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# Exclusive Offering Memorandum



## Bridgestone - Firestone (Ground Lease)

6836 Lone Tree Way  
Brentwood, California



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# Property Overview

## INVESTMENT SUMMARY:

Located at the intersection of Lone Tree Way and Fairview Drive, Brentwood, CA this retail center is an excellent opportunity to enter into an exploding retail market in East Contra Costa County. Brentwood is an upscale community and is located to the east of Pleasanton & Walnut Creek and is considered one of the fastest growing communities in the East County. Due to the Highway 4 Bypass this area is considered a regional draw and has a trade area of more than 240,000 residents.

Lone Tree Crossing is a planned 117,368 SF center located adjacent to the Winco Shopping Center. The center will have four cross easement access points to the Winco Center and Fairview Drive will be a prominent access point through both centers to Empire Way.

## CURRENT TENANTS IN PROJECT:

- LA Boxing
- Rocket City Fun Center
- Bridgestone-Firestone Tire
- Furniture Galleries

## FEATURES

- Located at a strategic intersection of Lone Tree Way and Fairview Drive.
- Serves the high growth areas of Brentwood, Oakley, and Antioch.
- Strong Demographics
- Signalized Intersection
- Adjacent to Winco with sales in excess of \$60,000,000 million annually

## ADJACENT TENANTS INCLUDE:

- Winco
- Hollywood Video
- Best Buy
- Golf USA
- Walgreens
- Straw Hat Pizza



## LOCATION HIGHLIGHTS

- › \$1,250,000 (7.2% Return)
- › New 20 Year NNN Lease
- › Brand New Construction
- › Pad Building in Lone Tree Crossing Shopping Center
- › Fee Ownership of the Land

# Investment Highlights

## PROPERTY INFORMATION

Property Address:	6836 Lone Tree Way Brentwood, California
Offering Price:	\$1,250,000
Price per Square Foot:	\$ 153.51
Net Operating Income:	\$90,000
Cap Rate:	7.2%
Building Size:	8,143 SF
Lot Size:	34,193 SF
Occupancy:	100%
Major Tenants:	Walgreens, Best Buy, Winco, Golf USA

## LEASE SUMMARY

Tenant:	Bridgestone-Firestone
Ownership:	Fee simple - Land only
Lease Type:	NNN
Lease Term:	20 years
Lease Commencement Date:	January 1, 2009
Lease Expiration Date:	20 years from commencement
Increases:	No Increases
Options:	(4) Five year option w/fixed rental increases during term

