

VISTA DEL MAR PAD A

Richmond Parkway off I-80
Richmond, California

F O R L E A S E



Exceptional High Profile – High Traffic
Retail / Office Space Available (End Cap)

LEASE RATE: \$1.50+CAM

SQ. FT.: ±1,340

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15521 San Pablo Ave (Corner of Richmond Parkway)
Richmond, CA 94806

Property Highlights

Well-Located Destination / Convenience Center with Long-term Stable Tenancy

- **Pad A in Vista Del Mar Village** is located near Hilltop Mall in the heart of one of the East Bay's densest trade areas. Near I-80, at the intersection of San Pablo Avenue and the Richmond Parkway, the Property has a larger than average trade area and is surrounded by substantial and growing residential neighborhoods.
- **Long-term leases with nearby Starbucks, Wells Fargo ATM, and The UPS Store** anchor an excellent mix of convenient destination tenants for vacationers heading to Lake Tahoe, business and government workers heading to Sacramento and Oakland, as well as shoppers driving home, via Richmond Parkway to Interstate 80.
- Built in 2004, Vista Del Mar Village benefits from the well-kept appearance typical of a professionally managed asset.
- Situated on the Richmond Parkway, Vista Del Mar Village offers exposure to the daytime population of hundreds of area businesses. In addition, it is one of the only easily assessable retail centers with proximity to **Chevron USA**, the Bay Area's **UPS** hub (and their base of approximately 3,672 employees) and most recently **Joynn Laboratories** (the Chinese contract research organization that recently purchased the Berlex Labs / Bayer campus). Retail synergy is provided by numerous big box retailers within a half-mile radius of the property, including **Target, Ross, Wal-Mart and Staples**.

Strong In-fill Market with Excellent Demographics

- Vista Del Mar Village is located in the west Contra Costa submarket, a strong, in-fill market highly sought after by retailers and situated between the Bay Area's two major north/south arterials— Interstate 80 and U.S. Highway 101.
- In 2006, the per capita spending in Contra Costa County was estimated at \$21,531, about 16.11% higher than California's \$18,543 estimated per capita spending. The main reason for the higher spending is the continued creation of high paying jobs, coupled with the still relatively low cost of living in an area near San Francisco that generates high levels of disposable income.

Property Aerial



Property Description

Price/SF:	\$1.50 (plus approximate \$0.80 CAM)
Total Rentable Area:	±1,340 SF
Property Synopsis:	This property (known as Pad A) includes improvements comprised of one building complex at 15521 San Pablo Avenue in Richmond, California. Access to the Property is via San Pablo Avenue and Richmond Parkway.
Year Built:	2004
Construction:	Concrete slab, stucco over wood frame and built-up composition roof.
Zoning:	C-3 (Regional Commercial District) – City of Richmond
Parking:	To code
Flood Zone Status:	Flood Zone X (FEMA Community Map Panel 0600350015D). Zone X is defined as an area outside of the 100-year flood plain with minimal flooding.
ADA Accessibility:	Fully Compliant

Property Photos



Richmond Area Highlights

Property Location

- **Vista Del Mar Village** is situated in one of Contra Costa County's most strategically located and desirable retail submarkets. Directly below the Hilltop Mall, the property is the only convenience center located along the Richmond Parkway between I-80 and the Richmond / San Rafael Bridge.
- Near Interstate 80, via Hilltop Drive or Richmond Parkway, the Vista Del Mar Village has a larger than average trade radius.
- There are currently no retail developments competitive to Vista Del Mar Village either planned or under construction along the Richmond Parkway.

Economic Activity

- Contra Costa County's civilian labor force is growing rapidly and is currently listed by the U.S. Department of Labor Statistics at 531,069 persons.
- Contra Costa County's unemployment rate is also falling rapidly. Currently at 8.5% (as of November 2012), it is lower than the overall California average of 9.8%.

