

Big O Tires—Anchored Auto Shops

Walnut Creek, CA (San Francisco Bay Area)





01

Property Highlights

02

Overview & Pricing

03

Financial Analysis & Rent Roll

05

Tenant Information

06

Site Plan

07

Aerials

10

About the Area

12

Demographics

PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

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.

- Fully Leased Retail Strip Center in the Heart of the SF Bay Area Anchored by Big O Tires
 - Shorter Lease Terms with Future Upside Potential
- Irreplaceable Infill Location Adjacent to Downtown Walnut Creek
- Strong Underlying Land Values with Significant Barriers to Entry with Below Market Rents
- Centrally Located within the San Francisco Bay Area with Excellent Regional Connectivity
 - Immediate Access to I-680 (271,000 ADT) and Ygnacio Valley Road (55,550 ADT)
 - 1 Mile from the I-680/Hwy 24 Junction (Combined 481,000 ADT)
- Dense, Mixed Commercial Area with a Synergistic Mix of Auto, Retail, Restaurant, and Office Users in a Car-Dependent Region
 - Neighbors Toyota, Mercedes-Benz, Volkswagen, Ford, Chrysler, Cadillac, Target, O'Reilly, Hertz, 7-Eleven, USPS, and More
- Affluent Demographics with Commuter-Heavy Population within a 5-Miles Radius
 - Total Daytime Population of 253,518
 - Average Household Income of \$200,531
 - Average Home Value of \$1,267,969
 - 73.6% of the Population (25+) Holds a Bachelor's Degree or Higher within a 1-Mile Radius, Well Above the National Average
- 15 Miles to Oakland and 24 Miles to San Francisco
- San Francisco Bay Area Total Population of 7.55 Million
 - MSA GDP of \$681.9 Billion



Irreplaceable Infill Location Adjacent to Downtown Walnut Creek



Exceptional Regional Connectivity

Near Interchange of I-680 & Highway 24



Fully Leased Center Anchored by Big O Tires

Shorter Lease Terms with Future Upside Potential



Commuter-Heavy Population

253,518 Daytime Population within 5 Miles



\$200,531 Average Household Income

within a 5-Mile Radius










Highly Desirable SF Bay Area Suburb

15 Miles to Oakland & 24 Miles to San Francisco





 LOCATION	2141-2155 N Broadway, Walnut Creek, CA 94596
 LOT SIZE	±1.11 acres or ±47,916 square feet
 ZONING	AS-CM: Auto Sales/Service & Custom Manufacturing North Downtown Specific Plan See Page 10 for more information.
 IMPROVEMENTS	21,702 square foot retail building divided into six suites Big O Tires 5,000 square feet Canseco's Auto Body 5,200 square feet Aria Film Solutions 3,478 square feet Auto Diagnostics and Repair 2,688 square feet Bay Radio & Alarm 2,668 square feet Gilmore's Auto Service 2,668 square feet
 YEAR BUILT	1979
 PARKING	±56 parking spaces
 FINANCING	Delivered free and clear of permanent financing

\$9,098,000

6.00% CAP RATE

[View on Map](#) ↗

Projected Gross Revenue	Year 1	Year 10
Total Rental Revenue	\$596,752	\$781,494
Expense Reimbursement Revenue	\$177,944	\$232,250
Vacancy Allowance	-\$38,735	-\$50,687
Effective Gross Revenue	\$735,961	\$963,058
Annual Expenses	Year 1	Year 10
Common Area Maintenance	\$48,612	\$63,428
Taxes	\$109,170	\$142,442
Insurance	\$10,249	\$13,373
Management	\$22,079	\$28,892
Total Operating Expenses	\$190,110	\$248,135
Net Operating Income Return	\$545,851 6.00%	\$714,923 7.86%

NOTE:

