

FOR SALE | \$750,000



7383 Thornton Avenue, Newark, CA | 1,620 square feet

Vacant free standing retail building | Former restaurant use | Flexible CMU Zoning

More info at www.7383ThorntonAve.com



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CalBRE# 01784630

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 7383 Thornton Ave, Newark CA 94560 (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or TIG.

PROPERTY HIGHLIGHTS

TIG is pleased to offer FOR SALE a free standing, retail property. This is a unique opportunity for an owner/user to acquire the property in a supply constrained market, and operate its own business.

Building Size: ± 1,620 square feet

Lot Size: ± 9,248 square feet, or 0.21 acres

Year Built: ± 1924

Restroom: 2 restrooms

Ceiling Height: ± 16 feet

Zoning: Commercial Mixed Use (CMU)

Parking: 13 on site spaces, plus additional street parking abundantly available

Location: Easy convenient access to transportation, hotels, restaurants, etc

Accessibility: Close to Dumbarton Bridge, minutes to freeways 84, 92 & 880. Surrounded by SJC, OAK, SFO airports

Public Transportation: Walk to bus stops and public transportation nodes



COMMERCIAL MIXED USE ALLOWED USES

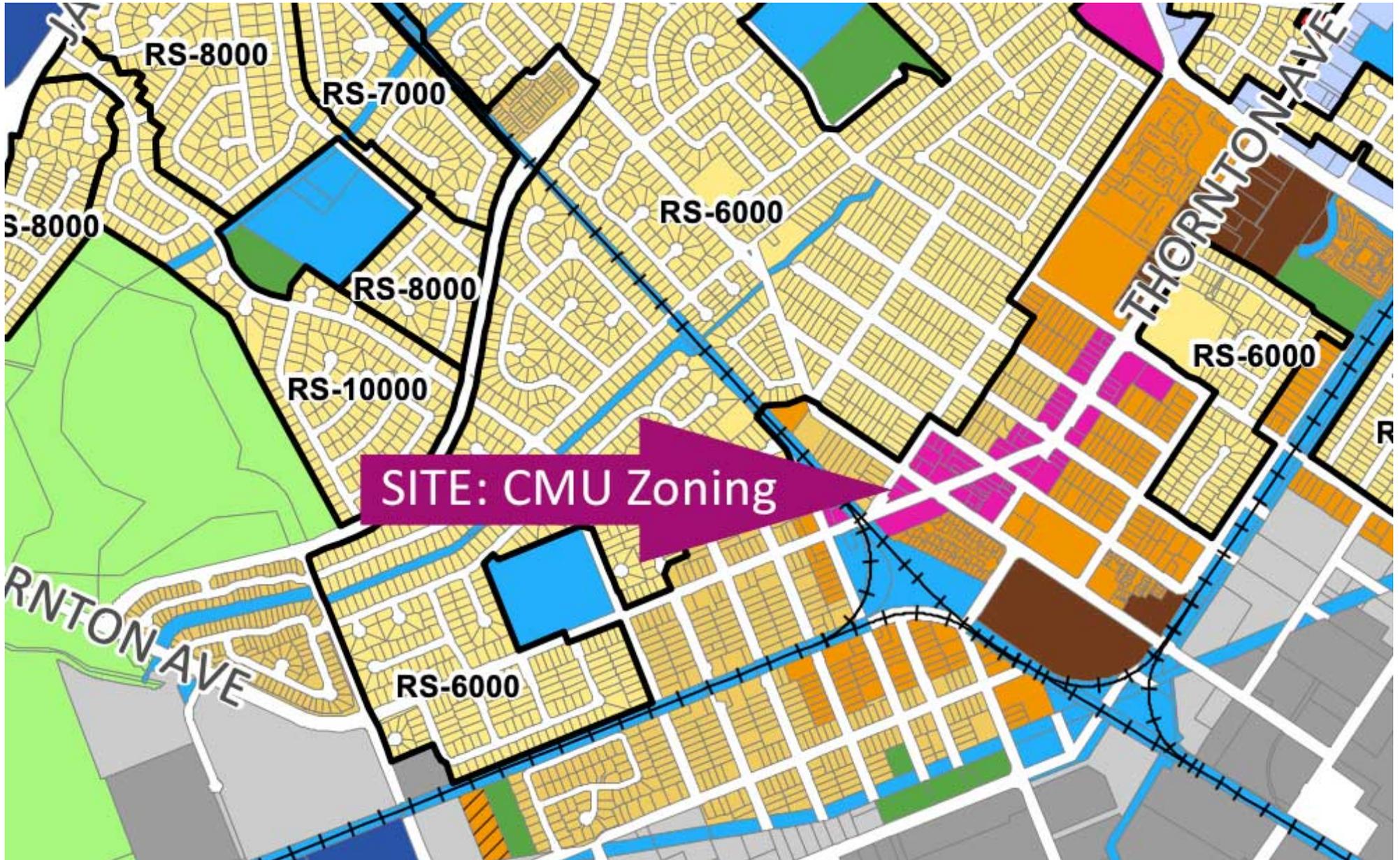
Summary: CMU district is intended to support a combination of office, residential, and retail uses, with an emphasis on specialty commercial uses such as antique stores, boutiques, galleries, cafes, and restaurants. Development standards are intended to foster a walkable, pedestrian-oriented character that emphasizes a fine-grained building scale and streetscape. Structures that are entirely residential or entirely commercial are both permitted, but the optimal development form on larger sites includes housing located above ground level retail shops or services.

