

RETAIL ANCHOR FOR LEASE

EMERSON RANCH SHOPPING CENTER
NEC CYPRESS ROAD & SELLERS AVENUE OAKLEY, CA 94561



LOCATION DESCRIPTION

The new Emerson Ranch Shopping 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 Quick Service Restaurant with drive thru pad, a stand-alone restaurant/retail pad, and approx. 10,000 sf of in-line retail for daily use tenants.

Delivery Q1 2025



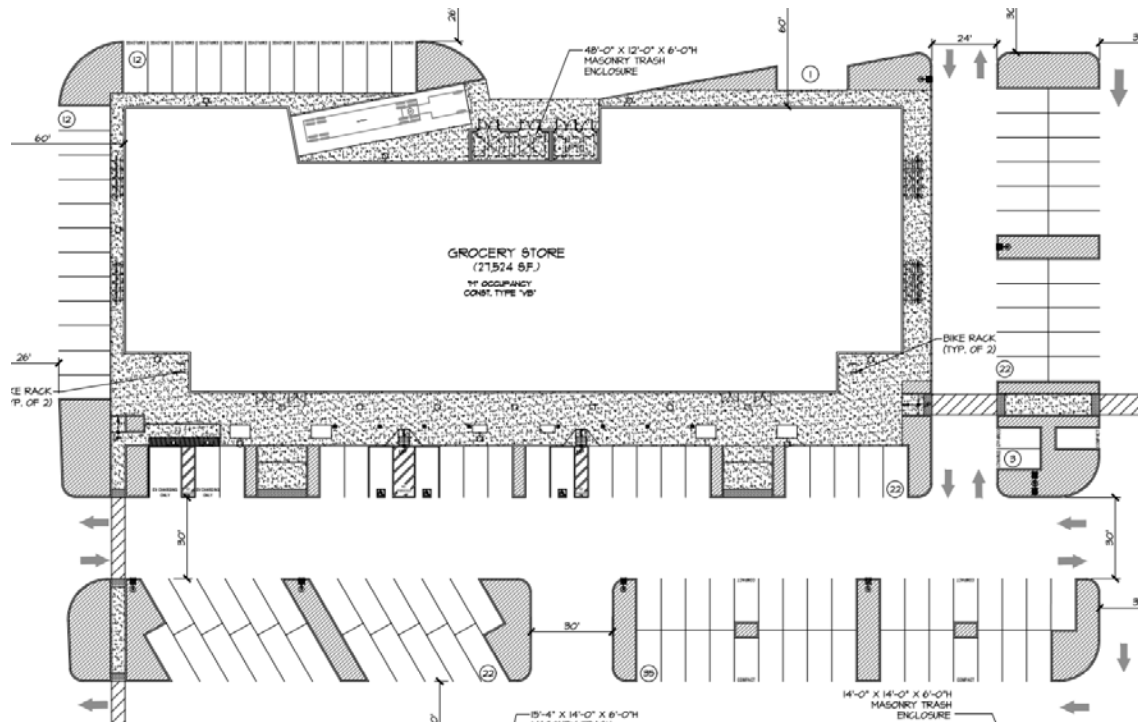
Kurt Parkinson
916 798 4214
CalDRE #01517516



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RETAIL ANCHOR DETAILS

- Planned 27,524 sf Retail building
- On & Off site improvements to be completed by developer
- Frontage on E. Cypress Rd (approx. 13k VPD at intersection)
- TYPE: Space Lease
- LOT Size: 0.75 ac (approx.)
- TERM: 120 months
- Rate: \$36 / sf / year
- Demisable to 9,000 sf
- Delivered as cold, raw shell
- Delivery Q1 2025



