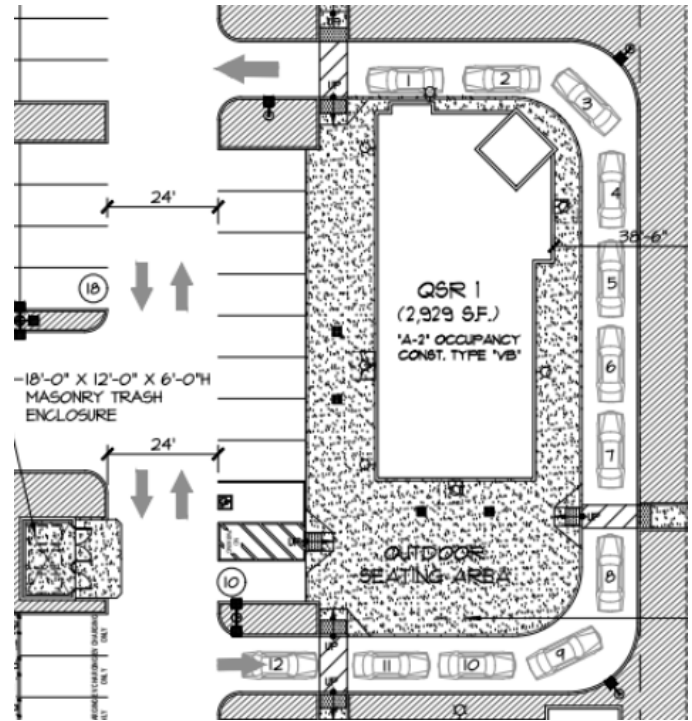


# QSR PAD FOR LEASE EMERSON RANCH SHOPPING CENTER

NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561



## LEASE INFORMATION

- Fully Entitled Quick Service Restaurant Pad with Drive Thru
- Planned 2,929 sf Restaurant with outdoor seating
- On & Off site improvements to be completed by developer
- Frontage on Sellers Rd (approx. 13k VPD at intersection)
- TYPE: Ground Lease
- LOT Size: 0.75 ac (approx.)
- TERM: 180 months
- Rate: \$155,000 per year

## LOCATION DESCRIPTION

Located in the new Emerson Ranch Shopping Center, this is the only drive thru pad allowed. This center is the only commercial project on the East side of Oakley, surrounded by over 4,000 new homes, and in the path of another 3,000 by the end of the decade. This project will quickly become the daily destination for this community.

Anchored by Grocery and other big box users, Emerson Ranch includes a new Shell branded gas station with Loop market and express car wash. In addition there is one other restaurant/retail pad, and approx. 10,000 sf of in line retail for daily use tenants.