Greater Richmond

The **City of Richmond** is located 16 miles northeast of San Francisco, directly across San Francisco Bay. Richmond is on a peninsula separating San Francisco Bay (on the south) and San Pablo Bay (to the north), and the city has 32 total miles of shoreline. The city's total area is 56.0 square miles, of which 33.7 are land area and 22.3 are water area. Richmond is situated near major metropolitan cities and major new growth areas. San Francisco is within 35 minutes from Richmond by freeway; Oakland is 20 minutes away; San Jose is approximately one hour's drive to the south; and Sacramento, the state capitol, is approximately 90 minutes to the east. Central Marin County is 15 minutes from Richmond directly across the Richmond-San Rafael Bridge. The freeways provide direct access from Richmond to major new growth areas along Interstate 80 north and east to Vallejo, Fairfield and Sacramento; along Interstate 680 in central Contra Costa County; and south along Interstate 880 to the San Jose area. The population within a 30-mile radius of Richmond is over 3.7 million, and within a 70-mile radius is approximately 7.8 million. Richmond is located on the western shore of Contra Costa County, and is the largest city in the "West County" region consisting of five cities: Richmond, El Cerrito, San Pablo, Hercules, and Pinole.

Transportation Center

Richmond is a central transportation hub in the Bay Area, with two interstate freeways (Interstates 80 and 580), two railroads (Santa Fe and Union Pacific), a deepwater shipping port, several AC Transit local bus lines, and the Bay Area-wide rapid transit and USA-wide passenger rail service from the combined BART and AMTRAK station located in the heart of Richmond's downtown.

Market and Area Highlights

Freeway Network

Richmond, with two Interstate freeways and the new Richmond Parkway, has excellent freeway connections. **Interstate 80** passes through central Richmond on a north-south direction, leading to Vallejo, Fairfield, and Sacramento to the north and east, and to San Francisco, Oakland, and San Jose to the south. **Interstate 580** (the John T. Knox Freeway, completed in 1991) crosses Richmond's south shoreline area and connects with I-880 on the east and with the Richmond-San Rafael Bridge on the west. Passing through north and west Richmond is the new **Richmond Parkway**, construction of which began around 1990 and is still in progress. A "drivable route" along all sections of the Parkway is now in place. When fully completed the Parkway will be a seven and 1/2-mile, four- or six-lane landscaped expressway providing a speedy link between the northern edge of Richmond (Interstate 880 at Hilltop) and the City's southwest corner (the I-580 freeway and the **Richmond-San Rafael Bridge**).

Port and Rail

Richmond's deepwater shipping port is California's third largest in annual tonnage, handling more than 19 million short tons of general, liquid, and dry bulk commodities each year. The Port of Richmond contains seven City-owned terminals, 5 dry-docks, and 11 privately owned terminals; the private terminals are responsible for close to 90% of the Port's annual tonnage. On-dock rail service is provided to many port terminals by the Atchison, Topeka, and Santa Fe (Santa Fe) and the Union Pacific railroads. Santa Fe, in addition, has its western terminal in Richmond. The Port and the Santa Fe operations, combined, constitute a highly developed intermodal rail facility.

Regional Airports

Oakland International Airport (18 miles away) and **San Francisco International Airport** (28 miles away) provide Richmond with worldwide air passenger and freight service. In addition, Concord's **Buchanan Field** in central Contra Costa County is 25 miles east of Richmond, and provides limited scheduled service and general aviation services.

Public Transit

BART (the Bay Area Rapid Transit system) has a station in downtown Richmond, providing direct fixed rail transit service to Oakland, San Francisco, and numerous other East Bay cities, with service eventually to be extended to San Francisco Airport as well. **AMTRAK**, from its station within the Richmond BART station, provides passenger train service to all major Northern and Southern California destinations, to California's Central Valley, and to the Pacific Northwest and to points east across the USA. **AC Transit** provides local bus service on several bus lines within Richmond, to other East Bay communities, and to San Francisco.

