

OFFERING MEMORANDUM

Marcus & Millichap

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Hercules, CA 94547



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PROPERTY INFORMATION

SECTION | 1

DRAGON TERRACE

CALI BAY DENTAL CARE

TUTU SCHOOL HERCULES

TASTE OF LAO THAI

1581 SALON AND BARBER

STARBREAD

JADE NAILS

CAFE TAPIOCA

GENKI HOUSE

DOMINOS PIZZA



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number Of Units:	10
Year Constructed:	1987
Building SF:	14,170 SF
Lot Size:	1.48 Acres
Zoning:	CC

PRICE ANALYSIS

SALE PRICE	\$8,200,000
Price Per SF:	\$578.69
Current Cap:	6.03%
Pro Forma Cap:	6.21%

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Dragon Terrace	1	1,891	7/31/2032	\$76,699	13.35	\$40.56
Taste of Lao Thai	2	1,300	1/7/2031	\$43,901	9.17	\$33.77
Cali Bay Dental Care	3	1,625	12/31/2029	\$52,390	11.47	\$32.24
1581 Salon and Barber	4	1,200	2/29/2028	\$35,400	8.47	\$29.50
Tutu School Hercules	5	1,206	2/29/2028	\$35,734	8.51	\$29.63
Jade Nails	6	1,200	9/30/2031	\$41,316	8.47	\$34.43
StarBread*	7	1,200	7/31/2030	\$45,564	8.47	\$37.97
Genki House**	8	1,200	6/30/2031	\$58,500	8.47	\$48.75
Creekside Cafe*	9	1,300	5/31/2029	\$51,597	9.17	\$39.69
Dominos Pizza	10	1,781	7/31/2028	\$53,430	12.57	\$30.00
Totals/Averages		13,903		\$494,531		\$35.57

* Increases June 1, 2026
 ** Increases July 1, 2026

PROPERTY DETAILS & HIGHLIGHTS

Address	1581 Sycamore Ave
City, State	Hercules, CA
APN	406-140-015-8
Building Size	14,170 SF
Lot Size	1.48 Acres
Year Built	1987
Tenants	10

1581 Sycamore Ave is a premier 10 suite retail investment opportunity located in the thriving city of Hercules, California.

Situated on a 1.48 acre parcel of land, the subject property was originally constructed in 1987 and features a gross building area of approximately 14,170 square feet, offering its tenants beautifully designed retail floor plans.

The subject property is currently occupied by 10 tenants, all under a NNN lease structure. Owners greatly benefit from NNN leases thanks to their little to no maintenance investment structure and reliable, long-term cash flow. The subject property has also recently undergone significant capital improvements including a new roof, structural building upgrades and fresh exterior paint.

1581 Sycamore Ave is situated within a larger retail shopping plaza anchored by The Home Depot, drawing to the area approximately 19,660 vehicles per day, according to TraffixMetrix. The Home Depot manages the plaza parking lot, allowing for seamless traffic flow and consistent upkeep, further enhancing accessibility and convenience.

The investment appeal of this asset is driven by Hercules' strong employment fundamentals and low vacancy levels. With a world-class location in Contra Costa County, 1581 Sycamore Ave presents an attractive choice for investors due to its close proximity to other major retailers, transportation corridors, growing population, shopping, dining and entertainment options.