## Tenant Description

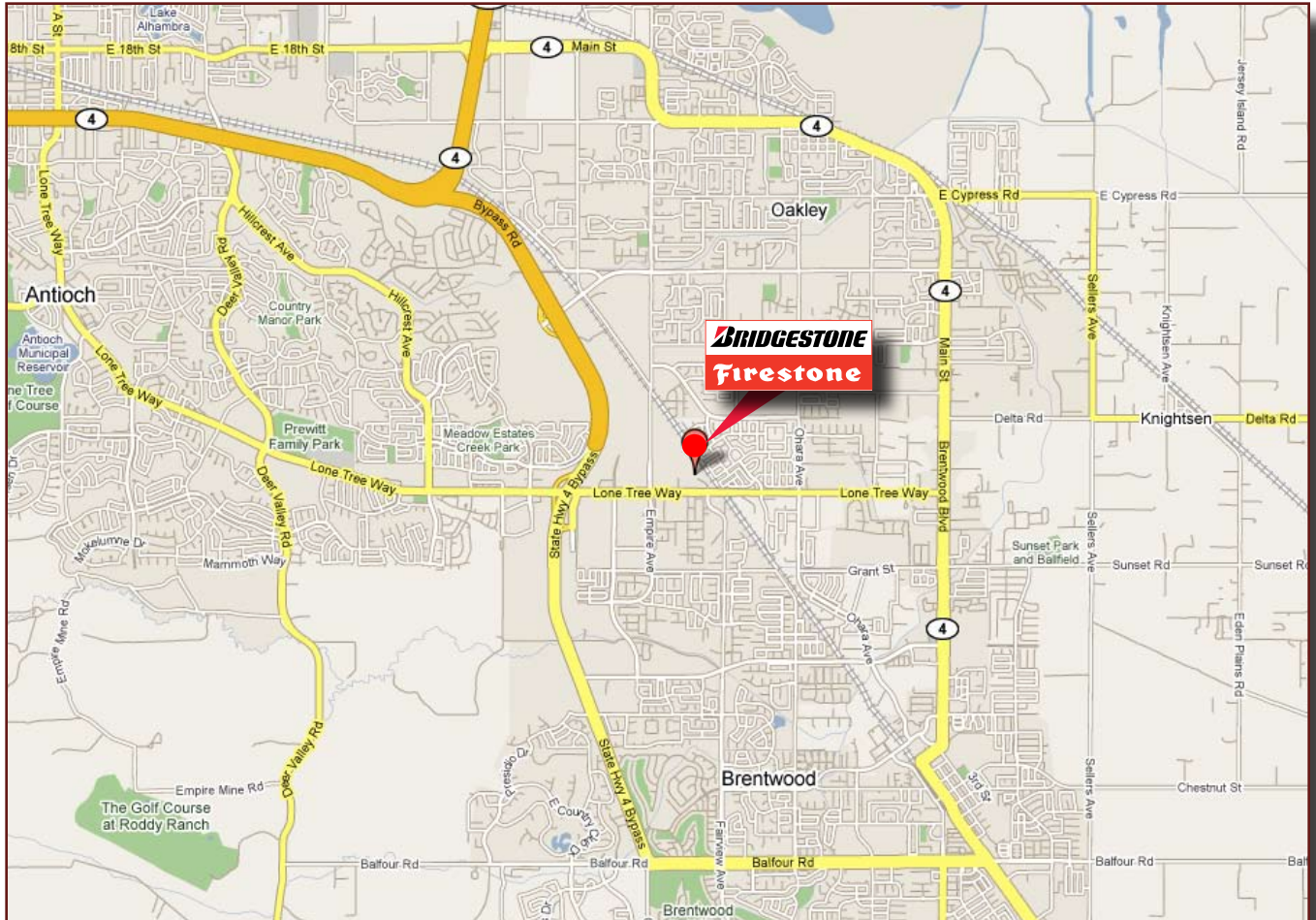
Nashville, Tennessee-based Bridgestone Firestone North American Tire, LLC & BFS Retail & Commercial Operations, LLC are a subsidiaries of Bridgestone Americas Holding, Inc., whose parent company, Bridgestone Corporation, is the world's largest tire and rubber company. Bridgestone Americas Holding, Inc. is an international manufacturer of tires and other products, with 38 production facilities throughout the Americas.

The Company was formed through the merger of Bridgestone U.S.A. with The Firestone Tire & Rubber Company, and is a subsidiary of Bridgestone Corporation. Tires are the largest part of Bridgestone Americas' business, accounting for approximately 75% of annual revenues. In addition to tires, it also manufactures and markets a variety of other products, including air springs, building materials, synthetic and natural rubber and industrial fibers and textiles.

Today, the Bridgestone Group has manufacturing bases in 25 countries and sells products in more than 150 countries worldwide. The Company sells tires for a variety of vehicles through more than 12,000 outlets, including independent dealers, discount retailers, warehouse clubs and company-owned stores. It also operates Firestone Tire & Service Centers, Mark Morris, Expert Tire, Tire Station and Tires Plus retail outlets for automotive tires and service. Bridgestone Corporation (Pink Sheets:BRDCY) has reported annual sales of over \$25 billion.



