

FOR SALE

TWO TENANT NNN PAD

*Prime Bay Area Freeway On /Off
Ramp location / 2019 Construction /
Rare 10-Year Leases*

5951 LONE TREE WAY | BRENTWOOD, CA





53,200+ VPD



5951 LONE TREE WAY



GOLDEN HILLS CHRISTIAN SCHOOL

CELEBRATION CENTER

JEFFREY WAY

BLOSSOM APARTMENTS
288 Luxury Units

AVAILABLE FOR SALE

KIDDER MATHEWS

Offering Summary

PRICE	\$5,132,000
NET OPERATING INCOME	\$269,412
CAP RATE	5.25%
TENANT	Paris Baguette Stat Med Urgent Care
LEASE TYPE	10-Year NNN Leases

PROPERTY SPECIFICATIONS

RENTABLE AREA	±5,124 SF
LAND AREA	±0.54 Acres
PROPERTY ADDRESS	5951 Lone Tree Way Brentwood, CA 94513
YEAR BUILT	2019
PARCEL NUMBER	019-020-078-2
OWNERSHIP	Fee Simple (Land & Building Ownership)

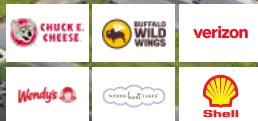
Taco Bell shops building available for sale for \$5.46M,
and Entitled Drive Thru Pad available for sale.

*Prominently positioned at the high-visibility
on/off ramp of Highway 4 with an average
of 53,200 Vehicles per day*

5951 LONE TREE WAY

4

5951 LONE TREE WAY



INVESTMENT HIGHLIGHTS

Prime Bay Area freeway on/off ramp location

2019 construction in the New Shops at Lone Tree Plaza center

Rare 10-Year shop space leases

NNN leases in 100% occupied strip center

E-commerce resistant tenants

Excellent Freeway Frontage with large 80 foot monument sign

Located on California State Route 4 (91,000 VPD) and Lone Tree Way (53,200 VPD)

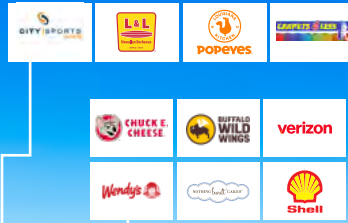
Lone Tree Way is a major east-west thoroughfare for the city of Brentwood

Located in Brentwood, California, a densely-populated and highly affluent Bay Area suburb

Exceptional demographics: Over 195,000 residents within 5 miles and Average Household Income of \$154,777 within 1 mile

Across Jeffery Way from Slatten Ranch Shopping Center with traffic generating national retailers such as Target, Best Buy, Hobby Lobby and Office Depot

Across Highway 4 from Lone Tree Plaza Shopping Center, featuring national anchor tenants Home Depot, Kohl's, Petco, Trader Joe's and Marshalls



DEER VALLEY HIGH SCHOOL

CARMEN DRAGON ELEMENTARY SCHOOL

91,000+ VPD



BLOSSOM APARTMENTS
288 Luxury Units



JEFFREY WAY

CELEBRATION CENTER

5951 LONE TREE WAY

53,200+ VPD



GOLDEN HILLS CHRISTIAN SCHOOL

LONE TREE WAY

10-YEAR CASH FLOW PROFORMA

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	Aug-2027	Aug-2028	Aug-2029	Aug-2030	Aug-2031	Aug-2032	Aug-2033	Aug-2034	Aug-2035	Aug-2036
POTENTIAL GROSS REVENUE										
Scheduled Base Rent	\$269,412	\$272,192	\$275,028	\$277,920	\$280,871	\$283,880	\$286,950	\$289,819	\$293,007	\$296,260
Total Expense Recoveries	\$162,243	\$166,362	\$170,592	\$174,936	\$179,397	\$183,979	\$188,685	\$193,510	\$198,474	\$203,572
Effective Gross Revenue	\$431,654	\$438,553	\$445,619	\$452,856	\$460,268	\$467,859	\$475,634	\$483,329	\$491,481	\$499,831
OPERATING EXPENSES										
Management Fees	\$12,950	\$13,157	\$13,369	\$13,586	\$13,808	\$14,036	\$14,269	\$14,500	\$14,744	\$14,995
Real Estate Taxes	\$58,255	\$59,436	\$60,641	\$61,870	\$63,125	\$64,405	\$65,712	\$67,045	\$68,405	\$69,793
Insurance	\$12,239	\$12,606	\$12,984	\$13,374	\$13,775	\$14,188	\$14,614	\$15,052	\$15,504	\$15,969
Administrative	\$2,156	\$2,221	\$2,287	\$2,356	\$2,427	\$2,499	\$2,574	\$2,652	\$2,731	\$2,813
Utilities	\$10,544	\$10,860	\$11,186	\$11,522	\$11,867	\$12,223	\$12,590	\$12,968	\$13,357	\$13,758
Repair & Maintenance	\$66,099	\$68,082	\$70,124	\$72,228	\$74,395	\$76,627	\$78,926	\$81,293	\$83,732	\$86,244
Total Operating Expenses	\$162,243	\$166,362	\$170,592	\$174,936	\$179,397	\$183,979	\$188,685	\$193,510	\$198,474	\$203,572
Net Operating Income	\$269,412	\$272,192	\$275,028	\$277,920	\$280,871	\$283,880	\$286,950	\$289,819	\$293,007	\$296,260

