

FREESTANDING RETAIL PROPERTIES

FOR SALE

3748 Railroad Ave  
Pittsburg, CA



**SALE PRICE**  
\$2,199,000  
(\$278/SF)



**BUILDING SIZE**  
± 7,888 SF



**NUMBER OF  
BUILDINGS**  
2



**LOT SIZE**  
± 29,185 SF  
(±.70 acres)



**YEAR BUILT**  
1967



**APN**  
87-110-018-6

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

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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 3748 Railroad Ave, Pittsburg, CA ("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 Owners expressly reserve 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 Owners 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 Owners and any conditions to the Owners' 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 Owners 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 Owners or TIG.

## 3712-3748 Railroad Avenue, Pittsburg — Two Buildings, One Parcel, Room to Make It Yours

A single  $\pm 29,185$  SF parcel with two freestanding buildings totaling  $\pm 7,888$  SF, positioned Railroad Avenue, along Pittsburg's most recognized corridor. Two vacant units let an owner-user open day one while the balance of the asset produces income.

The  $\pm 1,400$  SF former bar is an open canvas. Picture it as a family arcade and game room...neon over pool and classic cabinets, a counter serving pizza, hot dogs, and cold sodas. Or alternatively, picture it as a bright, modern physical therapy studio serving Pittsburg's growing residential base. One flexible box, two strong futures. An end cap  $\pm 400$  SF former tattoo studio rounds out the owner-user space or suits a boutique tenant.

For investors, it is a clean single-parcel play: in-place income today, with lease-up of the vacant units driving cash flow higher. For 1031 buyers, it is a like-kind replacement that keeps exchange dollars working...current income plus forced-appreciation upside.

Railroad Avenue is Pittsburg's civic and transit spine (approximately 0.8 miles from highway 4 that connects to I-880), served by the Pittsburg Center BART station on the eBART Yellow Line linking Antioch to San Francisco International Airport and Millbrae, a steady commuter traffic and a built-in customer base.

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| <b>Building Size</b>  | Two freestanding buildings totaling $\pm 7,888$ SF |
| <b>Lot Size</b>       | $\pm 29,185$ SF or $\pm 0.70$ acres                |
| <b>Year Built</b>     | 1967                                               |
| <b>Metering</b>       | Individual electric, gas and water meters          |
| <b>Parking</b>        | 35 onsite parking spaces                           |
| <b>Signage</b>        | Pole sign available                                |
| <b>Ceiling Height</b> | $\pm 9$ FT                                         |
| <b>APN</b>            | 87-110-018-6                                       |



| TENANT                                                      | SUITE / ADDRESS   | APPROX SF | LEASE START | LEASE EXPIRATION | SECURITY DEPOSIT | MONTHLY BASE RENT | CURRENT RATE (\$/SF/MO) | ANNUAL INCREASE | OPEX PAID BY       | OPTION TO EXTEND     |
|-------------------------------------------------------------|-------------------|-----------|-------------|------------------|------------------|-------------------|-------------------------|-----------------|--------------------|----------------------|
| Ahualulco Bakery                                            | 3712 Railroad Ave | 1,400     | 06/01/2023  | 06/01/2028       | None             | \$1,800           | \$1.29                  | 2.0%            | Tenant (CAM share) | 3 options 5 yrs each |
| Cardinalli                                                  | 3718 Railroad Ave | 600       | 06/01/2023  | 06/01/2028       | None             | \$800             | \$1.33                  | 2.0%            | Tenant (CAM share) | 3 options 5 yrs each |
| Bello's Barbershop Pittsburg (f/k/a Stay Faded Barber Shop) | 3724 Railroad Ave | 1,400     | 06/01/2023  | 06/01/2028       | None             | \$1,800           | \$1.29                  | See Note 9      | Tenant (CAM share) | 3 options 5 yrs each |
| VACANT                                                      | 3732 Railroad Ave | 1,400     |             |                  | None             |                   |                         |                 |                    |                      |
| Silver Knight Liquors Inc                                   | 3738 Railroad Ave | 1,688     | 06/01/2023  | 06/01/2030       | \$2,000          | \$2,340           | \$1.39                  | 2.0%            | Tenant (CAM share) | 3 options 5 yrs each |
| VACANT                                                      | 3742 Railroad Ave | 400       |             |                  | None             |                   |                         |                 |                    |                      |
| Birreria El Puente                                          | 3748 Railroad Ave | 100       | 06/01/2023  | 06/01/2028       | \$1,115          | \$1,300           | \$1.30                  | See Note 1      | Tenant (CAM share) | 3 options 5 yrs each |
| TOTAL                                                       |                   | 7,888     |             |                  | \$3,115          | \$8,040           | \$1.32                  |                 |                    |                      |