# Property Location

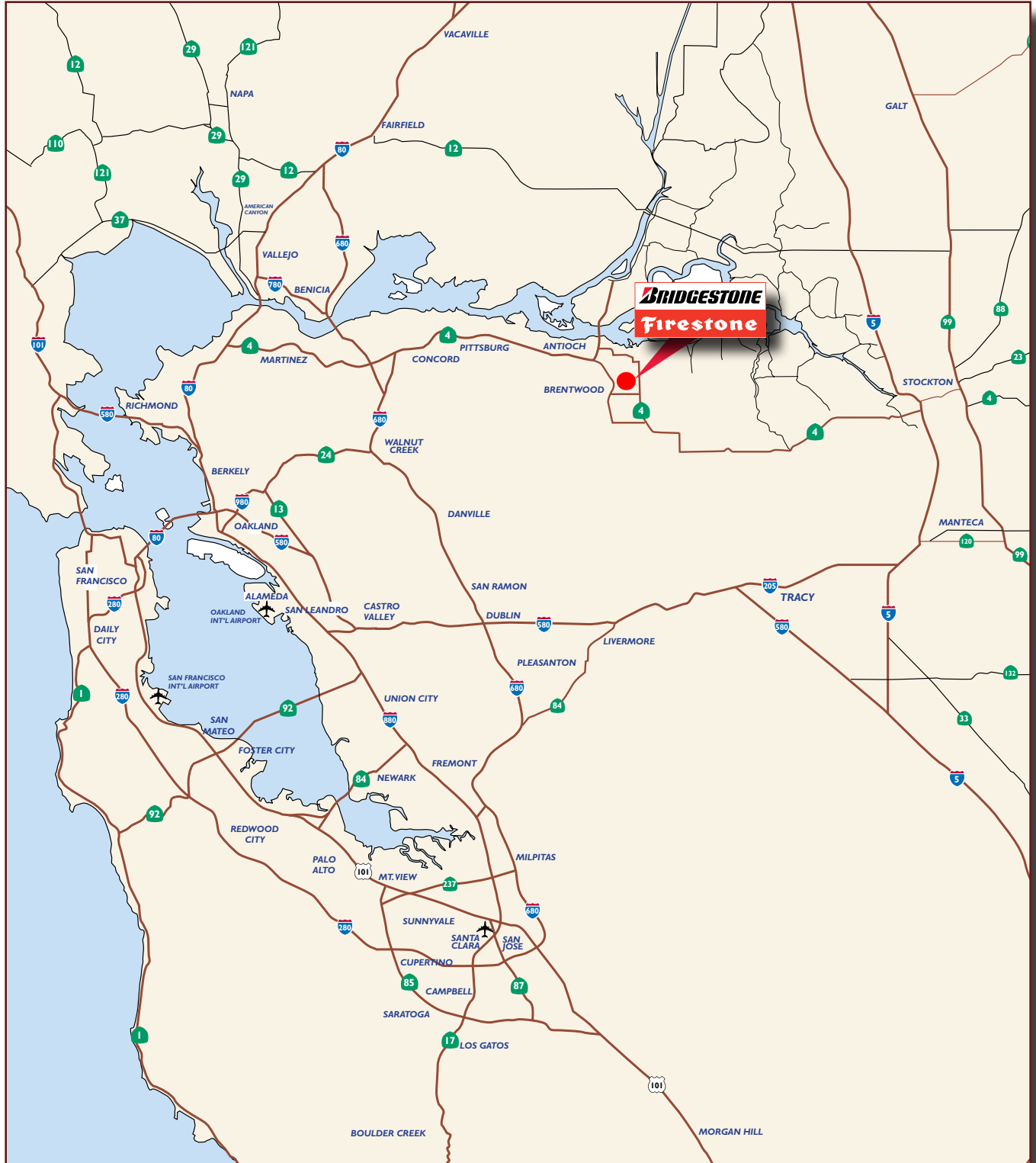


# Property Aerial

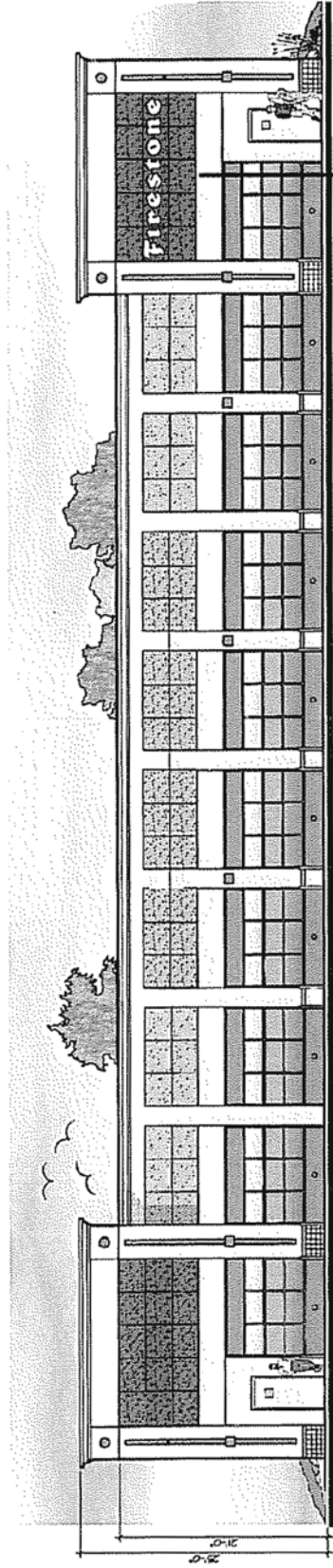




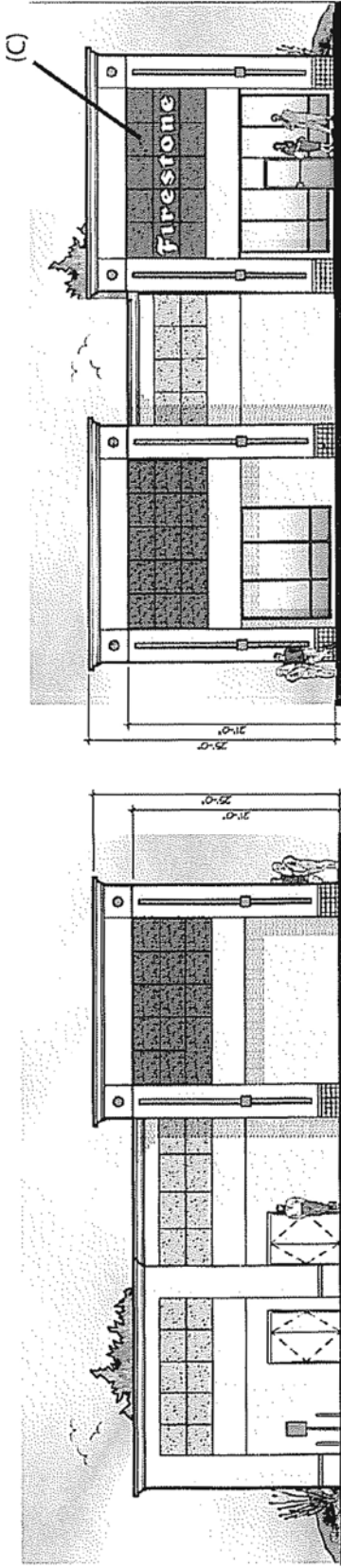
# Property Map



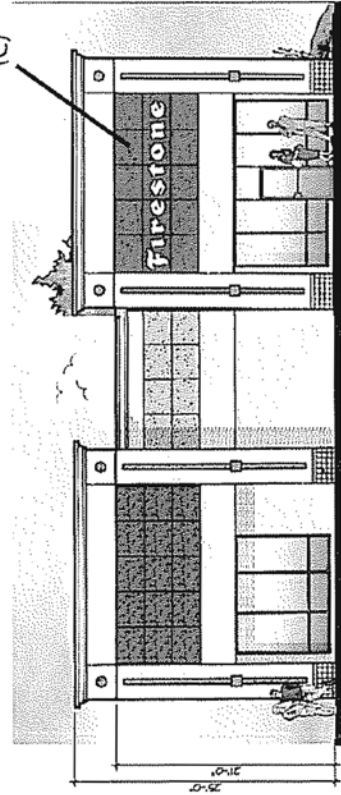