This financial analysis is for illustrative purposes only. Refer to the full ARGUS file for the assumption details and for potential buyers to perform their own independent underwriting. 3rd party financial analyst available upon request to assist with buyer's independent underwriting.

RENT ROLL

Tenant Name	Suite	SF	Lease Start	Lease End	Increase Date	Rate Per Year	Current Rent / Yr	Building Share %
Urgent Care Partners	B1	2,000	02/05/2021	02/28/2031	-	\$65.20	\$130,400	39%
Paris Baguette	B2	3,124	10/01/2023	10/31/2033	-	\$43.70	\$136,509	61%
					Oct-2026	\$44.57		
					Oct-2027	\$45.46		
					Oct-2028	\$46.37		
					Oct-2029	\$47.30		
					Oct-2030	\$48.24		
					Oct-2031	\$49.21		
					Oct-2032	\$50.19		

5951 LONE TREE WAY



SKY ZONE TRANSPOLE PARK	MOD	crumbl COOKIES	verizon
INN-OUT BURGER	Sport Clips	NORTON'S GREEN	KOHLS
Wendy's	Marshall's	AMBER'S TIRE	MATRESS FIRM
DAVE'S HOT CIDER	FedEx Office	Chevron	Best Office & Tea

CHUCK E. CHEESE	BUFFALO WILD WINGS	verizon
Wendy's	Shell	

Durlington	Starbucks
five BEL'W	Chick-fil-ee
CVS	FedEx Office

BEST BUY	HOBBY LOBBY	BevMo!	OLD NAVY
DOLLAR TREE	PETSMART	Office DEPOT	Five Guys
H&M	MATRESS FIRM	GameStop	pepperoni

O'Reilly	Firestone	Dutch Bros
Walmart	FIVE GUYS	
WinCo FOODS		

Michaels	petco	TRADER JOE'S
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4

Lowe's

Target

Costco

5951 LONE TREE WAY

TACO BELL	7 ELEVEN
fitness	CHASE

4

BLOSSOM APARTMENTS
288 Luxury Units

CELEBRATION CENTER

GOLDEN HILLS
CHRISTIAN SCHOOL

Bank of America	ARCO
Jollibee	HOP AS VLLIM BREWING

PIONEER ELEMENTARY SCHOOL

5951 LONE TREE WAY

PROPERTY OVERVIEW

LOCATION

Brentwood, California

Contra Costa County

TRAFFIC COUNTS

Lone Tree Way: 46,700 VPD

Jeffery Way: 6,600 VPD

HWY 4 (John Marsh Heritage Hwy): 91,000 VPD

ACCESS

Jeffery Way: 2 Access Point

PARCEL

Parcel Number: 019-020-078-2

Acres: 0.54

Square Feet: 5,124 SF

CONSTRUCTION

Year Built: 2019

ZONING

Commercial

AVAILABLE FOR SALE

KIDDER MATHEWS



HILLTOP CHRISTIAN SCHOOL

CARMEN DRAGON ELEMENTARY SCHOOL

FREEDOM HIGH SCHOOL

DEER VALLEY HIGH SCHOOL

5951 LONE TREE WAY

PIONEER ELEMENTARY SCHOOL

THE STREETS OF BRENTWOOD

BLOSSOM APARTMENTS
288 Luxury Units

GOLDEN HILLS CHRISTIAN SCHOOL

BRISTOW MIDDLE SCHOOL

foodmaxx	Starbucks
SUBWAY	McDonald's
TACO BELL	Western Dental & Orthodontics
Round Table	CHASE

AMC THEATRES	BARNES & NOBLE	BJS	Bath & Body Works
• sunglasses hut	BLACK ROCK	ULTA	OrangeTheory
VICTORIAN SECRET	TILLYS	TALBOTS	White Barn
Red Robin	AT&T	DSW	LENSCRAFTERS

