

FOR SALE

SINGLE TENANT, 100% NNN LEASED INVESTMENT
DOWNTOWN DUBLIN, CALIFORNIA

HIGH IDENTITY CORNER LOCATION



O F F E R I N G M E M O R A N D U M



LONG TERM LEASE IN-PLACE • PRICE: \$3,225,000 • CAP: 4.50%



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THE OFFERING

Cornish & Carey Commercial Newmark Knight Frank is pleased to exclusively offer the opportunity to purchase 7944 Dublin Blvd., a free-standing Hooter's restaurant in Dublin, CA. The fully Triple Net leased Property is situated at the highly trafficked hard corner of San Ramon Road and Dublin Boulevard in the heart of Dublin's downtown retail core.

Investment Highlights

- Very rare single tenant net leased restaurant offering in the Tri-Valley area
- Highly visible building with excellent hard corner location at busy signalized intersection
- Located within one block of I-580 and three blocks of the new West Dublin Bart Station
- Dense infill location near Essex Property Trust's new 309 unit "Linc" multi-family development (2013 completion), Sports Authority, Holiday Inn, Target, Toys 'R' Us, Ross, Michaels, Marshalls, REI, OSH, Safeway, Sprouts and many other national retailers
- Large parcel with ample parking (± 12 stalls per 1,000 sf)

Investment Summary

Price:	\$3,225,000
Cap Rate:	4.50%
Size:	$\pm 5,065$ SF (per title company)
Land Area:	0.80 acres
Lease Expires:	October 31, 2022

Average Daily Traffic Counts (both ways)

Dublin Blvd.	$\pm 31,444$ vehicles per day
San Ramon Blvd.	$\pm 28,642$ vehicles per day

Demographics (2012)

	1 Mile	3 Miles	5 Miles
Population	9,165	64,949	15,508
Daytime Population	17,748	67,538	138,031
Avg. Household Income	\$104,720	\$119,859	\$137,824

NOW ACCEPTING OFFERS

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DOWNTOWN DUBLIN AERIAL



FOR SALE

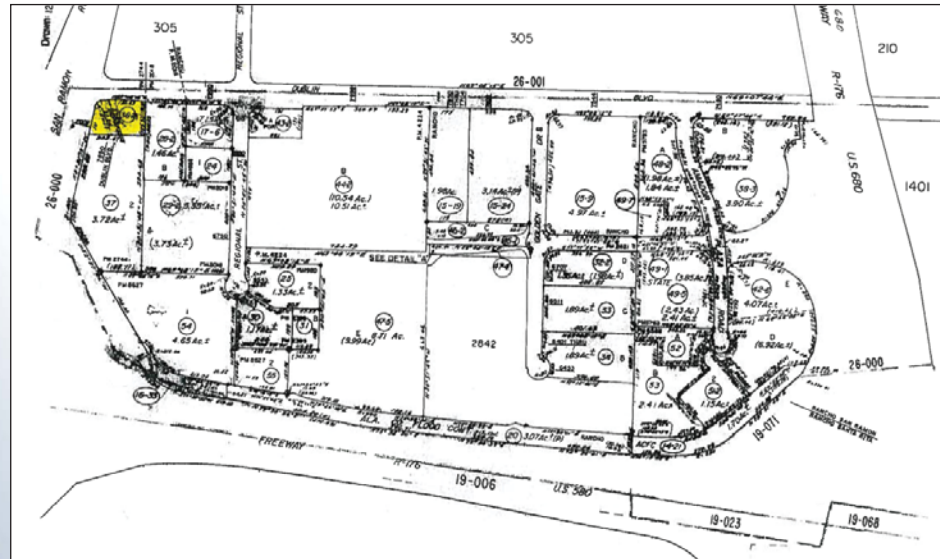
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PROPERTY OVERVIEW

