

# 1450 Enea Circle

AVAILABLE FOR SALE > BUILDINGS A,B & C > CONCORD, CA

> RARE OWNER-USER OPPORTUNITY > THREE (3) FREESTANDING OFFICE BUILDINGS WITH EXISTING INCOME



LEVERAGED MID-TEEN IRR WITH SBA FINANCING

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> RARE OWNER-USER OPPORTUNITY > 3 OFFICE BUILDINGS WITH EXISTING INCOME

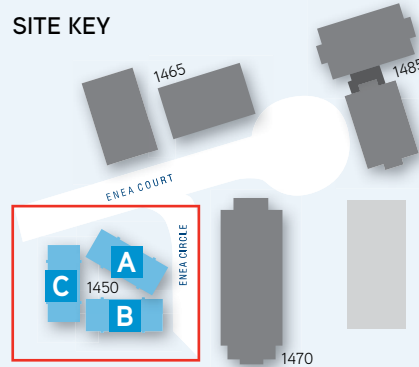
## PROPERTY PROFILE

- > Three professional office buildings, offered for sale individually
- > Park like setting with walkway benches, and mature landscaping
- > ADA complaint access (brand new elevator)
- > Close to retail amenities
- > Public transportation located on Enea Circle
- > Parking 4/1,000

## HIGHLIGHTS

- > Buildings are 49% pre-leased to credit Tenants
- > \$20 Tenant Improvement Allowance available for Vacant Suites
- > Seller can perform Tenant Improvements to Suit
- > Pre-Underwritten for SBA financing
- > Stand alone office buildings on a common parcel
- > Projected Owner rents are \$1.65 per sf Full service
- > Leveraged mid-teen IRR or better

## SITE KEY



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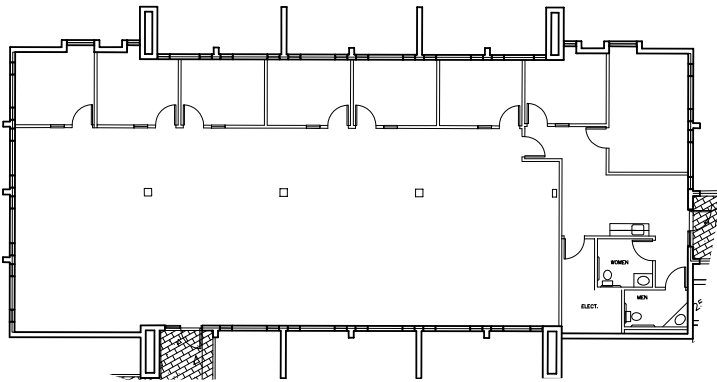
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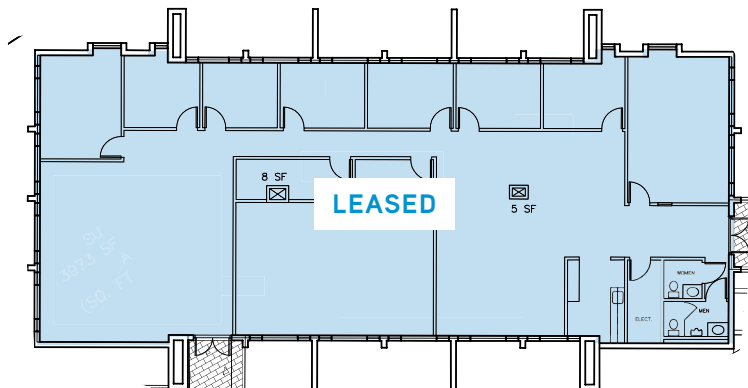
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## BUILDING A > ±8,109 TOTAL BUILDING SF

