

6284 SAN PABLO DAM

EL SOBRANTE | CALIFORNIA

OFFERING MEMORANDUM

Final Map Ready
Single-Family Residential
7 Lots | 2.57 Acres



Accelerating success.

DISCLAIMER STATEMENT

This Offering Memorandum ("Memorandum") was prepared by Colliers International ("Colliers") as part of Collier's efforts to market for sale the real property commonly known as 6284 San Pablo Dam Road, El Sobrante (the "Property"). Colliers is the exclusive agent and broker for the owner of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to prospective buyer (each a "Buyer") solely to assist Buyer in determining whether Buyer is interested in potentially purchasing all or part of the Property. Colliers is also providing this Memorandum and the material in it to Buyer with the understanding that Buyer will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Buyer will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

This Memorandum is a solicitation of interest only and is not an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to Buyer concerning the Property.

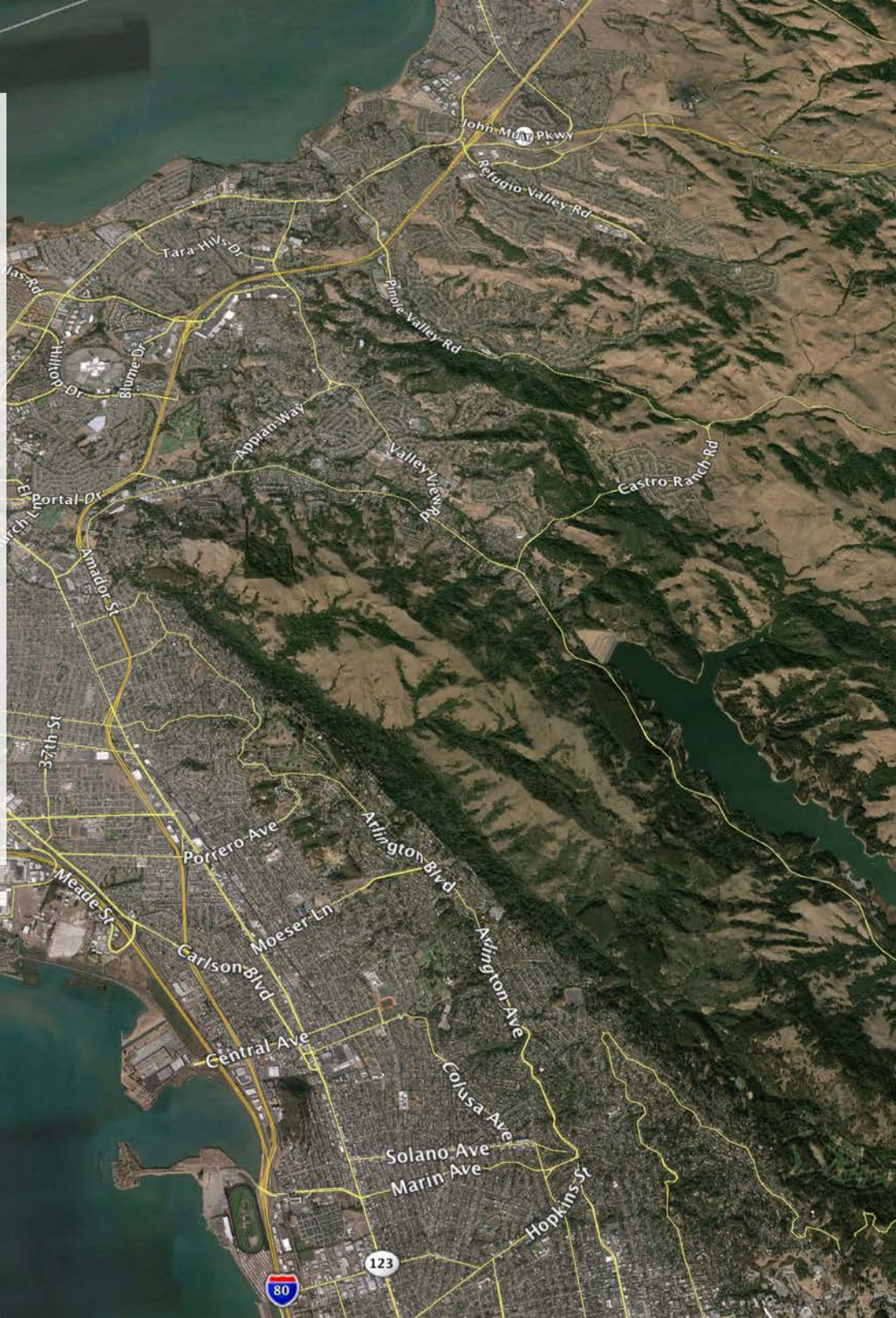


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EXECUTIVE SUMMARY

Colliers International (“Colliers”), as exclusive broker, is pleased to offer for sale 6284 San Pablo Dam Road (the “Property”), located in El Sobrante, Contra Costa County, California. The 2.57-acre property is fully entitled with a tentative map in-place for seven residential lots. A final map is ready to be issued.