Delivery Q1 2025

**Kurt Parkinson**  
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CalDRE #01517516

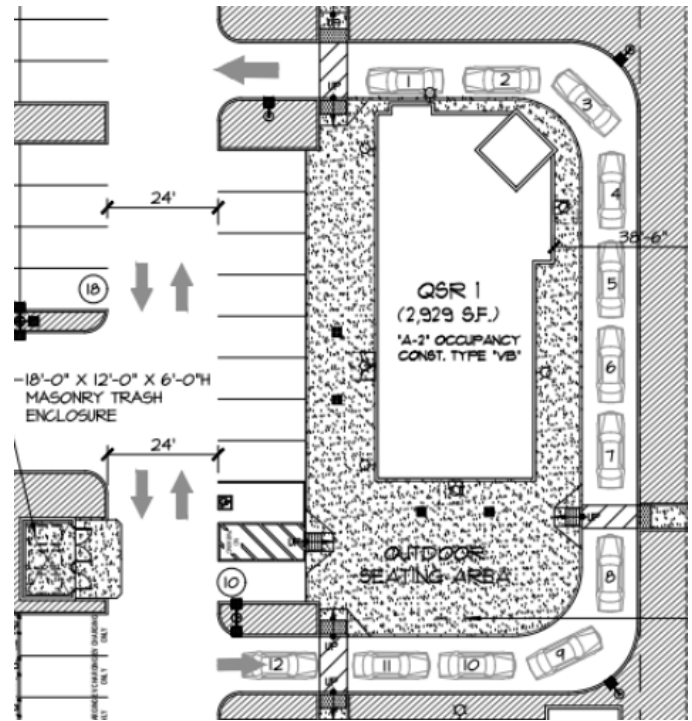


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# LEASE

## EMERSON RANCH SHOPPING CENTER

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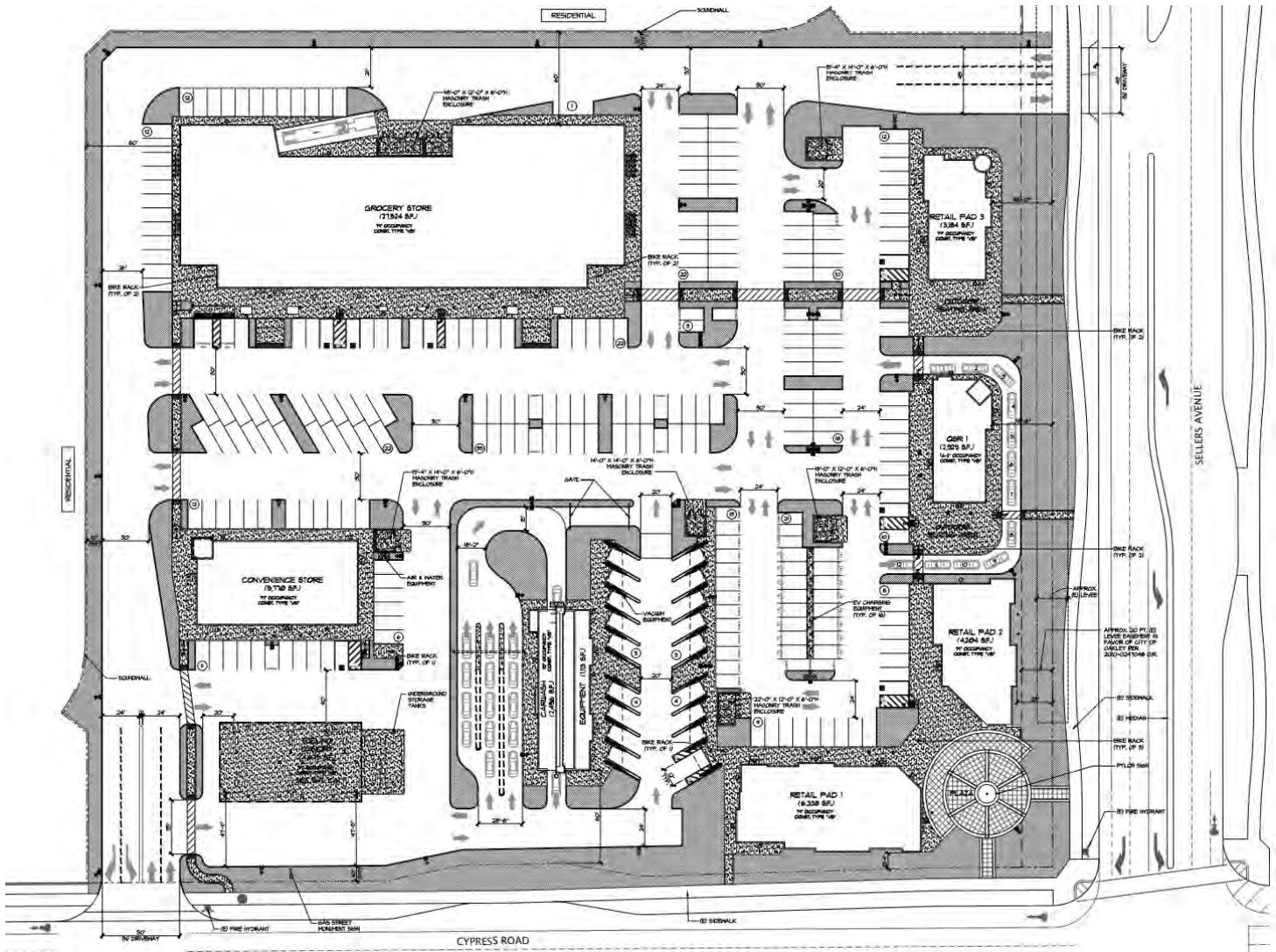
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# SITE PLAN

