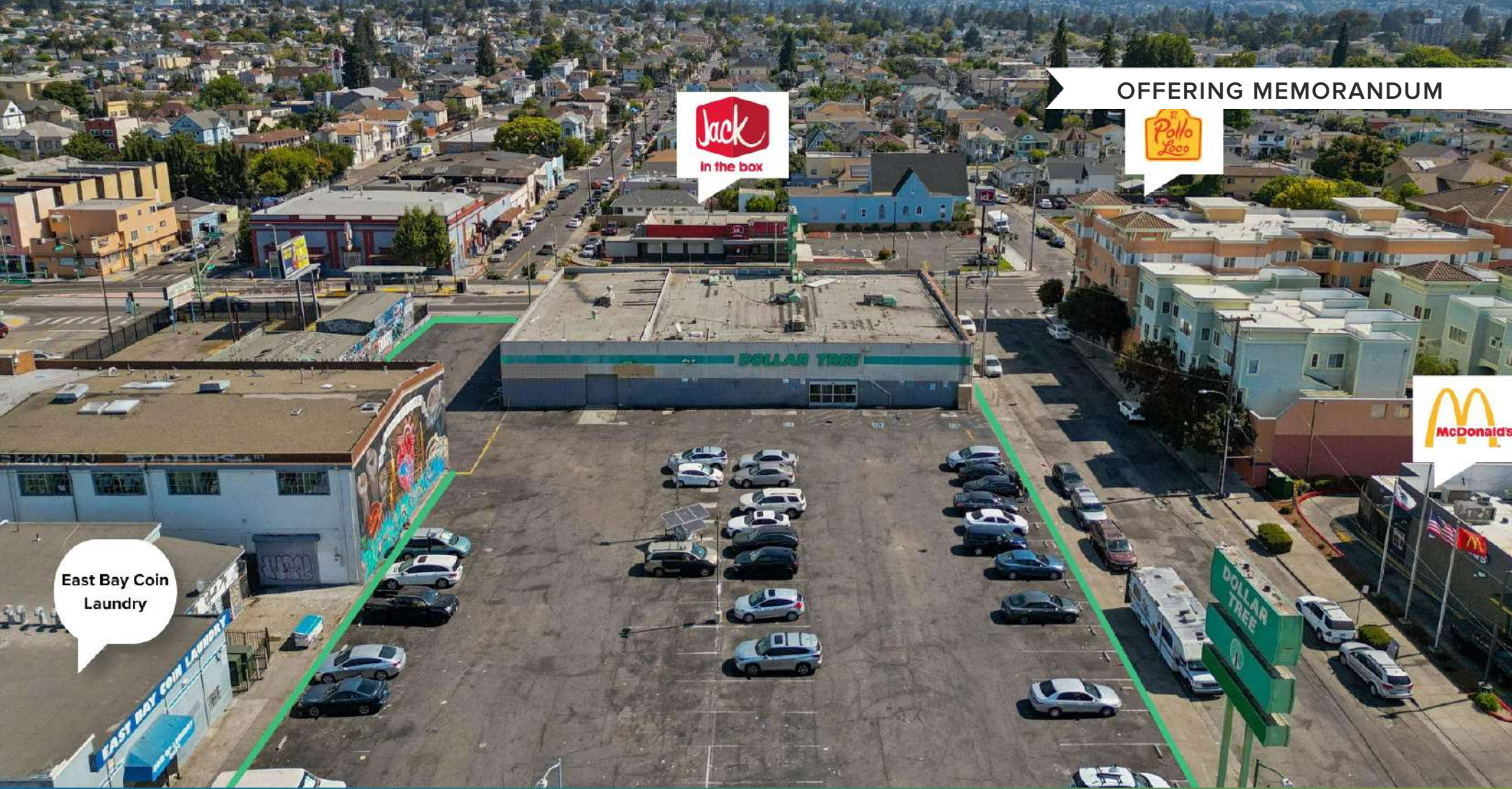




OFFERING MEMORANDUM



East Bay Coin
Laundry

NNN Leased Dollar Tree

2427 INTERNATIONAL BLVD OAKLAND CA 94601



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Table of Contents

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
SALE COMPARABLES	14



SECTION 1

Property Information

Executive Summary

TOTAL SALE PRICE

\$4,685,000