# Elevation



1 Front (West) Elevation  
Scale - 1/16" = 1'0"

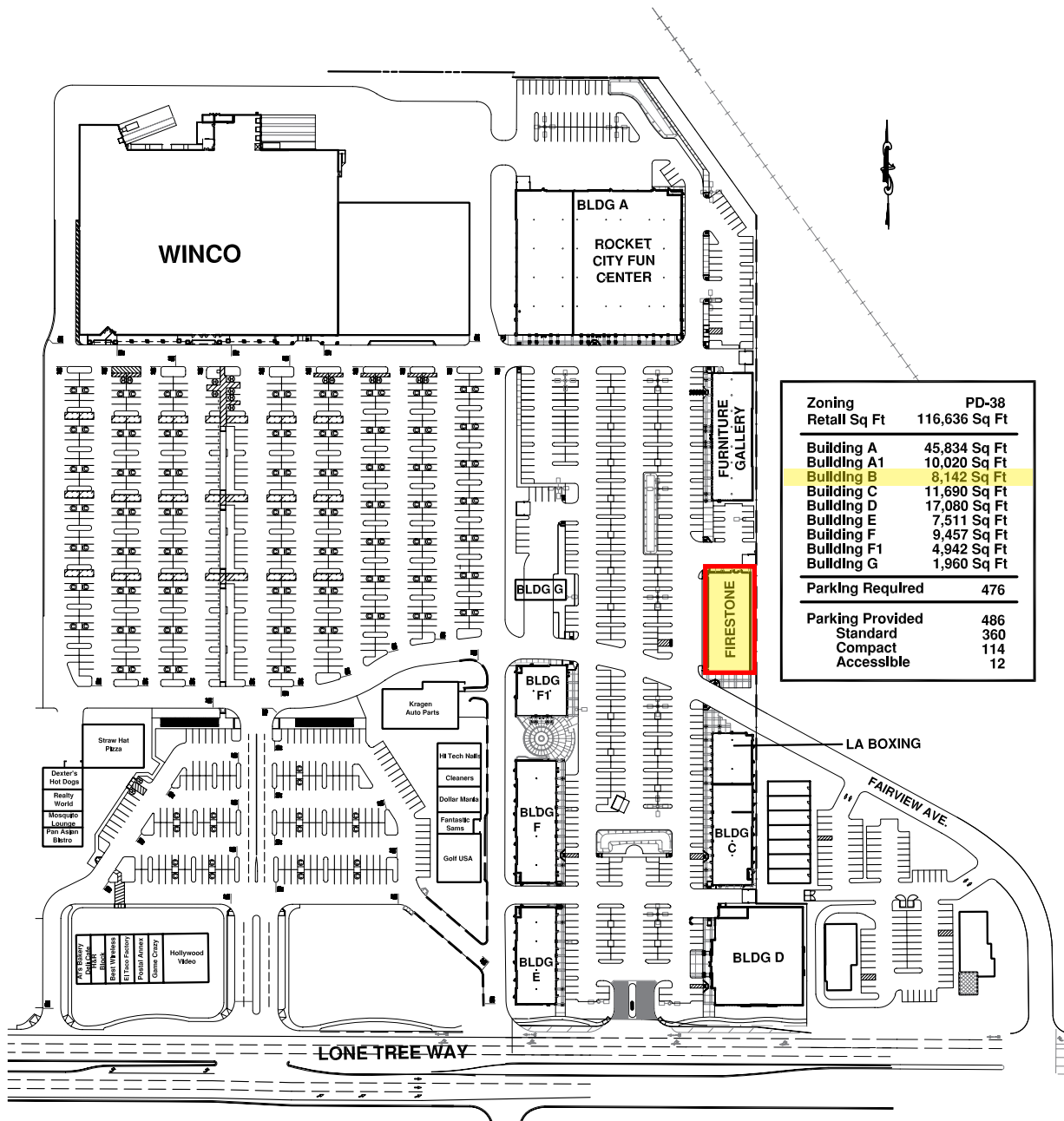


2 Side (North) Elevation  
Scale - 1/16" = 1'0"



3 Side (South) Elevation  
Scale - 1/16" = 1'0"

# Property Site Plan



# Area Overview

## CITY PROFILE:



The California Retail Survey has released its ranking of the top 100 cities in California based on retail market growth rate and the City of Brentwood is ranked in the Top 10.