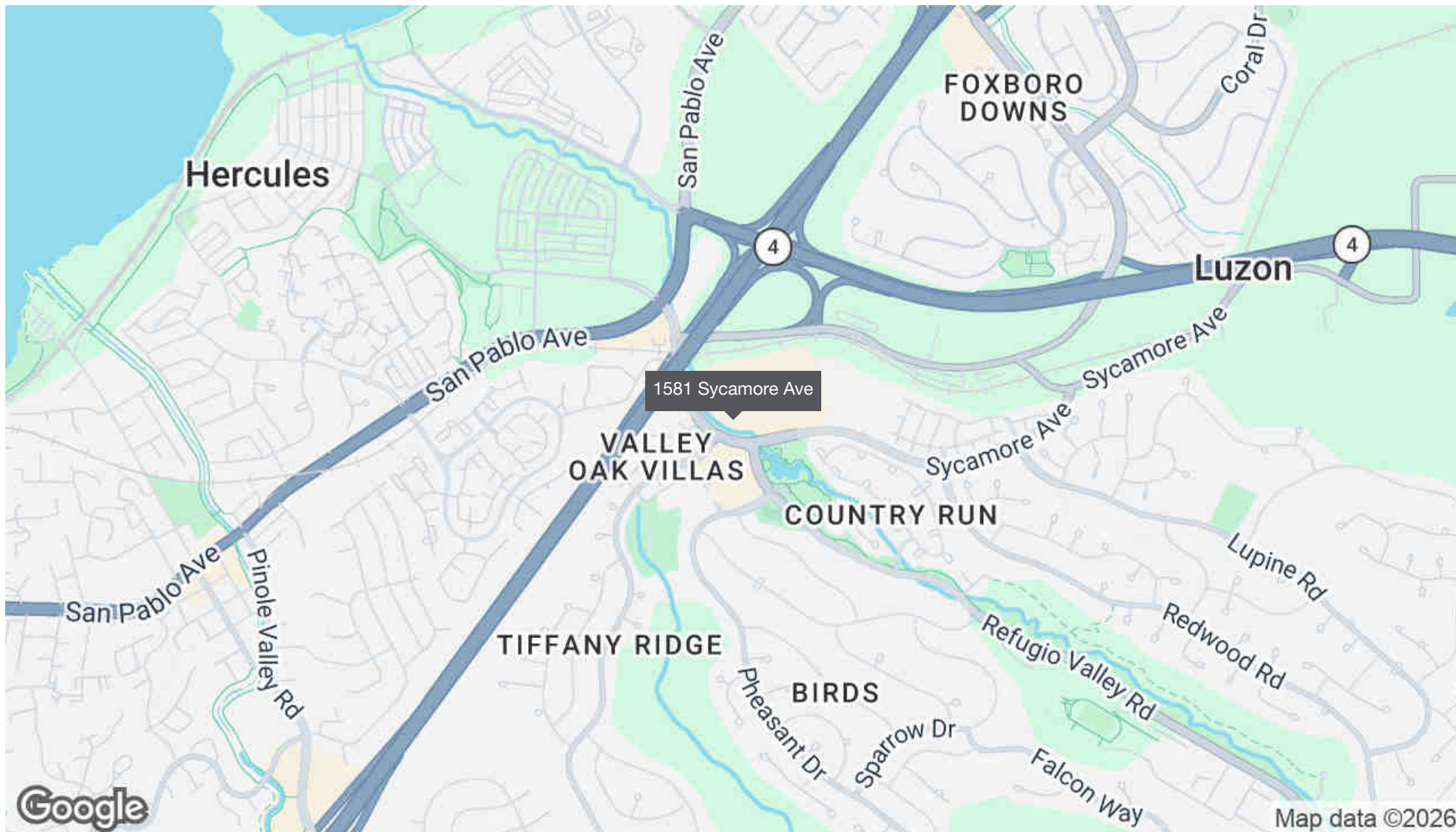


- Premier Hercules Retail Investment Opportunity - Investors have the rare opportunity to acquire a prime retail investment composed of strong tenants located in the thriving city of Hercules, California.
- Recent Capital Improvements - 1581 Sycamore Ave has recently undergone major capital improvements including a new roof, structural upgrades and fresh exterior paint.
- Strong Street Visibility - The subject property benefits from its positioning on Sycamore Ave and Refugio Valley Rd, hosting approximately 19,660 vehicles per day.
- Ease of a NNN Lease Structure - Owners greatly benefit from NNN leases thanks to their little to no maintenance investment structure and reliable, long-term cash flow.

AERIAL MAP



REGIONAL MAP



FINANCIAL ANALYSIS

SECTION | 2



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$8,200,000	\$8,200,000
Price per SF	\$578.69	\$578.69
CAP Rate	6.03%	6.21%
OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$494,525	\$509,020
Other Income	\$330,526	\$330,526
Total Scheduled Income	\$825,051	\$839,546
Operating Expenses	\$330,526	\$330,526
Net Operating Income	\$494,525	\$509,020