PRICE PER SQ FT

\$305

CAP RATE

6.7%

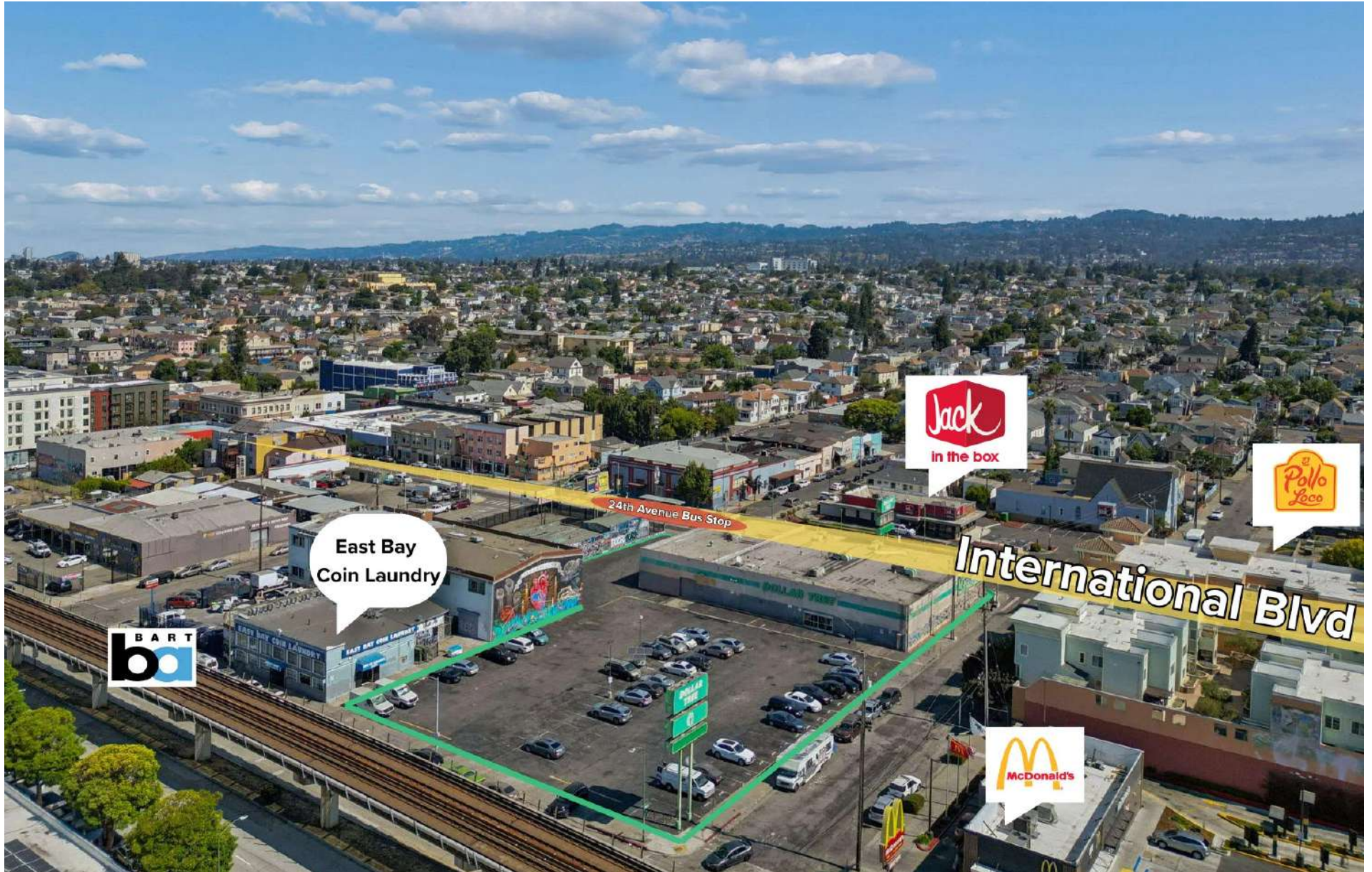
Offering Details

Building Size:	15,370 SF
Lot:	1.20 AC
Net Operating Income	\$312,000
Price Per AC	\$3,904,167
Lease Commencement	5/1/2001
Lease Expiration	12/31/2027
Options	none
Lease Type	NNN
Tenancy	Single
APN	020-0104-004-03
Parking	100 surface spaces
Year Built	1967
Renovated	2001
Zoning	C