## EMERSON RANCH SHOPPING CENTER

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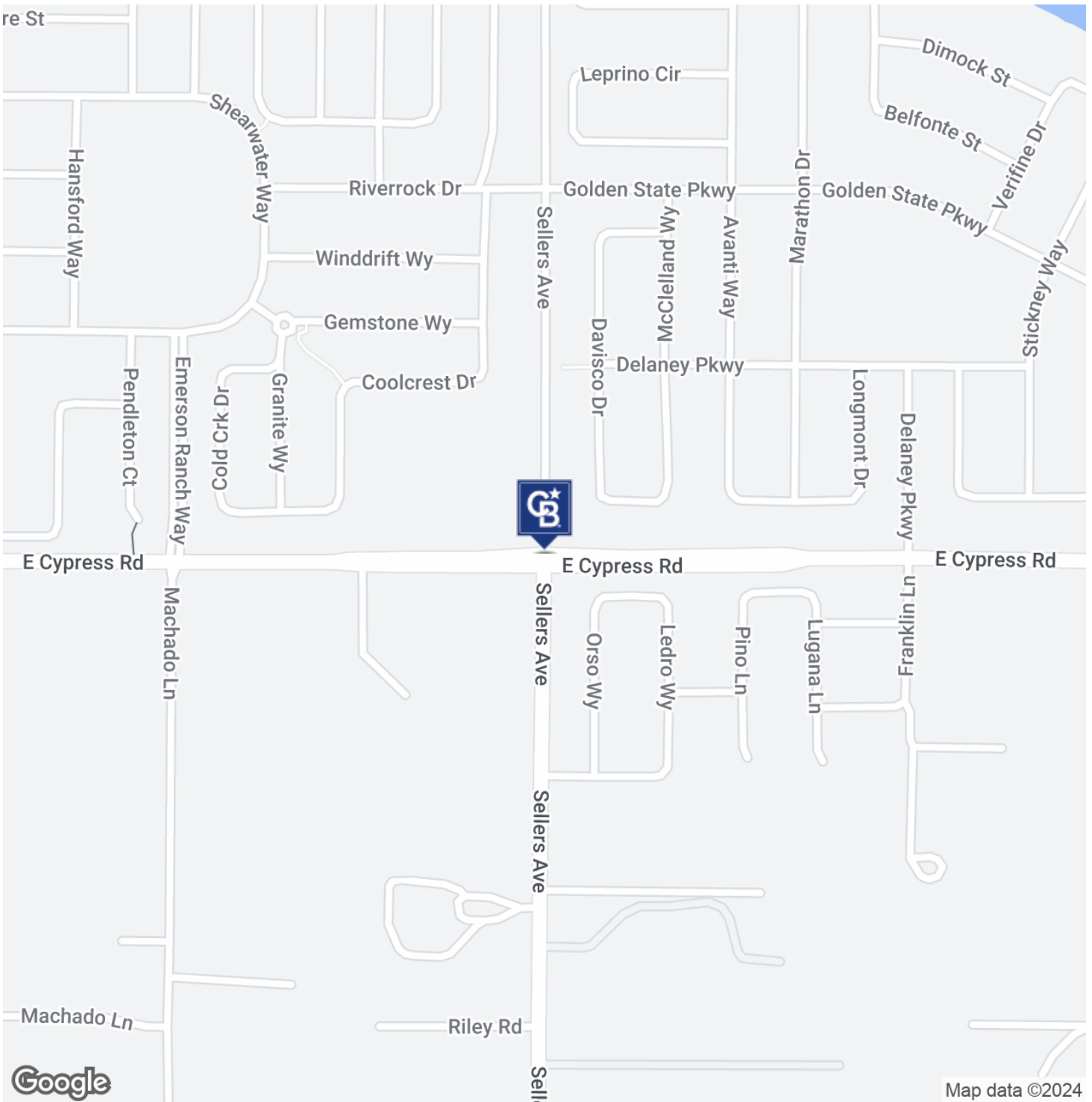