The Property is zoned Single Family Residential (R-10) and has a Single Family Residential – Medium (SM) general plan land use designation. Residential lot sizes range from 9,832 square feet (0.23 acres) to 18,106 square feet (0.42) with an average close to 13,000 SF (0.30 acres). The Property is located directly adjacent to the Canyon Oaks community of 64 homes and the Lakeridge Athletic Club, the premier health club within the community.



OFFERING TERMS

6284 San Pablo Dam Road is being offered for sale fully entitled with final tract map at \$850,000; \$7.60 per sq ft (\$121,428) per Lot. All investors should base their offer on the property in its “as-is” condition. In order to assist with underwriting, qualified investors will be provided access upon request to online due diligence information.

The Owner requests that all interested, qualified parties provide Colliers with a formal letter of intent outlining the terms and conditions under which Buyer proposes to acquire the site. In addition, a summary providing background information on the company, its principals and its transaction history, is requested.

PROPERTY SUMMARY

GENERAL

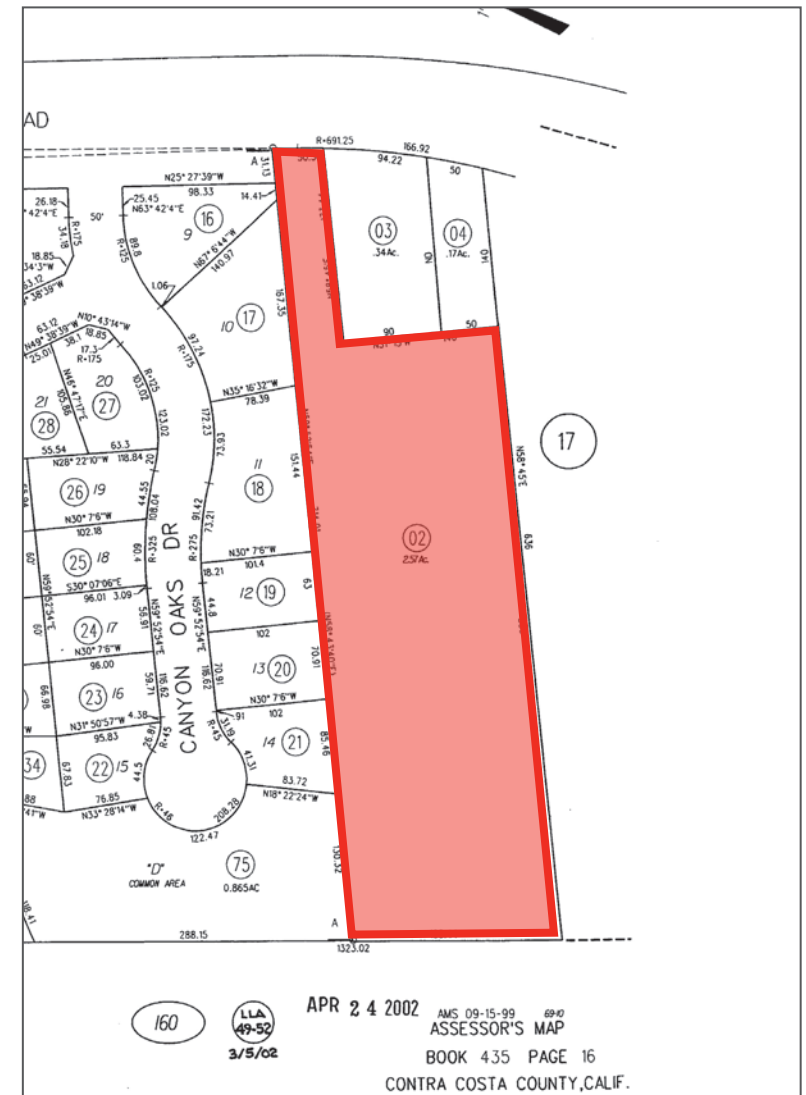
ADDRESS	6284 San Pablo Dam Road El Sobrante, Contra Costa County, California
APN (CURRENT)	431-160-002
SITE AREA	2.57 acres
GENERAL PLAN DESIGNATION	Single Family Residential – Medium (SM)
ZONING	Single Family Residential (R-10)
LOT CONFIGURATION	Flag-shape
CURRENT USE	Vacant, undeveloped
EXISTING IMPROVEMENTS	None