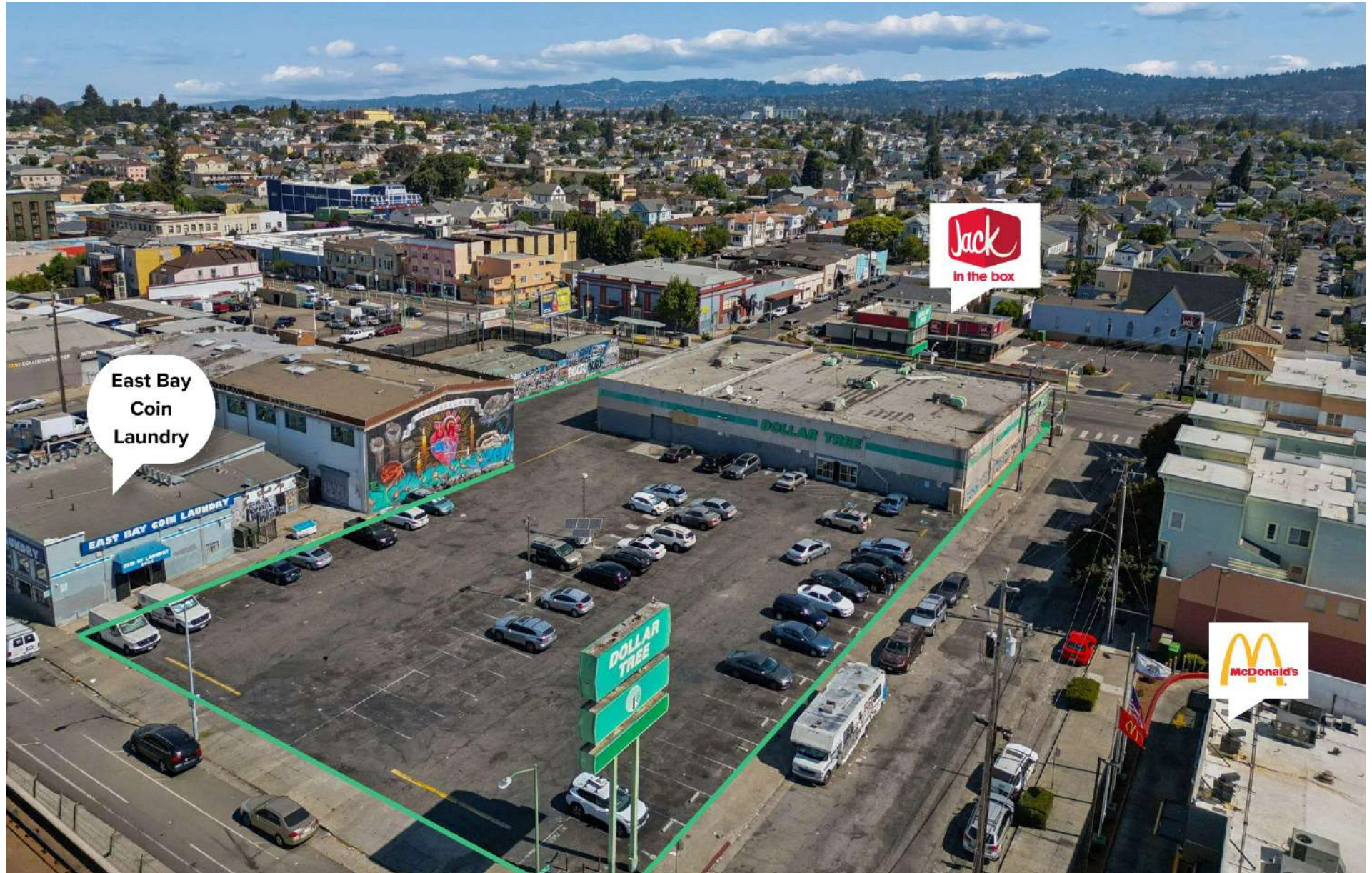
Property Highlights

- Top performing Dollar Tree location with nearly 25 years of operating history at this location.
- Single Corporate Guaranteed Tenant.
- Well positioned along International Blvd in the midst dense residential neighborhood.
- Freeway visibility with easy freeway access.
- Zero landlord responsibilities.
- Corner lot with signalized intersection.
- Located in Federal Opportunity Zone.
- Endless Possibilities: Potential opportunity to occupy as owner user and/or subdivide and reposition property for different commercial altogether.

