



Pleasant Hill, CA

*La-Z-boy*<sup>®</sup>

High-Profile Single Tenant  
Absolute NNN





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COMMERCIAL REAL ESTATE



**LOCKEHOUSE**

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# La-Z-Boy

626 Contra Costa Blvd, Pleasant Hill, CA 94523 ➔

PRICE: **\$7,325,000**

CAP RATE: **6.25%**

NOI	\$457,800
BUILDING SIZE	14,359 SF
LOT SIZE	0.83 AC
LEASE TYPE	Absolute NNN
LEASE TERM	10 Years
RENT INCREASES	10% every 5 years
GUARANTOR	Northern California Chair Corp.
OPTIONS	Two, 5-year options

# La-Z-Boy Portfolio

Available for individual purchase or as a portfolio.

PORTFOLIO PRICE: **\$18,120,000** PORTFOLIO CAP RATE: **6.50%**



[626 Contra Costa Blvd, Pleasant Hill, CA 94523](#) ➤

PRICE: **\$7,325,000**

CAP RATE: **6.25%**

**Subject Property**



[5111 Business Center Dr, Fairfield, CA 94534](#) ➤

PRICE: **\$5,538,000**

CAP RATE: **6.50%**

[VIEW ON](#) ➤

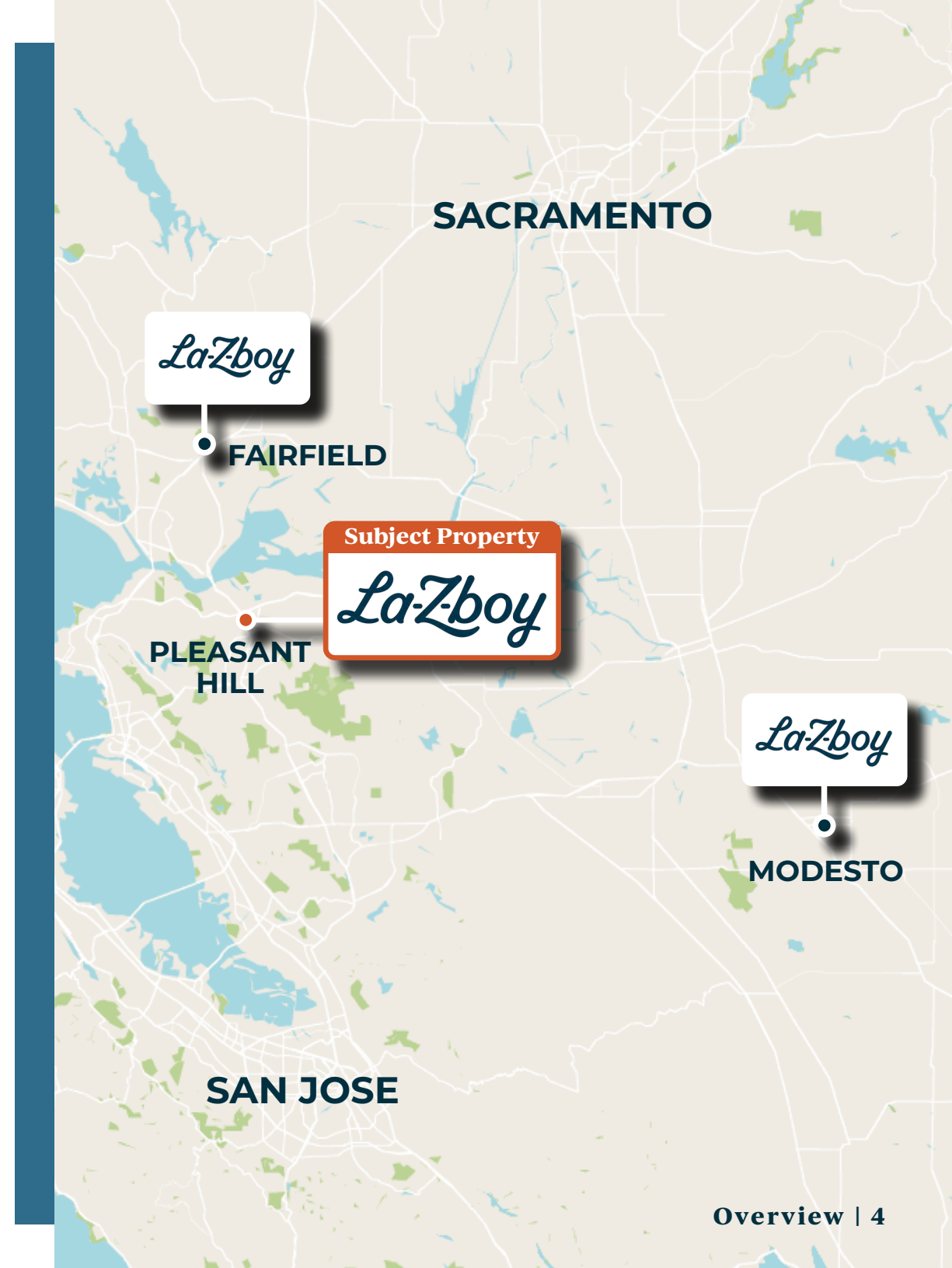


[3500 Sisk Road, Modesto, CA 95356](#) ➤

PRICE: **\$5,333,000**

CAP RATE: **6.75%**

[VIEW ON](#) ➤





Placer.ai

#6 ranked La-Z-Boy nationwide for visits



## Top Performing Location in Highly Coveted Retail Location

Franchisee level corporate guaranty with a long-term La-Z-Boy operator that has 21 locations and growing in Northern California. The sale lease back proceeds will be used to fund further expansion.

### The Offering

- **Absolute NNN Sale-Leaseback:** 14,359 SF asset secured by a corporate-guaranteed lease with 10% rental increases every five years and two 5-year options.