»»» **Public/Semi-Public:** (i.e., Colleges & Trade Schools, Community Assembly, DayCare Center, Clinic, etc)

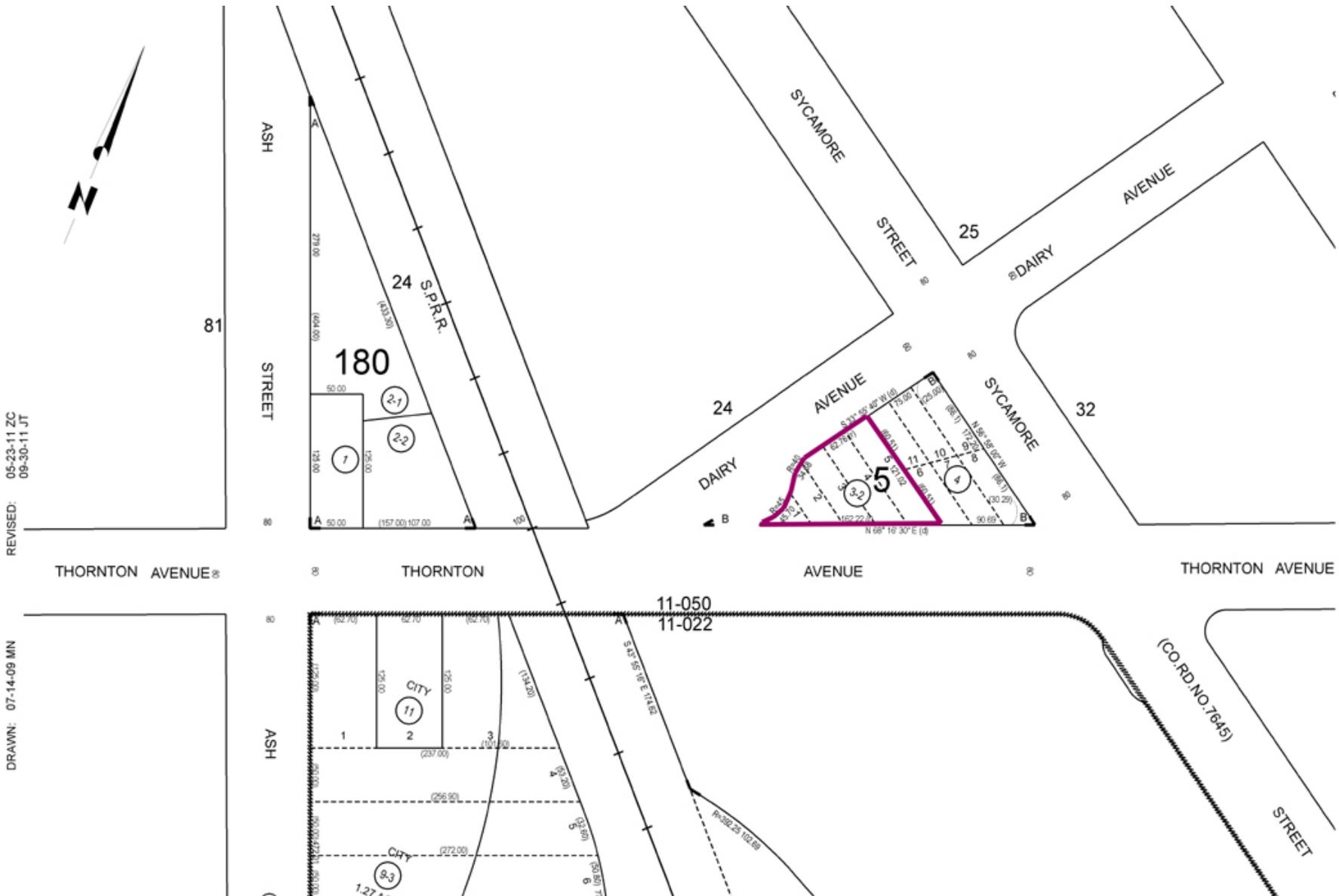
»»» **Commercial:** (i.e., Animal Sales/Grooming, Veterinary Services, Business & Personal Services, Offices, Medical/Dental, Financial Institutions, Restaurants, etc)

»»» **Retail:** (i.e., Salon, Convenience Markets, Secondhand Store, WalkIn Clientele, etc)