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
Gross Scheduled Income	\$494,525	\$49,452	\$34.90	\$509,020	\$50,902	\$35.92
CAM Reimbursements	\$330,526	\$33,052	\$23.33	\$330,526	\$33,052	\$23.33
Gross Income	\$825,051	\$82,505	\$58.23	\$839,546	\$83,954	\$59.25
EXPENSE SUMMARY	CURRENT	PER UNIT	PER SF	PRO FORMA	PER UNIT	PER SF
CAM - Real Estate Taxes	\$106,462	\$10,646	\$7.51	\$106,462	\$10,646	\$7.51
CAM - Insurance	\$11,916	\$1,191	\$0.84	\$11,916	\$1,191	\$0.84
CAM - PG&E	\$3,712	\$371	\$0.26	\$3,712	\$371	\$0.26
CAM - Water & Sewer	\$13,907	\$1,390	\$0.98	\$13,907	\$1,390	\$0.98
CAM - Garbage & Recycling	\$36,710	\$3,671	\$2.59	\$36,710	\$3,671	\$2.59
CAM - Repairs & Maintenance	\$68,100	\$6,810	\$4.81	\$68,100	\$6,810	\$4.81
CAM - Capital Improvements	\$47,377	\$4,737	\$3.34	\$47,377	\$4,737	\$3.34
CAM - Fire Safety	\$7,748	\$774	\$0.55	\$7,748	\$774	\$0.55
CAM - CC&R	\$10,156	\$1,015	\$0.72	\$10,156	\$1,015	\$0.72
CAM - Business Licenses & Fees	\$521	\$52	\$0.04	\$521	\$52	\$0.04
CAM - Management Fee	\$23,917	\$2,391	\$1.69	\$23,917	\$2,391	\$1.69
Gross Expenses	\$330,526	\$33,052	\$23.33	\$330,526	\$33,052	\$23.33
Expense % Of Gross Income	40%			39%		
Net Operating Income	\$494,525	\$49,452	\$34.90	\$509,020	\$50,902	\$35.92

NOTES

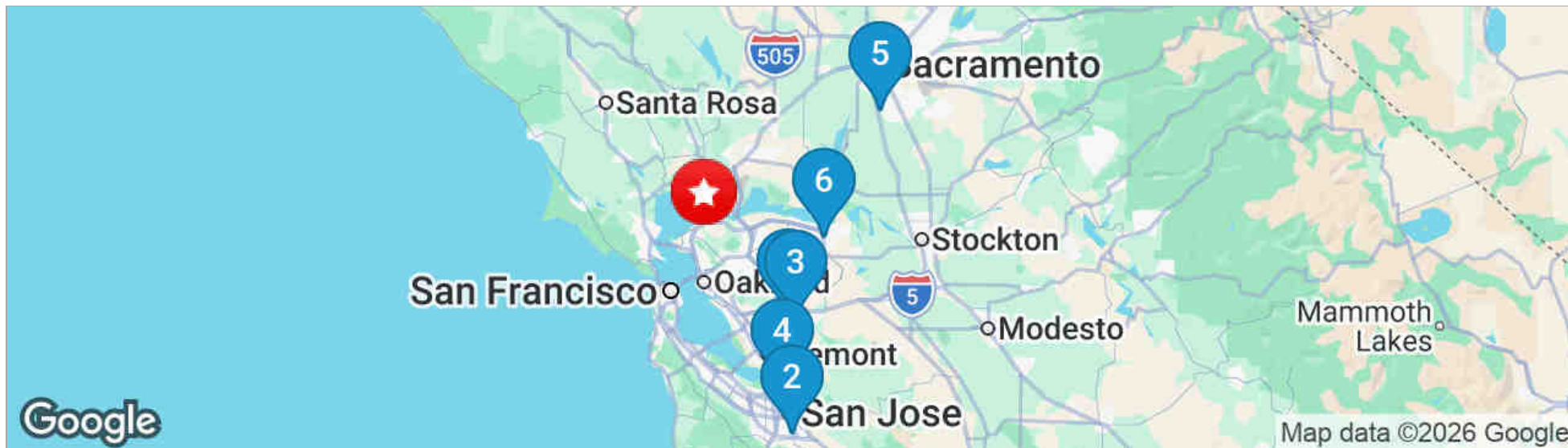
- [1] Gross Scheduled Rent - Based On Owner's April 15, 2026 Rent Roll
- [2] CAM Reimbursements - Scheduled Based On Owner's CAM Reimbursement Financials
- [3] Vacancy Factor - Estimated at 3% of Total Scheduled Income
- [4] Real Estate Taxes - Based On Owner's 2025 CAM Reimbursement Financials
- [5] Insurance - Based On Owner's 2025 CAM Reimbursement Financials
- [6] Utilities - Based On Owner's 2025 CAM Reimbursement Financials
- [7] Repairs & Maintenance - Based On Owner's 2025 CAM Reimbursement Financials
- [8] Capital Improvements - Based On Owner's 2025 CAM Reimbursement Financials
- [9] Fire Safety - Based On Owner's 2025 CAM Reimbursement Financials
- [10] CC&R - Based On Owner's 2025 CAM Reimbursement Financials
- [11] Business Licenses & Fees - Based On Owner's 2025 CAM Reimbursement Financials
- [12] Management Fee - Based On Owner's 2025 CAM Reimbursement Financials