- **Nationally Ranked Performance:** Exceptional store volume, currently ranked #6 out of 321 locations nationwide with 44,200 visits in the past 12 months, per Placer.ai.
- **Brand Strength:** La-Z-Boy (NYSE: LZB) is a legacy brand with nearly 100 years of operation and nationwide name recognition.
- **Resilient Asset Class:** Internet-resistant tenancy; the “try-before-you-buy” nature of furniture ensures long-term utility of the physical showroom.
- **High-Barrier Infill Market:** Rare fee-simple retail opportunity in a dense, supply-constrained East Bay corridor with historically low vacancy.
- **Dominant Retail Synergy:** Situated on “Furniture Row” near Sunvalley Mall and the Veranda; adjacent to Target, Best Buy, and Nordstrom Rack.
- **Affluent Demographics:** Wealthy trade area with average household incomes exceeding \$148,000 in a 1-mile radius, supporting premium home goods spending.

		<b>CURRENT</b>
<b>Price</b>		<b>\$7,325,000</b>
<b>Capitalization Rate</b>		<b>6.25%</b>
<b>Price Per Square Foot</b>		<b>\$510</b>
Total Leased (SF):	100%	14,359
Total Vacant (SF):	0%	0
Total Rentable Area (SF):	100%	14,359
<b>Income</b>	<b>\$/SF</b>	
Scheduled Rent (Close of Escrow)	\$31.88	\$457,800
Scheduled Recoveries	NNN	\$0
<b>Effective Gross Income</b>	<b>\$31.88</b>	<b>\$457,800</b>
<b>Expense</b>	<b>\$/SF</b>	
CAM	NNN	\$0
Property Taxes	NNN	\$0
Insurance	NNN	\$0
Utilities	NNN	\$0
Roof & Structure	NNN	\$0
<b>Total Operating Expenses</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Net Operating Income</b>	<b>\$31.88</b>	<b>\$457,800</b>



