

Design Portfolio

Commercial Real Estate



Original Work by
Patricia Thaxter

Offering Memorandum Covers



POINT WEST PLAZA

Sacramento, California

\$27,500,000

Summary Brochure

Complete included CA for full offering memorandum

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SAVE MART CENTER

Los Banos, California

Offering Memorandum

\$13,383,000 - CAP 6.5%

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MIDTOWN VICTORIAN | BEACH HUT DELI



INVESTMENT HIGHLIGHTS

- Rare opportunity to acquire an ideally located Victorian in midtown Sacramento
- 1 mile population of 25,053 people
- Investment or owner / user opportunity
- Beach Hut Deli has been successfully operating at this location since 2004
- Parcel size of approximately 0.15 acres

OFFERING MEMORANDUM

2406 J STREET
SACRAMENTO, CA 95816

\$1,250,000

Offered Exclusively by:

Patrick Follett

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STARBUCKS®

DRIVE-THRU

at Lathrop Marketplace



REPRESENTATIVE PHOTO

NEW 10-YEAR LEASE | 2019 CONSTRUCTION | 10% INCREASES EVERY 5 YEARS

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John DuBois
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CA DRE #00702547

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Offering Memorandum

Interior Pages

LOCATION MAP & DEMOGRAPHIC DATA



San Francisco: 122 miles

SFO: 115 miles



San Jose: 80 miles

SJC: 89 miles



Sacramento: 119 miles

SMF: 135 miles



Fresno: 70 miles

FAT: 75 miles



2.4

Miles from Los Banos Airport



3.7%

Population growth since 2000



75%

Predicted population growth to 2030



7.5%

Home value appreciation in last year



42,685

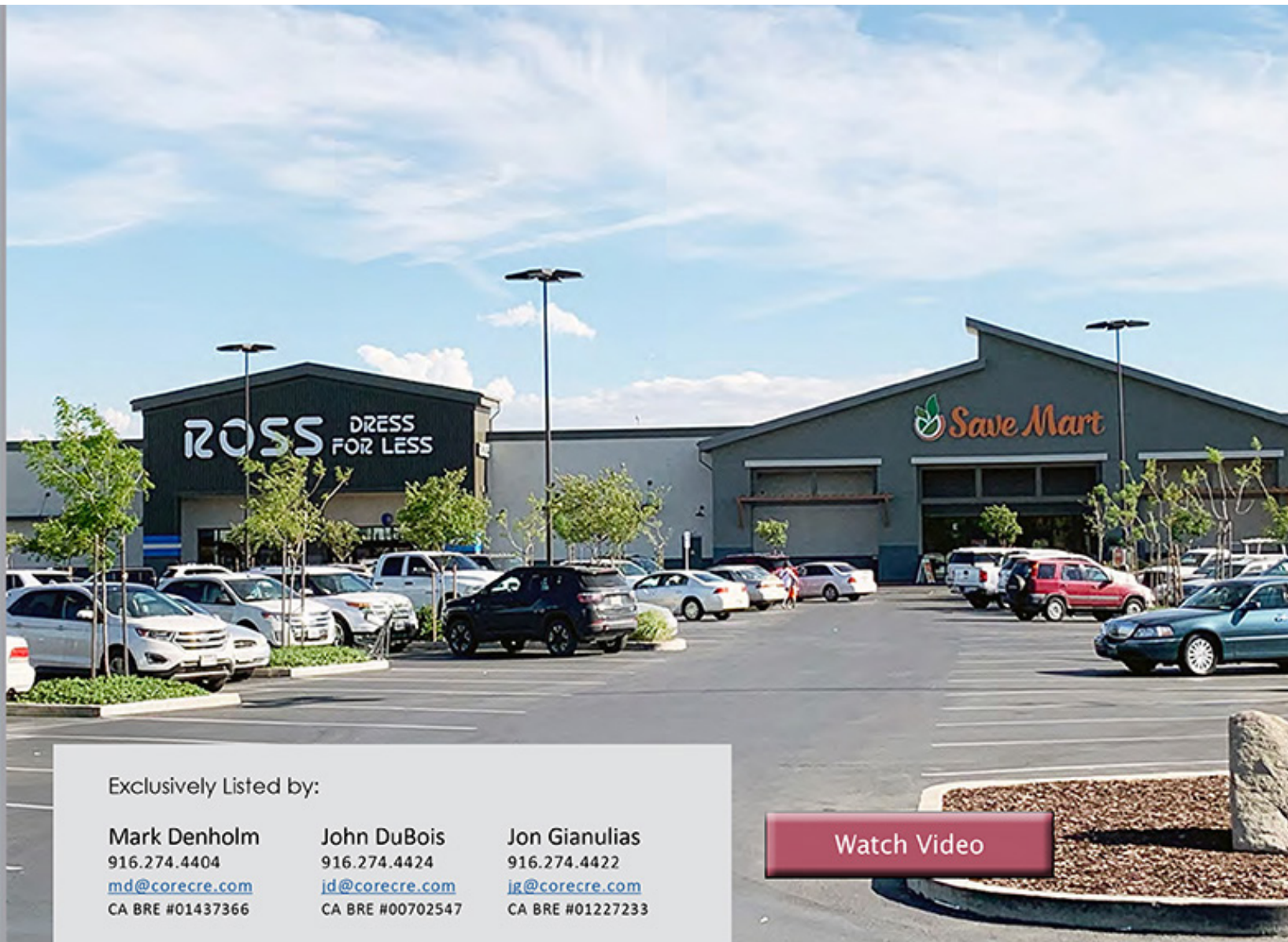
Estimated population within 5-mile radius