Photos



Photos



Additional Photos



Additional Photos



Tenant Profile



Tenant Overview

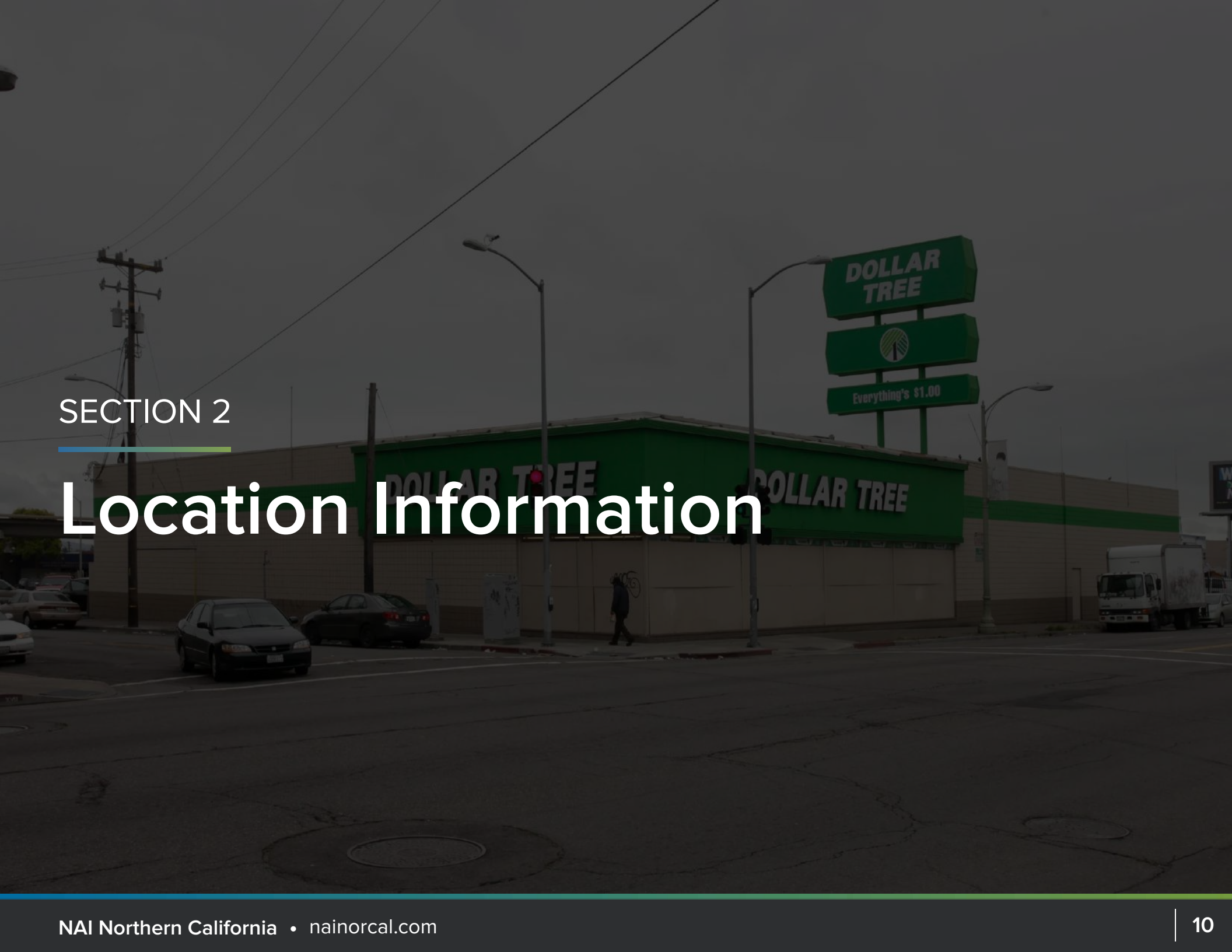
Company:	Dollar Tree Stores, Inc.
Founded:	1953
Total Revenue:	25.509 billion
Net Income:	\$1.341 billion
Net Worth:	\$20.696 billion
Headquarters:	500 Volvo Pkwy, Chesapeake, VA 23320
Website:	https://corporate.dollartree.com
Employees:	+/- 210,565
Sales:	\$25.509 billion
Number of Locations:	15,288+

Tenant Highlights

- Publicly traded on NASDAQ Ticker symbol: DLTR.
- Operates in 44 States with Over 15,000 Store Locations.
- In 2008 was placed on the Fortune 500.
- "Strong Grade" S&P Rating of BBB.
- Company Vision: "The best small-format value and convenience retailer serving the needs of customer in the neighborhoods we serve."

Corporate Profile

Dollar Tree began in 1986 as Only \$1.00, building on earlier variety-store and toy-retail roots in Virginia. The company later adopted the Dollar Tree name and grew into a value retailer focused on everyday essentials, seasonal merchandise, and discovery-oriented shopping. Current offerings include housewares, cleaning supplies, candy, snacks, food, health and beauty products, toys, gifts, stationery, craft and party supplies, books, and seasonal décor. The business also sells through its digital channels, including case-pack ordering, store pickup, home delivery, and same-day local delivery from participating store locations.