Tenant Info			Lease Terms	Current Rent Summary				
TENANT NAME	SQ. FT.	% OF GLA	CURRENT TERM	MONTHLY RENT	RENT/FT	ANNUAL RENT	RENT/FT	
<i>La-Z-Boy*</i>	14,359	100.00%	Years 1 - 5	\$38,150	\$2.66	\$457,800	\$31.88	
			Years 6 - 10	\$41,965	\$2.92	\$503,580	\$35.07	
Option 1			Years 11- 15	\$46,162	\$3.21	\$553,938	\$38.58	
Option 2			Years 16 - 20	\$50,778	\$3.54	\$609,332	\$42.44	
	<b>OCCUPIED</b>	<b>14,359</b>	<b>100.00%</b>	<b>TOTAL CURRENT</b>	<b>\$38,150</b>	<b>\$2.66</b>	<b>\$457,800</b>	<b>\$31.88</b>
	<b>VACANT</b>	<b>0</b>	<b>0.00%</b>					
	<b>CURRENT TOTALS</b>	<b>14,359</b>	<b>100.00%</b>					

*\*Northern California Chair Corp. d/b/a La-Z-Boy  
Rent Commencing at the Close of Escrow*



## LEASE ABSTRACT

### Premises & Term

Tenant	La-Z-Boy
Lease Guaranteed By	Northern California Chair Corp.
Lease Type	Absolute NNN
Lease Term	10 Years
Rent Commencement	Close of Escrow
Options	Two, 5-Year Options
Year Built	1971

