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University Village

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



INVESTMENT HIGHLIGHTS

- Grocery Anchored Neighborhood Center
- High Credit Tenancy
- Berkley, CA

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 5-year 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 near-term 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
Price / SF	\$707.60 / SF
Cap Rate	5.40%
Sale Type	Investment
Status	Active

Number of Properties	2
Individually For Sale	0
Total Building Size	33,184 SF
Total Land Area	3.19 AC

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



Albany_UniversityVillage_COVERB



Albany_UniversityVillage_Bottom_1



Albany_UniversityVillage_Bottom_4



Albany_UniversityVillage_Top_3



Albany_UniversityVillage_Bottom_3B



Albany_UniversityVillage_Top_2B

Address: University Village, Albany, CA

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