

FOR SALE

MULTI TENANT NNN PAD WITH DRIVE THRU

*Prime Bay Area Freeway On /Off
Ramp Location / 2019 Construction /
Rare 10-Year Leases / Main Entrance
to Lone Tree Plaza*

5941 LONE TREE WAY | BRENTWOOD, CA





53,200+ VPD



5941 LONE TREE WAY



GOLDEN HILLS CHRISTIAN SCHOOL

CELEBRATION CENTER

BLOSSOM APARTMENTS
288 Luxury Units

JEFFREY WAY

4

AVAILABLE FOR SALE

KIDDER MATHEWS



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

Offering Summary

PRICE	\$5,460,000
NET OPERATING INCOME	\$286,511
CAP RATE	5.25%
TENANT	Taco Bell Design Nails West Coast Sourdough Poke House
LEASE TYPE	10-Year NNN Leases

PROPERTY SPECIFICATIONS

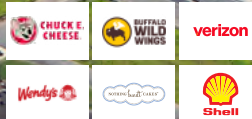
RENTABLE AREA	±5,441 SF
LAND AREA	±0.63 Acres
PROPERTY ADDRESS	5941 Lone Tree Way Brentwood, CA 94513
YEAR BUILT	2019
PARCEL NUMBER	019-020-079
OWNERSHIP	Fee Simple (Land & Building Ownership)

State Med Urgent Care & Paris Baguette building available for \$5.132M. Entitled Drive Thru Pad also available for sale.

5941 LONE TREE WAY

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INVESTMENT HIGHLIGHTS

Prime Bay Area freeway on/off ramp location

2019 construction in the New Shops at Lone Tree Plaza center

Destination Quick Serve Food location with a diverse mix of restaurants

Rare 10-Year shop space leases

High Volume Taco Bell End Cap with Drive Thru

E-commerce resistant tenants

Excellent Freeway Frontage with large 80 foot monument sign

Located on State Route 4 (91,000 VPD) & 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 an highly affluent Bay Area suburb

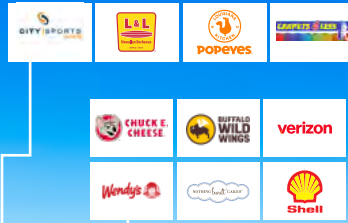
Exceptional demographics: Over 195,000 residents within 5 miles and Average Household Income of \$154,777 within 1 mile