EDUCATION

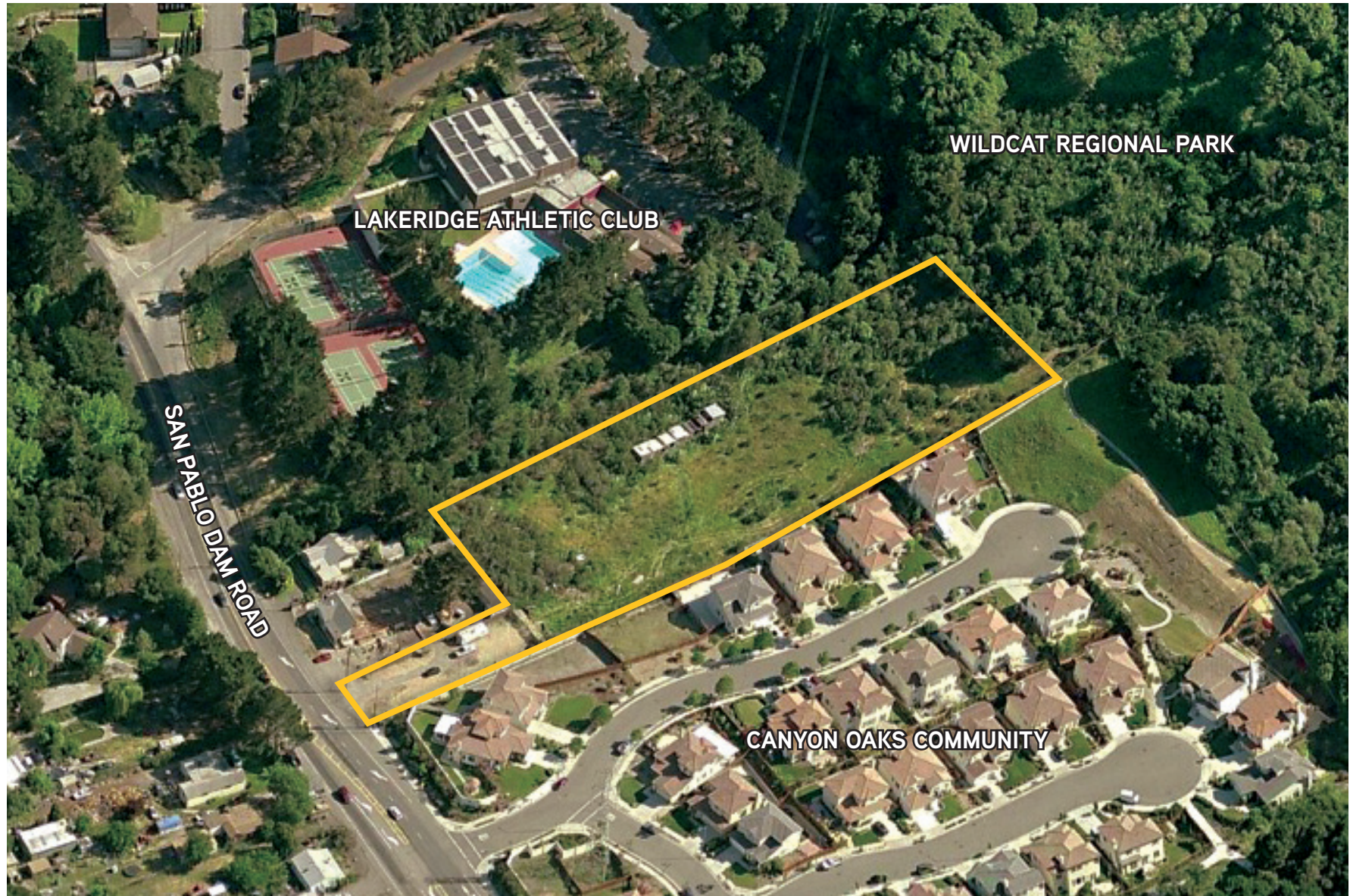
SCHOOL DISTRICT	West Contra Costa Unified 717 API (2013)
ELEMENTARY SCHOOL	Olinda Elementary School 876 API (2013) Valley View Elementary School 813 API (2013)