# PROPERTY PHOTOS - 3732 (VACANT)

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3732 RAILROAD AVE AI-GENERATED RENDERINGS OF ± 1,400 SF SPACE

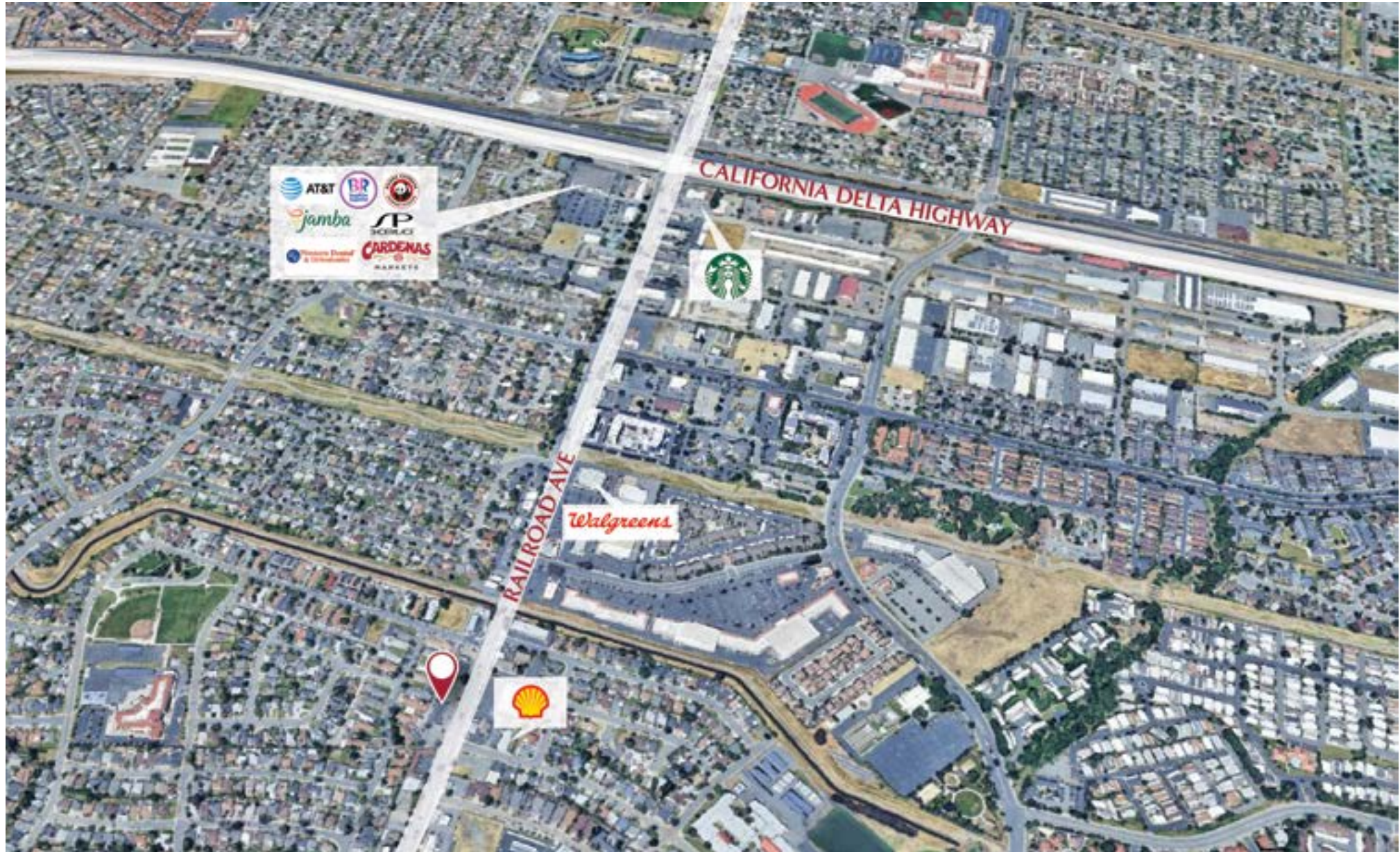












CONTACT EXCLUSIVE AGENTS  
**FOR DETAILS AND TOUR**

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Acquisition | Disposition | Leasing