Address:	7944 Dublin Blvd., Dublin, CA 94568
Parcel Number:	941-1500-036-02
Square Footage:	±5,065 Rentable Square Feet
Site Size:	±0.80 Acres
Year Built:	1980
Parking:	62 Stalls (12/1,000)
Zoning:	Downtown Dublin Zoning District



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LEASE SUMMARY

Tenant:	Dublin Wings, Inc. dba Hooters	
Guarantor:	Nick & Shirley Trani, as individuals	
Premises:	Entire building (±5,005 square feet per title company; buyer to verify)	
Current Lease Expiration:	October 31, 2022	
Agreement:	The Lease was assigned from Coco's Restaurants, Inc. to Dublin Wings LLC in February 2004	
Rent Structure:	Triple Net. Tenant is responsible for expenses including repair and replacement of roof, HVAC, and structure	
Options:	None remaining	
Rent Schedule:		
Period	Annual Base Rent	Monthly Base Rent
11/1/2008 to 10/31/2018:	\$145,000	\$12,083.33
11/1/2018 to 10/31/2022	\$165,000	\$13,750.00
Percentage Rent:	The amount 5.0% of gross sales (less Tenant's payment of property tax, insurance and employee meals) exceeds the base rent. None paid in 2012.	



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ABOUT THE TENANT

Dublin Wings, Inc. <http://www.bayareahooters.com/main.html>

Nick Trani is president of Dublin Wings, Inc., and the franchisee for the five Bay Area Hooters locations in Dublin, Campbell, Fremont, Rohnert Park and San Bruno.

ABOUT HOOTERS: <http://hooters.com>

Hooters of America, LLC is the Atlanta-based operator and franchiser of over 430 Hooters locations in 28 countries. The privately held corporation owns 160 units.

The first Hooters opened October 4, 1983, in Clearwater, Florida. During its history, the Hooters concept has remained true to its roots. The current logo, uniform, menu and ambience are all very similar to what existed in the original store. This consistency is understandable given Hooters continued success and high ranking amongst the industry's growth leaders.

The casual beach-themed establishments feature music, sports on large flat screens, and a menu that includes seafood, sandwiches, burgers, salads, and of course, Hooters original chicken wings.



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SITE OVERVIEW

The Property is located on the hard North West corner of Dublin Boulevard (31,444 vehicles per day) and San Ramon Road (28,642 vehicles per day) less than 3/4 miles from the interstate 580/680 interchange. In the past few years downtown Dublin has experienced a renaissance with new retailers including Sprouts Farmers Market, 99 Ranch Market, REI, Elephant Bar, Grocery Outlet, and Sports Authority fortifying the already strong line up of regional and national retailers within the core area.

Particularly enlivening to the area is the addition of the West Dublin Bart station which opened in 2011 just three blocks away from Hooters. Adjacent to the Bart station Essex Property Trust is under construction on its 309 unit "Linc" residential condominium project which is scheduled for completion in mid 2013. This project and other future transit-oriented, hotel, office and housing developments will continue to make this immediate area "ground zero" for dining and entertainment in Dublin.

DUBLIN OVERVIEW

Dublin, California, a city of roughly 46,000 is often referred to as the "crossroads" of the San Francisco Bay Area due to its location at the interchange of Interstate 580 (east-west) and Interstate 680 (north-south). The City is situated in the heart of the Tri-Valley office market (comprised of San Ramon, Dublin, Pleasanton and Livermore) which contains over 25 million square feet of office space. Major corporations in the area include Sybase, Oracle, Safeway, Clorox, AT&T, Roche, Chevron, Ross Stores and Cisco Systems. The employees of these companies provide a significant built-in customer base for Dublin's centrally located restaurant and retail amenities.

Due to its attractive retail and recreational amenities and quality housing stock, the City's population is projected to grow by more than 12.0% by 2020 as compared to growth projections of 4.0% for Alameda County and 4.5% for the Bay Area over the same period. This along, with City government's commitment to creating a modernized "24 hour" environment in the downtown transit area should bode well for all of Dublin's retail, residential and office sectors for the foreseeable future.

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LOCATION AERIAL



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