TACO BELL	ELEVEN	FITNESS	CHASE
CHUCK E. CHEESE	BUFFALO WILD WINGS	verizon	
Wendy's	Wendy's	Shell	

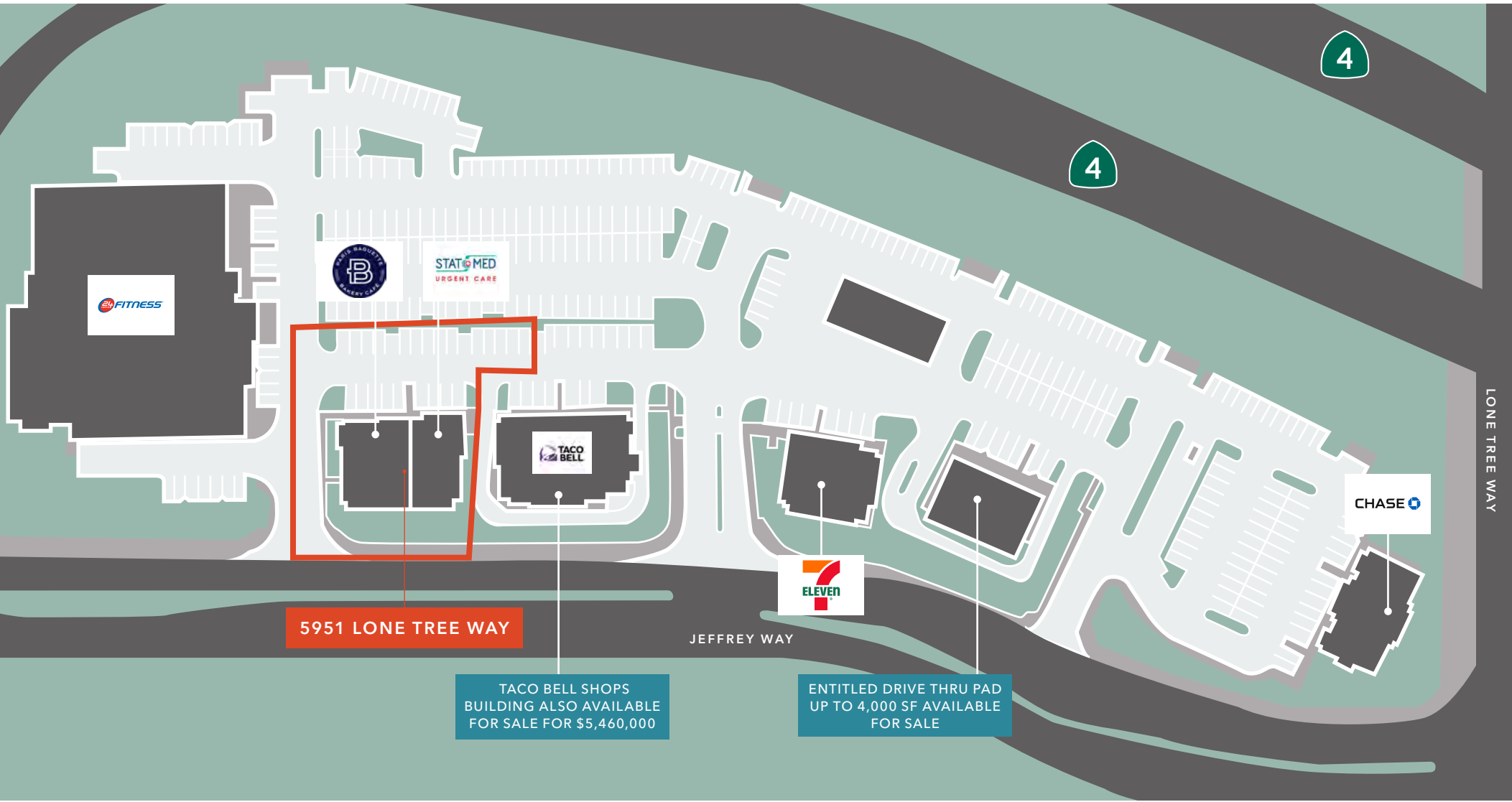
SAFeway	Starbucks	TACO BELL	Sport Clips	SPORTSMAN'S SHIRT	KOHL'S	Michaels	petco	TRADER JOE'S
ROSS DRESS FOR LESS	DOLLAR TREE	SUBWAY	Marshalls	AMERICA'S TIRE	MATTHESS FIRM	DAVID'S BIRD SEEDS	PEPPER CORN	INN-OUT BURGER

Target	CVS	FedEx Office	BEST BUY	HOBBY LOBBY	BevMo!	OLD NAVY
Durlington	Starbucks	DOLLAR TREE	PET SMART	Office DEPOT	Tractor	
five BEAV	Chick-fil-A	Habit	MATTHESS FIRM	GameStop	pepper	

Walmart	7 ELEVEN	Jack in the box	Little Caesars
Denny's	BIG 5	Wendy's	

WinCo FOODS	W	FIVE GUYS
O'Reilly	Pirestone	Dutch Bros

SITE PLAN





Redefining the typical immediate care experience for professionals and families.