SECTION 2

Location Information

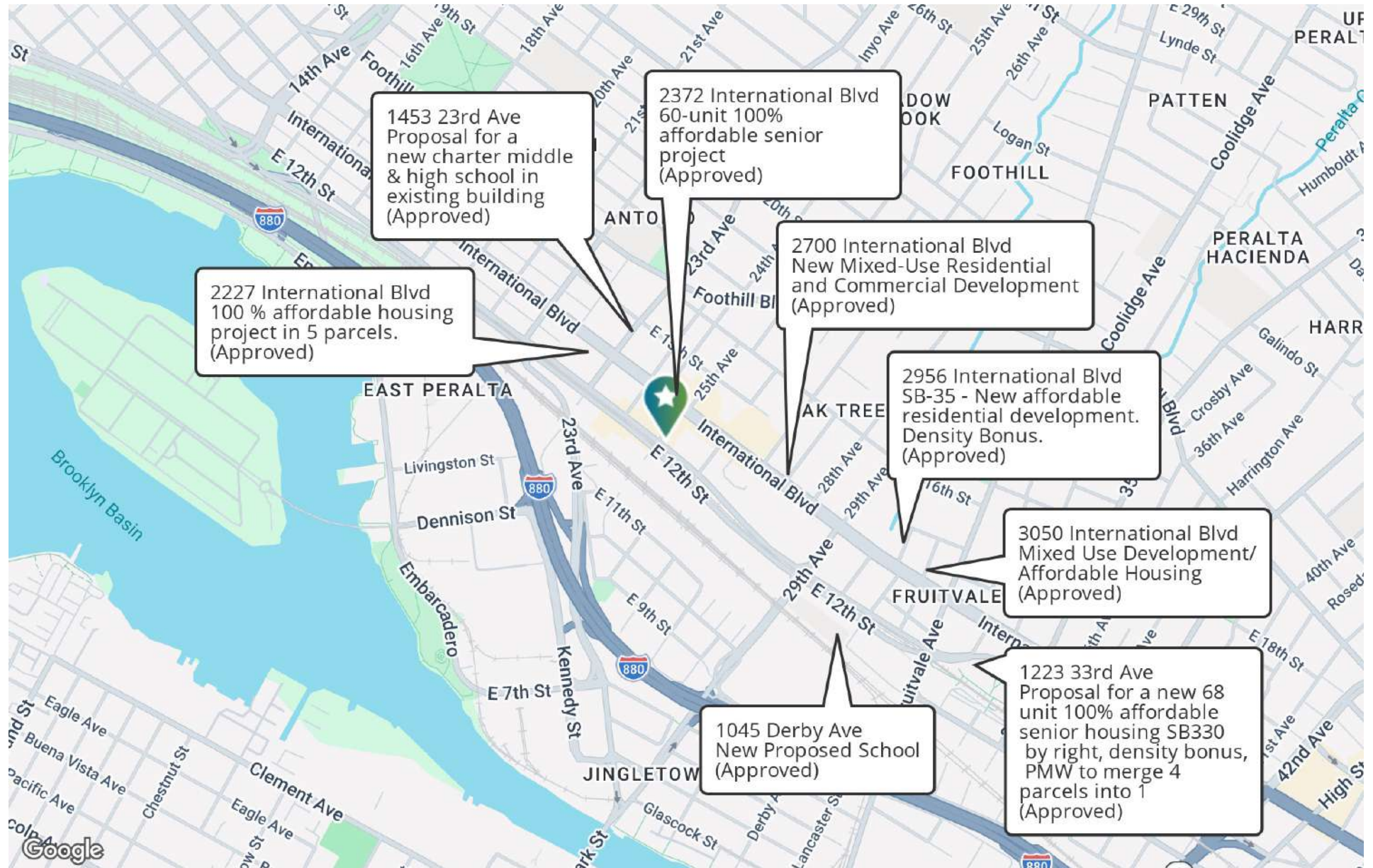
Nearby Points of Interest



Nearby Points of Interest



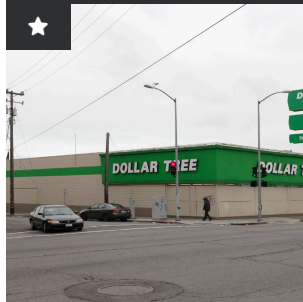
Nearby Development Projects



SECTION 3

Sale Comparables

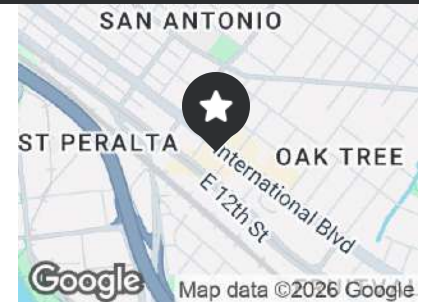
Sale Comparables



Subject Property

2427 International Blvd | Oakland, CA 94601

Sale Price:	\$4,685,000	NOI:	\$312,000	CAP:	6.70%
Price PSF:	\$304.81	Building SF:	15,370 SF	Year Built:	1967
Lot Size:	1.2 Acres				



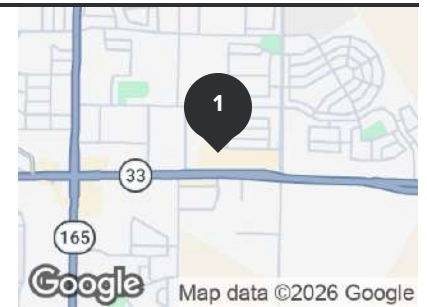
NNN lease, term exp 12/31/2027.