\$63,413

Average household income within
5-mile radius





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Watch Video

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Save Mart Center | 2

MARKET OVERVIEW



LOS BANOS AREA OVERVIEW



Los Banos is a city of 40,986 (2018) people in the western portion of Merced County and is the county's second largest city (after Merced Population 83,081). It is 2 hours from San Francisco, Sacramento and Yosemite National Park. It is 1.5 hours from Monterey, Stockton and Fresno.

The city has grown by over 51% since 2000 and is projected to continue to grow at a rapid pace with a steady influx of people who work in the Bay Area but seek more affordable housing and a slower pace of semi-rural life. Los Banos is located near the geographic center of California in the heart of the San Joaquin Central Valley.

The city has been called "The Crossroads of California" since State Highways 33, 165 and 152 all pass through Los Banos. Highway 152 is an important highway connecting Interstate 5 only 6 miles to the west and Highway 99, 30 minutes to the east.

Nearly 160,000 acres of seasonal wetlands and grasslands bring visitors from all over the world to the City, as well as, recreation enthusiasts who enjoy the San Luis Reservoir and the State and Federal Wildlife Areas and Refuges.

<https://www.calopps.org/city-of-los-banos>

2018
POPULATION
40,986



50%
CITY GROWTH
SINCE 2000 &
75% PROJECTED
BY 2030



SIX
MAJOR
HIGHWAYS
PASS THROUGH

