



For Sale

Single-Tenant Net Leased Investment



4917 International Blvd | Oakland, CA 94601

Investment Sales | Leasing | Asset Management



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Investment Summary

Sales Price: **\$4,200,000**

Price/PSF:	\$328.89	GLA:	±12,770 Sq Ft
CAP Rate:	5.5%	Parcel Size:	±0.38 Acres
NOI:	\$229,860	APN:	34-257-1
Rental Increases:	8% in June 2023	Traffic Counts:	International Blvd – ±25,000 ADT
Occupancy:	100%		

- Lease with Kelly-Moore Paint Company Corporate
- Located within an Opportunity Zone, providing for unique tax benefits
- Strong performing Kelly Moore store
- Eight years of term remaining
- Located on major Oakland thoroughfare, surrounded by dense residential
- Area Co-Tenants include Valero, Smart & Final, Cardenas Market, Chevron, Mountain Mike's Pizza, 7-Eleven, O'Reilly Auto Parts, U-Haul, Gatorade Factory, Quaker Oats Factory + more

Lease Abstract

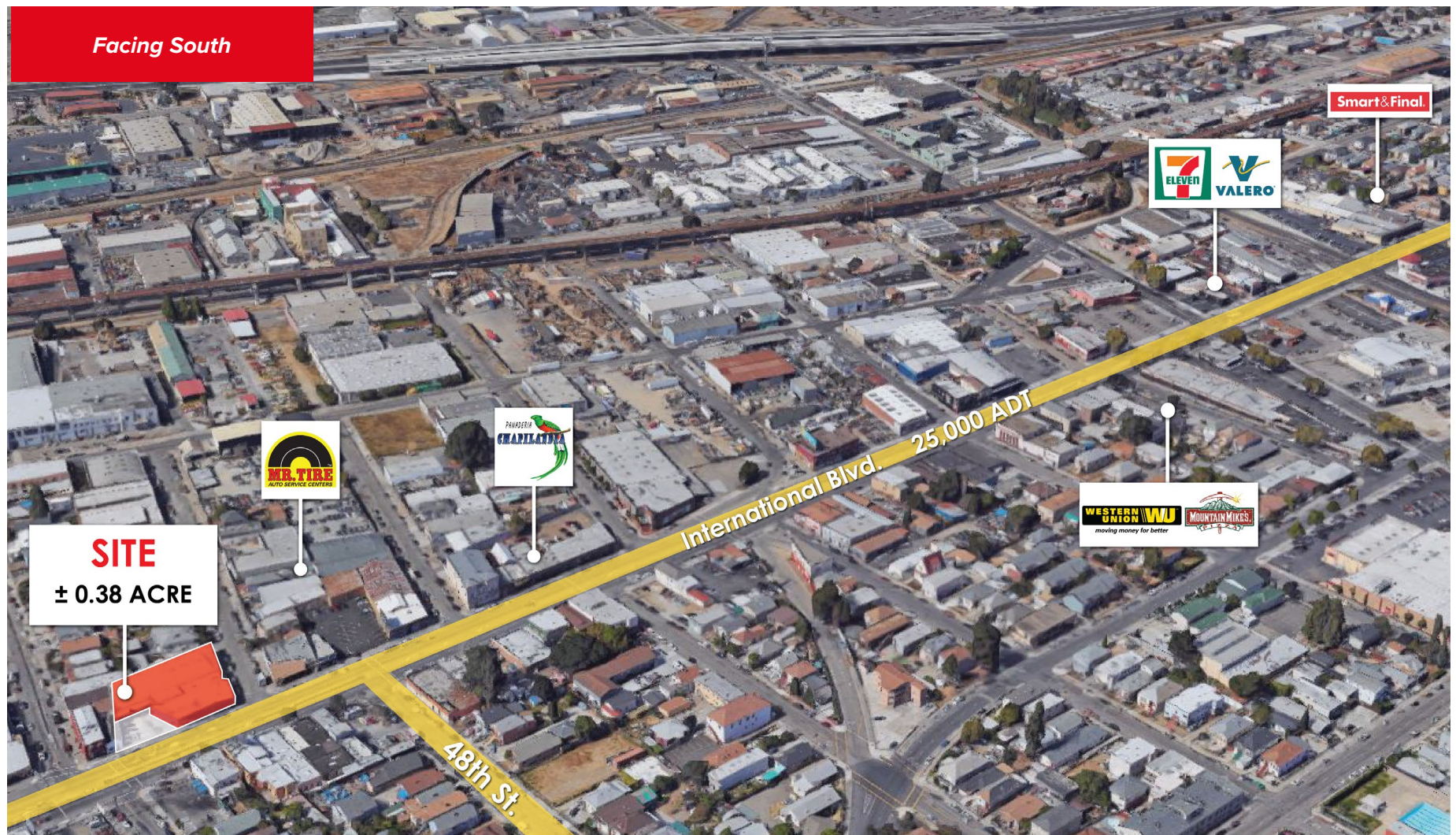
Kelly-Moore Paints

LEASE COMMENCEMENT:	6/12/2018
OPTIONS:	Four (4) 5 year Options
RENTAL INCREASES:	8% Every 5 Years
LEASE EXPIRATION:	6/30/2028
DEPOSIT:	None
LEASE TYPE:	NNN
LANDLORD RESPONSIBILITIES:	Maintenance/replacement of the roof, structure, parking lot, exterior walls, utilities, HVAC (replacement only). Amortization of capital expenditures allowed subject to Lease Terms
TENANT RESPONSIBILITIES:	Taxes, Insurance, and maintenance of the grounds, including the landscaping, glass replacement, and HVAC repairs/service contracts

Aerial View



Market View



Market View



About Kelly-Moore Paints

Mission

To provide high quality, innovative products with exceptional service at a fair value.

History

In 1946, William H. Kelly and William E. Moore recognized the unique needs of professional painting contractors for top-quality paint products and knowledgeable, efficient service at a fair price. This philosophy has allowed Kelly-Moore to grow from a single manufacturing facility and store in San Carlos, California, to one of the largest employee-owned paint companies in the United States. Its reputation for quality products is unsurpassed in the industry. The company produces some of the most technologically advanced paint products and sets the industry standard for new product development and quality control, and retains the reputation of "The Painter's Paint Store."





About Kelly-Moore Paints

Not Just Your Neighborhood Paint Store

Kelly Moore has approximately 1,300 employees with nearly 150 retail paint stores and 120 Independent Dealers.