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

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KIDDER MATHEWS



DEER VALLEY HIGH SCHOOL

CARMEN DRAGON ELEMENTARY SCHOOL

91,000+ VPD

4

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288 Luxury Units



JEFFREY WAY

CELEBRATION CENTER

5941 LONE TREE WAY

53,200+ VPD



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LONE TREE WAY

GOLDEN HILLS CHRISTIAN SCHOOL

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10-YEAR CASH FLOW PROFORMA

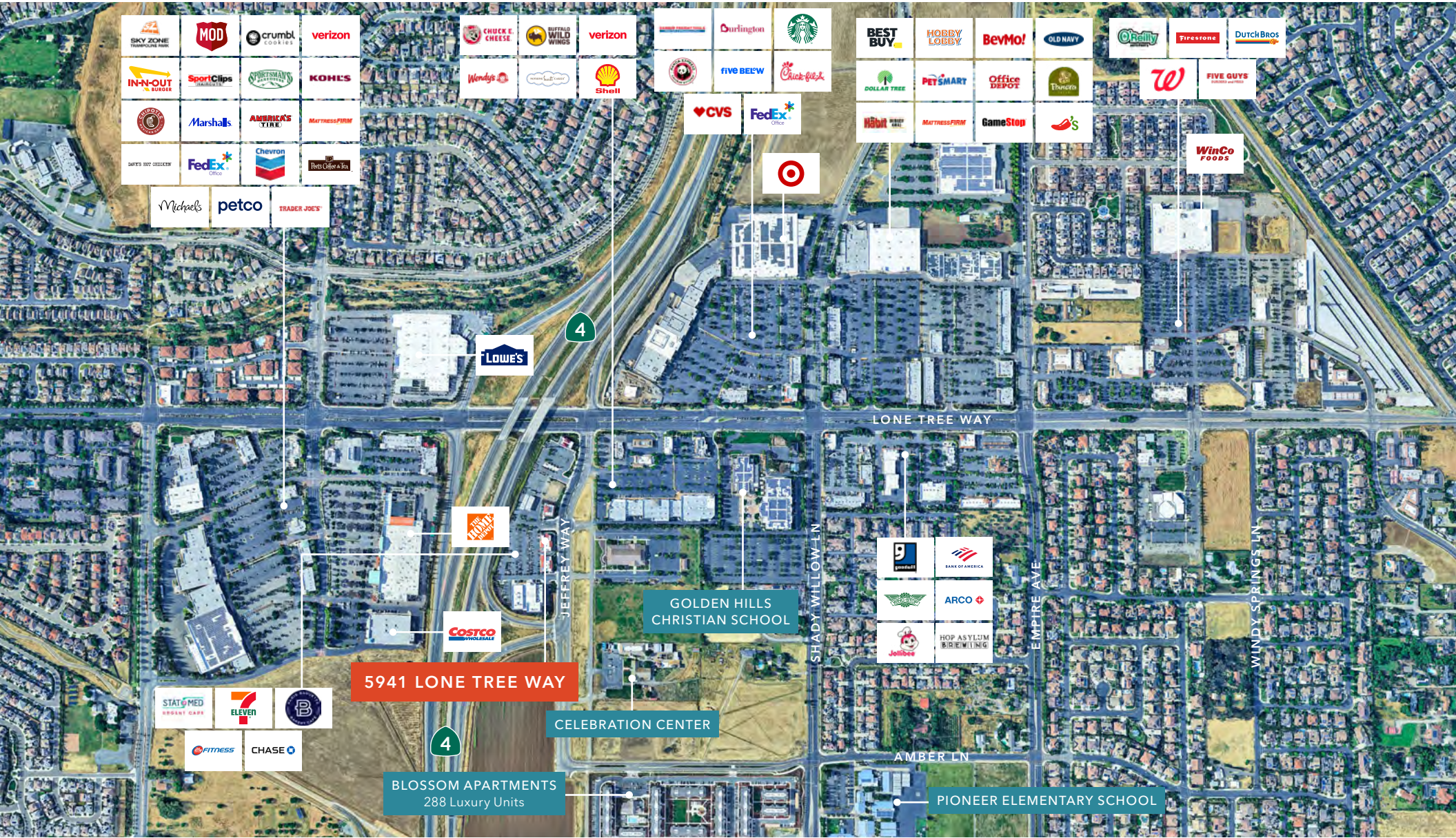
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
For the Years Ending	Aug-2027	Aug-2028	Aug-2029	Aug-2030	Aug-2031	Aug-2032	Aug-2033	Aug-2034	Aug-2035	Aug-2036
POTENTIAL GROSS REVENUE										
Scheduled Base Rent	\$286,511	\$292,187	\$298,055	\$306,017	\$321,820	\$328,299	\$335,003	\$341,928	\$351,182	\$369,068
Total Expense Recoveries	\$172,532	\$176,997	\$181,583	\$186,354	\$191,490	\$196,464	\$201,574	\$206,825	\$212,285	\$218,153
Effective Gross Revenue	\$459,044	\$469,183	\$479,638	\$492,371	\$513,310	\$524,762	\$536,577	\$548,753	\$563,467	\$587,221
OPERATING EXPENSES										
Management Fees	\$13,771	\$14,075	\$14,389	\$14,771	\$15,399	\$15,743	\$16,097	\$16,463	\$16,904	\$17,617
Real Estate Taxes	\$62,091	\$63,351	\$64,637	\$65,949	\$67,287	\$68,654	\$70,048	\$71,470	\$72,922	\$74,404
Insurance	\$12,996	\$13,386	\$13,787	\$14,201	\$14,627	\$15,066	\$15,518	\$15,983	\$16,463	\$16,957
Administrative	\$2,289	\$2,358	\$2,428	\$2,501	\$2,576	\$2,654	\$2,733	\$2,815	\$2,900	\$2,987
Utilities	\$11,197	\$11,533	\$11,879	\$12,235	\$12,602	\$12,980	\$13,370	\$13,771	\$14,184	\$14,610
Repair & Maintenance	\$70,188	\$72,294	\$74,462	\$76,696	\$78,997	\$81,367	\$83,808	\$86,322	\$88,912	\$91,579
Total Operating Expenses	\$172,532	\$176,997	\$181,583	\$186,354	\$191,490	\$196,464	\$201,574	\$206,825	\$212,285	\$218,153
Net Operating Income	\$286,511	\$292,187	\$298,055	\$306,017	\$321,820	\$328,299	\$335,003	\$341,928	\$351,182	\$369,068