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 May-2027	Year 2 May-2028	Year 3 May-2029	Year 4 May-2030	Year 5 May-2031	Year 6 May-2032	Year 7 May-2033	Year 8 May-2034	Year 9 May-2035	Year 10 May-2036
Rental Revenue										
Potential Base Rent	\$596,752	\$615,828	\$644,225	\$660,046	\$675,793	\$696,719	\$717,621	\$739,150	\$761,324	\$781,494
Total Rental Revenue	\$596,752	\$615,828	\$644,225	\$660,046	\$675,793	\$696,719	\$717,621	\$739,150	\$761,324	\$781,494
Other Revenue & Credit Loss										
Total Expense Recoveries	\$177,944	\$183,313	\$189,066	\$194,648	\$200,384	\$206,412	\$212,605	\$218,983	\$225,552	\$232,250
Vacancy Allowance	-\$38,735	-\$39,957	-\$41,665	-\$42,735	-\$43,809	-\$45,157	-\$46,511	-\$47,907	-\$49,344	-\$50,687
Effective Gross Revenue	\$735,961	\$759,184	\$791,626	\$811,960	\$832,368	\$857,975	\$883,714	\$910,226	\$937,533	\$963,058
Operating Expenses										
CAM	\$48,612	\$50,071	\$51,573	\$53,120	\$54,714	\$56,355	\$58,046	\$59,787	\$61,581	\$63,428
Taxes	\$109,170	\$112,445	\$115,819	\$119,293	\$122,872	\$126,558	\$130,355	\$134,265	\$138,293	\$142,442
Insurance	\$10,249	\$10,556	\$10,873	\$11,199	\$11,535	\$11,881	\$12,238	\$12,605	\$12,983	\$13,373
Management	\$22,079	\$22,775	\$23,749	\$24,359	\$24,971	\$25,739	\$26,511	\$27,307	\$28,126	\$28,892
Total Operating Expenses	\$190,110	\$195,848	\$202,013	\$207,971	\$214,092	\$220,534	\$227,150	\$233,964	\$240,983	\$248,135
Net Operating Income	\$545,851	\$563,336	\$589,613	\$603,988	\$618,276	\$637,441	\$656,564	\$676,261	\$696,549	\$714,923
Leasing & Capital Costs										
Tenant Improvements	\$0	\$17,175	\$17,823	\$23,753	\$55,347	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$28,353	\$29,422	\$39,212	\$91,367	\$0	\$0	\$0	\$0	\$0
Available Cash Flow	\$545,851	\$517,808	\$542,368	\$541,023	\$471,563	\$637,441	\$656,564	\$676,261	\$696,549	\$714,923

GENERAL ASSUMPTIONS

Analysis Date 06/01/2026	General Expense Growth per Annum 3.00%	Real Estate Growth per Annum 3.00%
Total Rentable Area 21,702	General Inflation per Annum 3.00%	Management Fee 3% of EGR

MARKET LEASING ASSUMPTIONS

Rent/SF \$24/SF	Leasing Commissions 6%/3%
Renewal Probability 75%	Tenant Improvement Allowance \$10/\$5

Big O Tires



LESSEE
SF Tire & Service Central Inc.

GUARANTOR
Christopher Monteverde

WEBSITE
bigotires.com

Big O Tires is one of North America's largest tire and auto service franchise systems, with 470+ franchise locations across the United States. Founded in 1962, the brand provides tire sales, alignments, brakes, batteries, oil changes, and routine vehicle maintenance.

Bay Radio & Alarm



LESSEE
Fernando De La Cruz and Shabnam Dehestani

WEBSITE
bayradioandalarm.com

Bay Radio & Alarm is a local automotive electronics and customization shop specializing in car audio, alarms, security systems, window tinting, and related installations.

Canseco's Auto Body

LESSEE
Canseco's Autobody

Canseco's Auto Body is a local body shop providing collision repair and automotive body services.

Gilmore's Auto Service



LESSEE
Gilmore's Auto Services, Inc. and Phillip R. Sanders

WEBSITE
gilmoresauto.com

Gilmore's Auto Service is a local auto repair shop providing preventative maintenance, diagnostics, repairs, alignments, brakes, batteries, HVAC service, oil changes, and other general auto services.