### Expenses

CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

# LEGEND

 Property Boundary

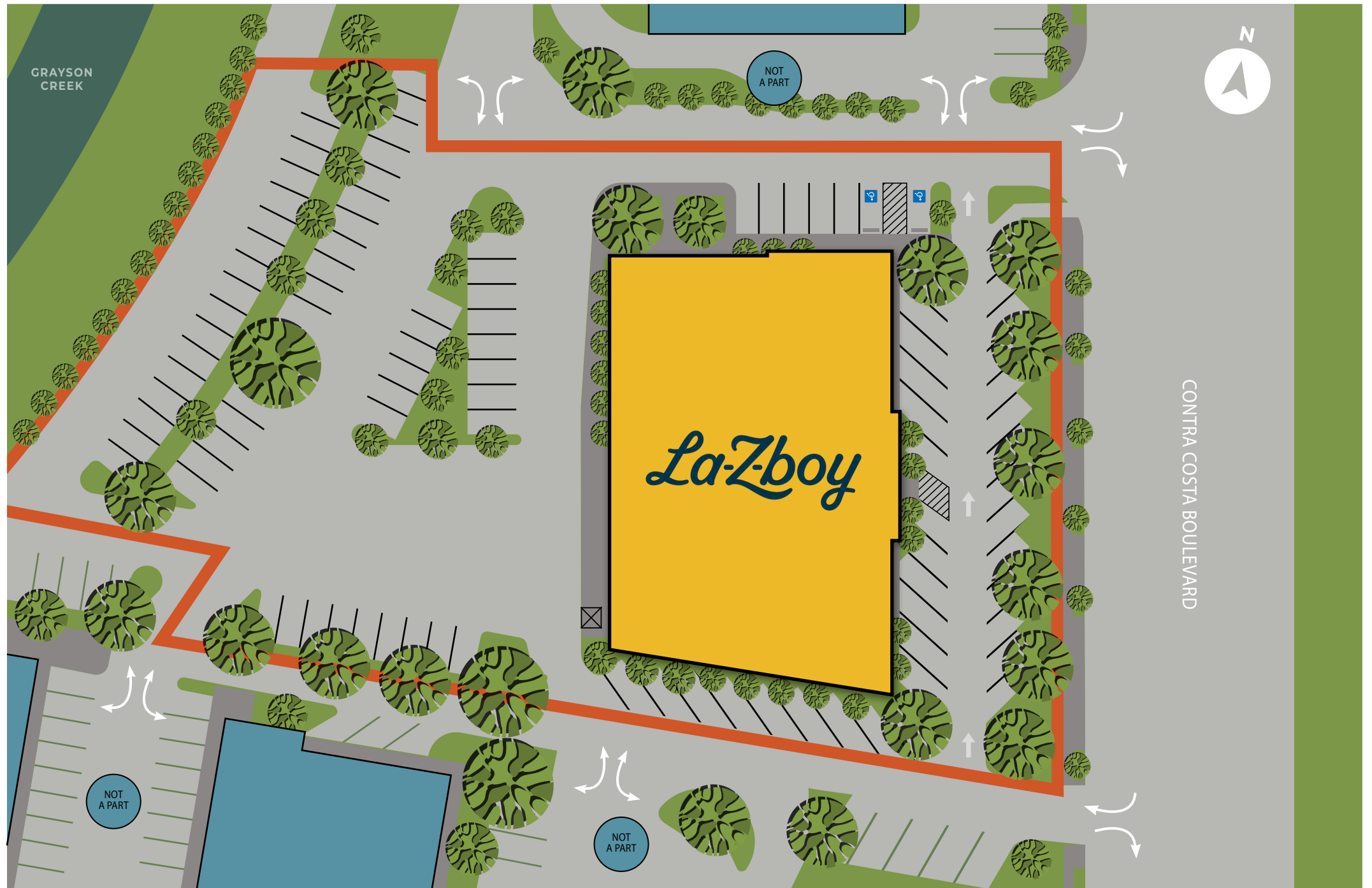
**14,359**  
Rentable SF

**0.83**  
Acres

**97**  
Parking Spaces



Egress





# La-Z-Boy

For Every Person, Every Home.

## Overview

- Founded in 1927 in Monroe, Michigan, La-Z-Boy Inc. (NYSE: LZB) is a well-known household furniture brand that designs, manufactures, markets, imports, exports, distributes, and retails upholstery products under the La-Z-Boy®, England, Kincaid®, and Joybird® tradenames
- Today, La-Z-Boy is a leading global producer of reclining chairs and one of the largest manufacturers and distributors of residential furniture in the United States
- The company operates nearly 210 company-owned La-Z-Boy Furniture Galleries® stores and is part of a broader network of nearly 370 galleries, which, together with La-Z-Boy.com, serve customers nationwide

## About the Guarantor

- Northern California Chair Corp., founded in 1982, has operated as a La-Z-Boy licensee since 1996. The company currently operates 21 locations, with several additional stores in development. Proceeds from the sale-leaseback of these three locations will be reinvested to support continued expansion. Northern California Chair Corp. aims to grow its footprint to more than 30 locations by 2030. In 2025, the company generated approximately \$65 million in gross revenue.

[TENANT WEBSITE](#) ➤

**\$2.1 Billion**

CONSOLIDATED SALES  
(FY 2025)

**370+**

STORES NATIONWIDE

*La-Z-boy*

**The Veranda**

50+ stores, **top 3%** of community shopping centers nationwide (**7M annual visits**)

**Sun Valley Shopping Center**

150+ stores, **top 27%** of super regional malls nationwide (**8.3M annual visits**)