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 %
Taco Bell	C1	2,000	6/5/2020	6/30/2030	-	-	\$114,400	36.76%
Design Nails	C2	1,052	4/1/2026	3/31/2036	Apr-2027	\$49.92	\$50,496	19.33%
					Apr-2028	\$51.92		
					Apr-2029	\$53.99		
					Apr-2030	\$56.15		
					Apr-2031	\$58.40		
					Apr-2032	\$60.74		
					Apr-2033	\$63.16		
					Apr-2034	\$65.69		
West Coast Sourdough	C3	1,240	11/3/2024	9/30/2034	Oct-2026	\$53.05	\$63,860	22.79%
					Oct-2027	\$54.64		
					Oct-2028	\$56.28		
					Oct-2029	\$57.96		
					Oct-2030	\$59.70		
					Oct-2031	\$61.49		
					Oct-2032	\$63.34		
Oct-2033	\$65.24							
Poke House	C4	1,149	8/23/2025	8/31/2035	Sep-2026	\$48.00	\$51,705	21.12%
					Sep-2027	\$49.44		
					Sep-2028	\$50.92		
					Sep-2029	\$52.45		
					Sep-2030	\$54.02		
					Sep-2031	\$55.65		
					Sep-2032	\$57.31		
					Sep-2033	\$59.03		
Sep-2034	\$60.81							

5941 LONE TREE WAY



SKY ZONE TRANSPOLE PARK	MOD	crumbl COOKIES	verizon
INN-OUT THE BURGER	Sport Clips	AMERICAN SPORTSMAN	KOHLS
Wendy's	Marshall's	AMERICA'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-ck
CVS	FedEx Office

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

O'Reilly	Firestone	Dutch Bros
Walmart	FIVE GUYS	
WinCo FOODS		

Michaels	petco	TRADER JOE'S
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Lowe's

