OFFERING MEMORANDUM

Savers

Walnut Creek, CA (San Francisco Bay Area)

Fisher James Capital

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Fisher James Capital

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Absolute NNN Lease to Savers with Approximately 7 Years Remaining
  - → 10% Rental Escalations throughout Primary Term and Options
  - → Zero Landlord Responsibilities
- TVI, Inc. (dba Savers) is the Largest For-Profit Thrift Store Chain in the World
  - → 315 Locations in U.S., Canada & Australia
  - → Reported Revenue of $4.7 Billion in 2023
- Rare Covered Land Play with Strong Underlying Land Values
- Legacy Asset in Infill Bay Area Location with Significant Barriers to Entry
- Coveted SF Bay Area Location in Close Proximity to Downtown Walnut Creek
  - → Nearby Top Performing Retailers including Apple Store, The Container Store, Zara, Anthropologie, Habit Burger & Grill, Shake Shack & More (per Placer.ai)
- Excellent Access & Visibility on Hard Signalized Corner Less than 2 Miles from I-680/Hwy 24 Junction – Combined 349,500 AADT
- Situated Adjacent to Thriving Rossmoor Community of Walnut Creek
  - → One of First "Active Adult" (55+) Communities in the Bay Area
  - → More than 7,000 Residents on 1,800 Acres with Five Clubhouses, Two Golf Courses, Fitness Center, Large Event Center & More

Signalized Hard Corner Location
36,800 AADT

Coveted, Infill Bay Area Location
Close to Downtown Walnut Creek

191,794 Daytime Population
within 5 Miles

Centrally Located within SF Bay Area
7.55M Population & $681.9B GDP

$224,537 Average Household Income
within a 5-Mile Radius

2.5 Miles from Kaiser Permanente Walnut Creek Medical Center

$8,127,000

6.75% CAP RATE

View on Map

ANNUAL RENT			
Year		Annual Rent	Return
Years 1 – 7	**(Current)**	**$548,545**	**6.75%**
Years 8 – 10		$575,088	7.08%
Years 11 – 15	(Option 1)	$628,173	7.73%
Years 16 – 20	(Option 2)	$681,258	8.38%

LOCATION	1997 Tice Valley Boulevard in Walnut Creek, California.
LOT SIZE	Approximately 1.44 acres or 62,726 square feet.
IMPROVEMENTS	A 17,695 square foot retail building for **Savers**.
YEAR BUILT	1995
PARKING	There is ample parking available on site.
ZONING	PD
LEASE	Leased to **TVI, Inc. (dba Savers)** for 10 years and 4 months from February 1, 2022 through May 31, 2032 at a current annual rent of $548,545. There are two (2) five-year options to renew the lease. Rent is to increase by 10% in year 8 and at the start of each option period. Lease is net with tenant responsible for all taxes, insurance, and maintenance; including roof, structure, and property management fees.
FINANCING	The property will be delivered free and clear of permanent financing.