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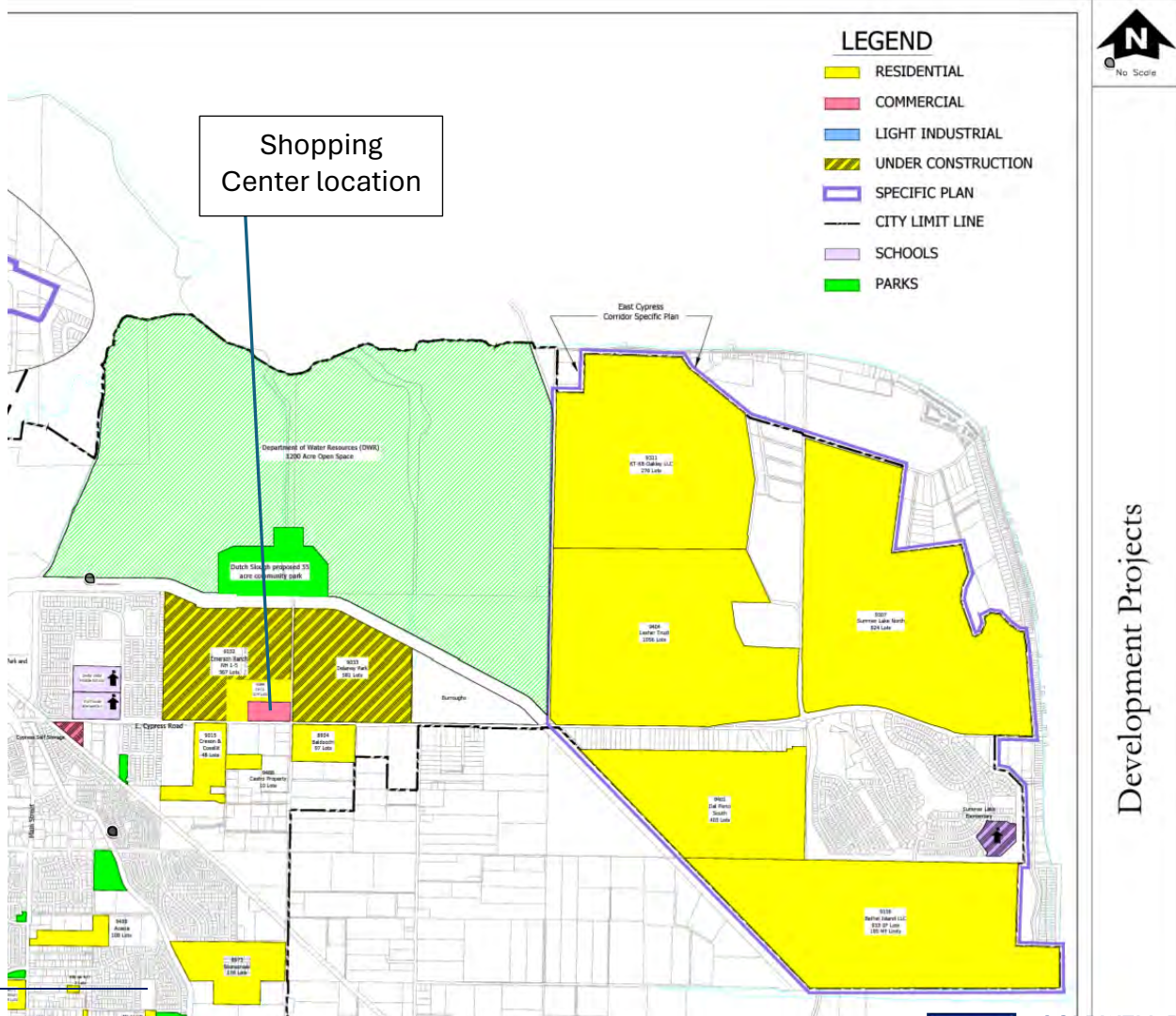
# DEVELOPMENT EMERSON RANCH SHOPPING CENTER

NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561

## East Oakley Residential Development

In addition to the new homes immediately surrounding the shopping center there are 2,994 new homes proposed to the East of Oakley (area highlighted in yellow below.) All these new residents will utilize E. Cypress to access freeways and services.