Using the average annual retail sales growth rate for the five-year period 2000-05, the City of Brentwood saw its retail market grow by a compound annual rate of 18.5 percent. By comparison, the statewide average for retail growth during this same period was 5.5 percent.

According to Linda Maurer, economic development manager for the City of Brentwood, this retail growth rate was driven by a few key factors, including population growth and the higher household incomes in the Brentwood retail trade area.

“The results of the survey are not surprising to see,” said Maurer. “Anyone who has spent time in the Brentwood and East County areas can attest to the tremendous population growth since 2000. And while this growth has been important to attracting retail, Brentwood’s growth has been particularly skewed to populations with higher educations and higher household incomes.”

According to Claritas, a company that provides up-to-date demographic data analysis, the 2007 average household income in Brentwood is about \$97,000, which is higher than the Contra Costa County average of \$91,000. And a 2006 East County Workforce Survey shows that more than 37 percent of working Brentwood residents have either attained a bachelor’s or graduate degree.

Another major factor for increase in retail sales is the development of the new Highway 4 Bypass. The first segment of the Bypass was completed in 2002, and with its completion came two major retail projects – Sand Creek Crossing, which includes Raley’s, TJ Maxx and Ross Stores, and Lone Tree Plaza, which is anchored by Home Depot, Kohl’s, Babies R Us and Trader Joe’s.

“The Brentwood retail trade area includes a population of 250,000 people,” said Maurer. “The area had been underserved by basic retail needs for some time. With the addition of these two key power centers, these basic needs have been met and a new layer of retail will likely come next.”

The new retail coming soon includes an approved project called The Streets of Brentwood, a 460,000-square-foot lifestyle center anchored by a new multiplex theater, higher-end clothing retailers and restaurants. The project is scheduled to break ground this summer and open in the fall of 2008.

## COUNTY PROFILE

The County of Contra Costa, California (the “County”) was incorporated in 1850 as one of the original 27 counties of the State of California (the “State”), with the City of Martinez as the County Seat. It is one of the nine counties in the San Francisco-Oakland Bay Area. The County is the ninth most populous county in California, with its population reaching approximately 1,051,677 as of January 1, 2008.

Contra Costa, named “opposite coast” for its location across from San Francisco and Marin, is one of California’s original 27 counties and the 9th most populous county in California.

Home to Mt. Diablo, the tallest peak in the Bay area, Contra Costa includes 732.6 square miles of land and 73.3 square miles of Bay and Delta waters.

The area is rich in history and offers visitors a wealth of places to visit, things to do and outdoor recreational opportunities.



# Demographics

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2008)	1,704	32,637	97,597
Census Population (2000)	773	18,913	62,304
Projected Population (2013)	2,232	40,551	118,162
<i>HISTORICAL ANNUAL GROWTH</i>			
1990-2000	131.76%	121.70%	102.49%
2000-2008	120.34%	72.56%	56.64%
<i>PROJECTED ANNUAL GROWTH</i>			
2008-2013	30.99%	24.25%	21.07%

2008 EST. HOUSEHOLDS BY INCOME	1-MILE	3-MILE	5-MILE
\$500,000 or more	0.35%	0.43%	0.43%
\$250,000 to \$499,999	2.17%	2.06%	2.19%
\$150,000 to \$249,999	11.33%	10.02%	11.24%
\$100,000 to \$149,999	25.84%	26.97%	25.93%
\$75,000 to \$99,999	22.24%	20.64%	19.14%
\$50,000 to \$74,999	16.62%	20.04%	19.33%
\$35,000 to \$49,999	8.80%	8.43%	8.83%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2008)	568	9,442	29,493
Census Households (2000)	264	5,616	19,135
Projected Households (2013)	732	11,526	35,194
<i>HISTORICAL ANNUAL GROWTH</i>			
2000-2008	114.77%	68.14%	54.13%

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income (2008)	\$99,000	\$98,376	\$98,580
Median Household Income (2008)	\$88,413	\$87,254	\$86,667
Per Capita Income (2008)	\$33,096	\$28,524	\$29,910