Savers

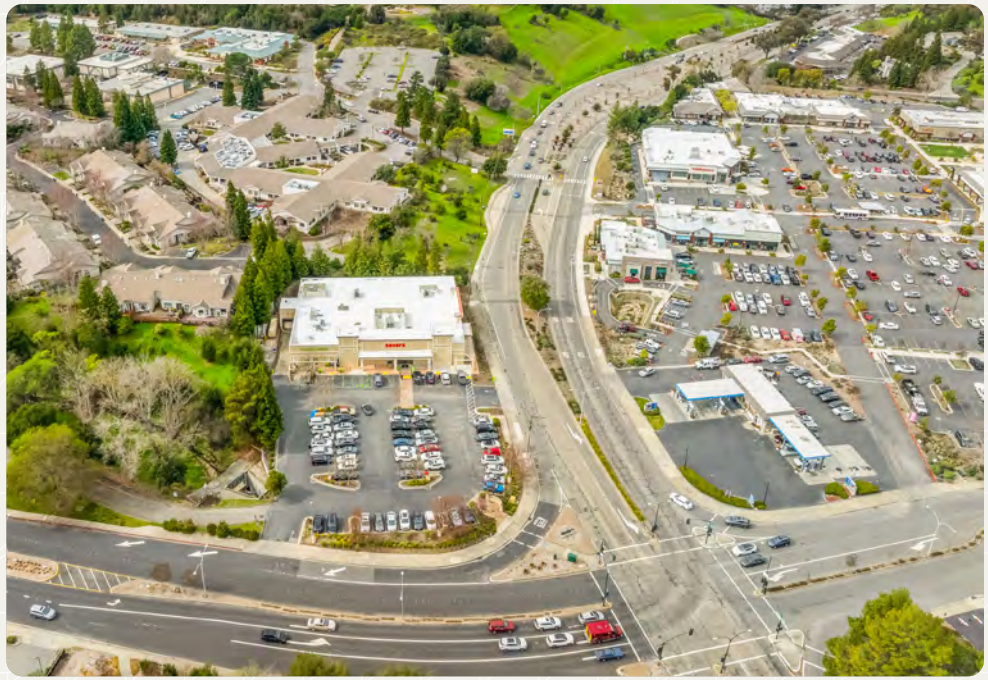
TVI, Inc., which operates as **Savers** and **Value Village**, is the largest for-profit thrift store chain in the world, generating significant revenue from selling second-hand merchandise. Savers has more than 315 locations throughout the U.S., Canada, and Australia; and receives its merchandise by paying money to non-profit organizations for donated clothing and household items. Savers offers a variety of merchandise including second-hand clothing, footwear, bedding, furniture, jewelry, electronics, toys, housewares, and more.

Savers' total market opportunity continues to grow due to a general rise in demand for secondhand goods. They are able to capitalize on their difference from traditional retail with intrinsic sustainability, wide variety of product offerings, low e-commerce threat, low inventory investment, and growing popularity of sustainable and value-conscious shopping.

TVI, Inc. is an operating subsidiary of its parent company, **Savers Value Village, Inc. (NYSE: SVV)**. Savers Value Village, Inc. reported $1.68 billion in revenue for the fiscal year 2025, a 9.19% increase from the previous year, and a net income of approximately $22.6 million.

