

FOR SALE: TWO RETAIL CONDOMINIUM UNITS

14598 Big Basin Way, Units A & B

Saratoga, California



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INCORPORATED

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INVESTMENT OFFERING

Prime Commercial, Inc., is pleased to offer to sell two ground floor retail condominium units in charming Downtown Saratoga. The town of Saratoga is an affluent bedroom community within Silicon Valley, with an average household income of \$256,901. Big Basin Way is the main commercial thoroughfare bisecting the downtown district and is home to fine dining restaurants, gourmet coffee houses, retail stores and boutiques, and service related uses serving the surrounding residential neighborhoods. Big Basin Way is also know as California Highway 9 and is a popular scenic highway meandering through the redwoods, eventually terminating in Santa Cruz near the Pacific Ocean.

This three unit building in which there is a 2,815 square foot residential penthouse above was constructed in 1999. Each of the two retail units are in excellent condition and each has its own outdoor patio of approximately 500 square feet. Other amenities include HVAC, one common restroom and two dedicated parking stalls to the rear of the building. Both of these retail units have been occupied by well known wine tasting rooms that are open to the public and are very popular with not only locals, but day travelers as well.

FEATURES

- 100% occupied by two wine tasting rooms
- Outdoor dining patios
- Excellent location fronting busy Big Basin Way (California HWY 9)
- Suite B Approximately 537 square feet
- Suite A approximately 475 square feet
- Price: \$1,00,000

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RENT ROLL

Address	Tenant	Unit Sq. Ft.	Lease Commencement/Expiration	Rent Monthly	Escalations	Options	Lease Type
14598 Big Basin Way Unit A	Thomas Fogerty	475	Month-to-Month	\$2,387.00	N/A	None	Modified Gross ⁽¹⁾⁽³⁾
14598 Big Basin Way Unit B	Big Basin Vineyards	537	9/15/2018 - 9/15/2020	\$2,474.50	Flat	None	Modified Gross ⁽¹⁾⁽²⁾

(1) Tenants are responsible for their prorata share of property taxes and special assessments

(2) Tenant is responsible for reimbursement of \$25 per month for water

(3) Tenant is responsible for reimbursement of \$149 per month for HOA

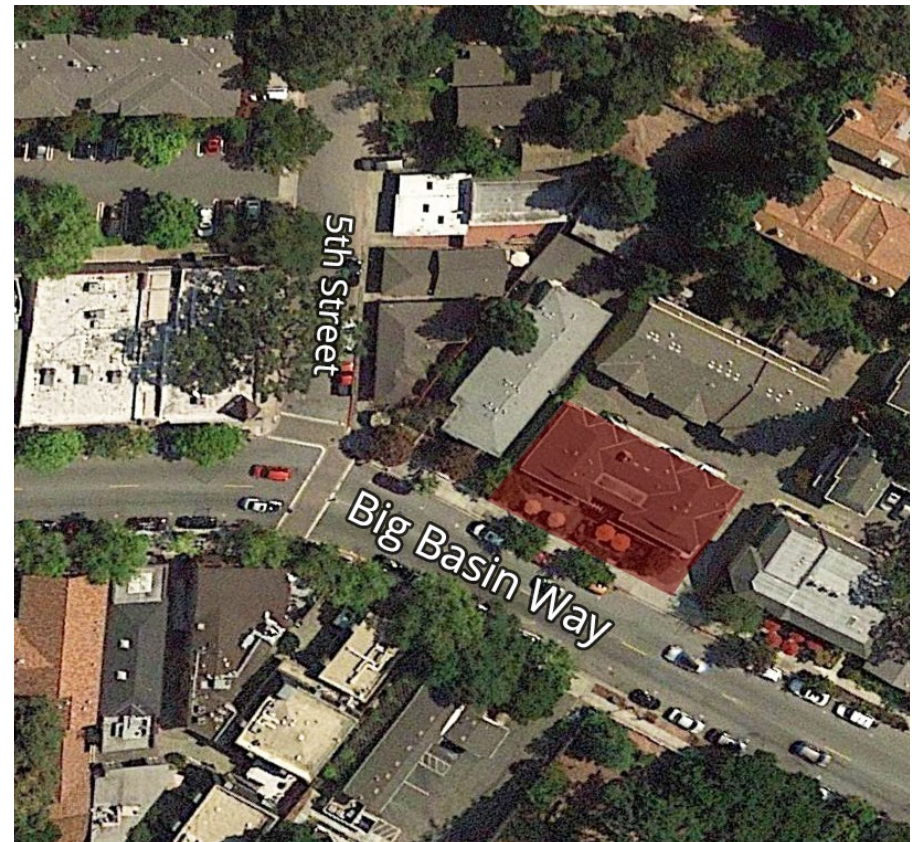
OPERATION EXPENSES

Taxes (1.194% assessed value)	\$11,940.00
Special Assessments	\$1,381.94
HOA (Estimate)	\$3,678.72
Water	\$550.00
Electric	\$284.00
EWS	\$300.00
Phone Lines	\$768.00
Insurance	\$459.00
Total	\$19,361.66