Aria Film Solutions



LESSEE
925 Auto Protection, LLC

WEBSITE
ariafilmsolutions.com

Aria Film Solutions is a local automotive customization and protection shop, specializing in paint protection film, window tint, ceramic coatings, detailing, paint correction, vinyl wrap, and related vehicle enhancement services.

Auto Diagnostics and Repair



LESSEE
Brian Bellante

WEBSITE
autodras.com

Auto Diagnostics and Repair is a local auto repair shop providing vehicle diagnostics, maintenance, and repair services such as routine maintenance, check-engine diagnostics, and general vehicle service.



N BROADWAY (9,000 ADT)







Strong Underlying Land Value within a City-Designated Growth Area

The subject property benefits from strong underlying land value supported by its infill location along North Broadway in Downtown Walnut Creek, one of the East Bay's most supply-constrained and desirable commercial districts. The property is located within the City's North Downtown Specific Plan area, a long-range planning framework intended to guide the continued evolution of the district with new residential, office, retail, community, and transit-oriented uses. The site's Auto Sales/Service and Custom Manufacturing (AS-CM) zoning designation preserves a valuable commercial use base while positioning the property within an area experiencing meaningful redevelopment momentum.

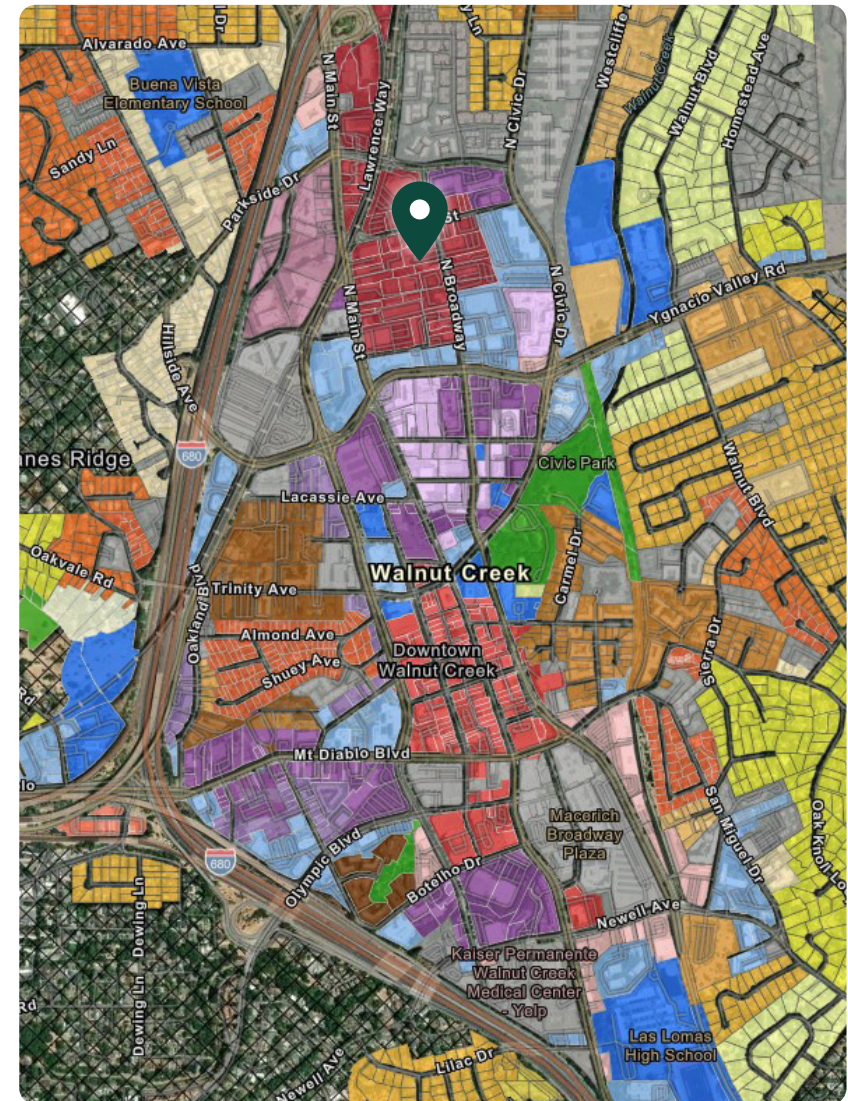
Downtown Walnut Creek has become a major East Bay hub for high-density housing, retail, restaurants, office users, BART access, and regional connectivity via I-680 and Highway 24. Nearby projects, including the Walnut Creek Transit Village, the former DMV redevelopment site at 1910 North Broadway to multi-family housing, and the Toyota Walnut Creek Mixed Use Special District, demonstrate continued institutional and municipal focus on higher-density infill development throughout North Downtown. These projects reinforce the long-term value of well-located land parcels in the area, particularly properties with frontage, parking, existing income, and future redevelopment potential.