TICE VALLEY BOULEVARD
savers
17,695 SF
ROSSMOOR PARKWAY

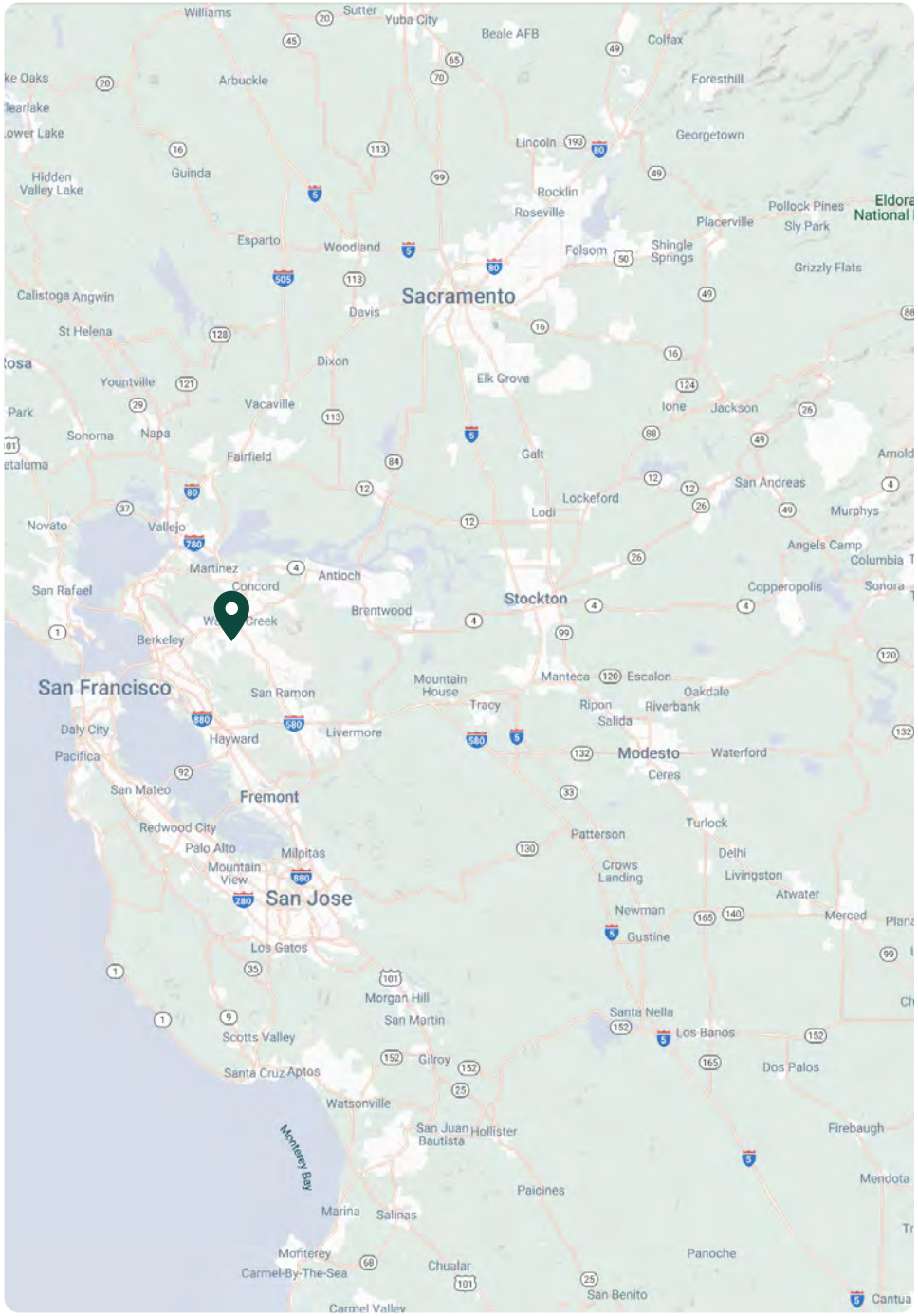
Site Photos



BROADWAY POINTE
450,000 Annual Visits
ETHAN ALLEN
WILLIAMS-SONOMA
POTTERY BARN
RH
the Habit BURGER GRILL
Top 10% in U.S.
PLAZA ESCUELA
2.4M Annual Visits
BARNES & NOBLE
The Container Store
#5 in U.S., #2 in CA
KAISER PERMANENTE
Walnut Creek Medical Center
WHOLE FOODS MARKET
920,000 Annual Visits
Downtown Walnut Creek
Las Lomas High School
24 (168,500 AADT)
680 (219,000 AADT)
ROSSMOOR SHOPPING CENTER
1.5M Annual Visits
SAFEWAY
578,000 Annual Visits
CVS pharmacy
DaVita
CHASE
WELLS FARGO
MOUNTAIN MIKE'S
crumbl cookies
OLYMPIA PLACE
1.8M Annual Visits
CINEMARK
planet fitness
ACE Hardware
Top 1% in U.S., top 2% in CA
TARGET
ANTHROPOLOGIE
#1 in U.S.
SHAKE SHACK
#4 in U.S.
SAFEWAY
TRADER JOE'S
petco
ROSS DRESS FOR LESS
ManorCare Health Services-Rossmoor
Atria Valley View
Walnut Creek Skilled Nursing & Rehabilitation Center
BROADWAY PLAZA
6M Annual Visits
NORDSTROM
LIFE TIME
macy's
VICTORIA'S SECRET
H&M
BOUDIN
#3 in CA
#10 in U.S., #3 in CA
TRUE FOOD KITCHEN
#3 in U.S., #1 in CA
ZARA
#4 in U.S., #1 in CA
Chevron
Tice Valley Blvd (18,600 AADT)
Tice Valley Community Gym & Park
Tice Valley Post Acute
Rossmoor Pkwy (18,200 AADT)
savers

