

FOR SALE > PRIME CORNER FREESTANDING RESTAURANT

# 1107 San Pablo Avenue

SAN PABLO AVENUE & DARTMOUTH STREET, ALBANY, CA



## Highlights

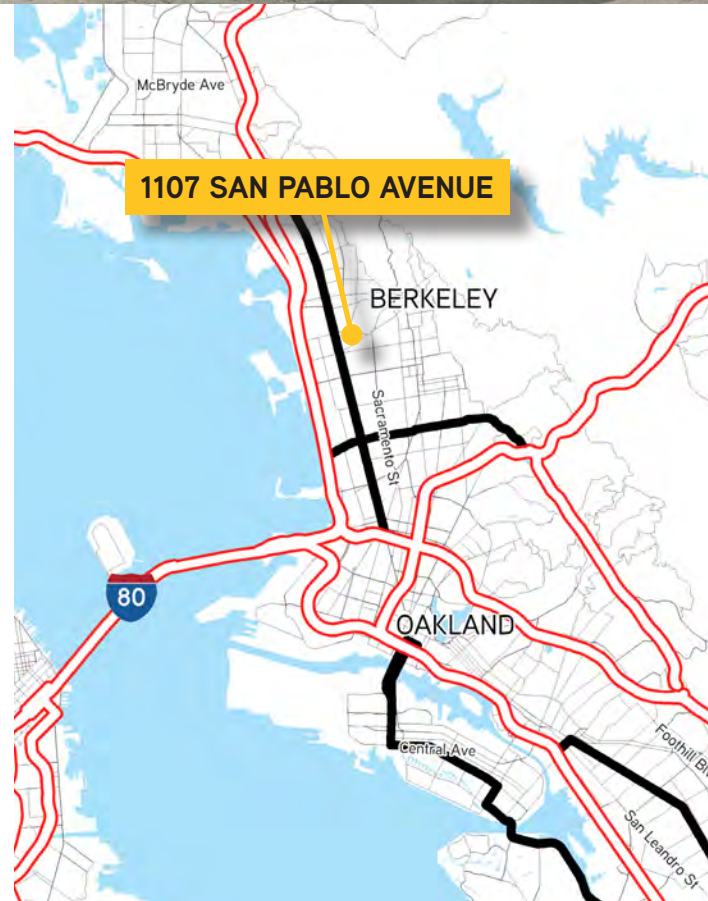
- > Leased investment with future upside, development potential
- > ±1,560 square foot freestanding restaurant building
- > ±500 square foot patio area
- > ±7,500 square foot parcel (±75' x ±100'), 2 curb cuts, 10 parking spaces
- > High identity, corner site in a prime retail trade area
- > Across from University Village (Sprouts) and Belmont Village (175 units)
- > 2 blocks from Gilman District (Whole Foods)

## Traffic Volume

- > San Pablo Avenue @ Dartmouth Street: 23,727 ADT

## Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	31,910	182,891	329,602
Daytime Population	32,038	216,521	372,139
Daytime Employees	17,199	115,201	196,062
Households	13,097	75,414	136,077
Average Income	\$125,934	\$109,902	\$106,284