Home Depot

Costco
WHOLESALE

STAT MED URGENT CARE	ELEVEN	BANK OF AMERICA
FITNESS	CHASE	

Bank of America	ARCO
Jollibee	HOP ASYLUM BREWING

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CHRISTIAN SCHOOL

CELEBRATION CENTER

PIONEER ELEMENTARY SCHOOL

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PROPERTY OVERVIEW

LOCATION

Brentwood, California

Contra Costa County

TRAFFIC COUNTS

Lone Tree Way: 46,700 VPD

Jeffery Way: 6,600 VPD

ACCESS

Jeffery Way: 2 Access Point

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

PARCEL

Parcel Number: 019-020-078-2

Acres: 0.63

Square Feet: 5,441 SF

CONSTRUCTION

Year Built: 2019

ZONING

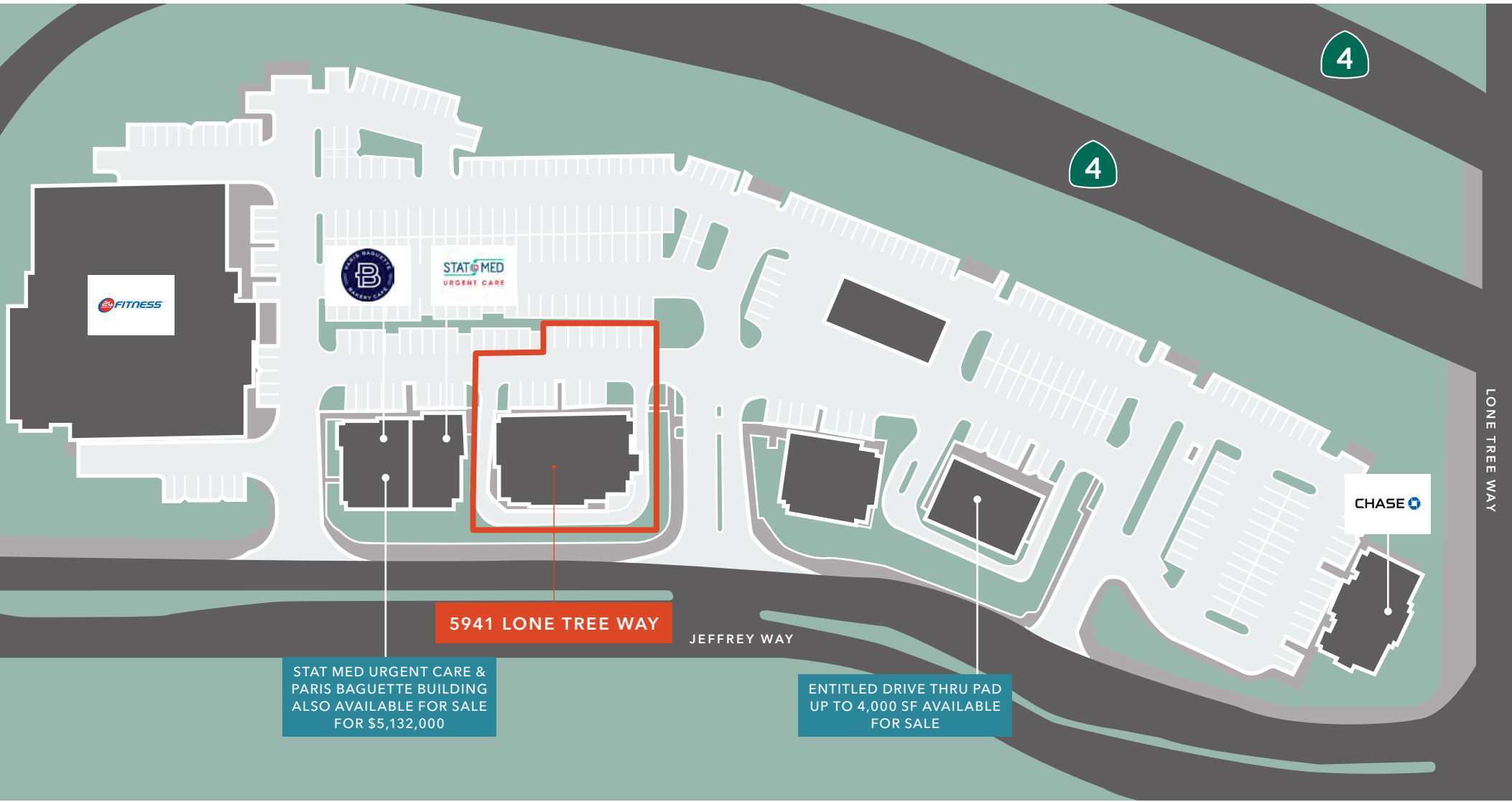
Commercial

AVAILABLE FOR SALE

KIDDER MATHEWS



SITE PLAN





Taco Bell is a leading American fast-food chain and a subsidiary of Yum! Brands, Inc, one of the largest restaurant companies in the world.

Founded in 1962 and headquartered in Irvine, CA, Taco Bell serves more than 45 million customers each week across approximately 8,600 locations in the U.S. and over 9,500 worldwide. The brand is recognized for its affordable, Mexican-inspired cuisine, including tacos, burritos, and specialty items. Taco Bell has a strong national presence and continues to expand both domestically and internationally through a mix of company-operated and franchised stores.

Diversified Restaurant Group (Franchisee)

DRG operates more than 360 restaurant portfolio in total which includes ~ 300+ Taco Bells & ~ 30 Arbys. The Taco Bell Locations span California including the Bay Area and San Diego, Nevada (which includes the high-profile Las Vegas Strip Cantina), Kansas and Missouri. In 2025, they were named QSR Magazine's Franchisee of the Year.