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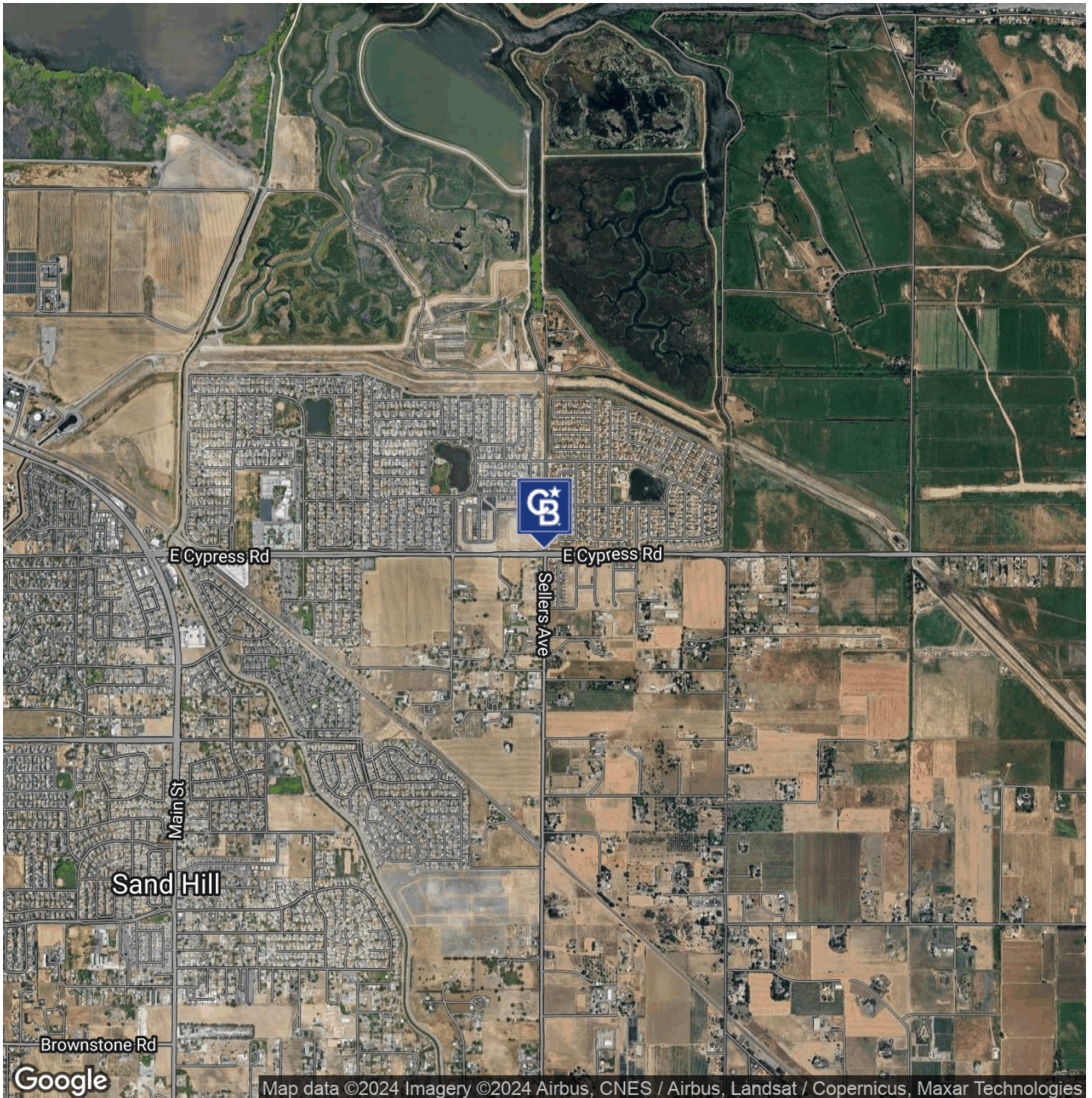