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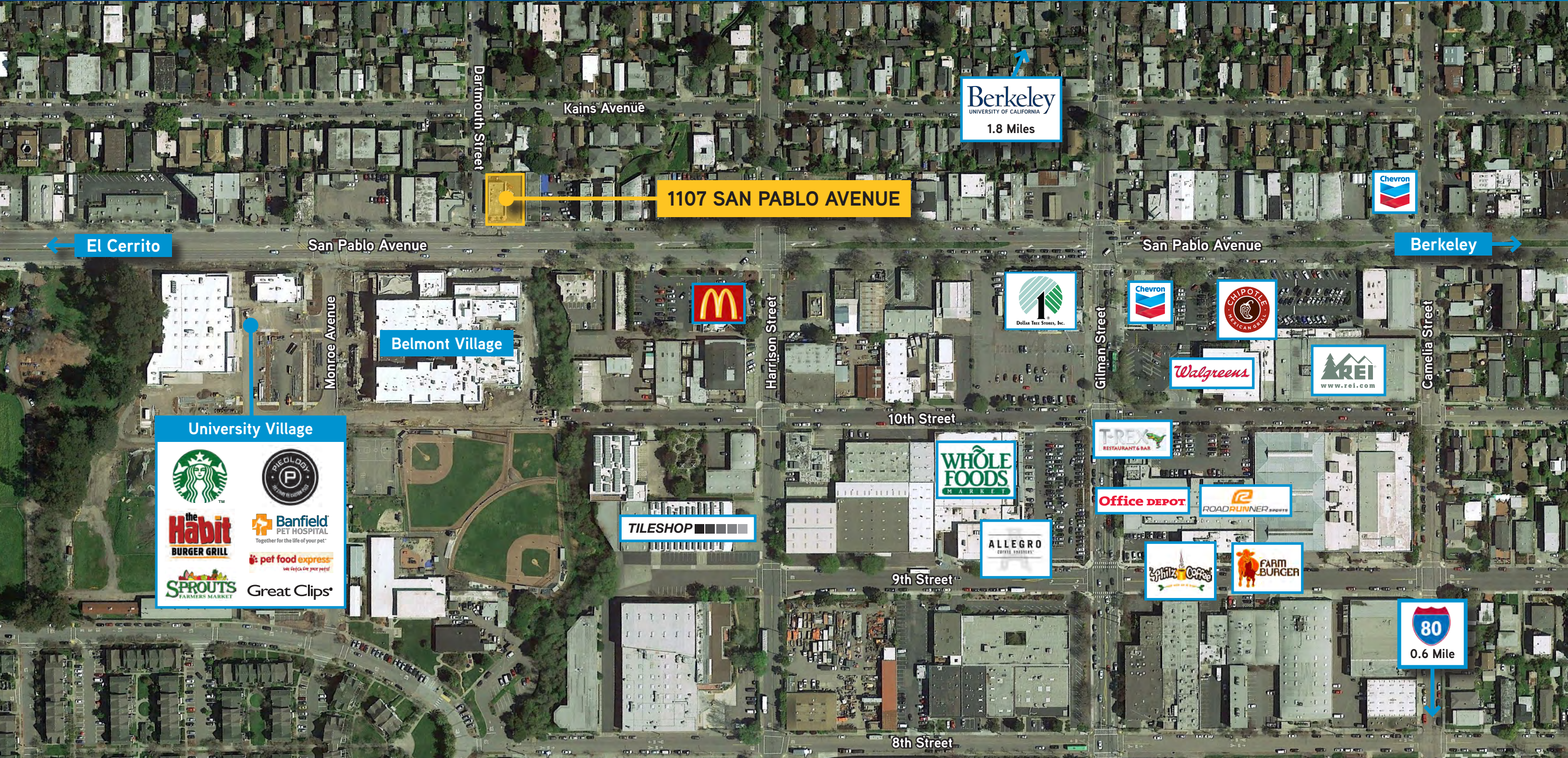




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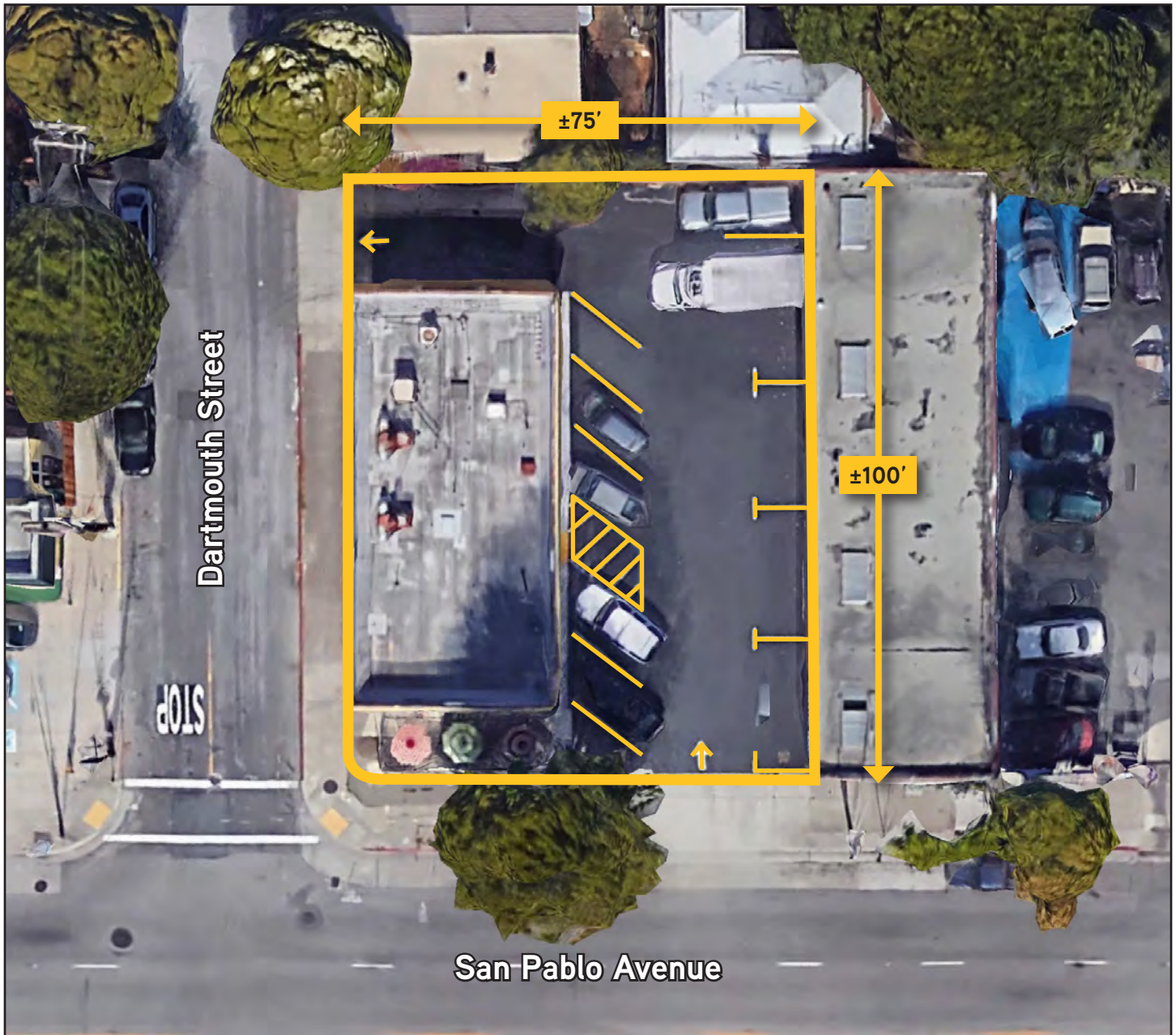
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## Site Plan