9557	Burroughs Subdivision	Northeast corner of E. Cypress Rd and Knightsen Avenue	CC 58-21	208	0
9307	Summer Lake North	N/E corner of East Cypress Rd. and Bethel Island Rd.	CC 116-11	824	0
9311	KT KB Oakley, LLC	Between Bethel Is. Rd., Jersey Is. Rd. and south of Dutch Slough Rd.	CC 45-12	276	0
9401	Dal Porto South	2989 East Cypress Road	CC 96-15	403	0
9404	Leshner	NE corner of Easy Cypress Rd. and Jersey Island Rd.	CC 98-15 CC 150-20	1,283	0



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# COMPETITION

## EMERSON RANCH SHOPPING CENTER

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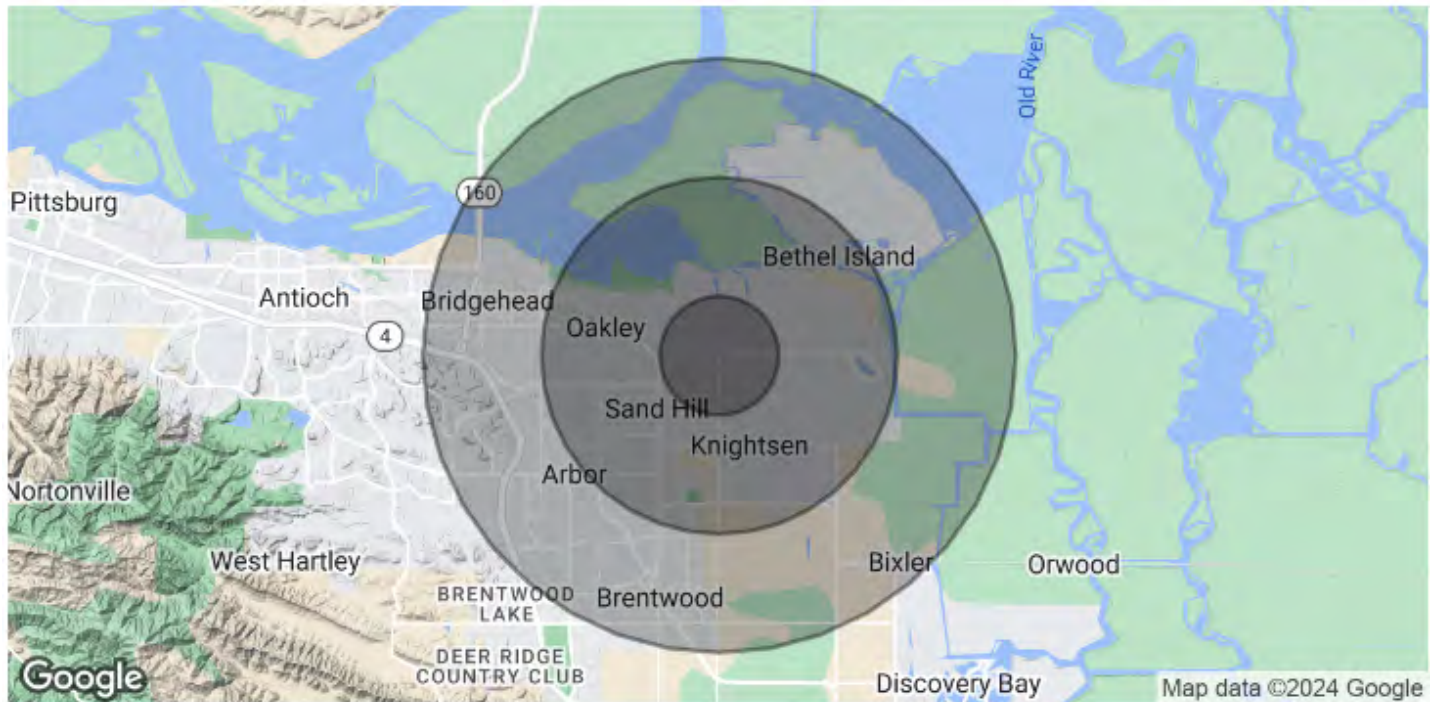
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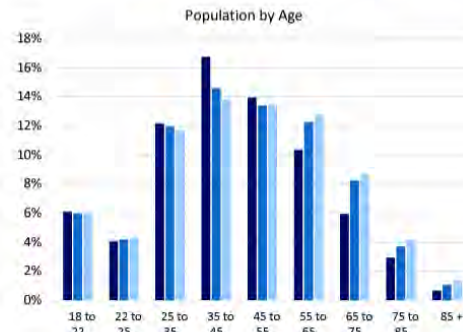
# DEMOGRAPHICS