ZONING MAP



PARCEL MAP



REVISED: 05-23-11 ZC
09-30-11 JT

DRAWN: 07-14-09 MN

AERIAL PHOTOS



INTERIOR PHOTOS



SAMPLE SBA STRUCTURE

PROPOSED SBA 504 LOAN STRUCTURE



| | |
|---------------------------|------------------|
| BUILDING ACQUISITION | \$750,000 |
| Tenant Improvements | |
| SBA/CDC FEES | \$11,000 |
| TOTAL PROJECT COST | \$761,000 |

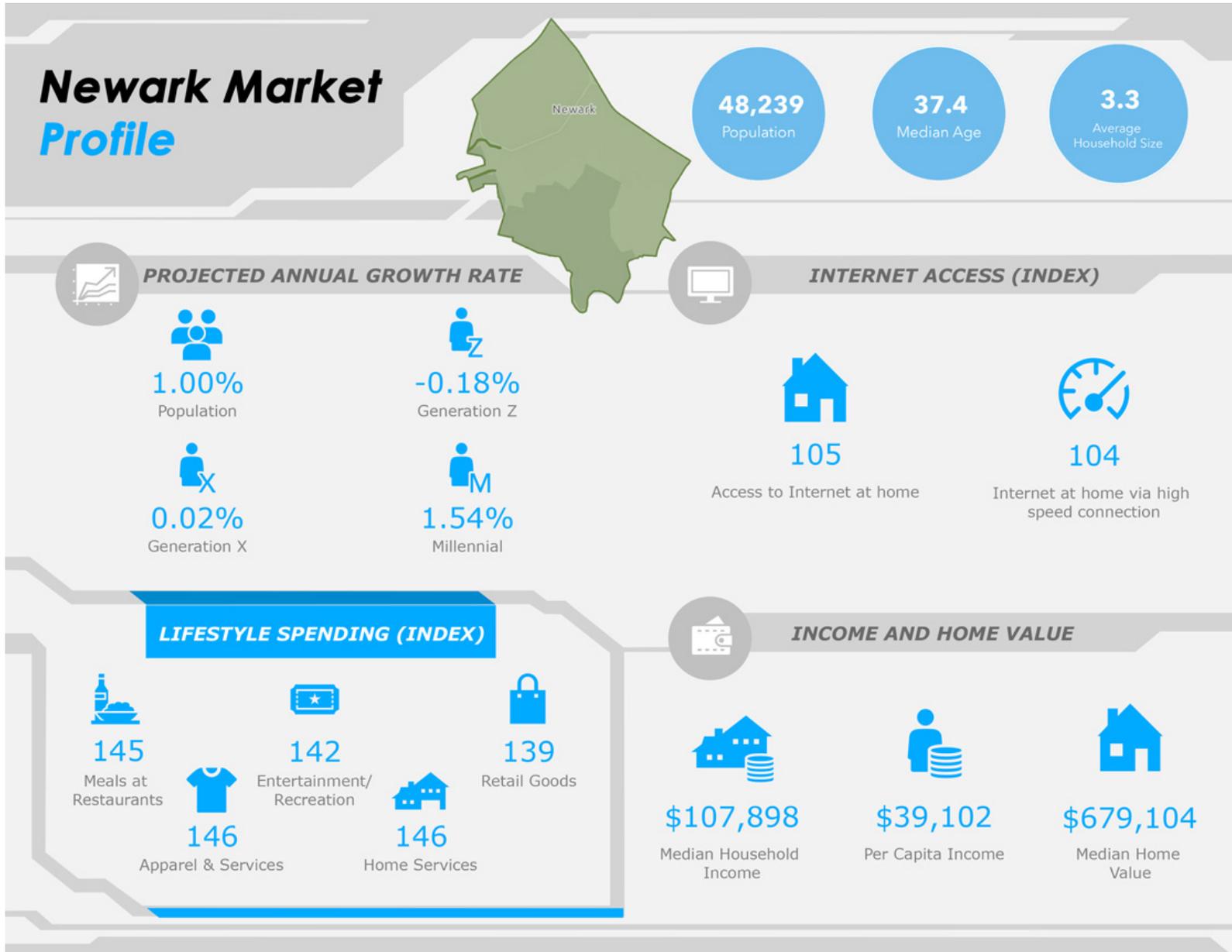
| SOURCE OF FUNDS | | AMOUNT | RATES | MATURITY | COLLATERAL | MONTHLY PAYMENT | ANNUAL PAYMENT |
|-----------------|-------------|------------------|------------------|---------------------------|------------|-----------------|-----------------|
| Bank | 50% | \$375,000 | 3.75% | 10 Years 25 Yr. Amort. | 1st Deed | \$1,928 | \$23,136 |
| SBA 504 LOAN | 40% | \$311,000 | 2.91% Oct '21 | 25 Years Full Amort. | 2nd Deed | \$1,460 | \$17,523 |
| BORROWER | 10% | \$75,000 | | | | | |
| TOTAL | 100% | \$761,000 | | | | \$3,388 | \$40,659 |

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

DEMOGRAPHICS





Contact Exclusive Agent for Details and Tour

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