Representative Photo

TOTAL LOCATIONS	<i>9,500+</i>	HEADQUARTERS	<i>Irvine, CA</i>
YEAR FOUNDED	<i>1962</i>	OWNERSHIP	<i>DRG</i>
TYPE	<i>QSR</i>	FOOTPRINT	<i>Global</i>



West Coast Sourdough is a fast-casual restaurant concept inspired by San Francisco's iconic sourdough bread.

Founded in 2020 and headquartered in California, West Coast Sourdough has rapidly expanded to approximately 65-70 locations nationwide, with a strong concentration in California and a growing presence in markets such as Indiana, Tennessee, Texas, and Nevada. The brand focuses on high-quality, made-to-order sandwiches, soups served in sourdough bread bowls, and fresh salads, positioning itself within the premium fast-casual segment. West Coast Sourdough operates primarily through a franchise model, enabling accelerated growth and consistent unit-level performance.

The company has demonstrated strong early traction, with a scalable operating model driven by efficient lunch-hour demand and streamlined store formats. Continued expansion is supported by franchise development, with additional units in the pipeline as the brand builds awareness beyond its core CA markets.

Representative Photo



LOCATIONS

~65-70

GLOBAL LOCATIONS *4,000+*

YEAR FOUNDED

2020

HEADQUARTERS

California

TYPE

Fast Casual

OWNERSHIP

Franchise



Poke House is a CA based, fast-casual restaurant concept specializing in fresh, customizable poke bowls, and health-conscious dining options.

Founded in 2016 and headquartered in San Jose, California, Poké House has expanded to 20+ locations, primarily throughout the Bay Area, with 50 units in planning in California, Nevada, Oregon and Georgia. The brand focuses on high-quality ingredients and made-to-order offerings, including poke bowls, sushi burritos, and salads, catering to increasing consumer demand for fresh and convenient dining alternatives. Poké House has established a strong regional presence and continues to grow through measured expansion into new markets.

The company operates as a privately held business and has demonstrated consistent growth supported by a scalable operating model and loyal customer base. With additional locations in the development pipeline, Poké House is well positioned to expand beyond its core Northern California footprint and further establish itself within fast-casual dining.

Representative Photo

LOCATIONS	<i>20+</i>	HEADQUARTERS	<i>San Jose, CA</i>
YEAR FOUNDED	<i>2016</i>	OWNERSHIP	<i>Franchisee</i>
TYPE	<i>Fast Casual</i>	FOOTPRINT	<i>Bay Area & Expanding Nationally</i>

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.