SERVICES

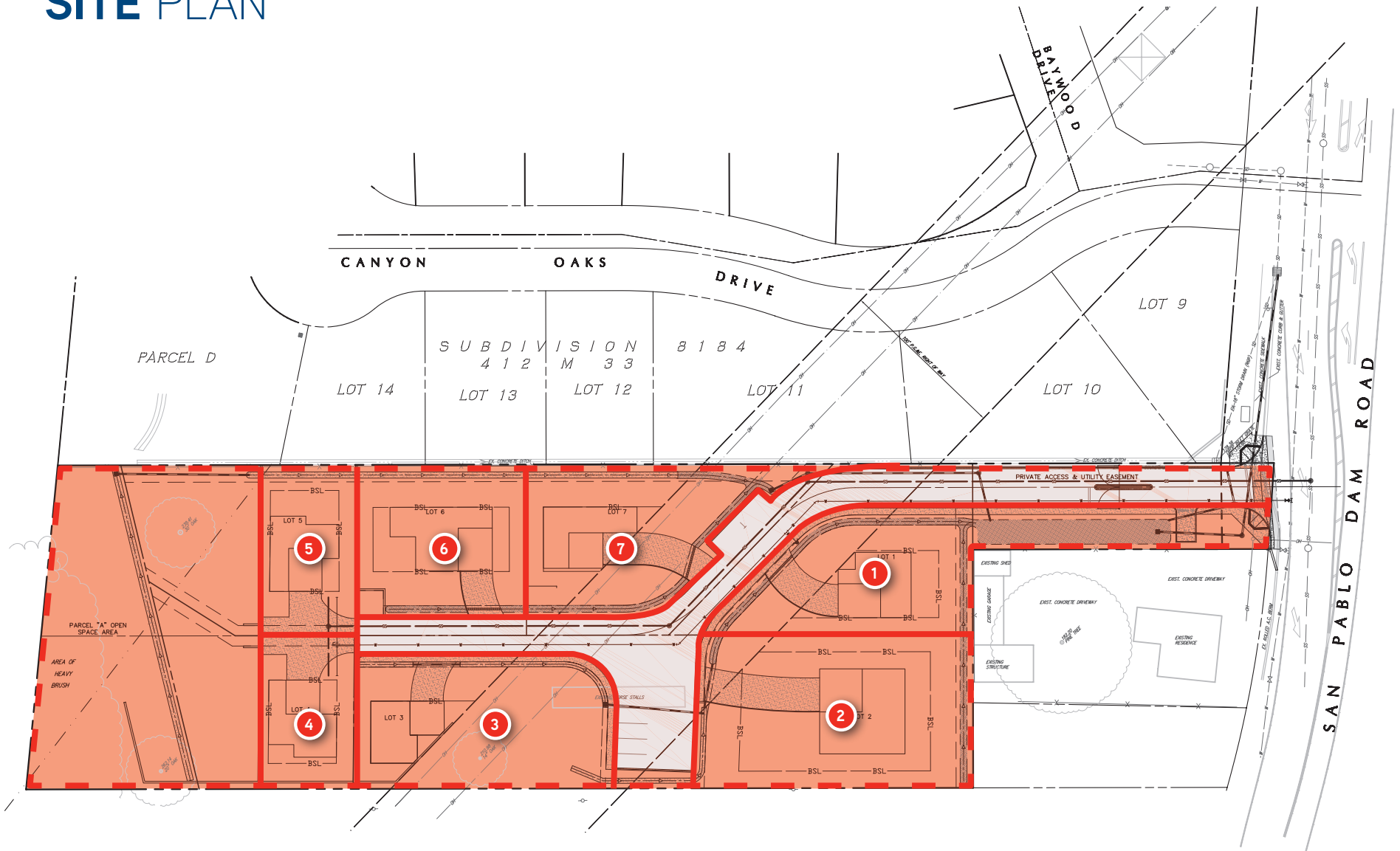
POLICE	Contra Costa County Sheriff
FIRE	Contra Costa County Fire Protection District
WASTEWATER	West County Wastewater District
SANITARY	Republic Services
ELECTRIC	Pacific Gas and Electric (PG&E)
WATER	East Bay Municipal Utility District (EBMUD)