SALE COMPARABLES

SECTION | 3



SALE COMPS MAP



★ SUBJECT PROPERTY
1581 Sycamore Ave | Hercules, CA 94547

1 2707 HOPYARD RD
Pleasanton, CA
94588

2 4750 ALMADEN EXPY
San Jose, CA
95118







3 3550 STANLEY BLVD
Pleasanton, CA
94566

4 168-182 RANCH DR
Milpitas, CA
95035

5 2475 ELK GROVE BLVD
Elk Grove, CA
95758

6 5829 LONE TREE WAY
Antioch, CA
94531

SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	 2707 Hopyard Rd Pleasanton, CA 94588	\$8,614,286	14,710 SF	\$585.61	5.5%	12	On Market
2	 4750 Almaden Expy San Jose, CA 95118	\$12,988,000	16,032 SF	\$810.13	5.6%	14	On Market
3	 3550 Stanley Blvd Pleasanton, CA 94566	\$3,923,000	5,203 SF	\$753.99	5.89%	4	02/25/2026
4	 168-182 Ranch Dr Milpitas, CA 95035	\$6,000,000	9,100 SF	\$659.34	6.17%	4	10/16/2025
5	 2475 Elk Grove Blvd Elk Grove, CA 95758	\$5,500,000	9,750 SF	\$564.10	6.25%	5	08/14/2025
6	 5829 Lone Tree Way Antioch, CA 94531	\$9,100,000	15,400 SF	\$590.91	7.06%	4	10/11/2024
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	Totals/Averages	\$7,687,548	11,699 SF	\$657.11	6.08%	7.17	

SALE COMPS



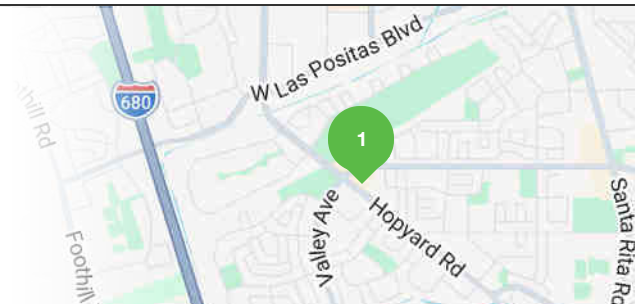
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2707 HOPYARD RD

Pleasanton, CA 94588

Sale Price:	\$8,614,286	Lot Size:	1.24 Acres
Year Built:	1973	Building SF:	14,710 SF
Price PSF:	\$585.61	CAP:	5.5%
NOI:	\$473,786		

- On Market



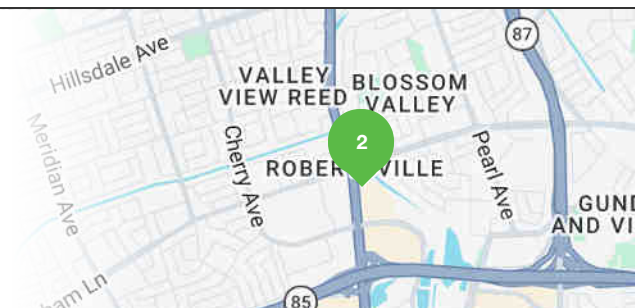
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4750 ALMADEN EXPY

San Jose, CA 95118

Sale Price:	\$12,988,000	Lot Size:	1.11 Acres
Year Built:	1989	Building SF:	16,032 SF
Price PSF:	\$810.13	CAP:	5.6%
NOI:	\$727,328		