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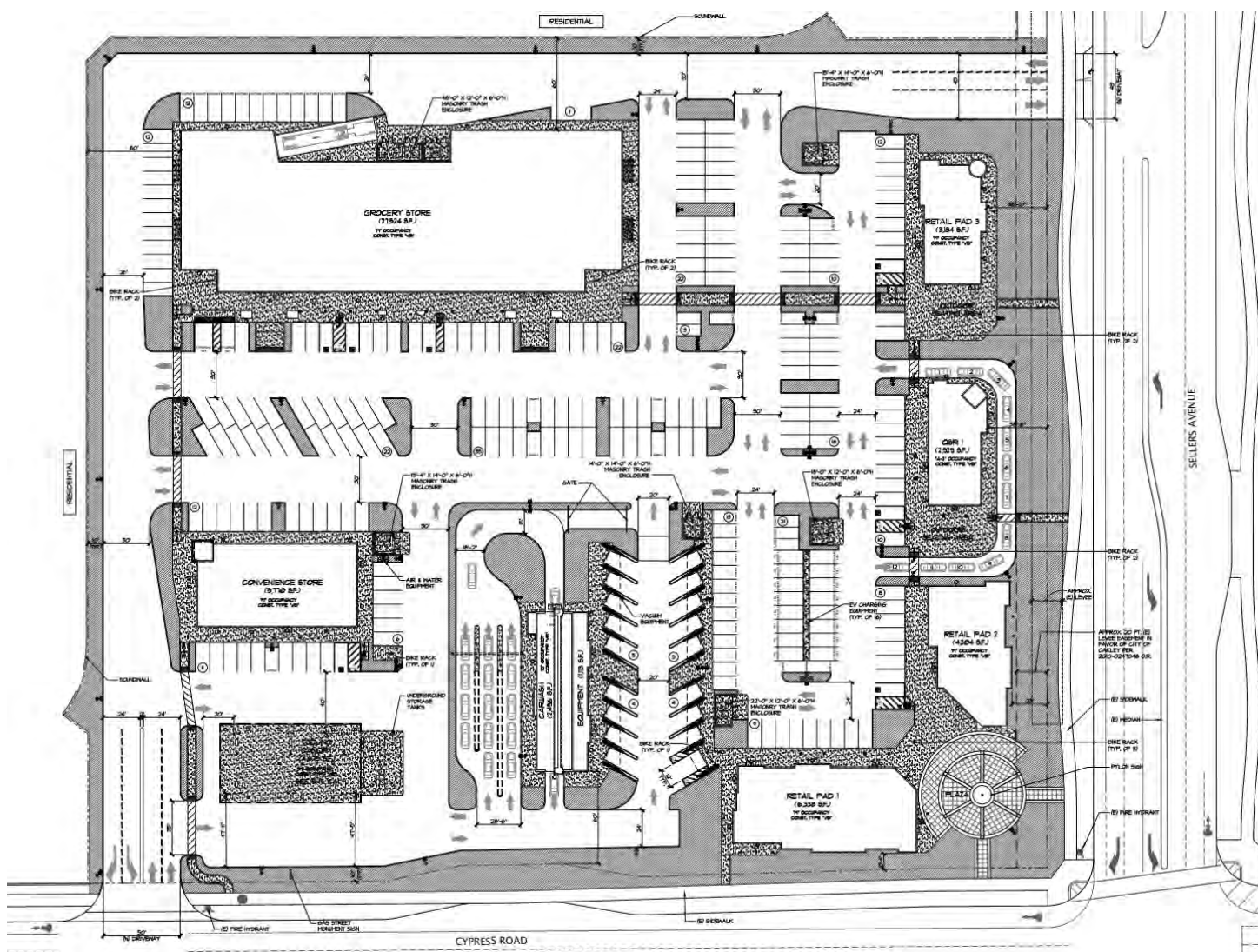