**WALNUT CREEK**



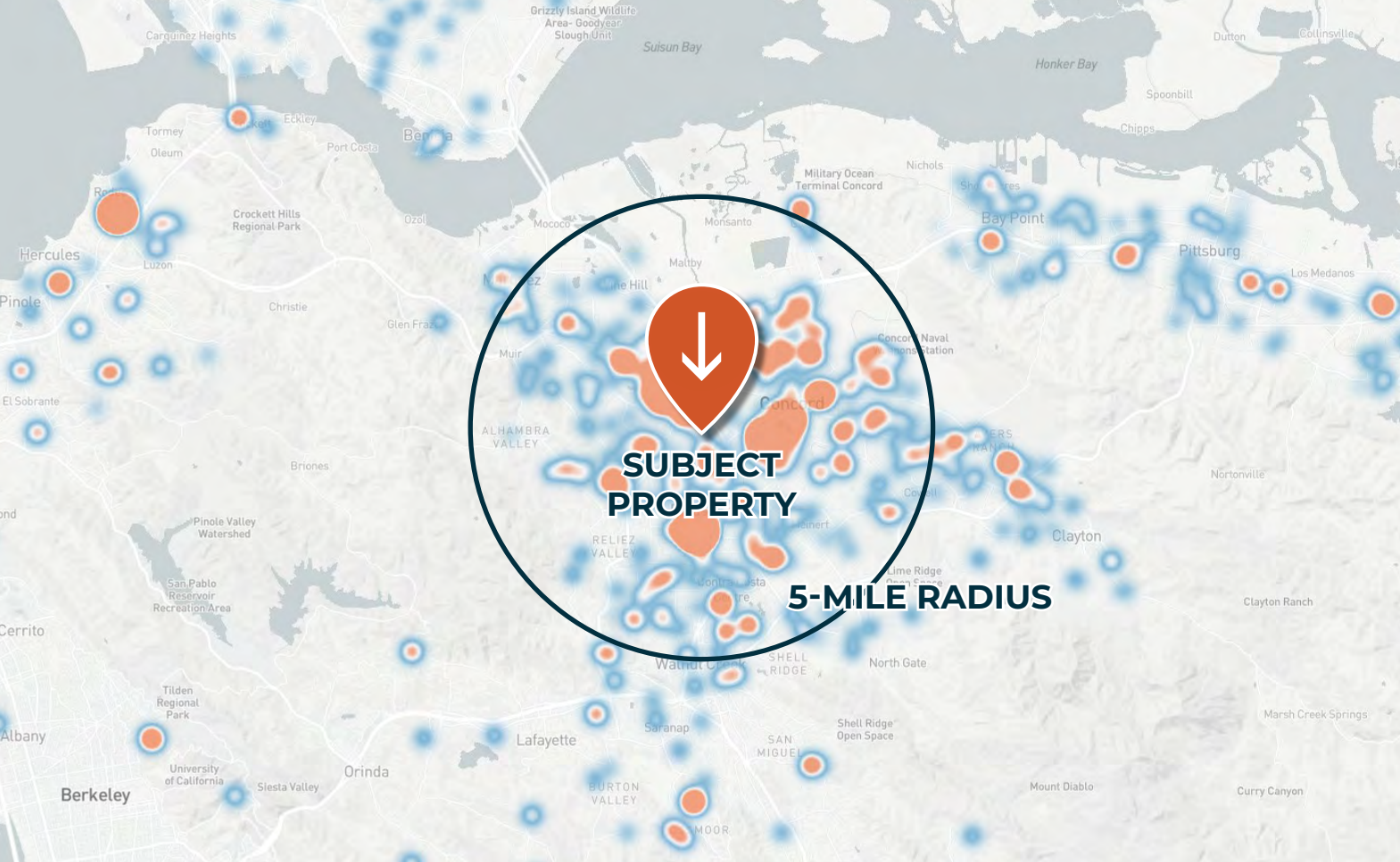
**Located in  
"Furniture  
Row" near  
large retail  
destinations**

**449,459 SF**  
OF HOME IMPROVEMENT STORES  
WITHIN A 0.75-MILE RADIUS  
(COSTAR)

**15.3M**  
COMBINED VISITS TO SUN  
VALLEY SHOPPING CENTER & THE  
VERANDA (PER PLACER.AI)

**Top 3%**  
OF COMMUNITY SHOPPING  
CENTERS - THE VERANDA  
(PER PLACER.AI)





## Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

## Visitation Data

**44.2K Visits**

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

**51 Min**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

## Demographics

### Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	8,761	135,007	252,297
2030 PROJ.	8,864	136,276	255,800

### Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$148,186	\$157,067	\$174,788
MEDIAN	\$119,434	\$126,036	\$138,978