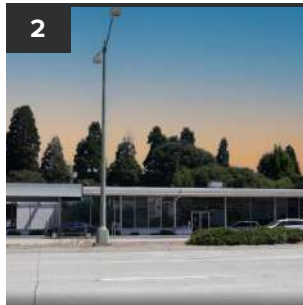
2120 E. Pacheco Blvd

Los Banos, CA 93635

Sale Price:	\$2,468,150	Occupancy:	100%	CAP:	6.65%
Price PSF:	\$296.65	Building SF:	8,320 SF	Lot Size:	1 Acres



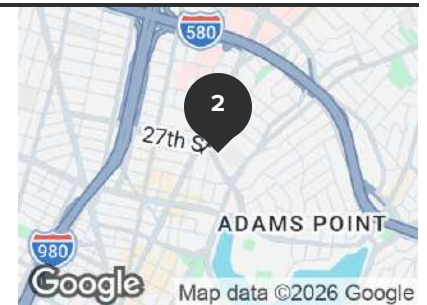
NNN Lease. Current term exp in 2029. 5X5 year options remain.



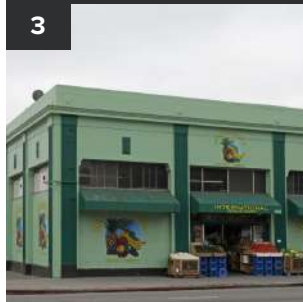
296 27th St

Oakland, CA 94612

Sale Price:	\$3,700,000	Occupancy:	0%	Price PSF:	\$335.08
Building SF:	11,042 SF	Year Built:	1960	Lot Size:	0.48 Acres



Sale Comparables



3

3851 International Blvd

Oakland, CA 94601

Sale Price: \$3,285,191

Price PSF: \$336.94

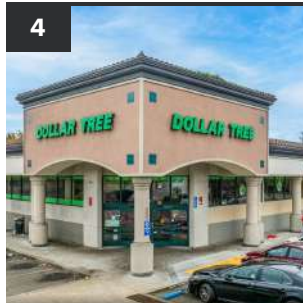
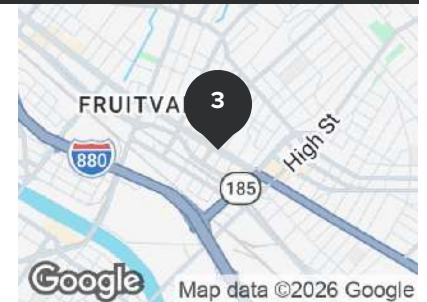
Lot Size: 0.72 Acres

Occupancy: 100%

Building SF: 9,750 SF

Closed: 12/18/2024

Year Built: 1925



4

26781 Mission Blvd

Hayward, CA 94544

Sale Price: \$6,000,000

Building SF: 15,120 SF

Occupancy: 0%

Year Built: 2000

Price PSF: \$396.83

Lot Size: 1 Acres



Currently vacant, previously leased to Dollar Tree.