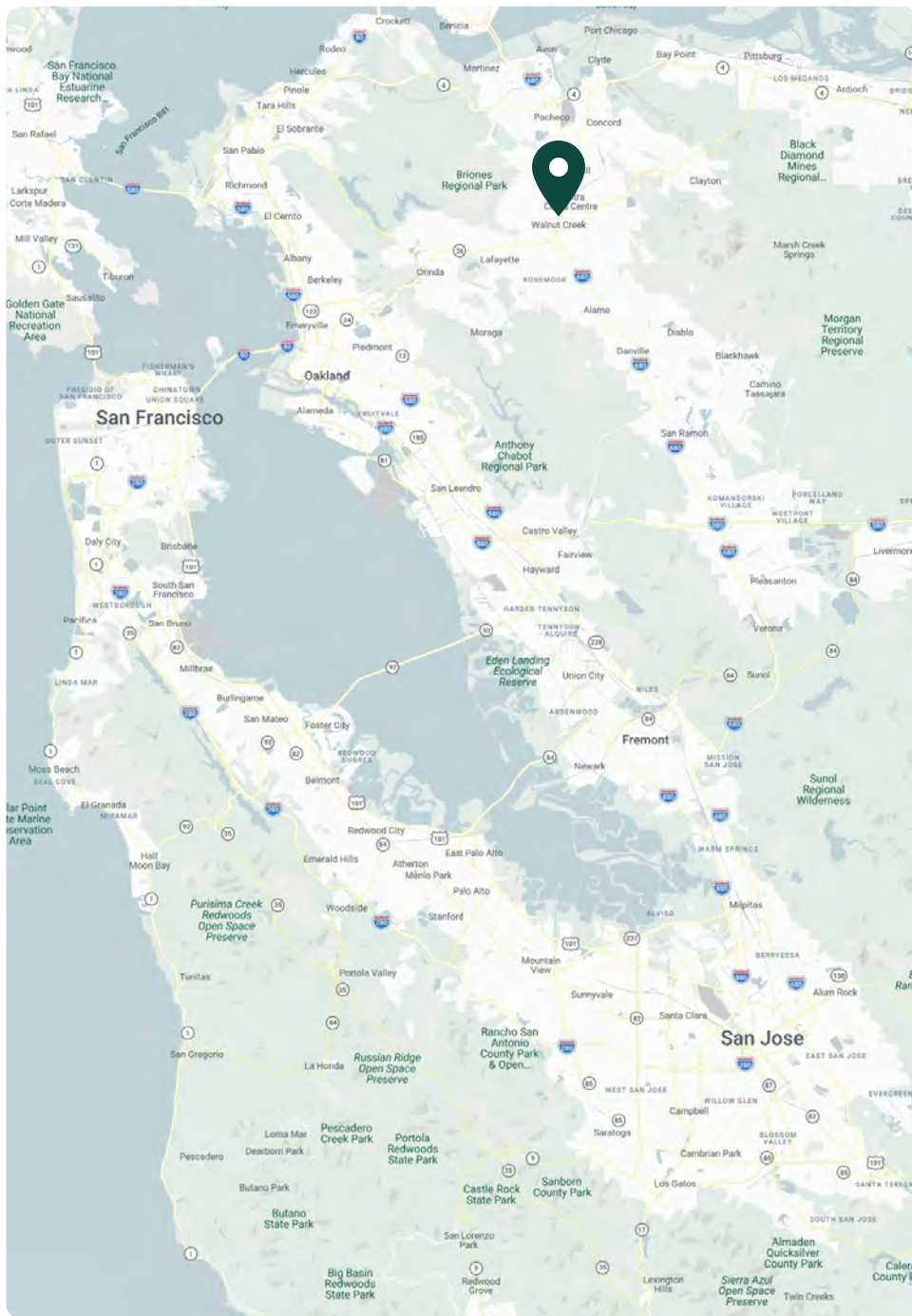
The subject property offers scarce land in a mature, affluent, high-barrier-to-entry downtown market. As surrounding parcels continue transitioning toward mixed-use and higher-density formats, the subject property's land basis, central location, and zoning context support durable residual value and potential long-term appreciation.