Stat Med Urgent Care services the community in Concord, Lafayette, Livermore, Brentwood, and other communities throughout San Francisco's East Bay area. By merging outstanding clinical expertise with compassionate care in a high-end setting, our practice is able to offer prompt, personalized medical treatment without the hassle you may have come to expect from average urgent care clinics. Stat Med Urgent Care, has extended hours every day and never requires appointments, so patients can receive the expert care you need sooner rather than later.

They also come highly recommended by many insurance providers.

Representative Photo



NO OF CLINICS

4 Clinics

VA AUTHORIZED

Yes

YEAR FOUNDED

2013

TENANCY

Corporate

TYPE

Walk In Care

LOCATION

San Francisco



Paris Baguette is a neighborhood bakery café bringing expertly crafted baked and brewed goods to guests through a warm and welcoming bakery café experience.

A rapidly expanding international bakery café concept from South Korea, offering a mix of French-style pastries, cakes, sandwiches, and coffee. Recognized for its eye-catching desserts and self-serve experience, the brand has thousands of locations globally and continues to grow quickly across the U.S.

Combining classic French techniques with Korean-inspired flavors, the selection includes flaky croissants, danishes, and tarts alongside unique items like cream-filled breads, sweet red bean or matcha pastries, and savory options such as ham and cheese croissants.

Representative Photo



PARENT COMPANY

SPC Group

GLOBAL LOCATIONS

4,000+

TENANCY

Franchisee

US LOCATIONS

99+

YEAR FOUNDED

1988

BRENTWOOD, CALIFORNIA

Brentwood has emerged as one of Northern California's fastest-growing suburban communities, offering a compelling blend of residential expansion, affluence, and accessibility.

Positioned approximately 55 miles east of San Francisco and 60 miles northeast of San Jose, the city benefits from its strategic location within the greater San Francisco Bay Area while maintaining a more affordable and family oriented environment.

Brentwood's population growth has been driven by an influx of households seeking larger housing options and a high quality of life relative to core Bay Area markets. The area is characterized by master-planned communities, strong household incomes, and a steadily expanding consumer base. This growth has supported increased demand for retail, service-oriented businesses, and neighborhood commercial centers.

The local economy is diverse, with employment supported by regional commuting patterns as well as nearby job centers in Walnut Creek, Pleasanton, and Oakland. Additionally, Brentwood retains its agricultural roots, contributing to a unique identity that blends suburban living with agritourism and local production

Infrastructure improvements have enhanced connectivity, including access via State Routes 4 and 160, linking the city to major interstate corridors and employment hubs. Public transportation options, including connections to BART stations in nearby communities such as Antioch, further support commuter accessibility.

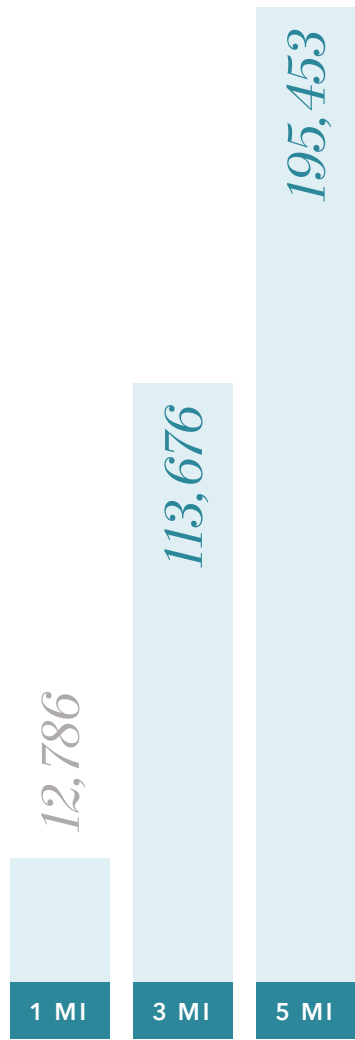
Retail fundamentals in Brentwood remain strong, supported by population growth, limited retail supply in certain submarkets, and increasing consumer spending. The city's commercial corridors, including Lone Tree Way and Brentwood Boulevard, serve as primary retail and service hubs, drawing from both local residents and the broader East Contra Costa trade area.