5

3060 Travis Blvd

Fairfield, CA 94534

Sale Price: \$2,200,000

Price PSF: \$203.70

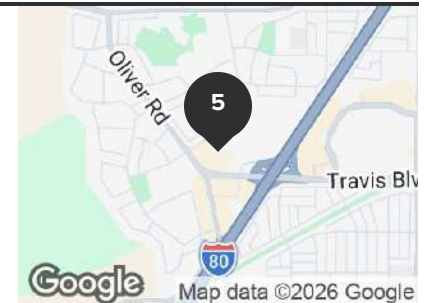
Lot Size: 1.04 Acres

Occupancy: 100%

Building SF: 10,800 SF

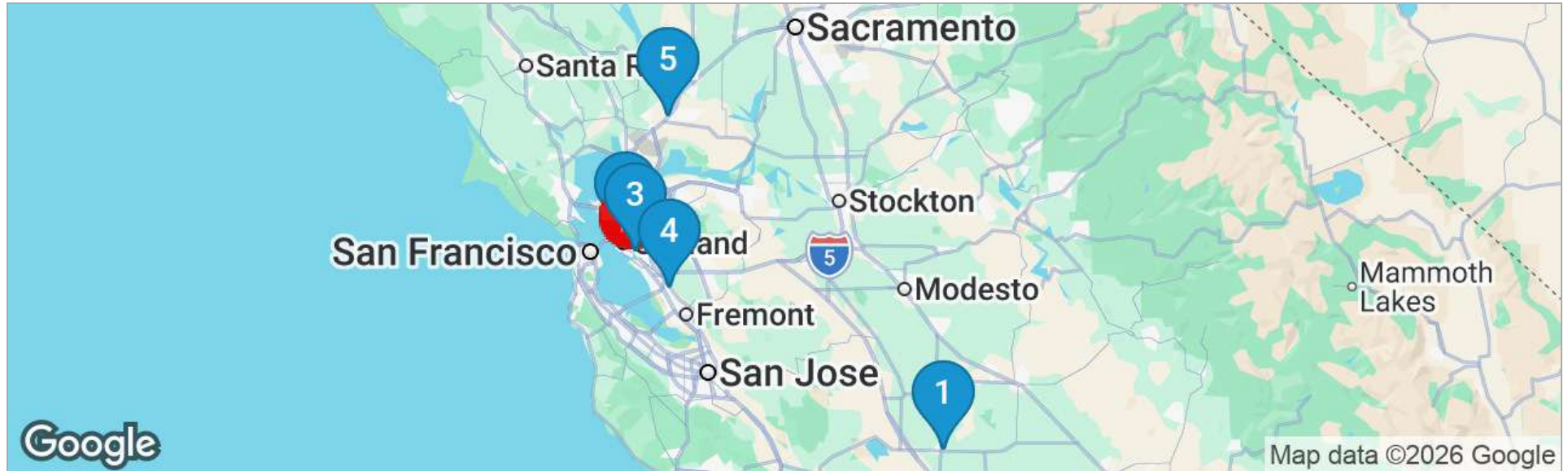
CAP: 6.34%

Year Built: 1979



Dollar Tree on NN lease. Currently in second option period until 06/30/2030. 1X5 year option remains.

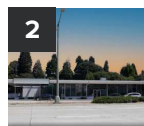
Sale Comps Map



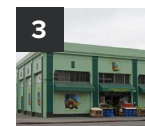
★ **Subject Property**
2427 International Blvd | Oakland, CA 94601



1 **2120 E. Pacheco Blvd**
Los Banos, CA
93635



2 **296 27th St**
Oakland, CA
94612



3 **3851 International Blvd**
Oakland, CA
94601



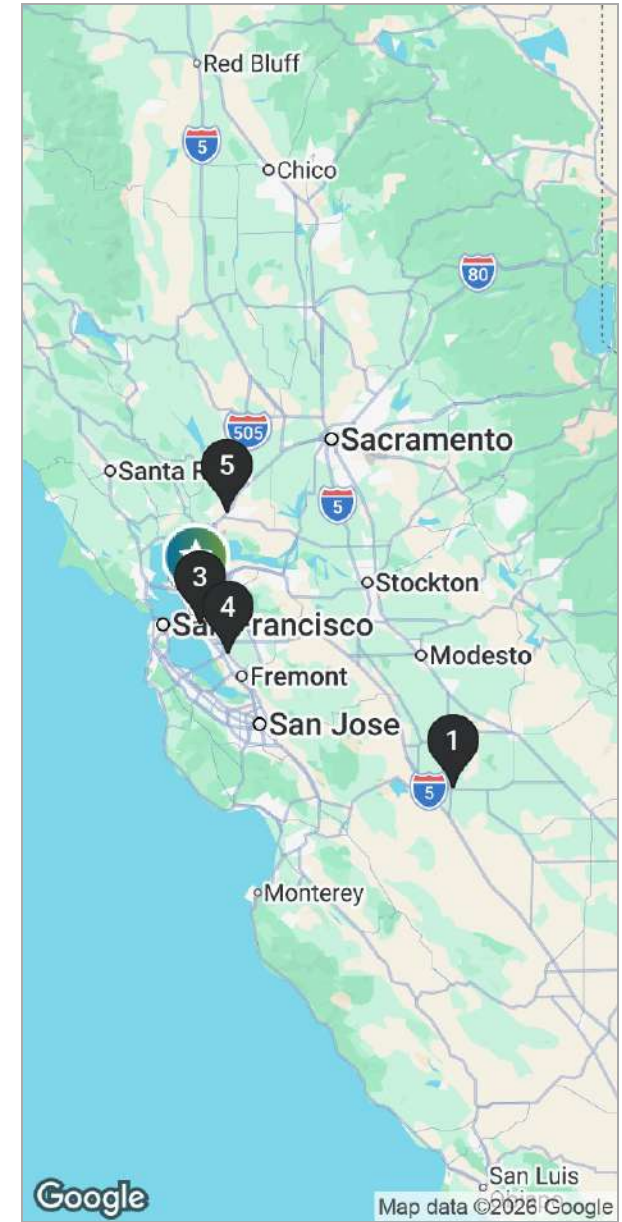
4 **26781 Mission Blvd**
Hayward, CA
94544



