accessibility, presenting investors with a rare opportunity to acquire a well-located, fully leased retail asset with durable long-term investment fundamentals.



## PROPERTY HIGHLIGHTS

- ±6,048 SF multi-tenant retail investment opportunity
- Three (3) fully leased retail suites with 100% occupancy
- Service-oriented businesses less susceptible to e-commerce disruption
- Shadow anchored by Lucky Supermarkets, generating consistent consumer traffic
- Adjacent to the Marina Village Office Park, with a strong daytime employment base
- Located in one of the East Bay's most established and supply-constrained retail markets
- Built in 1992 | MX (Mixed-Use) Zoning



# ADDITIONAL PHOTOS



# RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.					
Anytime Fitness	951-A	4,172	69.0%	4/8/16	10/31/32	\$2.76	\$11,500	\$138,000	Gross	No Option; Personal Guaranty
Supercuts	951-B	905	15.0%	11/1/24	10/30/29	\$2.32	\$2,097	\$25,168	NNN	One (1) Five (5) Year Option; Personal Guaranty
Gourmet Burritos	951-C	972	16.1%	7/1/23	6/30/28	\$3.41	\$3,319	\$39,828	NNN	Two (2) Five (5) Year Option; Personal Guaranty
<b>Total</b>		<b>6,049</b>				<b>\$2.80</b>	<b>\$16,916</b>	<b>\$202,996</b>		
			Occupied Tenants: 3	Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		

Notes: Anytime Fitness pays 69% of water bills.

# LEASE DETAILS

<b>Tenant Name</b>	Anytime Fitness		Supercuts		Gourmet Burritos	
<b>Major Tenant</b>	Yes		No		No	
<b>Lease Type</b>	Gross		NNN		NNN	
<b>Suite</b>	951-A		951-B		951-C	
<b>Gross Leasable Area (GLA) SF</b>	4,172		905		972	
<b>Lease Start</b>	4/8/2016		11/1/2024		7/1/2023	
<b>Lease End</b>	10/31/2032		10/30/2029		6/30/2028	
<b>Current Rent</b>	\$11,500		\$2,097		\$3,319	
<b>Annualized Current Rent</b>	\$138,000		\$25,168		\$39,828	
<b>Modeled Rent Schedule</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 1</b>	<b>Year 2</b>
June	\$11,500.00	\$12,000.00	\$2,097	\$2,160	\$3,319	\$3,409
July	\$11,500.00	\$12,000.00	\$2,097	\$2,160	\$3,409	\$3,512
August	\$11,500.00	\$12,000.00	\$2,097	\$2,160	\$3,409	\$3,512
September	\$11,500.00	\$12,000.00	\$2,097	\$2,160	\$3,409	\$3,512
October	\$11,500.00	\$12,000.00	\$2,097	\$2,160	\$3,409	\$3,512
November	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
December	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
January	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
February	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
March	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
April	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
May	\$12,000.00	\$12,500.00	\$2,160	\$2,225	\$3,409	\$3,512
<b>Annualized Year 1 &amp; 2 Rents</b>	\$141,500	\$147,500	\$25,609	\$26,377	\$40,818	\$42,041

# INCOME & EXPENSES

Income	Year 1	Per SF	Year 2	Per SF
Scheduled Base Rental Income	207,927	34.37	215,918	35.69
Expense Reimbursement Income				
CAM	10,352	1.71	10,525	1.74
Insurance	2,205	0.36	2,271	0.38
Real Estate Taxes	14,752	2.44	14,752	2.44
<b>Total Reimbursement Income</b>	<b>\$27,309</b>	<b>38.7%</b>	<b>\$27,548</b>	<b>37.9%</b>
<b>Effective Gross Revenue</b>	<b>\$235,236</b>	<b>\$38.89</b>	<b>\$243,466</b>	<b>\$40.25</b>
Operating Expenses	Year 1	Per SF	Year 2	Per SF
Common Area Maintenance (CAM)				
Trash Removal	6,514	1.08	6,709	1.11
Utility	6,717	1.11	6,919	1.14
HOA	4,508	0.75	4,643	0.77
Alarm	840	0.14	865	0.14
Insurance	7,106	1.17	7,319	1.21
Real Estate Taxes	44,828	7.41	46,173	7.63
<b>Total Expenses</b>	<b>\$70,513</b>	<b>\$11.66</b>	<b>\$72,629</b>	<b>\$12.01</b>
Expenses as % of EGR	30.0%		29.8%	
<b>Net Operating Income</b>	<b>\$164,722</b>	<b>\$27.23</b>	<b>\$170,837</b>	<b>\$28.24</b>