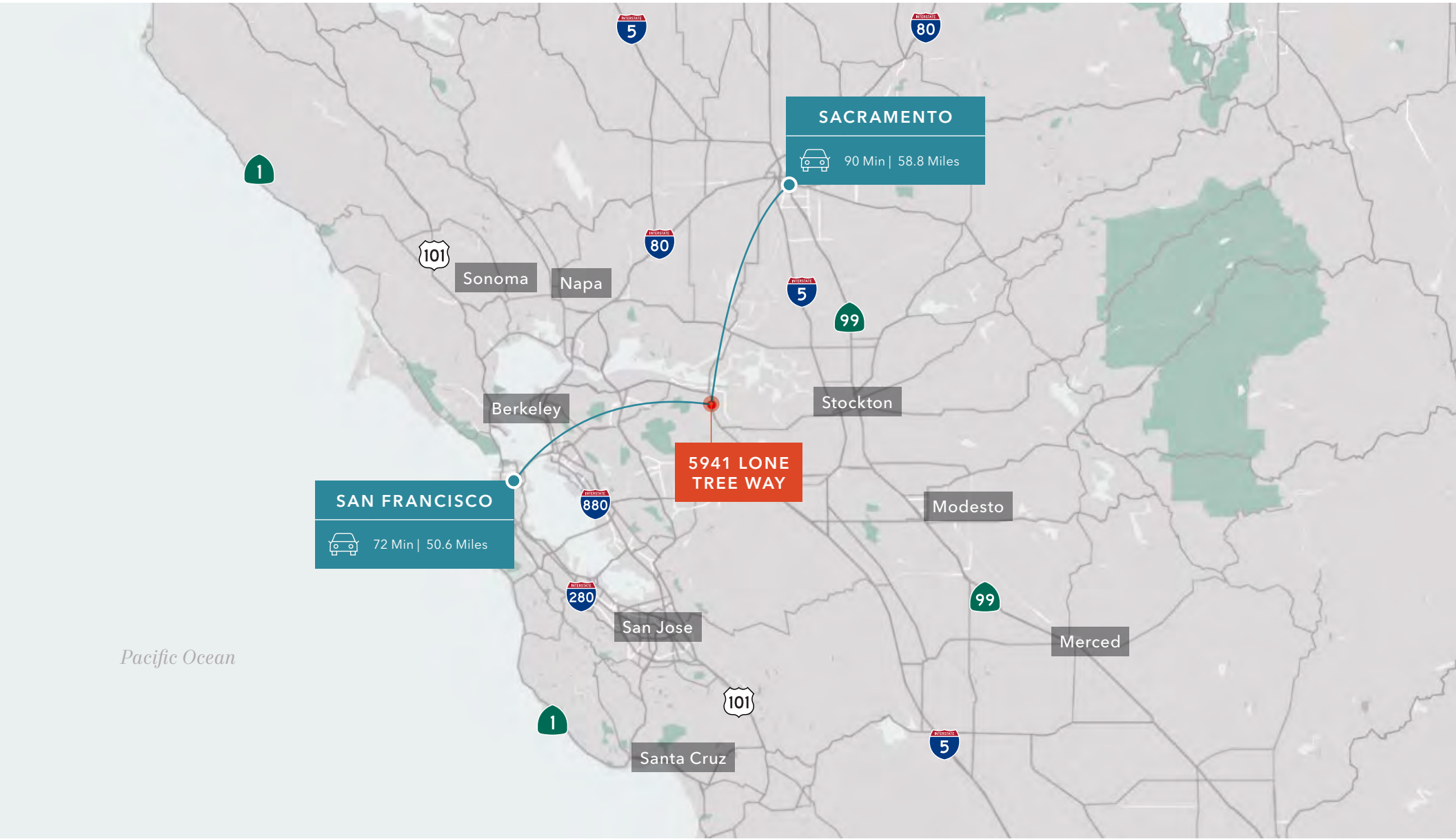
Brentwood's population growth has been driven by an influx of households seeking larger housing options and a high quality of life relative to core Bay Area markets. The area is characterized by master-planned communities, strong household incomes, and a steadily expanding consumer base. This growth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

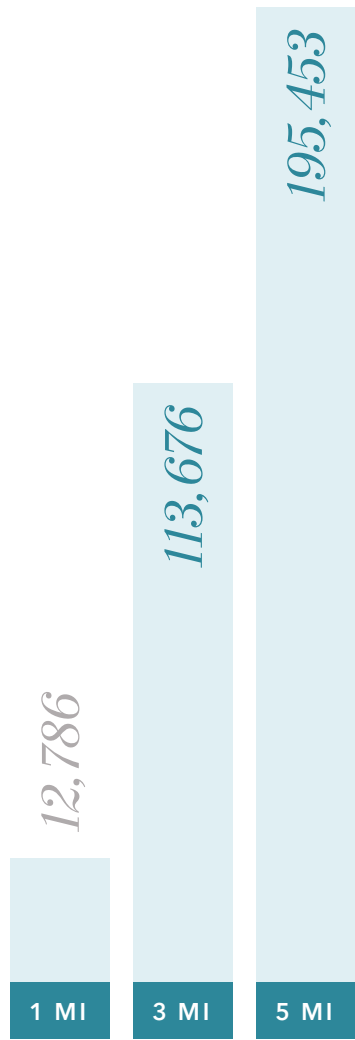
Retail fundamentals in Brentwood remain strong, supported by population growth, limited retail supply in certain submarkets, and increasing consumer spending. The city's commercial corridors, including Lone Tree Way and Brentwood Boulevard, serve as primary retail and service hubs, drawing from both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