- Under Contract

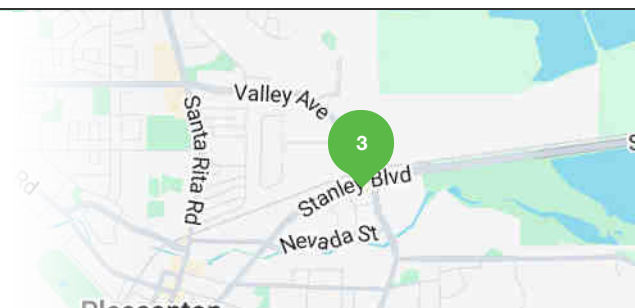


3

3550 STANLEY BLVD

Pleasanton, CA 94566

Sale Price:	\$3,923,000	Lot Size:	34,987 SF
Year Built:	2006	Building SF:	5,203 SF
Price PSF:	\$753.99	CAP:	5.89%
Closed:	02/25/2026	NOI:	\$231,065



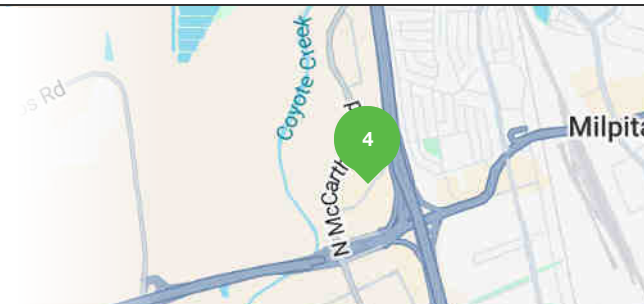
SALE COMPS



168-182 RANCH DR

Milpitas, CA 95035

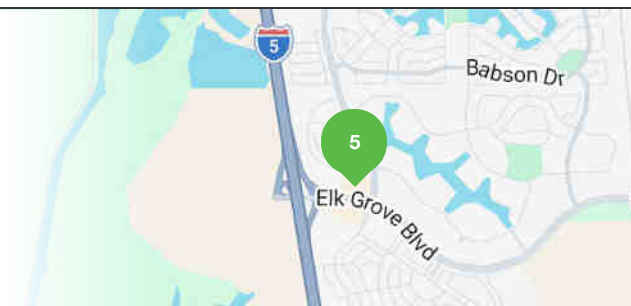
Sale Price:	\$6,000,000	Lot Size:	1.31 Acres
Year Built:	1996	Building SF:	9,100 SF
Price PSF:	\$659.34	CAP:	6.17%
Closed:	10/16/2025	NOI:	\$370,710



2475 ELK GROVE BLVD

Elk Grove, CA 95758

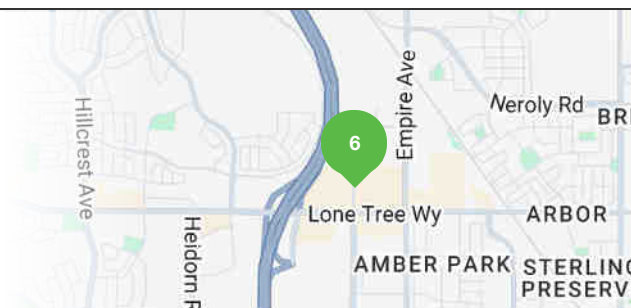
Sale Price:	\$5,500,000	Lot Size:	1.13 Acres
Year Built:	2005	Building SF:	9,750 SF
Price PSF:	\$564.10	CAP:	6.25%
Closed:	08/14/2025	NOI:	\$344,032



5829 LONE TREE WAY

Antioch, CA 94531

Sale Price:	\$9,100,000	Lot Size:	1.44 Acres
Year Built:	2004	Building SF:	15,400 SF
Price PSF:	\$590.91	CAP:	7.06%
Closed:	10/11/2024	NOI:	\$642,460