FINANCIAL OVERVIEW

Scheduled Base Rent	\$58,338.00
Expense Reimbursements	\$14,035.44
Vacancy	\$0.00
Effective Gross Income	\$72,373.44
Less Operating Expenses	\$19,361.66
Net Operating Income	\$453,011.78

PURCHASE PRICE	\$1,000,000
CAPITALIZATION RATE	5.30%



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AERIAL MAP



AREA MAP



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Executive Summary

14598 Big Basin Way, Saratoga, California, 95070
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.25592
Longitude: -122.03580

	1 mile	3 miles	5 miles
Population			
2000 Population	5,867	42,634	181,840
2010 Population	5,974	42,517	185,914
2017 Population	6,401	45,362	199,958
2022 Population	6,725	47,536	210,278
2000-2010 Annual Rate	0.18%	-0.03%	0.22%
2010-2017 Annual Rate	0.96%	0.90%	1.01%
2017-2022 Annual Rate	0.99%	0.94%	1.01%
2017 Male Population	49.8%	48.9%	49.1%
2017 Female Population	50.2%	51.1%	50.9%
2017 Median Age	50.5	49.6	43.8

In the identified area, the current year population is 199,958. In 2010, the Census count in the area was 185,914. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 210,278 representing a change of 1.01% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 50.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	53.0%	49.4%	47.3%
2017 Black Alone	0.3%	0.3%	1.4%
2017 American Indian/Alaska Native Alone	0.2%	0.1%	0.3%
2017 Asian Alone	41.1%	45.3%	43.2%
2017 Pacific Islander Alone	0.1%	0.1%	0.2%
2017 Other Race	1.0%	0.8%	2.9%
2017 Two or More Races	4.2%	4.0%	4.5%
2017 Hispanic Origin (Any Race)	3.1%	3.8%	8.5%

Persons of Hispanic origin represent 8.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,129	15,120	66,963
2010 Households	2,160	15,326	67,926
2017 Total Households	2,281	16,123	71,994
2022 Total Households	2,387	16,828	75,405
2000-2010 Annual Rate	0.14%	0.14%	0.14%
2010-2017 Annual Rate	0.75%	0.70%	0.81%
2017-2022 Annual Rate	0.91%	0.86%	0.93%
2017 Average Household Size	2.78	2.80	2.76

The household count in this area has changed from 67,926 in 2010 to 71,994 in the current year, a change of 0.81% annually. The five-year projection of households is 75,405, a change of 0.93% annually from the current year total. Average household size is currently 2.76, compared to 2.72 in the year 2010. The number of families in the current year is 53,477 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 16, 2018



Executive Summary

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Prepared by Esri
Latitude: 37.25592
Longitude: -122.03580

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$190,182	\$169,686	\$125,138
2022 Median Household Income	\$196,635	\$174,966	\$136,300
2017-2022 Annual Rate	0.67%	0.61%	1.72%
Average Household Income			
2017 Average Household Income	\$256,901	\$236,055	\$177,171
2022 Average Household Income	\$274,085	\$253,075	\$195,725
2017-2022 Annual Rate	1.30%	1.40%	2.01%
Per Capita Income			
2017 Per Capita Income	\$91,654	\$84,376	\$64,040
2022 Per Capita Income	\$97,327	\$90,074	\$70,425
2017-2022 Annual Rate	1.21%	1.32%	1.92%

Current median household income is \$125,138 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$136,300 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$177,171 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$195,725 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$64,040 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$70,425 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,210	15,433	68,390
2000 Owner Occupied Housing Units	1,845	13,246	44,940
2000 Renter Occupied Housing Units	284	1,874	22,023
2000 Vacant Housing Units	81	313	1,427
2010 Total Housing Units	2,300	15,912	70,735
2010 Owner Occupied Housing Units	1,830	13,016	45,095
2010 Renter Occupied Housing Units	330	2,310	22,831
2010 Vacant Housing Units	140	586	2,809
2017 Total Housing Units	2,406	16,562	74,023
2017 Owner Occupied Housing Units	1,911	13,524	46,638
2017 Renter Occupied Housing Units	371	2,599	25,357
2017 Vacant Housing Units	125	439	2,029
2022 Total Housing Units	2,524	17,333	77,751
2022 Owner Occupied Housing Units	1,995	14,069	48,622
2022 Renter Occupied Housing Units	392	2,759	26,783
2022 Vacant Housing Units	137	505	2,346

Currently, 63.0% of the 74,023 housing units in the area are owner occupied; 34.3%, renter occupied; and 2.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 70,735 housing units in the area - 63.8% owner occupied, 32.3% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 2.04%. Median home value in the area is \$1,000,001, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 0.00% annually to \$1,000,001.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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