Aerial | South View

Aerial | East View



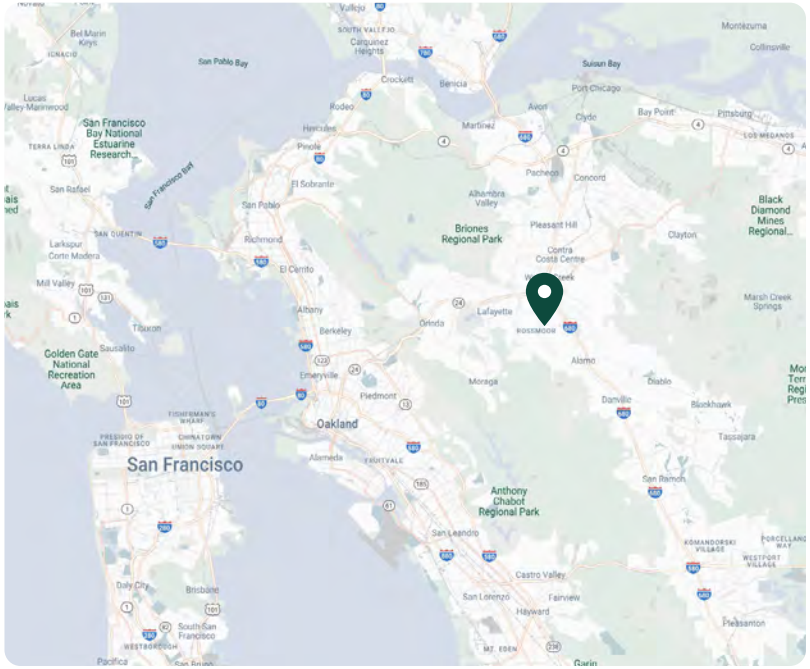
Walnut Creek (population 69,152) is a city in Contra Costa County located approximately 15 miles east of Oakland and 25 miles northeast of San Francisco. The city is centrally located and serves as a transit hub linking major Bay Area arterials: Highway 24, which links Walnut Creek to San Francisco and Oakland, joins the I-680 arterial, which provides access to San Jose and Sacramento. In addition, the city benefits from the presence of two Bay Area Rapid Transit (BART) stations, which provide service to Oakland, San Francisco, and the greater East Bay. The city's central location, with convenient access to public transit and major roadways, makes it a desirable residential community for commuters traveling throughout the Bay Area.

Walnut Creek benefits from its connections to the robust regional economy of the Bay Area as well as its broad economic base in technology, manufacturing, financial services, and more. Strong high-tech employment and a high concentration of major companies and industries has resulted in a high concentration of wealth and significant population and economic growth throughout the region.

Contra Costa County (population 1.16 million) is California's ninth most populous county. Major industries in Contra Costa County include petroleum refining, healthcare, education, telecommunications, financial and retail services, steel manufacturing, prefabricated metals, chemicals, electronic equipment, paper products, and food processing.

The Bay Area's current population sits at approximately 7.55 million and its GDP at $681.9 billion. It is home to numerous colleges and universities, including the University of California Berkeley, University of California Santa Cruz, Stanford University, Santa Clara University, San Jose State University, San Francisco State University, and more. The region boasts above-average levels of academic attainment, particularly due to the high concentration of technology-related jobs in the area. The area is also home to numerous federal research facilities including the NASA Ames Research Center, located within the larger Moffett Federal Airfield, Lawrence Livermore National Laboratory, and the Stanford Linear Accelerator center.

Major companies based in the Bay Area include Apple, Alphabet Inc. (Google), Meta, Nvidia, Cisco Systems, Hewlett Packard, Salesforce, Uber, Genentech, Adobe, Inc., Airbnb, Applied Materials, Electronic Arts, Intel, Sony Interactive Entertainment (PlayStation), Visa, Inc., Gap, Inc., Pixar, Pandora Radio, Chevron, Fitbit, Gilead Sciences, Clorox, GoPro, Hitachi, PG&E, Ubisoft, Coinbase, SoFi, Kaiser Permanente, One Medical, Box, Lyft, Pinterest, Workday, YouTube, Instacart, Trulia, Pottery Barn, DocuSign, McAfee, SAP, and more.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Broadway Plaza Nordstrom Zara True Food Kitchen Apple Store Boudin Bakery	6M annual visits 941,000 annual visits #4 nationally, #1 in CA #3 nationally, #1 in CA #10 nationally, #3 in CA #3 in CA
Plaza Escuela The Container Store Talbots	2.4M annual visits #5 nationally, #2 in CA #2 in CA
Olympia Place (Cinemark & more)	1.8M annual visits
Rossmoor Shopping Center	1.5M million annual visits
Ace Hardware	Top 1% nationally
Anthropologie	#1 nationally
Shake Shack	#4 in CA
The Habit Burger Grill	Top 10% nationally