AERIAL OVERVIEW



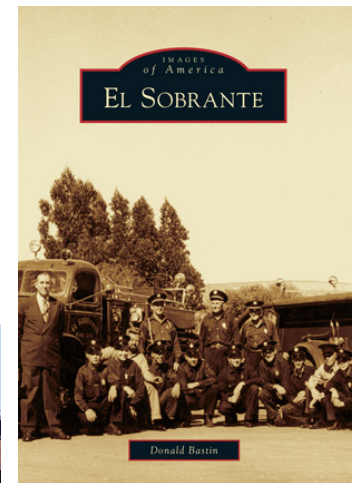
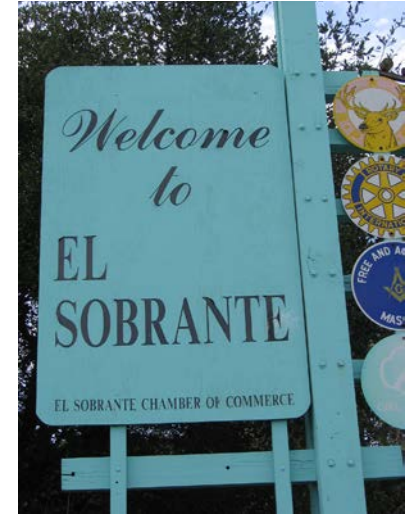
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PROPERTY HIGHLIGHTS



- › Gated community
- › 10-minute drive to I-80
- › 15-minute drive to El Cerrito Del Norte BART Station
- › 15-minute drive to Hilltop Mall
- › Directly adjacent to Lakeridge Athletic Club
- › Neighbors with Canyon Oaks residential subdivision (64 homes)
- › Backs up to Wildcat Canyon Regional Park (2,429 acres)
- › Across the street from the Kennedy Grove Regional Recreational Area (222 acres)
- › Walking distance to San Pablo Reservoir Recreation Area (866 surface acres, 14 miles shoreline)



PROPERTY PHOTOS



Property Frontage (Looking West)



Property Entry (Looking West)



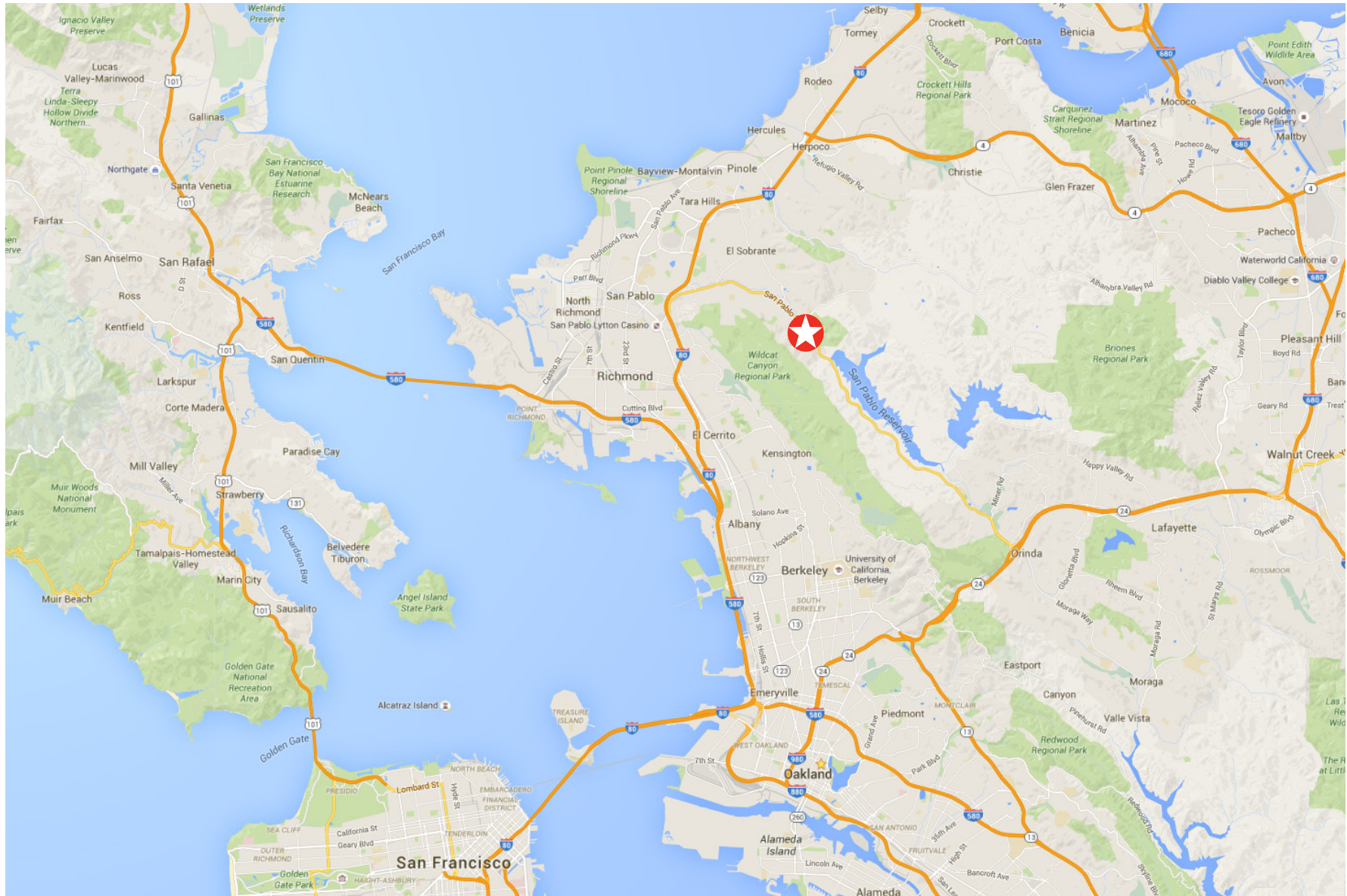
Hillside View (Looking East)