\*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

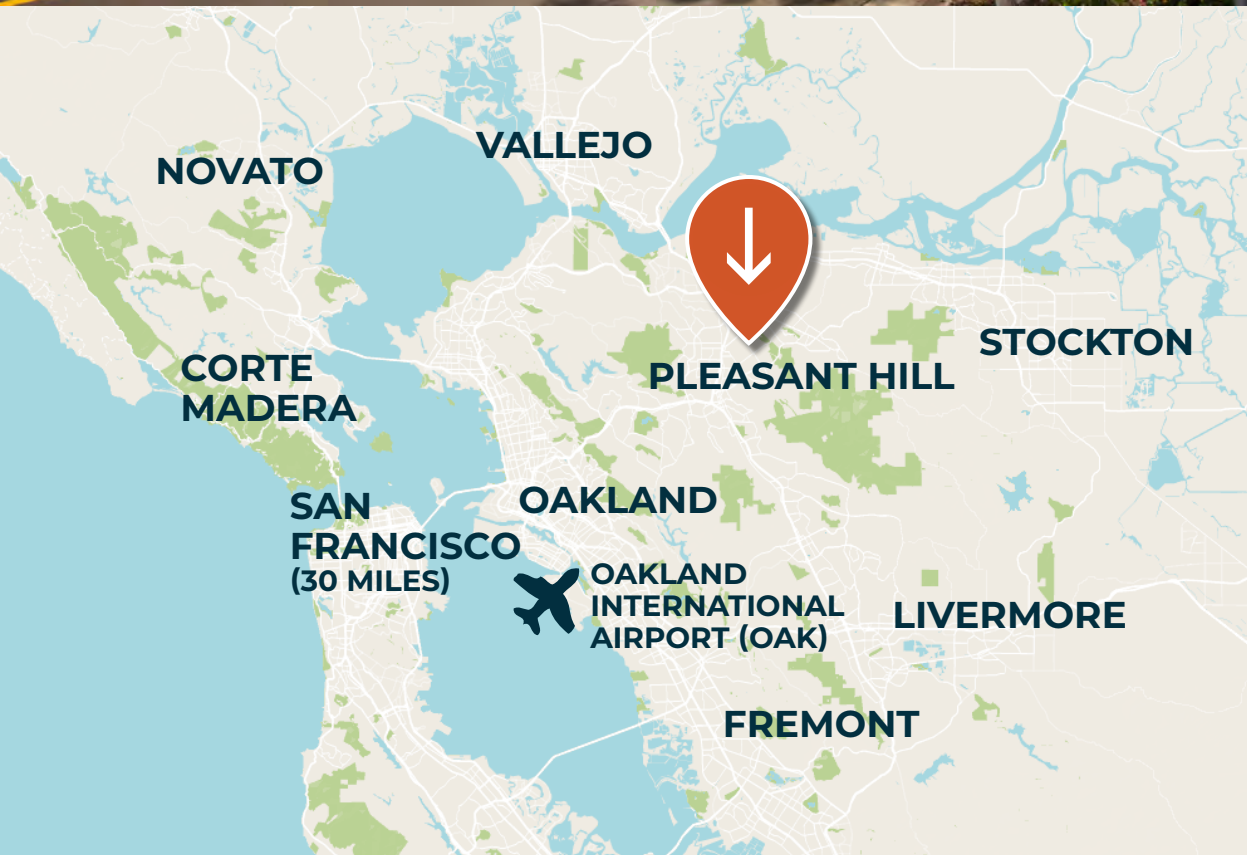


# Pleasant Hill, CA

## Connected East Bay Living

## Central Location

- Pleasant Hill is located in Contra Costa County, in the East Bay region of the San Francisco Bay Area
- Provides ready access to San Francisco, Silicon Valley, the growing North Bay and Sacramento, as well as to some of the world's leading universities
- Convenient location adjacent to Interstate 680 and State Routes 4 and 242, benefiting from proximity to two Bay Area Rapid Transit (BART) stations and a local airport



## Economy & Employment

- Strongly tied to East Bay and regional Bay Area economies, with key industries including healthcare, education, professional services, and retail
- Proximity to major employment hubs like Walnut Creek's downtown office district and the Contra Costa Centre Transit Village
- Retail and service corridor anchored by Sunvalley Shopping Center, The Veranda, and Downtown Pleasant Hill

**1.16 Million**

ESTIMATED CONTRA COSTA  
COUNTY POPULATION

**\$97.7 Billion**

CONTRA COSTA  
COUNTY GDP



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