# OPERATING DATA

Operating Data				
Income		Year 1		Year 2
Scheduled Base Rental Income		\$207,927		\$215,918
Total Reimbursement Income	13.1%	\$27,309	12.8%	\$27,548
Other Income		\$0		\$0
Potential Gross Revenue		\$235,236		\$243,466
General Vacancy		\$0		\$0
Effective Gross Revenue		\$235,236		\$243,466
Less: Operating Expenses	30.0%	(\$70,513)	29.8%	(\$72,629)
<b>Net Operating Income</b>		<b>\$164,722</b>		<b>\$170,837</b>
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$164,722		\$170,837
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.88%	\$164,722	6.10%	\$170,837
Principal Reduction		\$0		\$0
<b>Total Return</b>	<b>5.88%</b>	<b>\$164,722</b>	<b>6.10%</b>	<b>\$170,837</b>

Operating Expenses		Year 1		Year 2
CAM		\$18,579		\$19,136
Insurance		\$7,106		\$7,319
Real Estate Taxes		\$44,828		\$46,173
Management Fee		\$0		\$0
Other Expenses - Non Reimbursable		\$0		\$0
<b>Total Expenses</b>		<b>\$70,513</b>		<b>\$72,629</b>
Expenses/SF		\$11.66		\$12.01

Summary		
Price	\$2,800,000	
Down Payment	\$2,800,000	100%
Number of Suites	3	
Price Per SqFt	\$462.89	
Gross Leasable Area (GLA)	6,049 SF	
Lot Size	0.62 Acres	
Year Built/Renovated	0	
Occupancy	100.00%	