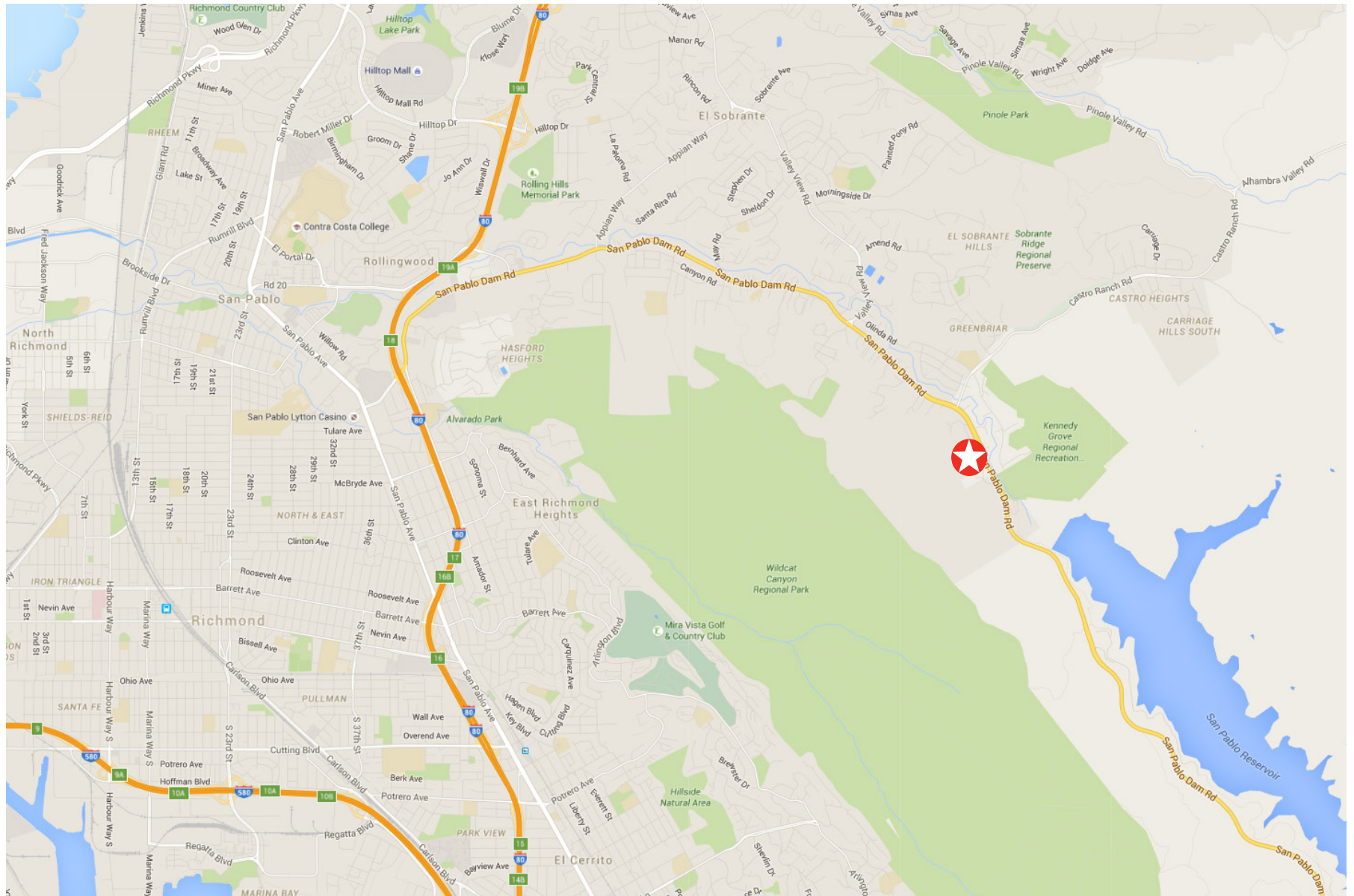
Canyon Oaks (Looking West)