Employee Owned – You are working with an owner. In 1998, Mr. and Mrs. William E. Moore established the Kelly-Moore Paint Company Employee Stock Ownership Program (ESOP). Creating this program ensured the Moore Family tradition of providing only the highest level of service will continue for years to come. Each employee-owner is committed to offering the best paint products along with exceptional customer service everyday

Manufacturing - Made in America Since 1946

Kelly-Moore has two strategically located, state-of-the-art manufacturing facilities in key markets: San Carlos, California and Hurst, Texas (outside Dallas). Our reputation for quality products is unsurpassed in the industry. Kelly-Moore produces some of the most technologically advanced paint products and sets the industry standard for new product development and quality control.

Our manufacturing facility in San Carlos is also the recipient of five widely recognized green business awards from the State of California and San Mateo County for outstanding efforts to reduce pollution and solid waste and conserve water, energy and other natural resources.



About City

Oakland, California



The city of Oakland is located on the eastern side of the San Francisco Bay and home to an estimated 420,000 residents – the 8th largest city in California.

- Approximately 30,000 businesses and 270,000 employees contribute to the service and economical growth of the greater Oakland area
- Median household incomes exceed **\$88,000** in 2020
- An estimated 160,000 households within the city limits and expected to exceed by 1.2% in 2022





Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	39,276	277,536	497,305
2025 Projected Population:	40,663	286,553	510,184
2010 Census Population:	35,716	251,520	451,126
2025 Projected Growth:	0.7%	0.6%	0.5%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	11,789	96,737	193,272
2025 Projected Households:	12,458	101,894	202,249
2010 Census Households:	10,728	87,476	175,249
Projected Growth:	1.1%	1.1%	0.9%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,314	9,264	25,847
2020 Estimated Total Employees:	8,393	61,912	202,207

Income	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$71,512	\$102,746	\$119,546
2020 Estimated Median Household Income:	\$53,599	\$77,615	\$88,462
2020 Estimated Per Capita Income:	\$21,538	\$35,933	\$46,634

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	25.8%	30.4%	35.2%
2020 Estimated Black/African American:	22%	20.6%	19.1%
2020 Estimated Asian/Pacific Islander:	17.5%	25.9%	26.8%
2020 Estimated American Indian/Native Alaskan:	1.1%	0.8%	0.7%
2020 Estimated Hispanic:	48.9%	30.3%	24.2%
2020 Estimated Other Races:	33.6%	22.2%	18.3%



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