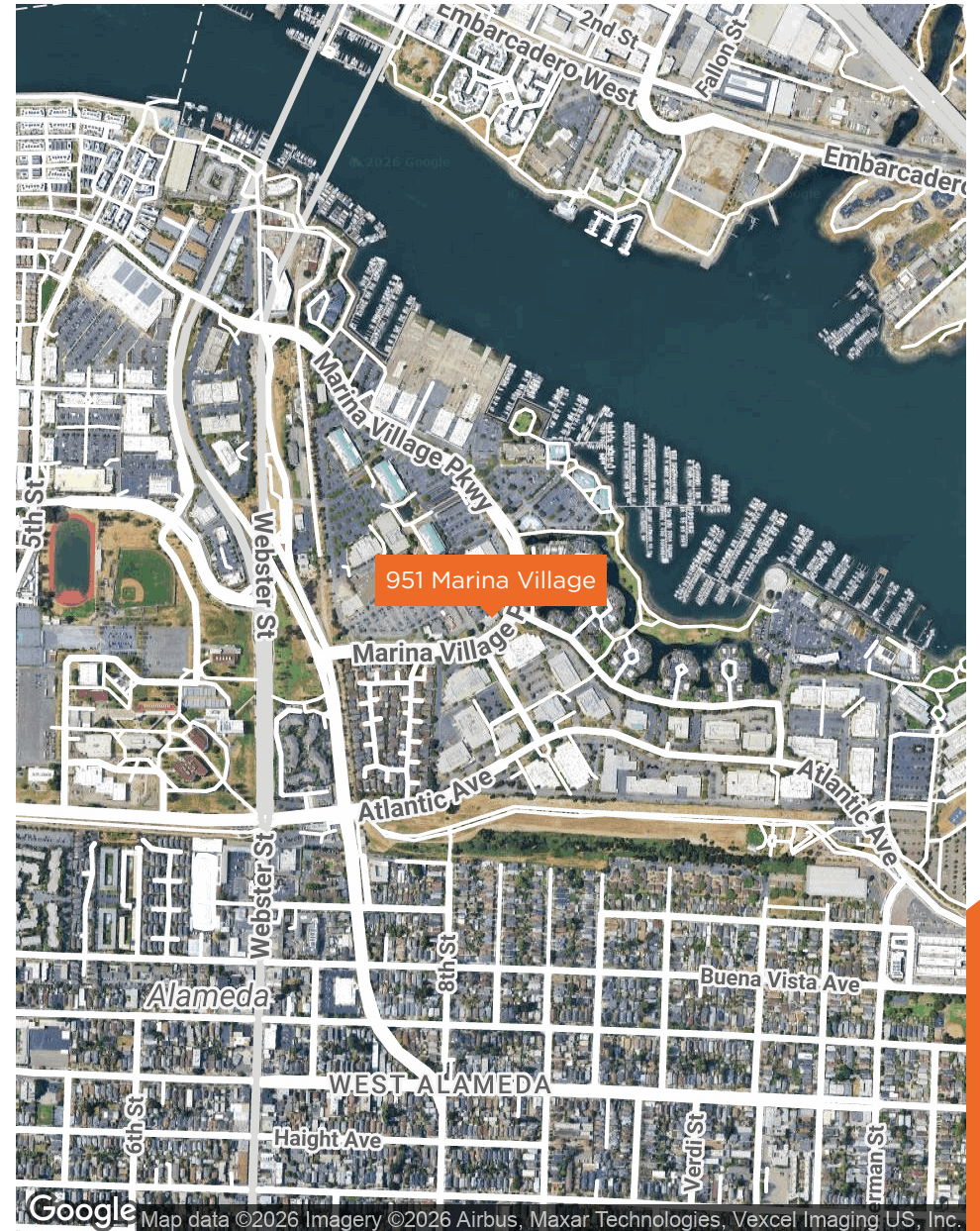
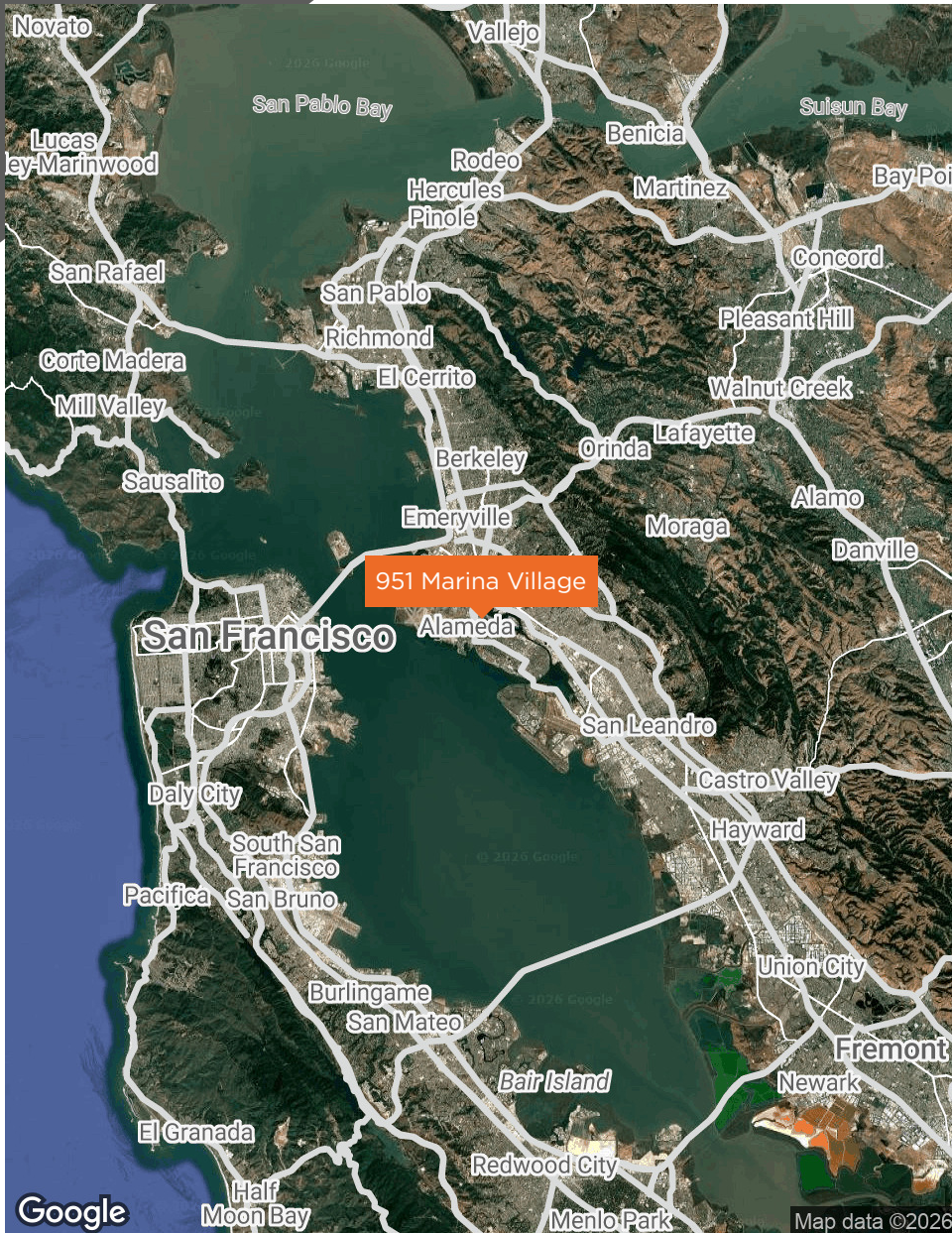
Returns	Year 1	Year 2
CAP Rate	5.88%	6.10%
Cash-on-Cash	5.88%	6.10%
Debt Coverage Ratio	0.00	0.00