ZONING & LAND USE

Auto Sales/Service & Custom Manufacturing (AS-CM): Intended to provide a distinct commercial district with reserves land area primarily for auto dealers, auto service, other related auto-oriented retail uses, and custom manufacturing, with additional uses permitted subject to certain limitations or on approval of a Conditional Use Permit.

North Downtown Specific Plan: Designated to protect and support Walnut Creek's auto-row along North Broadway and Pine Street while accommodating a significant portion of the city's future housing, office, retail, and mixed-use growth while transforming the area into a more walkable, transit-oriented, and urban district.





Walnut Creek (population ~70,000) 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.

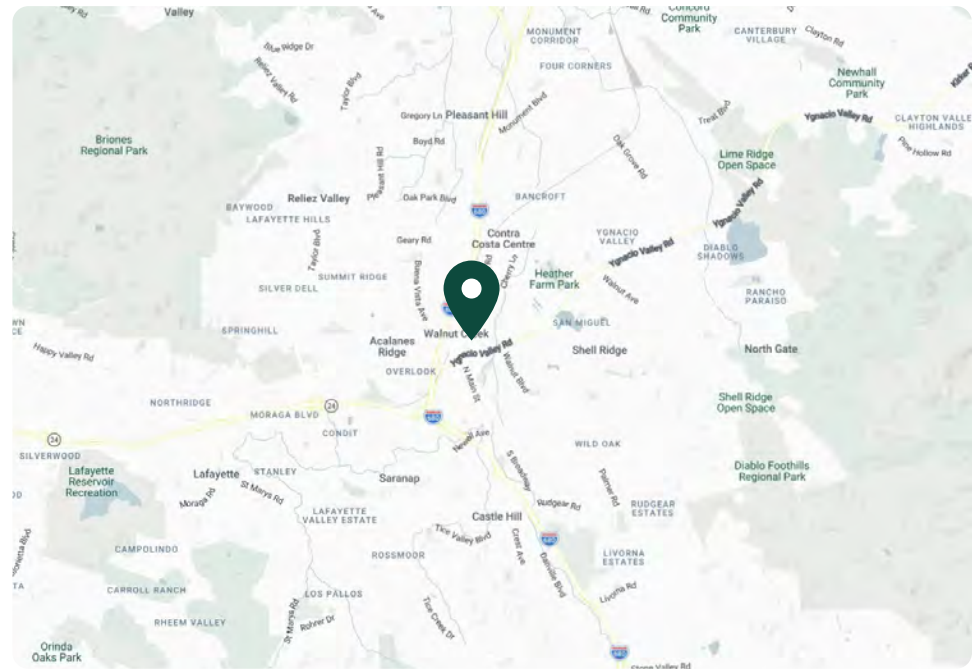
The subject property benefits from a dense infill location along N Broadway in Walnut Creek’s North Downtown district, with dedicated on-site parking and exceptional regional accessibility. The site is positioned adjacent to Ygnacio Valley Road (55,550 ADT) and North Main Street (29,960 ADT), with convenient access to Interstate 680 (271,000 ADT), just north of its junction with Highway 24 (210,000 ADT), and the Walnut Creek BART station located approximately half a mile away, providing exceptional regional connectivity throughout the East Bay, North Bay, Oakland, San Francisco, the Tri-Valley, and the greater Bay Area.