## EMERSON RANCH SHOPPING CENTER

NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561



	1 Mile	3 Miles	5 Miles
<b>Current</b>			
2023 Population	7,703	49,575	118,290
2028 Projected Population	8,786	55,342	129,372
Pop Growth (%)	14.1%	11.6%	9.4%
2023 Households	2,106	14,673	36,159
2028 Projected Households	2,398	16,364	39,494
HH Growth (%)	13.9%	11.5%	9.2%
<b>Census Year</b>			
2000 Population	1,926	26,547	61,650
2010 Population	7,750	48,015	115,404
Pop Growth (%)	302.4%	80.9%	87.2%
2000 Households	577	8,152	19,447
2010 Households	2,127	14,235	35,307
HH Growth (%)	268.9%	74.6%	81.0%
<b>Total Population by Age</b>			
Average Age (2023)	35.3	37.6	38.4
<b>Children (2023)</b>			
0 - 4 Years	457	2,745	6,381
5 - 9 Years	605	3,438	7,768
10-13 Years	508	2,938	6,789
14-17 Years	527	3,125	7,331
<b>Adults (2023)</b>			
18 to 22	468	2,950	7,095
22 to 25	312	2,074	5,082
25 to 35	936	5,923	13,788
35 to 45	1,290	7,226	16,282
45 to 55	1,072	6,641	15,929
55 to 65	797	6,076	15,095
65 to 75	456	4,092	10,279
75 to 85	225	1,834	4,907
85 +	51	513	1,562



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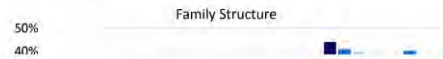
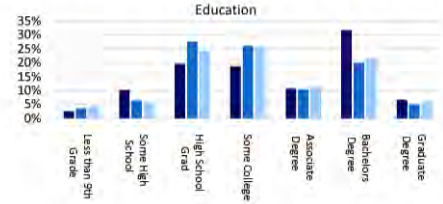
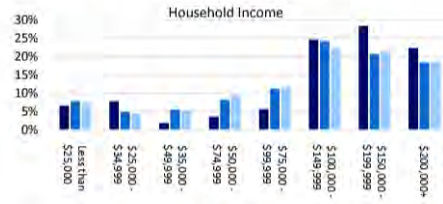


# DEMOGRAPHICS

## EMERSON RANCH SHOPPING CENTER

NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561

	1 Mile	3 Miles	5 Miles
White, Non-Hispanic	2,292 29.8%	20,688 41.7%	46,900 39.6%
Hispanic	2,480 32.2%	16,741 33.8%	36,510 30.9%
Black	1,188 15.4%	3,706 7.5%	11,697 9.9%
Asian	1,153 15.0%	4,994 10.1%	15,122 12.8%
<b>Language at Home (2023)</b>			
Spanish	7,246 25.4%	46,830 20.9%	111,908 17.0%
Asian Language	1,842 2.4%	9,796 1.8%	19,037 3.9%
<b>Ancestry (2023)</b>			
American Indian (ancestry)	23 0.3%	116 0.2%	283 0.2%
Hawaiian (ancestry)	56 0.7%	257 0.5%	616 0.5%
<b>Household Income (2023)</b>			
Per Capita Income	\$39,898	\$41,195	\$44,348
Average HH Income	\$145,939	\$139,189	\$145,079
Median HH Income	\$150,768	\$125,893	\$124,489
Less than \$25,000	138 6.5%	1,128 7.7%	2,652 7.3%
\$25,000 - \$34,999	161 7.7%	698 4.8%	1,571 4.3%
\$35,000 - \$49,999	37 1.7%	787 5.4%	1,863 5.2%
\$50,000 - \$74,999	73 3.5%	1,188 8.1%	3,425 9.5%
\$75,000 - \$99,999	115 5.5%	1,628 11.1%	4,201 11.6%
\$100,000 - \$149,999	517 24.6%	3,537 24.1%	8,023 22.2%
\$150,000 - \$199,999	596 28.3%	3,022 20.6%	7,698 21.3%
\$200,000+	468 22.2%	2,684 18.3%	6,726 18.6%
<b>Education (2023)</b>			
Less than 9th Grade	117 2.4%	1,144 3.5%	3,175 4.1%
Some High School	488 10.1%	2,069 6.4%	4,387 5.6%
High School Grad	943 19.5%	8,926 27.6%	18,872 24.2%
Some College	901 18.7%	8,409 26.0%	19,982 25.7%
Associate Degree	514 10.6%	3,343 10.3%	8,776 11.3%
Bachelors Degree	1,528 31.7%	6,410 19.8%	16,871 21.7%
Graduate Degree	317 6.6%	1,547 4.8%	4,568 5.9%
<b>Family Structure (2023)</b>			
Single - Male	1,874 51 2.7%	12,170 332 2.7%	29,445 868 2.9%
Single - Female	137 7.3%	689 5.7%	2,236 7.6%