Richmond – Recent Development

Four major developments since 1960 -- Marina Bay, Hilltop Shopping Center, the new Knox Freeway, and the Richmond Parkway -- have transformed Richmond's geography as well as its economy. Starting in the mid-1970s the Harbour Redevelopment Project on the city's South Shoreline led to the transformation of the old Inner Harbor Basin (the site of the wartime shipyards) into the Marina Bay development, a 350-acre master-planned waterfront community that will eventually comprise 2,100 residential units, 650,000 square feet of commercial space, several restaurants, a 1,500-berth pleasure boat marina, and a chain of lagoons, parks, and waterfront promenades.

Retail in Richmond

Hilltop Mall Regional Shopping Center had a major impact on Richmond's economy and its old downtown area, in particular. Hilltop is a 1.3 million square foot enclosed shopping center located in the northern corner of the city along Interstate 80.

Richmond's downtown business district began to decline in the early 1970s as its major retailers (Macy's, J.C. Penney's, Thrifty, and Woolworth's) all either moved to Hilltop or closed their Richmond operations entirely. Another major event occurred in 1978 when the proposed Hoffman Freeway (now the Knox Freeway, Interstate 580) was designated a part of the Interstate freeway system, thereby ensuring its construction. Funding (90% Federal, 10% State) was attained in late 1982, crowning more than 25 years of efforts. Construction began in 1985 and was mostly completed by the end of 1991. The new freeway passes across Richmond's South Shoreline and connects Interstate 80 with the Richmond-San Rafael Bridge. The freeway provided seven new interchanges along the South Shoreline, and has made it a very attractive corridor for new high-tech industrial, Business Park, and commercial development. The fourth major development transforming Richmond has been the construction of the Richmond Parkway, which began around 1990 and is still in progress. A "drivable route" along all sections of the Parkway was achieved by the end of 1994. The Parkway is a 7 1/2-mile, four lane scenic expressway providing a speedy link between the northern edge of Richmond (Interstate 80 at Hilltop) and the city's southwest corner (the new I-580 freeway and the Richmond-San Rafael Bridge).

Richmond Today

Richmond covers 52.6 square miles and has a population estimated at 105,308 (Source: United States Census Bureau 2011). Richmond's economy is currently undergoing a major transition from its former heavy industrial character toward more high technology ("high tech") and light industrial companies with new business parks accommodating light industrial and "office/flex" land uses. Biotechnology, in particular, has developed as an important new "niche" in Richmond's growing economy. At the same time, many of the City's manufacturers have continued to upgrade their Richmond facilities, making major investments to modernize and expand their facilities. Most recently (December 2012), it was announced that **Joynn Laboratories** (a major Chinese biopharmaceutical research company) purchased the 53-acre Bayer HealthCare campus at 2600 Hilltop Drive in Richmond, California. The Chinese company will announce their plans for the site in the near future. The campus is comprised of 355,000 square feet of laboratory and office space in six buildings and is entitled for a total of 1 million square feet of land for future development. Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, and a strong potential for further growth.

Demographics (2010 Estimate)*

Radius	1-Mile	3-Mile	5-Mile
Population:	15,163	104,541	209,738
Average HH Income:	\$77,200	\$71,470	\$74,808

* Source: ESRI Forecast 2012

Floor Plan



NOT TO SCALE --
ALL DIMENSIONS
ARE APPROXIMATE.

Local and Regional Maps

From San Francisco International Airport (SFO):

1. US 101 N from the Airport
2. Bear right onto I-80E toward Bay Bridge/Oakland
3. Follow signs towards Sacramento
4. Exit Hilltop Mall – Auto Plaza Exit toward Hilltop Drive North
5. Bear Left on Hilltop Drive
6. Right on San Pablo Avenue
7. Property is on the left at 15501 San Pablo Avenue



From Oakland International Airport (OAK):

1. From Airport, bear right on Hegenberger Road
2. Take ramp onto I-880 N toward Downtown Oakland
3. Bear R onto I-980 E toward Walnut Creek
4. Take the San Francisco/Hayward exit onto I-580W toward San Francisco
5. Merge onto I-80 E towards Sacramento
6. Exit Hilltop Mall – Auto Plaza Exit toward Hilltop Drive North
7. Bear Left on Hilltop Drive
8. Right on San Pablo Avenue
9. Property is on the left at 15501

MAPS ARE NOT TO SCALE