MAPS & AERIALS

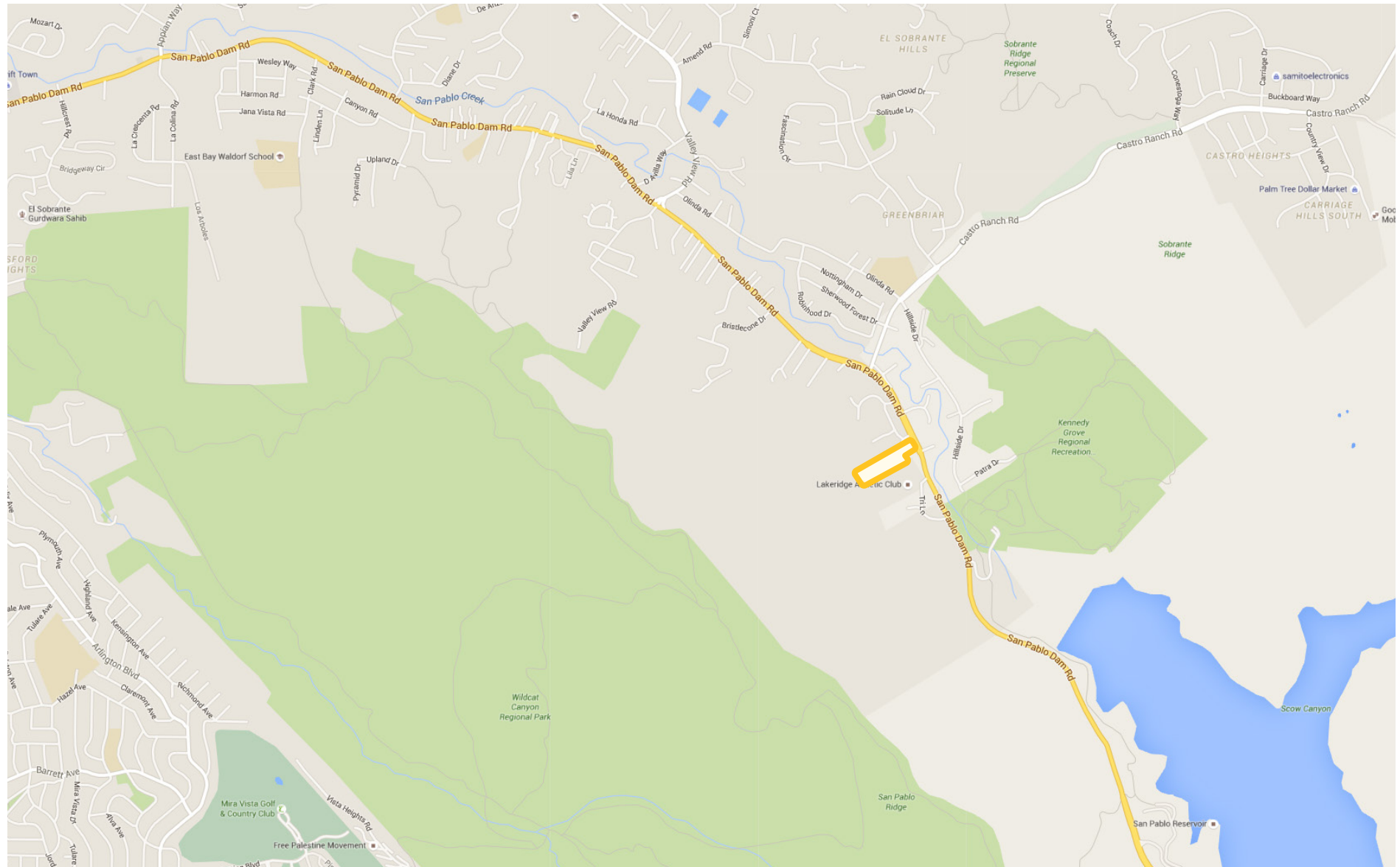
REGIONAL MAP



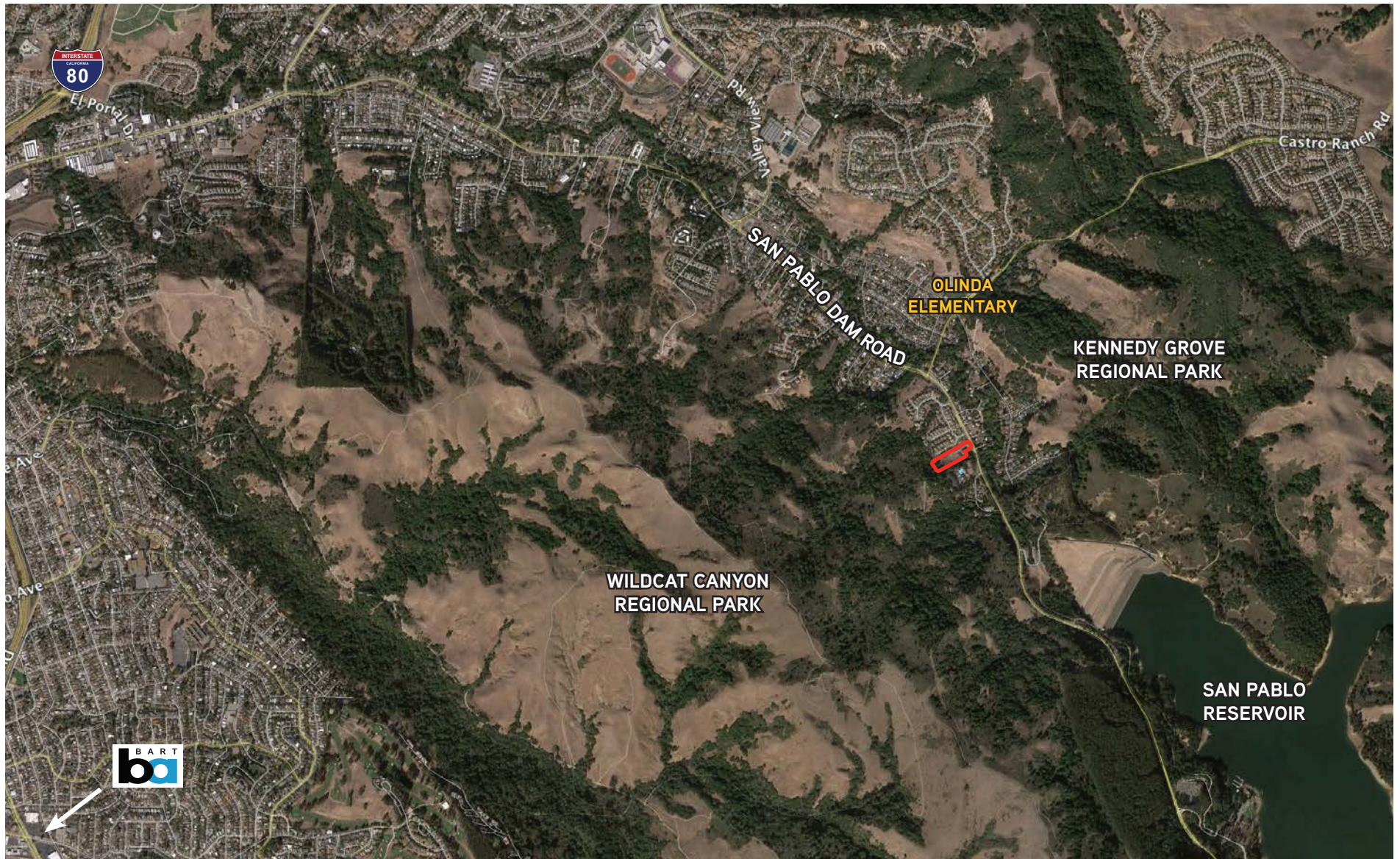
AREA MAP

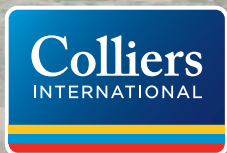


LOCATION MAP



LOCATION AERIAL





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