The subject property is prominently located with excellent access and visibility at the signalized hard corner of Tice Valley Boulevard and Rossmoor Parkway (combined 36,800 AADT), less than 2 miles from the I-680/Highway 24 junction (combined 379,500 AADT). Highway 24 links Walnut Creek to Oakland to the West. I-680 links Walnut Creek to Pleasant Hill, Concord, and Martinez to the north and the East Bay's Tri-Valley area to the south. The site benefits from robust and affluent demographics within a 5-mile radius, with a total daytime population of 191,794 and average household income of $224,537. In addition, 73.9% of the population has obtained a Bachelor's Degree or higher, and 68.7% of households earn $100,000 annually or more.

The site sits adjacent to the thriving Rossmoor Walnut Creek, a 1,800-acre "active adult" community with more than 7,000 residents. Rossmoor's amenities and attraction include five clubhouses, two golf courses, fitness center with pools, large event center, bus transportation, library, private security, recreation department, media department, farmers' market, and more than 200 clubs and organizations.

The subject property sits directly across from Rossmoor Shopping Center, which includes Safeway, CVS, Starbucks, Chase Bank, Wells Fargo, Crumbl Cookies, Mountain Mike's Pizza, Chevron, and more. Tice Valley Community Gym & Park also sits directly across from the site and attracts families and individuals of all ages for sports, events, and classes.

The property benefits from its close proximity to Downtown Walnut Creek. Walnut Creek's downtown corridor is a vibrant commercial and cultural hub that serves as a regional draw for the East Bay and beyond. The city is anchored by its popular Main Street, the historic and cultural hub of downtown, and Broadway Plaza, its premier open-air shopping center. Broadway Plaza has been extensively renovated in recent years and includes high-end retailers such as Nordstrom, Life Time, Pinstripes bowling & bocce, Louis Vuitton, Apple, Tiffany & Co., Lululemon, Nespresso, True Food Kitchen, Boudin, Original Joe's, and Zara.

Also in Downtown Walnut Creek is Plaza Escuela, which includes The Cheesecake Factory, The Container Store, Crate and Barrel, and Barnes and Noble; Olympia Place, anchored by a Cinemark movie theater; and Broadway Pointe, with Pottery Barn. Other nearby national retail tenants include Whole Foods, Ross, Petco, Pet Food Express, Ace Hardware, Big 5 Sporting Goods, Anthropologie, The Habit Burger Grill, Shake Shack, and more.

In addition, the property is located in close proximity to numerous major employers and schools, drawing additional traffic to the area surrounding the site. The site is located 2.5 miles from Kaiser Permanente Walnut Creek Medical Center, which has over 6,000 employees and 233 beds. Numerous schools are located within 3 miles of the site, including Las Lomas High School (1,500+ students), Stanley Middle School (approximately 1,100 students), Parkmead Elementary, Murwood Elementary, Diablo Valley Montessori School, and The Springstone School.

191,794
2024 Total Population

$1,446,883
Average Home Value

$224,537
Average Household Income

1997 Tice Valley Blvd | Walnut Creek, CA

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	11,105	75,847	170,488
2024 Total Population	10,980	75,607	169,692
2029 Total Population	10,994	76,220	171,179
2024 Total Daytime Population	10,952	93,897	191,794
Average Household Income			
2024	$158,629	$208,804	$224,537
2029	$181,050	$234,872	$251,087
Average Home Value			
2024	$1,131,609	$1,425,173	$1,446,883
2029	$1,344,802	$1,611,177	$1,612,898

Major Employers in Walnut Creek	# of Employees
John Muir Health	6,000+
Kaiser Permanente	6,000+
Nordstrom	1,500+
Macy's	1,200+
Liberty Mutual Insurance	1,000+
Fidelity Investments	1,000+
Del Monte Foods	900+
Tesla	800+
Crate & Barrel	700+
UCSF Benioff Children's Hospital	600+

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