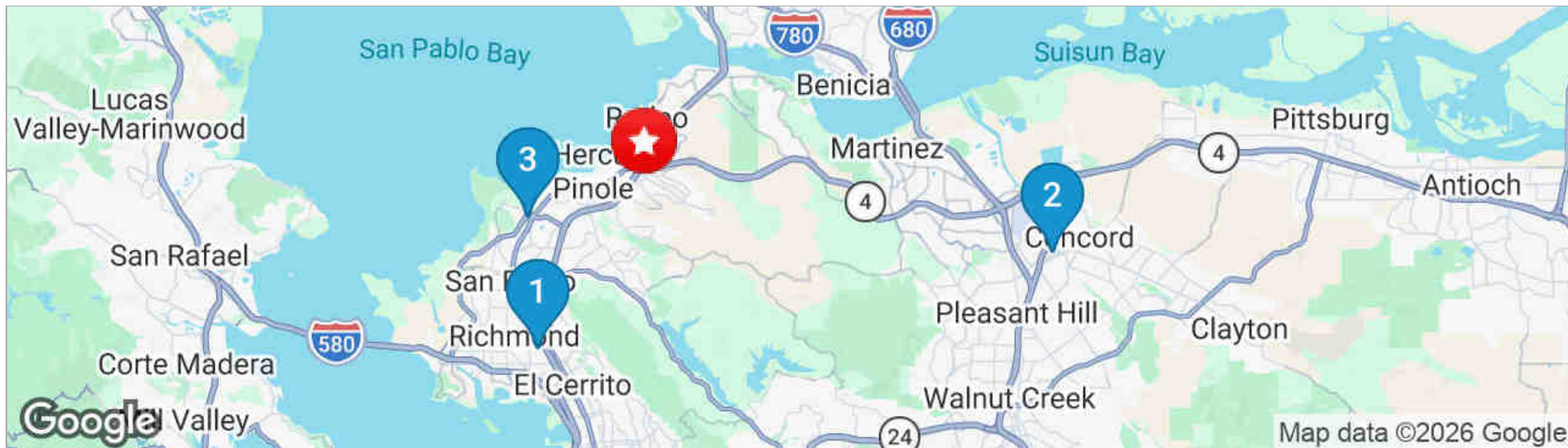


LEASE COMPARABLES

SECTION | 4



LEASE COMPS MAP



SUBJECT PROPERTY

1581 Sycamore Ave | Hercules, CA 94547

1

4200 MACDONALD AVE

Richmond, CA
94805

2

1739-1746 WILLOW PASS RD

Concord, CA
94523

3

15501 SAN PABLO AVE

Richmond, CA
94806

LEASE COMPS

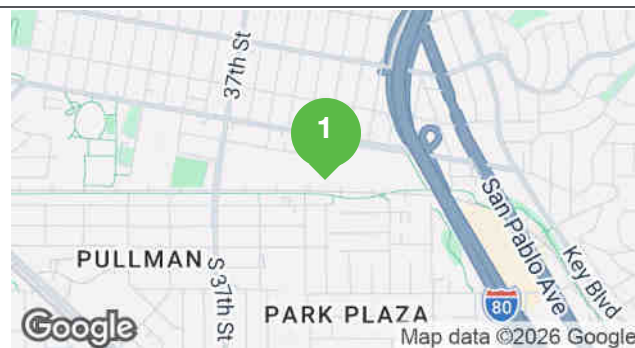
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4200 MACDONALD AVE

Richmond, CA 94805

Year Built:	2008	Bldg Size:	12,255 SF
Lease Rate	\$36.00 /SF/yr	Lease Type:	NNN
Space Size:	1,200 SF	No. Units:	2



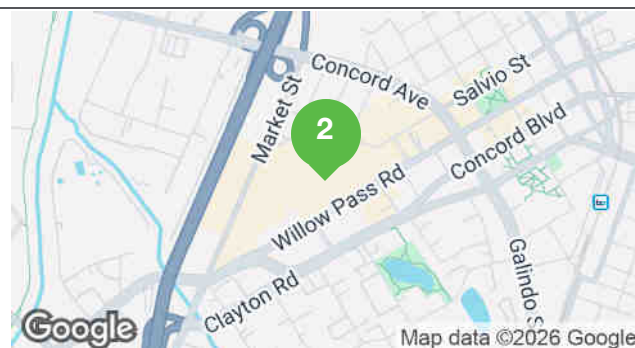
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1739-1746 WILLOW PASS RD

Concord, CA 94523

Year Built:	1955	Bldg Size:	5,984 SF
Lease Rate	\$36.00 /SF/yr	Lease Type:	NNN
Space Size:	3,258 SF	No. Units:	4



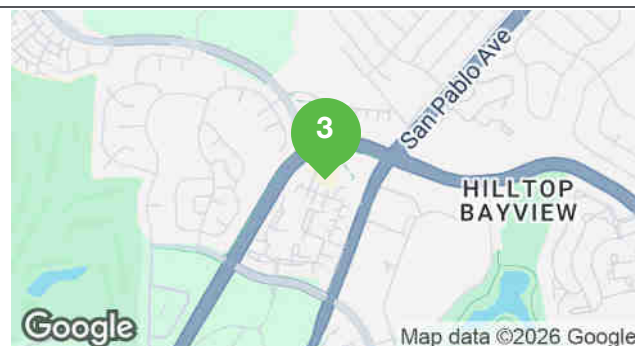
3



15501 SAN PABLO AVE

Richmond, CA 94806

Year Built:	2004	Bldg Size:	12,255 SF
Lease Rate	\$42.00 /SF/yr	Lease Type:	NNN
Space Size:	1,600 SF	No. Units:	6