	1 Mile	3 Miles	5 Miles
Single Parent - Male	59 3.1%	196 1.6%	707 2.4%
Single Parent - Female	127 6.8%	1,043 8.6%	2,789 9.5%
Married w/ Children	828 44.2%	4,996 41.1%	11,665 39.6%
Married w/out Children	673 35.9%	4,915 40.4%	11,181 38.0%
<b>Household Size (2023)</b>			
1 Person	165 7.8%	1,819 12.4%	5,112 14.1%
2 Persons	473 22.6%	3,663 25.0%	9,308 25.7%
3 Persons	370 17.6%	2,785 19.0%	6,708 18.6%
4 Persons	485 23.0%	3,121 21.3%	7,484 20.7%
5+ Persons	612 29.1%	3,284 22.4%	7,548 20.9%
<b>Home Ownership (2023)</b>			
Owners	2,106 79.4%	14,673 75.8%	36,159 73.7%
Renters	1,671 20.6%	11,115 24.2%	26,651 26.3%
<b>Components of Change (2023)</b>			
Births	84 1.1%	519 1.0%	1,225 1.0%
Deaths	34 0.4%	276 0.6%	730 0.6%
Migration	-293 -3.8%	-309 -0.6%	-669 -0.6%
<b>Unemployment Rate (2023)</b>	8.3%	4.5%	4.3%
<b>Employment, Pop 16+ (2023)</b>			
Armed Services	5,874 0 0.0%	38,880 0 0.0%	93,724 21 0.0%
Civilian	3,803 64.7%	25,799 66.4%	61,997 66.1%
Employed	3,487 59.4%	24,663 63.4%	59,315 63.3%
Unemployed	316 5.4%	1,136 2.9%	2,682 2.9%
Not in Labor Force	2,071 35.3%	13,082 33.6%	31,726 33.9%
<b>Businesses</b>			
Establishments	62	630	2,409
Employees (FTEs)	421	4,464	18,786



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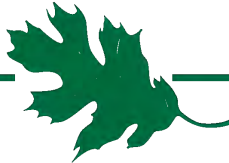


# LEASE

## EMERSON RANCH SHOPPING CENTER

NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561

# OAKLEY



# CALIFORNIA

Oakley, California is a small city located in Contra Costa County, California. With a population of approximately 41,000 people, Oakley has a small-town feel while still being in close proximity to major cities like San Francisco, Sacramento, and Oakland. There are several reasons why businesses would want to be in Oakley, including its strategic location, business-friendly environment, and diverse economy.

Oakley is situated in a prime location in the San Francisco Bay Area, making it an attractive location for businesses looking to establish themselves in Northern California. The city is conveniently located near major highways, including State Route 4 and Interstate 80, providing easy access to the surrounding areas. In addition, Oakley is within a short drive of two major airports, San Francisco International Airport and Oakland International Airport. This accessibility makes it easy for businesses to transport goods and services to and from Oakley.