Drawings Not Exact, Not to Scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International

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## Lease Abstract

Tenant Trade Name	Yo Sushi																																										
Tenant	An Individual (lease to be provided upon completion of a Confidentiality Agreement)																																										
Premises	1107 San Pablo Avenue, Albany, CA 94706 (entire property)																																										
Date of Lease	November 1, 2015																																										
Lease Commencement	November 1, 2015																																										
Lease Expiration	October 31, 2020																																										
Lease Term	Five (5) years – approximately 3 years remaining																																										
Renewal Option	One (1) – five (5) year option at FMV																																										
Base Rent	<p>\$5,000.00 per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be increased by 3%.</p> <p><b>Current</b></p> <table><tr><th>Date</th><th>Monthly Rent PSF</th><th>Monthly Rent</th><th>Annual Rent</th></tr><tr><td>11/1/2016</td><td>\$3.30</td><td>\$5,150</td><td>\$61,800</td></tr></table> <p><b>Rent Roll</b></p> <table><tr><th>Date</th><th>Monthly Rent PSF</th><th>Monthly Rent</th><th>Annual Rent</th><th>Increase</th></tr><tr><td>11/1/2015</td><td>\$3.21</td><td>\$5,000</td><td>\$60,000</td><td>-</td></tr><tr><td>11/1/2016</td><td>\$3.30</td><td>\$5,150</td><td>\$61,800</td><td>3.00%</td></tr><tr><td>11/1/2017</td><td>\$3.40</td><td>\$5,305</td><td>\$63,654</td><td>3.00%</td></tr><tr><td>11/1/2018</td><td>\$3.50</td><td>\$5,464</td><td>\$65,564</td><td>3.00%</td></tr><tr><td>11/1/2019</td><td>\$3.61</td><td>\$5,628</td><td>\$67,531</td><td>3.00%</td></tr></table>					Date	Monthly Rent PSF	Monthly Rent	Annual Rent	11/1/2016	\$3.30	\$5,150	\$61,800	Date	Monthly Rent PSF	Monthly Rent	Annual Rent	Increase	11/1/2015	\$3.21	\$5,000	\$60,000	-	11/1/2016	\$3.30	\$5,150	\$61,800	3.00%	11/1/2017	\$3.40	\$5,305	\$63,654	3.00%	11/1/2018	\$3.50	\$5,464	\$65,564	3.00%	11/1/2019	\$3.61	\$5,628	\$67,531	3.00%
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Security Deposit	\$5,000.00																																										
Use	The Premises are for the sole use as a restaurant. No other use is permitted without Landlord's prior written consent.																																										
Operating Expenses	<p>Tenant agrees to pay its proportionate share of landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance, and real property taxes, based on the ratio of the square footage of the Premises to the total square footage of the rentable space in the entire property.</p> <p><i>(Note: Tenant has not been charged or paid for Landlord's insurance or real property taxes during the term of the lease.)</i></p>																																										
Utilities	Tenant agrees to pay for all utilities and services directly billed to Tenant.																																										
Maintenance	<p>Tenant shall professionally maintain the Premises including heating, air conditioning, electrical, plumbing and water systems, if any, and keep glass, windows and doors in operable and safe condition.</p> <p>Tenant shall maintain the roof, foundation, exterior walls, common areas. Tenant shall be responsible for all building roofing repairs.</p>																																										
Insurance	<p>Tenant shall carry liability insurance in an amount of not less than \$2,000,000. Tenant's liability insurance shall name Landlord and Landlord's agent as additional insured.</p> <p>Landlord shall maintain liability insurance insuring Landlord, but not Tenant, in an amount of at least \$[amount not specified], plus property insurance in an amount sufficient to cover the replacement cost of the property.</p>																																										
Subletting/Assignment	Tenant shall not sublet or encumber all or any part of Premises, or assign or transfer this agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld.																																										