## LOCATION DESCRIPTION

Located in the heart of Alameda, **951 Marina Village Parkway** occupies a premier position within one of the East Bay's most established retail corridors. The property is shadow anchored by Lucky Supermarkets and benefits from a strong daytime population generated by the adjacent Marina Village Office Park, a dynamic campus comprised of office, technology, life science, and laboratory users. The surrounding trade area continues to strengthen with nearby residential growth, including the Pulte Homes at Alameda Landing, while the property's proximity to Alameda Landing, Interstate 880, and the Oakland/San Francisco employment centers provides exceptional accessibility and a broad customer base. Supported by dense demographics, a diverse employment base, and sustained consumer demand, the property offers investors the opportunity to acquire a well-located retail asset in one of the Bay Area's most resilient and supply-constrained markets.



# LOCATION MAP



# DEMOGRAPHICS

## KEY FACTS

116,132

Population



51,070

Households

39.7

Median Age

\$76,734

Median Disposable Income

## INCOME



\$93,895

Median Household Income



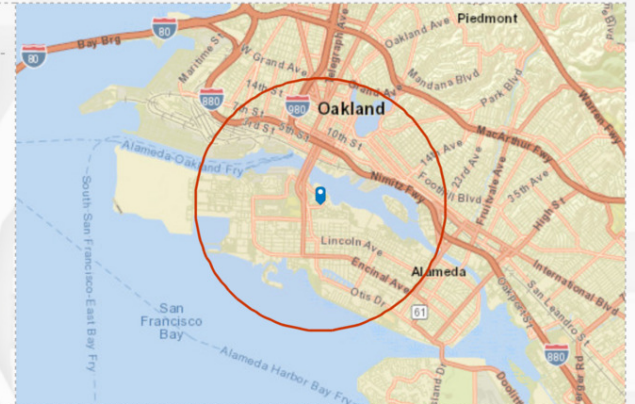
\$61,011

Per Capita Income



\$74,547

Median Net Worth



## HOUSING STATS



\$1,169,858

Median Home Value



\$12,828

Average Spent on Mortgage & Basics



\$1,907

Median Contract Rent

## BUSINESS



7,976

Total Businesses



62,408

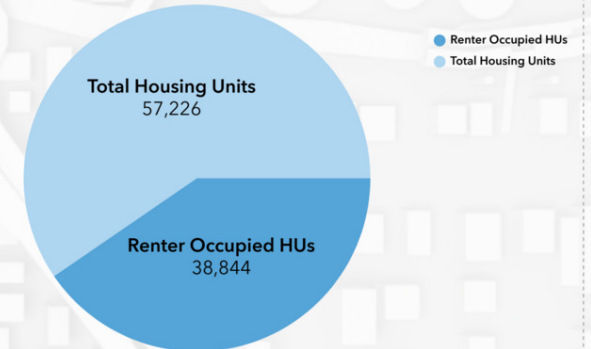
Employed Civilian Population Age 16+



96,855

Daytime Population: Workers

## 2019 Key Demographic Indicators (Esri)



## EMPLOYMENT



78%

White Collar



11%

Blue Collar



11%

Services

6.3%

Unemployment Rate



## 2025 Race and ethnicity (Esri)

The largest group: Asian Alone (35.33)

The smallest group: Pacific Islander Alone (0.58)

Indicator ▲	Value	Diff
White Alone	30.45	+1.65
Black Alone	14.04	+4.65
American Indian/Alaska Native Alone	0.96	-0.25
Asian Alone	35.33	+0.63
Pacific Islander Alone	0.58	-0.25
Other Race	7.47	-6.03
Two or More Races	11.17	-0.40
Hispanic Origin (Any Race)	15.15	-8.49

Bars show deviation from Alameda County



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# Collective Strength, Accelerated Growth

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