Oakley has a reputation for being a business-friendly city, with a pro-business climate that encourages growth and innovation. The city offers several incentives and programs to support businesses, including tax credits, grants, and loans. Additionally, the city has a streamlined permitting process, allowing businesses to get up and running quickly. The Oakley Economic Development Commission is dedicated to helping businesses succeed and offers a range of services to support business growth, including site selection assistance, market analysis, and workforce development.



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Oakley has a diverse economy that includes a range of industries, from agriculture and manufacturing to healthcare and education. This diversity provides businesses with access to a broad range of potential customers and partners. The city has a strong agricultural sector, with many businesses involved in the production and processing of crops like cherries, almonds, and walnuts. Additionally, Oakley has a thriving manufacturing sector, with companies producing everything from electronics to furniture. Oakley is also home to a number of healthcare facilities, including hospitals, clinics, and rehabilitation centers. The city has a strong education sector, with several schools and colleges providing a skilled workforce to local businesses. This diverse economy provides businesses with a range of opportunities to collaborate with other businesses and organizations, making Oakley an ideal location for networking and collaboration. Oakley also offers a high quality of life for residents and businesses. The city is known for its affordable housing and low cost of living, making it an attractive location for businesses looking to keep costs down. Oakley also has a strong sense of community, with many local events and activities throughout the year that bring residents and businesses together.

Oakley has a range of amenities that make it a great place to live and work, including parks, recreational facilities, and shopping centers. These factors make Oakley an attractive location for businesses that value sustainability and environmental responsibility. Oakley, California is an attractive location for businesses looking to establish themselves in Northern California. The city's strategic location, business-friendly environment, diverse economy, and high quality of life make it an ideal location for businesses of all sizes and industries. With its pro-business climate and range of incentives and programs, As such, it is no surprise that more and more businesses are choosing to make Oakley their home.



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### KURT PARKINSON

Commercial Sales / Investment Specialist

kurt.parkinson@goparkinson.com

Direct: 916.798.4214

CalDRE #01517516

### PROFESSIONAL BACKGROUND

Kurt Parkinson's journey to Real Estate in the Sacramento area is a story marked by resilience, adaptability, and a diverse array of experiences. Originally hailing from Upstate New York, Kurt initially pursued a degree in Aeronautical Engineering Physics at Embry-Riddle Aeronautical University with dreams of becoming a military pilot. However, upon realizing that this path wasn't his true calling, he returned home and discovered his passion for the restaurant industry while working in a local kitchen, marking the beginning of his love for the culinary world. Determined to hone his culinary skills, Kurt enrolled in the prestigious Culinary Institute of America - Hyde Park in New York City. Following graduation, he secured a Chef's Residency at The Russian Tea Room in Midtown Manhattan, which not only elevated his culinary expertise but also laid a solid foundation for his future endeavors.

Kurt's life took a significant turn when his parents relocated to Sacramento, prompting him to transition from the kitchen to the business side of the restaurant industry on the West Coast. His journey continued with roles at a local restaurant group, where he managed establishments like Paragary's Bar & Grill in Gold River. In this capacity, he played a crucial role in developing management and financial controls and contributed to the opening of several new restaurants.

Taking a leap into entrepreneurship, Kurt founded his own restaurant consulting business, exposing him to the world of real estate as he collaborated with commercial agents to secure leases for new restaurant locations. This exposure ignited his interest in property transactions, leading him to venture into the real estate industry.

Even amidst the challenges presented by the 2007 housing crash, Kurt remained steadfast in his pursuit of a real estate career. While many agents left the industry during this tumultuous period, his perseverance through the difficulties strengthened his resolve and shaped his approach to real estate. The lessons learned during those trying times instilled in him qualities of diligence, focus, and thoroughness that continue to define his work today.

Kurt's diverse experiences in the restaurant industry, entrepreneurship, and real estate have equipped him with valuable lessons in resilience, professionalism, and service. His unique journey, coupled with his commitment to family – evident in his enduring marriage to Janay for 22 years, their two daughters Abbi and Hannah, and their two dogs, Jack and Bella – adds a personal touch to his professional success. Acknowledged as one of the best commercial agents in Sacramento, CA, Kurt's honesty, passion, patience, and keen eye for real estate details are integral to his success in helping clients navigate the complexities of property transactions.

#### Coldwell Banker Commercial Realty

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