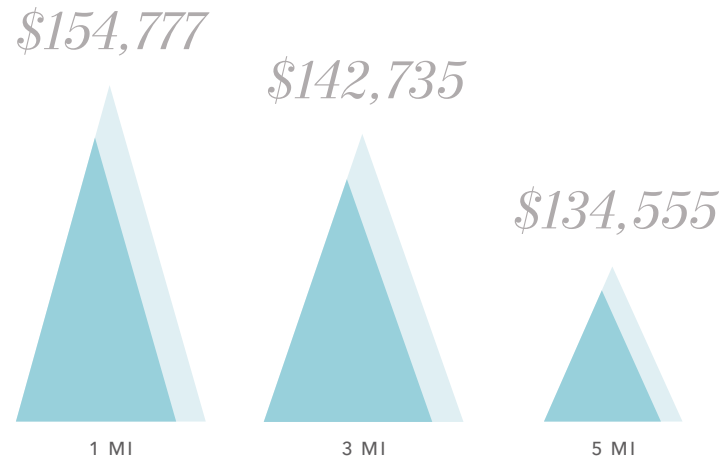


DEMOGRAPHICS

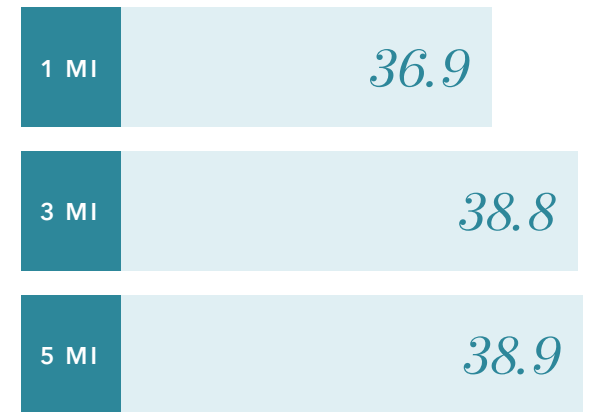
POPULATION



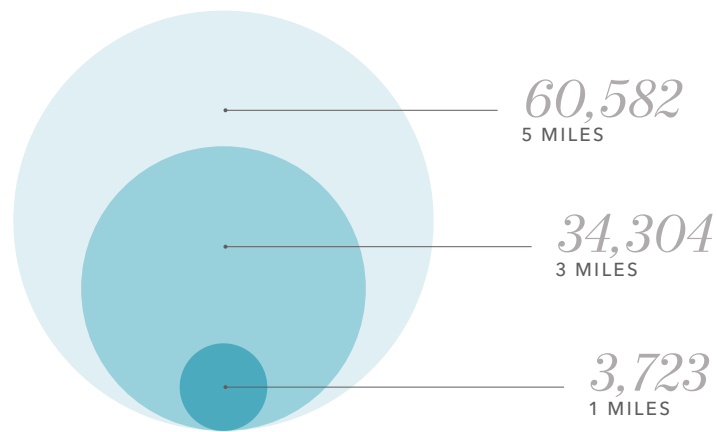
AVERAGE HOUSEHOLD INCOME



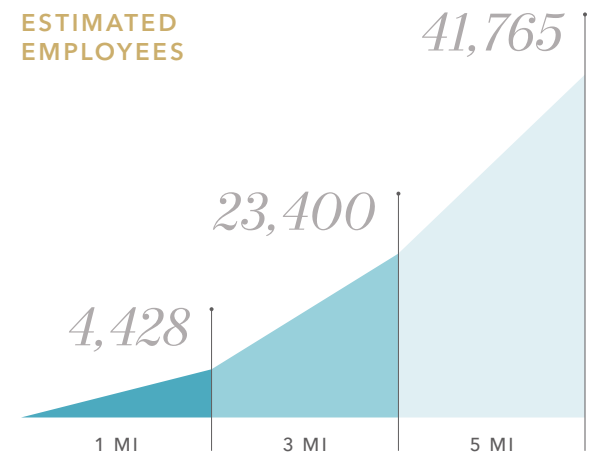
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, CoStar USA

5941 LONE TREE WAY



*For more information on
this property, please contact*

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