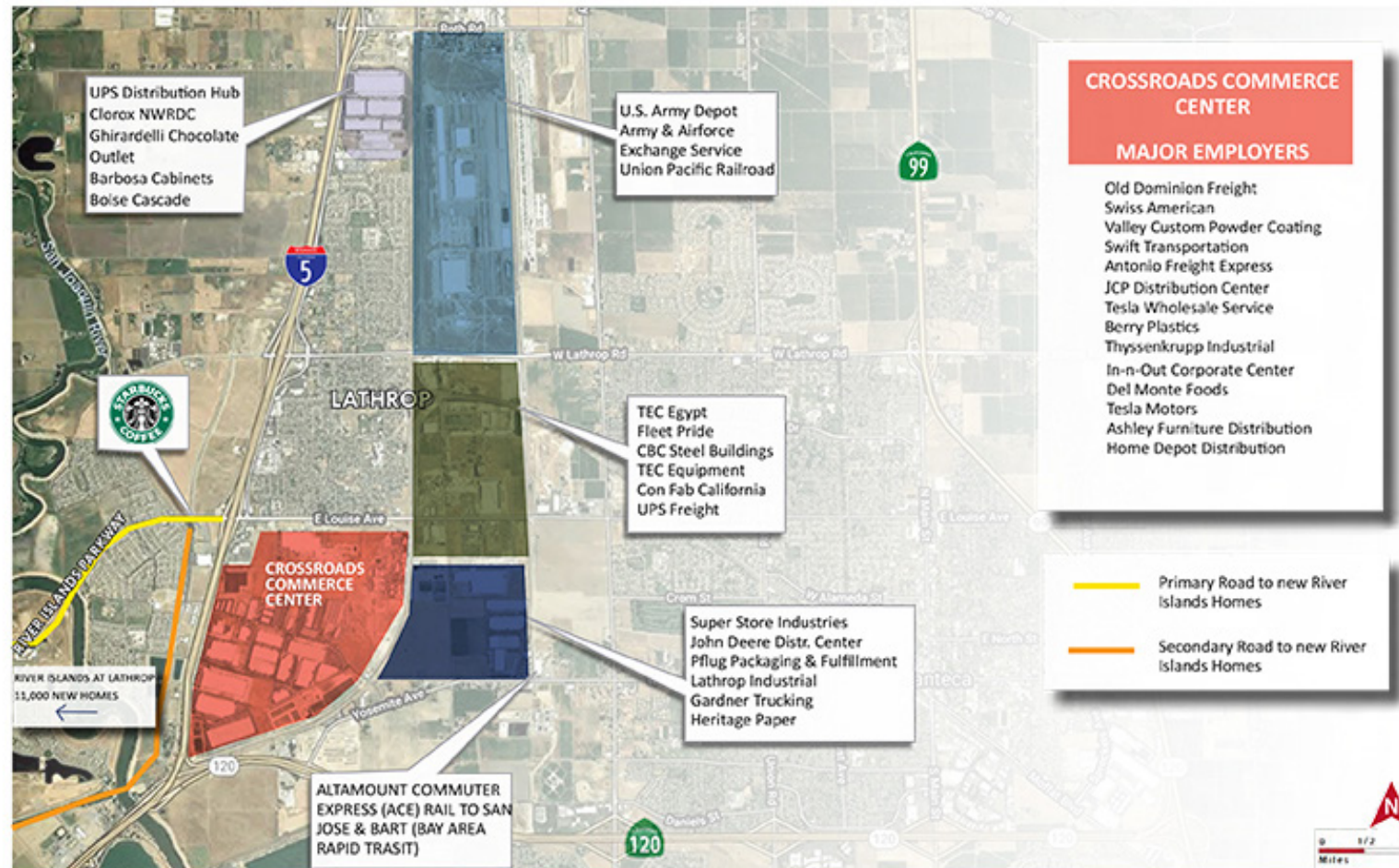


Offering Memorandum Maps

Retail Aerial



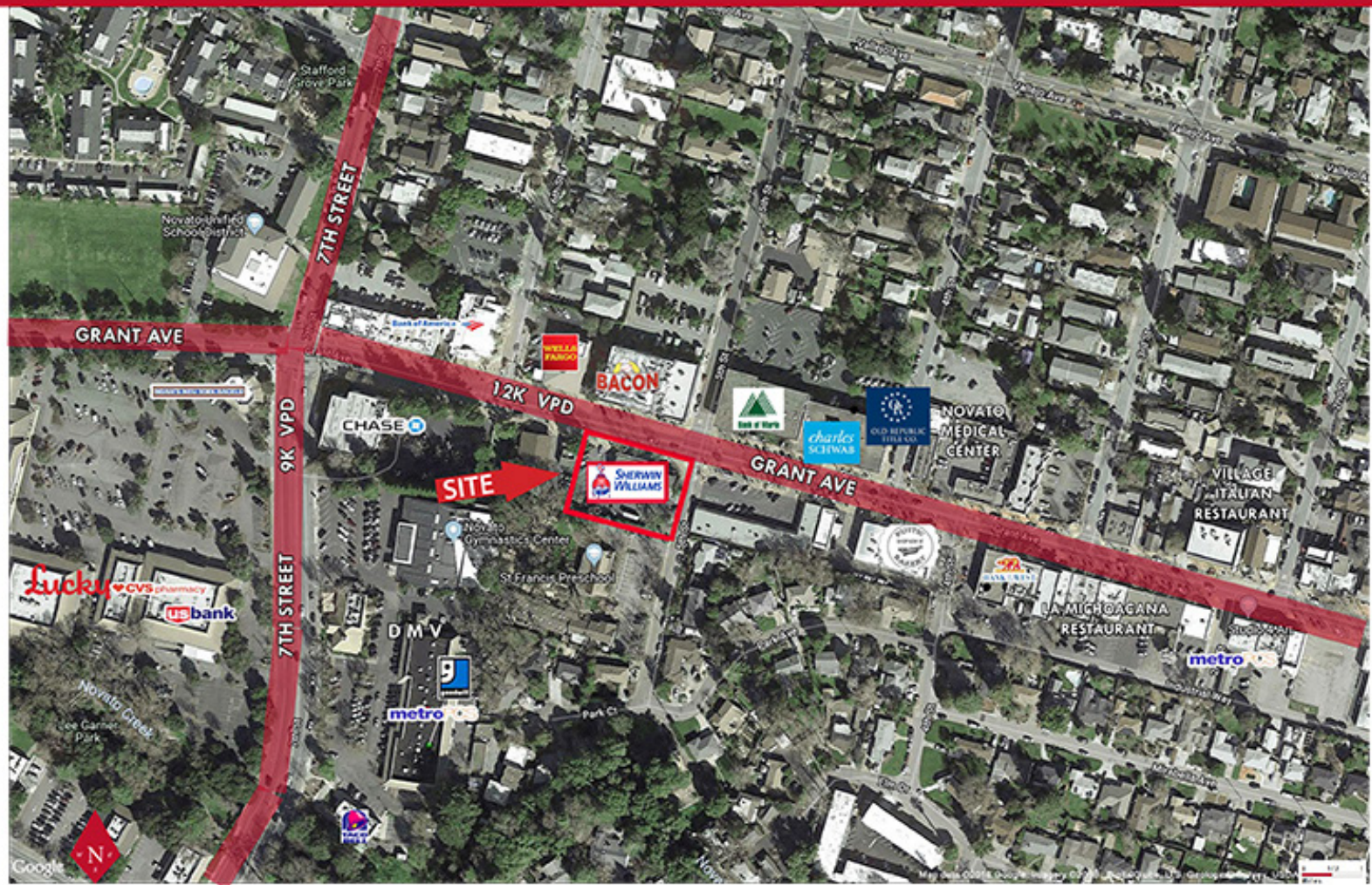
MAJOR EMPLOYERS



Aerial View



SITE AERIAL



For Lease Brochures

Howe Renaissance Plaza
Sacramento CA

FOR LEASE



FEATURES

- ✓Space for lease is former Pizza Rev with improvements in excellent condition
- ✓Outside patio seating area with gas fire
- ✓Signage on building (both sides) and monument sign
- ✓Strong signalized intersection
- ✓One block from Howe 'Bout Arden

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FOR LEASE

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Let's make it short (term) and sweet! You need to move fast. We do.
Quick short-term lease agreements that get you up and running quickly.

FEATURES

- Two-story building with stairs and elevators
- Eat & enjoy restaurants: Jake's on the Lake (both floors); Hacienda del Lago (upstairs) with great views
- Right off N. Lake Blvd (Hwy 28)
- Flexible and competitive retail & office lease structures
- Quick short-term lease agreements to get you up & open quickly
- Plenty of free parking right in front of Boatworks
- Adjacent Safeway & CVS that anchors the town with walking access to cross
- Bike trail in front of Boatworks on Lake Tahoe
- Grass areas that can be further utilized
- Signage in front of Boatworks

AVAILABLE SPACES

FIRST FLOOR

Suite 1	1,000 SF
Suite 7	1,105 SF
Suites 5 & 6	2,400 SF

SECOND FLOOR

Suite 19	1,820 SF
Suite 24	430 SF
Suite 25	1,232 SF
Suite 31	1,871 SF