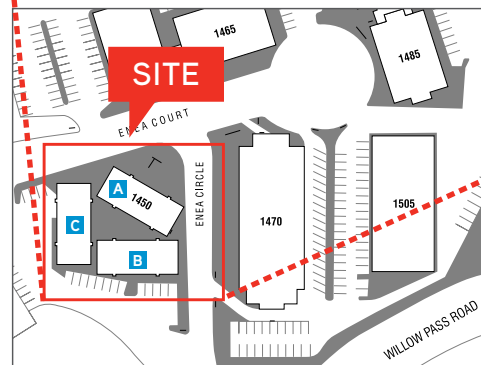
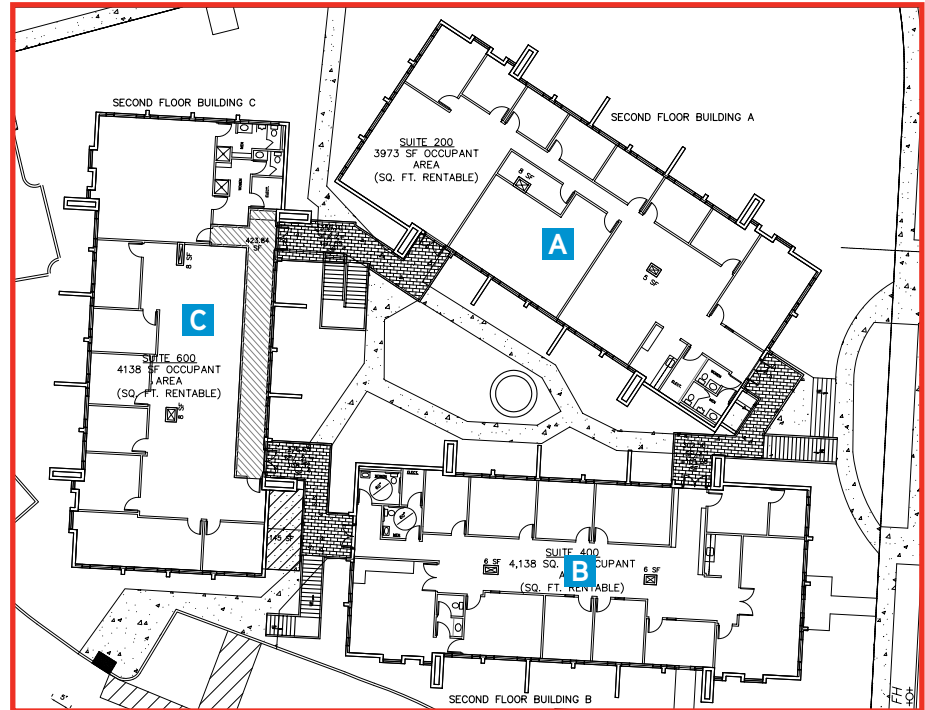


FIRST FLOOR BUILDING A  
SCALE 1/8"=1'-0"  
±4,136 RSF



SECOND FLOOR BUILDING A  
SCALE 1/8"=1'-0"  
±3,973 RSF

## SITE PLAN



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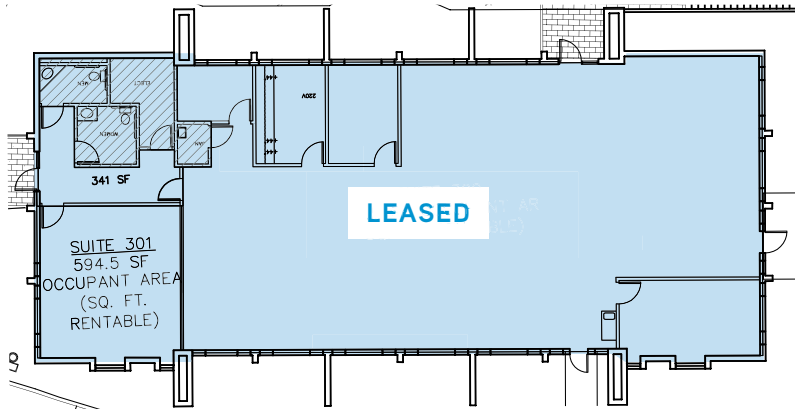
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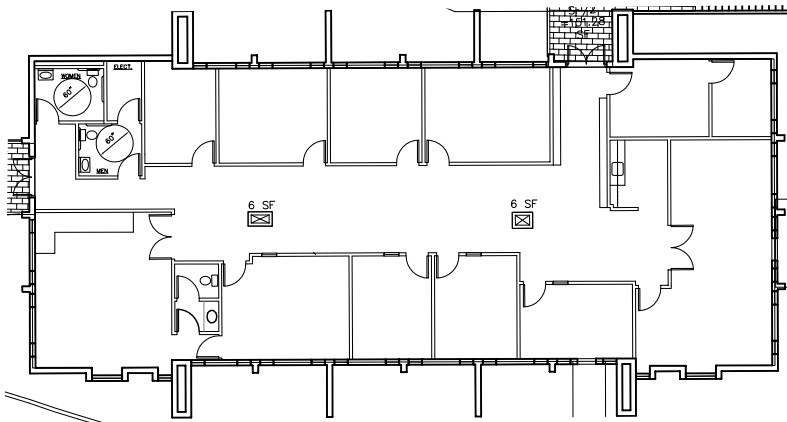
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## BUILDING B > ±8,112 TOTAL BUILDING SF



