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University Village 2 Retail Properties Offered at \$23,481,000 in Albany, CA



INVESTMENT HIGHLIGHTS

- Grocery Anchored Neighborhood Center
- Berkley, CA

• High Credit Tenancy

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- * First Tier Grocery Anchor University Village is a ±44,611 SF grocery-anchored shopping center, anchored by Sprouts Farmers Market (NYSE: SFM) on a 15-year lease (plus two 5year and one 4-year option to renew) with 11 years remaining
- * Sprouts Farmers Market Healthy, organic grocery store chain operating in 360 locations, has a revenue of \$6.2 billion, and a market capitalization of \$2.6 billion
- * Strong Grocery Sales Sprouts generates excellent sales volumes from this location, estimated to be in excess of \$27 million (+ \$900 PSF)*
- *Source: Nielsen
- * High Credit Tenancy 100% of the GLA is leased to national or regional credit tenants, including: Sprouts, Pet Food Express, Carbon Health, Stretch Lab, Banfield Pet Hospital, The Habit Burger and Starbucks

- * Long Term Corporate Leases Longer-term corporate leases with no rollover until 2027, virtually eliminating nearterm leasing and associated capital costs
- * Proximity to University of California, Berkeley Situated at the western gateway to University of California, Berkeley. Berkeley has been ranked #1 public school and #4 college or university in the world by US News & World Report. Berkeley has more than 42,300 students, over 2,300 faculty members, 350+ degree programs, 130 academic departments and 80 interdisciplinary research units
- * Long Term Leasehold Investment Opportunity to purchase the ±44,611 SF of physical improvements on a long term, 75 year (71 years remaining) ground lease term with the University of California, Berkeley
- * Affluent, Dense Bay Area Demos More than 28,800 people in a 1-mile radius with an Average Household Income exceeding \$152,000, and more than 175,600 people in a 3-mile radius with an Average Household Income exceeding \$138,200

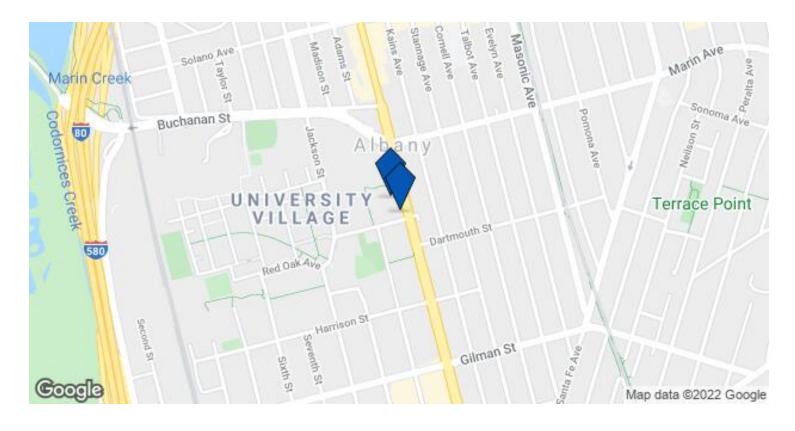
PROPERTY FACTS

| Price | \$23,481,000 | Number of Properties | 2 |
|------------|---------------|-----------------------|-----------|
| Price / SF | \$707.60 / SF | Individually For Sale | 0 |
| Cap Rate | 5.40% | Total Building Size | 33,184 SF |
| Sale Type | Investment | Total Land Area | 3.19 AC |
| Status | Active | | |

PROPERTIES

| PROPERTY NAME / ADDRESS, CITY, STATE | PROPERTY TYPE | SIZE | YEAR BUILT | INDIVIDUAL PRICE |
|---|---------------|--------|------------|------------------|
| Petfood Express 1095 Monroe St, Albany, CA | Retail | 4,500 | 2017 | - |
| Sprouts 1075 Monroe St, Albany, CA | Retail | 28,684 | 2017 | - |

MAP OF 1095 MONROE ST ALBANY, CA 94706



ADDITIONAL PHOTOS



Albany_UniversityVillage_Bottom_2



 ${\bf Albany_UniversityVillage_COVERB}$



 $Albany_UniversityVillage_Bottom_1$



 $Albany_UniversityVillage_Bottom_4$



Albany_UniversityVillage_Top_3



 $Albany_UniversityVillage_Top_2B$



Albany_UniversityVillage_Bottom_3B

Address: University Village, Albany, CA

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