Overall, Brentwood represents a high-growth, supply-constrained suburban market within the Bay Area, offering attractive demographics, continued residential development, and expanding retail demand—key drivers supporting long-term commercial real estate investment potential.

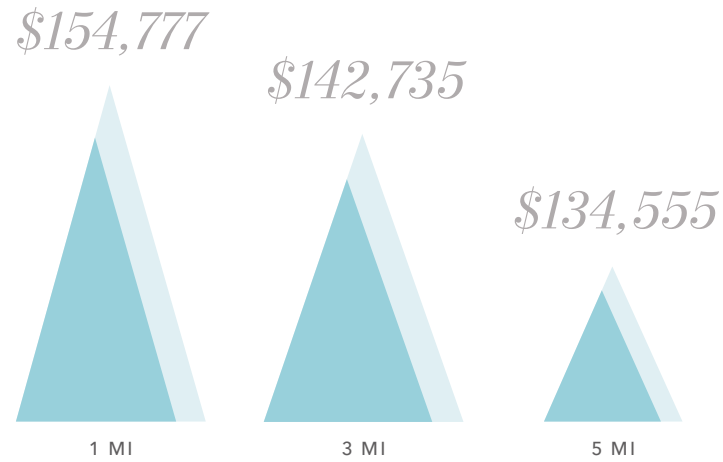


DEMOGRAPHICS

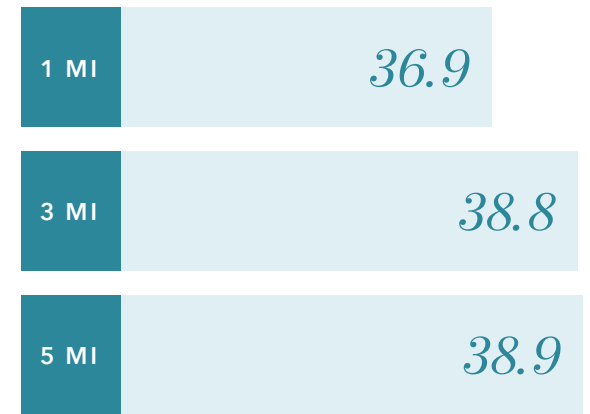
POPULATION



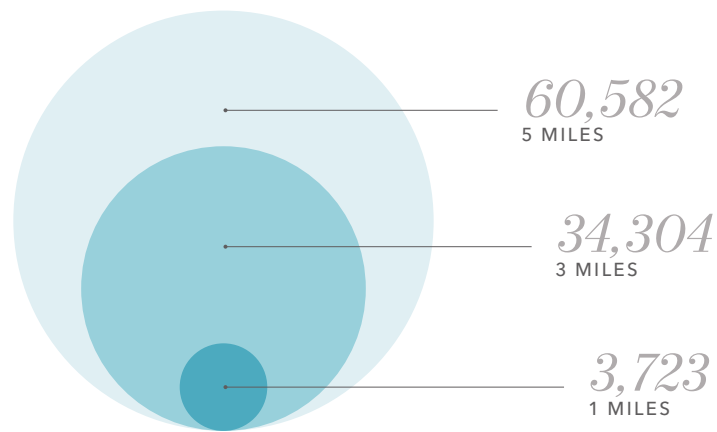
AVERAGE HOUSEHOLD INCOME



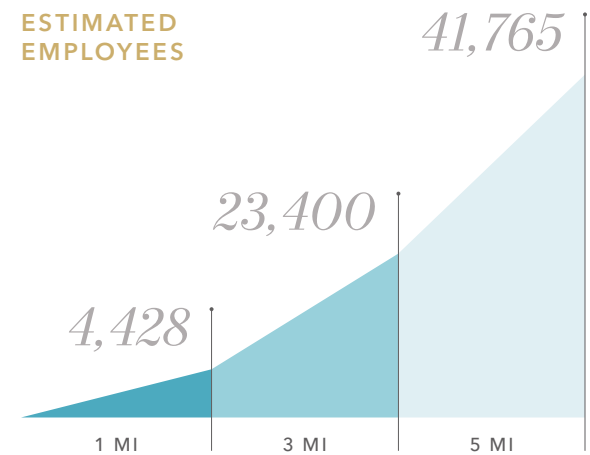
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, CoStar USA

5951 LONE TREE WAY



*For more information on
this property, please contact*

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