**FIRST FLOOR BUILDING B**  
SCALE 1/8"=1'-0"

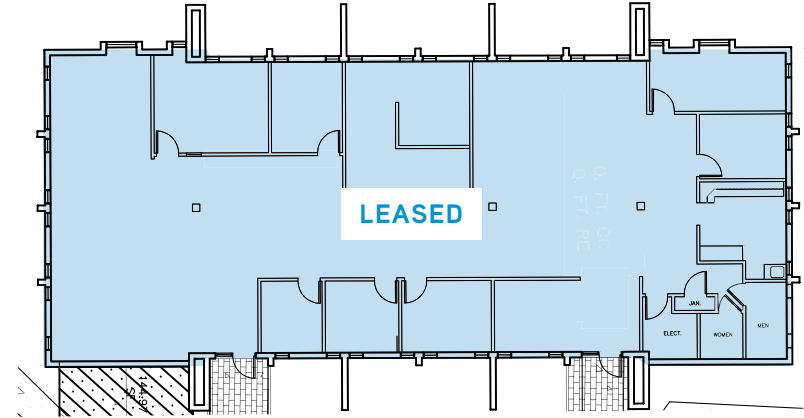
±3,974 RSF



**SECOND FLOOR BUILDING B**  
SCALE 1/8"=1'-0"

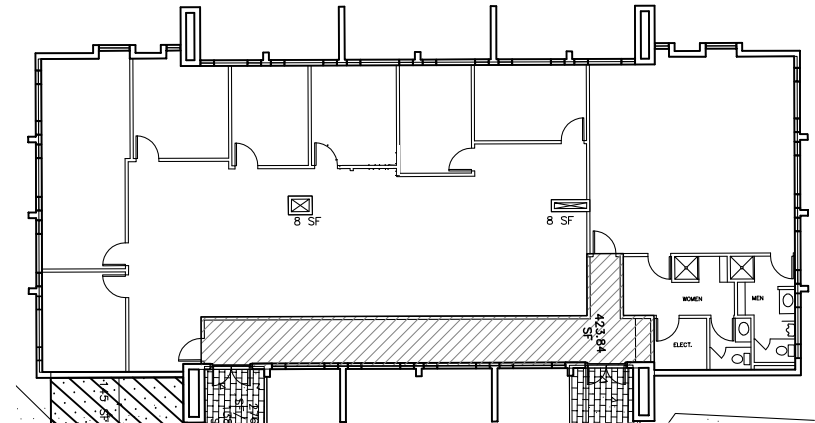
±4,138 RSF

## BUILDING C > ±8,114 TOTAL BUILDING SF



**FIRST FLOOR BUILDING C**  
SCALE 1/8"=1'-0"

±3,976 RSF



**SECOND FLOOR BUILDING C**  
SCALE 1/8"=1'-0"

±4,138 RSF





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- |                           |                             |
|---------------------------|-----------------------------|
| <b>1</b> The Hilton Hotel | <b>6</b> Denny's Restaurant |
| <b>2</b> The Elephant Bar | <b>7</b> Sizzler            |
| <b>3</b> Guitar Center    | <b>8</b> Buffet City        |
| <b>4</b> Sports Chalet    | <b>9</b> US Post Office     |
| <b>5</b> Rasputin Music   |                             |

## Willows Shopping Center

### EATERIES

Benihana  
Claim Jumper  
El Torito  
Fuddruckers  
Gourmet Burrito  
Jamba Juice  
Panera Bread  
Quiznos Subs  
Ziaqa

### SERVICES & SHOPPING

Old Navy  
db Shoes  
Cost Plus  
Pier 1 Imports  
REI  
UFC Gym  
US Bank  
Bank of the West  
The Golf Mart

## Sun Valley Shopping Center

### EATERIES

Anderson Bakery/Cafe  
BJ's Restaurant  
Fresh Choice  
Red Robin  
Quiznos Subs  
Starbucks  
Subway  
Burger King  
Baja Fresh

### SERVICES & SHOPPING

Macy's  
24 Hour Fitness  
Sports Authority  
Wells Fargo  
Bank of America  
CVS Pharmacy  
Firestone Auto Care  
Sears  
JCPenny