5 **3060 Travis Blvd**
Fairfield, CA
94534

Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Cap Rate	Price/SF	Deal Status
★	Dollar Tree 2427 International Blvd Oakland, CA	\$4,685,000	15,370 SF	6.70%	\$304.81	Subject Property
1	2120 E. Pacheco Blvd Los Banos, CA	\$2,468,150	8,320 SF	6.65%	\$296.65	On Market
2	296 27th St Oakland, CA	\$3,700,000	11,042 SF	-	\$335.08	On Market
3	3851 International Blvd Oakland, CA	\$3,285,191	9,750 SF	-	\$336.94	Sold 12/18/2024
4	26781 Mission Blvd Hayward, CA	\$6,000,000	15,120 SF	-	\$396.83	On Market
5	3060 Travis Blvd Fairfield, CA	\$2,200,000	10,800 SF	6.34%	\$203.70	On Market
	Averages	\$3,530,668	11,006 SF	6.50%	\$313.84	

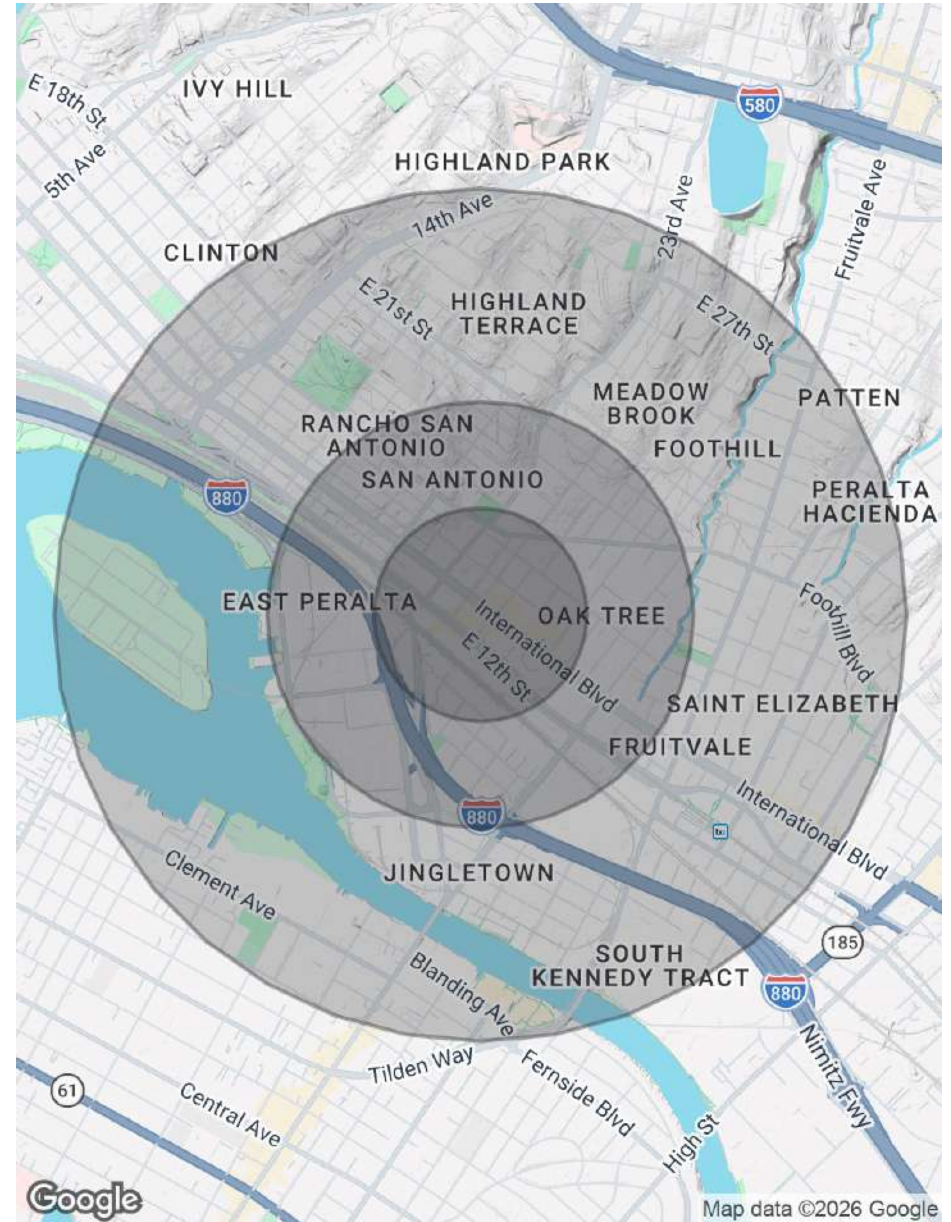


Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,528	13,747	45,330
Average Age	32.2	34.1	35.5
Average Age (Male)	32.1	34.5	35.3
Average Age (Female)	32.9	34.2	36.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,025	4,045	14,303
# of Persons per HH	3.4	3.4	3.2
Average HH Income	\$78,837	\$81,375	\$93,808
Average House Value	\$660,967	\$679,453	\$764,001

2023 American Community Survey (ACS)



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East Bay Coin
Laundry



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GLOBAL REACH. LOCAL EXPERTISE.

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