Suite 35	1,488 SF

See Site Plan Next Page

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Marketing Flyer

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SINGLE TENANT INVENTORY & RECENT TRANSACTIONS



SavMor Foods - Corning CA - For Sale
\$7,360,000 | 6.00% Cap Rate
20 Years of Lease Term Remaining



Midas - Roseville CA - Under Contract
\$1,645,000 | 6.88% Cap Rate
Freestanding Automotive Building



Diamond Shine Car Wash - Sacramento CA - Sold
\$517,000 | 7.25% Cap Rate
2 Years of Lease Term Remaining



KFC - Fernley NV - Sold (Buyer Rep)
\$1,206,345 | 5.5% Cap Rate
15-Year Sale Leaseback



KFC - Sparks - Sold (Buyer Rep)
\$1,583,790 | 5.25% Cap Rate
15-Year Sale Leaseback



AutoZone - Orangevale CA - Sold (Seller Rep)
\$2,584,280 | 5.35% Cap Rate
6 years 8 months of Lease Term Remaining



AutoZone - Citrus Heights CA - Sold
\$1,200,000 | 6.0% Cap Rate - (Seller Rep)
3 Years of Lease Term Remaining

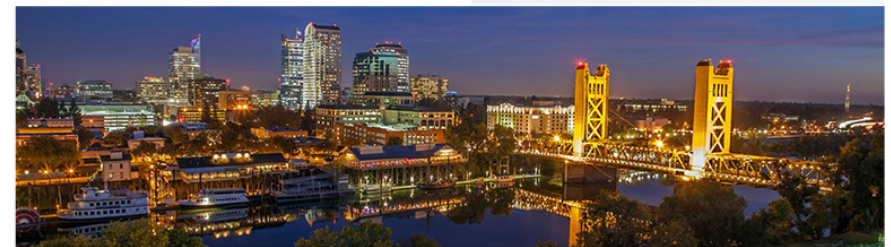


McDonalds Ground Lease - Sacramento CA - Sold
\$2,857,000 | 3.5% Cap Rate - (Buyer Rep)
18 Years of Lease Term Remaining



Boston Market - Sacramento CA - Sold
\$1,325,000 | 6.25% Cap Rate - (Buyer Rep)
5 Years of Lease Term Remaining

Please contact Patrick Follett at
916.871-2269 to discuss the single
tenant retail real estate market or to
receive a complimentary valuation on your
property.



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Patricia Thaxter

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