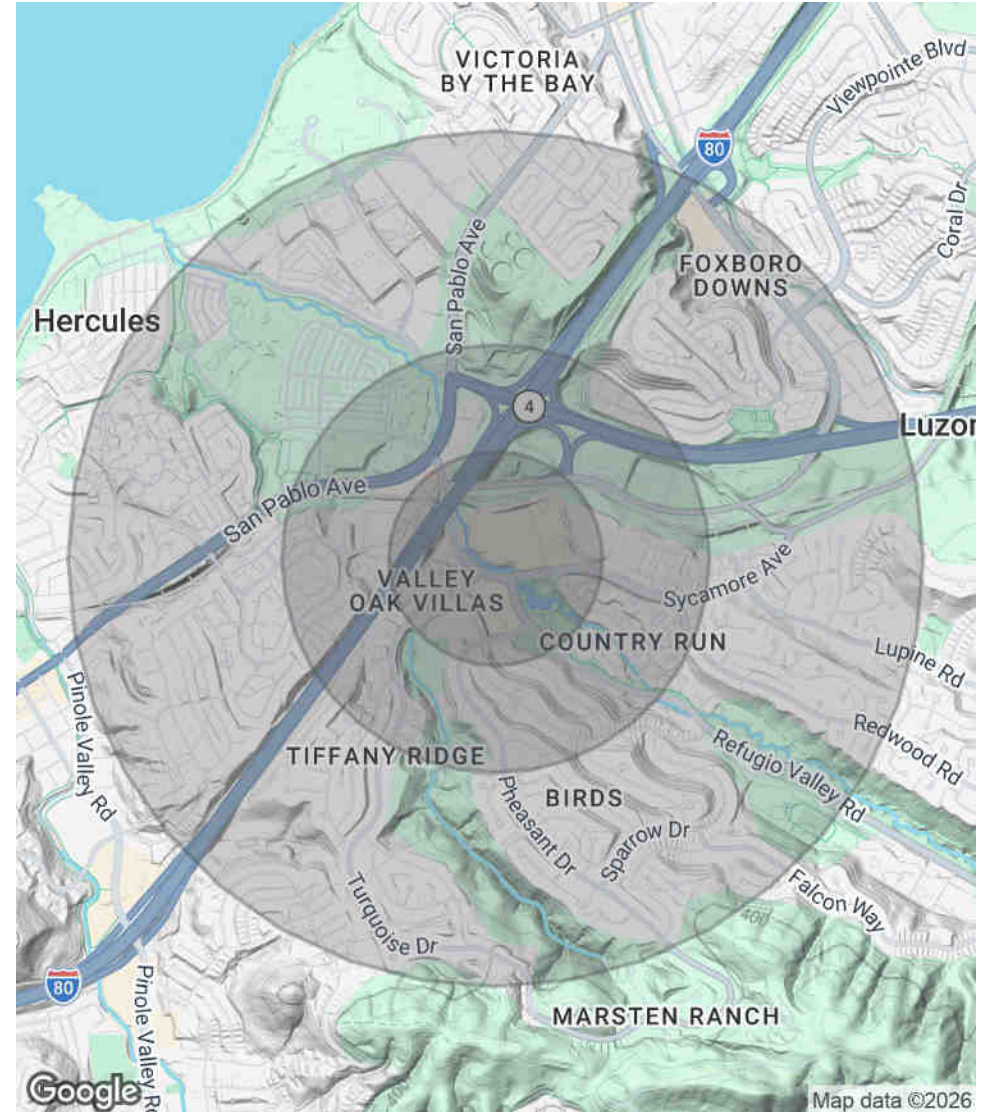
MARKET OVERVIEW

SECTION | 5



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	910	4,467	15,983
Average Age	48.0	45.7	45.6
Average Age (Male)	45.1	42.5	43.0
Average Age (Female)	48.6	47.4	47.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	361	1,761	5,864
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$140,771	\$145,872	\$154,899
Average House Value	\$684,219	\$685,526	\$738,266



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