The property benefits from exceptionally strong demographics within a 5-mile radius, including a daytime population of 253,645, average household income of \$200,605, and an average home value of \$1,268,310. In addition, 73.8% of residents within 1 mile hold a bachelor’s degree or higher, while 67.6% of households earn more than \$100,000 annually, reflecting one of the Bay Area’s most affluent and highly educated consumer bases.

The site is located within an area zoned AS-CM, supporting auto-related uses, and benefits from strong synergy with surrounding businesses in a commuter-heavy East Bay market. Nearby complementary tenants include Toyota Walnut Creek, Mercedes-Benz of Walnut Creek, Dirito Brothers Volkswagen, Maserati, McLaren, Walnut Creek Cadillac, Walnut Creek Chrysler Jeep Dodge Ram, Walnut Creek Honda, Jiffy Lube, O’Reilly Auto Parts, Hertz Car Rental, Caliber Collision, Wheel Works, Crash Champions, America’s Tire, Autopia Car Wash, Lil’ Bear Car Wash, Chevron, and many others. Additional nearby retailers and traffic drivers include Target, USPS, Residence Inn, Walnut Creek Marriott, Hilton Garden Inn, Taco Bell, 7-Eleven, The Golf Mart, and several major office complexes.

The property sits just half a mile from Downtown Walnut Creek and Broadway Plaza, one of the East Bay’s premier retail and dining destinations. Broadway Plaza has undergone significant redevelopment and features high-end retailers and attractions including Nordstrom, Apple, Louis Vuitton, Tiffany & Co., lululemon, Zara, Life Time, Pinstripes, Nespresso, True Food Kitchen, Original Joe’s, and more. Additional nearby destinations include Plaza Escuela (The Cheesecake Factory, Crate & Barrel, Barnes & Noble, The Container Store), Olympia Place with Cinemark, Broadway Pointe with Pottery Barn, and national retailers such as Whole Foods, Anthropologie, Shake Shack, and Ross.

The property is also supported by proximity to major employers, healthcare



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Broadway Plaza	6.6M Annual Visits
Nordstrom	911,000 Annual Visits
Macy’s	651,300 Annual Visits
Life Time	502,400 Annual Visits
Zara	357,200 Annual Visits
Apple Store	278,600 Annual Visits
Target	2.9M Annual Visits, Top 1% Nationwide
Taco Bell	370,300 Annual Visits, Top 6% Nationwide

facilities, schools, and dense residential development. Kaiser Permanente Walnut Creek Medical Center, with more than 6,000 employees and 233 beds, is located approximately 1.5 miles away. The surrounding area includes numerous schools, apartment communities and established residential neighborhoods, reinforcing the property’s strong long-term demographic fundamentals.

227,304



2025 Total Population

\$1,287,794



Average Home Value

\$200,605



Average Household Income

📍 2141–2155 N Broadway, Walnut Creek, CA



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	20,923	117,094	227,437
2025 Total Population	21,771	117,153	227,304
2030 Total Population	22,235	118,974	229,380
2025 Total Daytime Population	36,164	143,325	253,645
Household Summary			
2025 Total Households	10,389	50,264	92,834
2030 Total Households	10,644	51,082	93,800
2025 Average Household Income	\$186,397	\$199,041	\$200,605
2025 Average Home Value	\$1,211,180	\$1,287,794	\$1,268,310

Major Employers in Contra Costa County

- Bart

- Bio Rad Laboratories Inc

- C&H Sugar

- Contra Costa County Health Svc

- Contra Costa Regional Med Ctr

- East Bay Times

- Kaiser – Multiple Locations

- La Raza Market

- Los Medanos College

- Nordstrom

- Oakley Union School District

- Robert Half



PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387