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SITE PLAN

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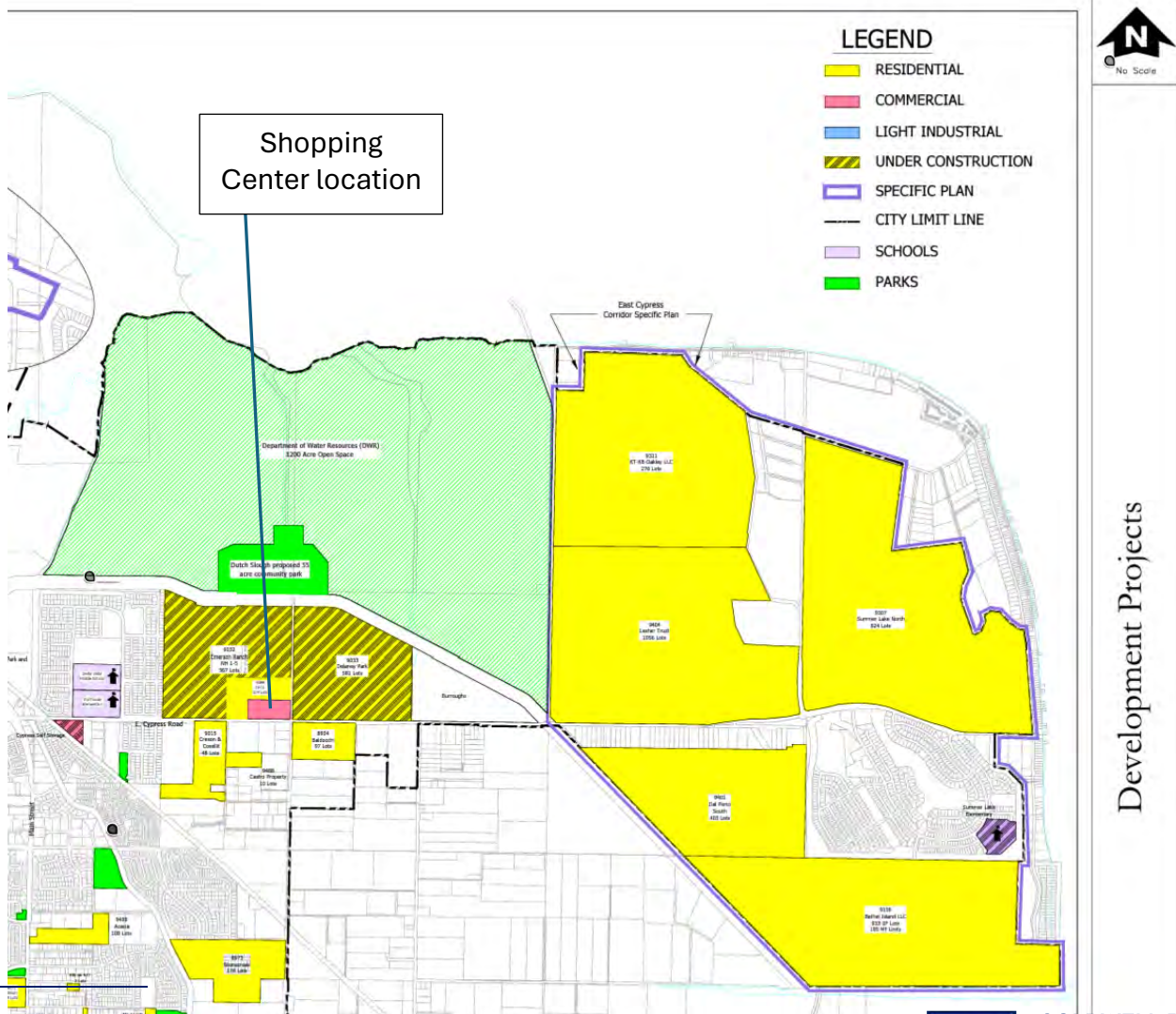
DEVELOPMENT EMERSON RANCH SHOPPING CENTER

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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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GROCERY

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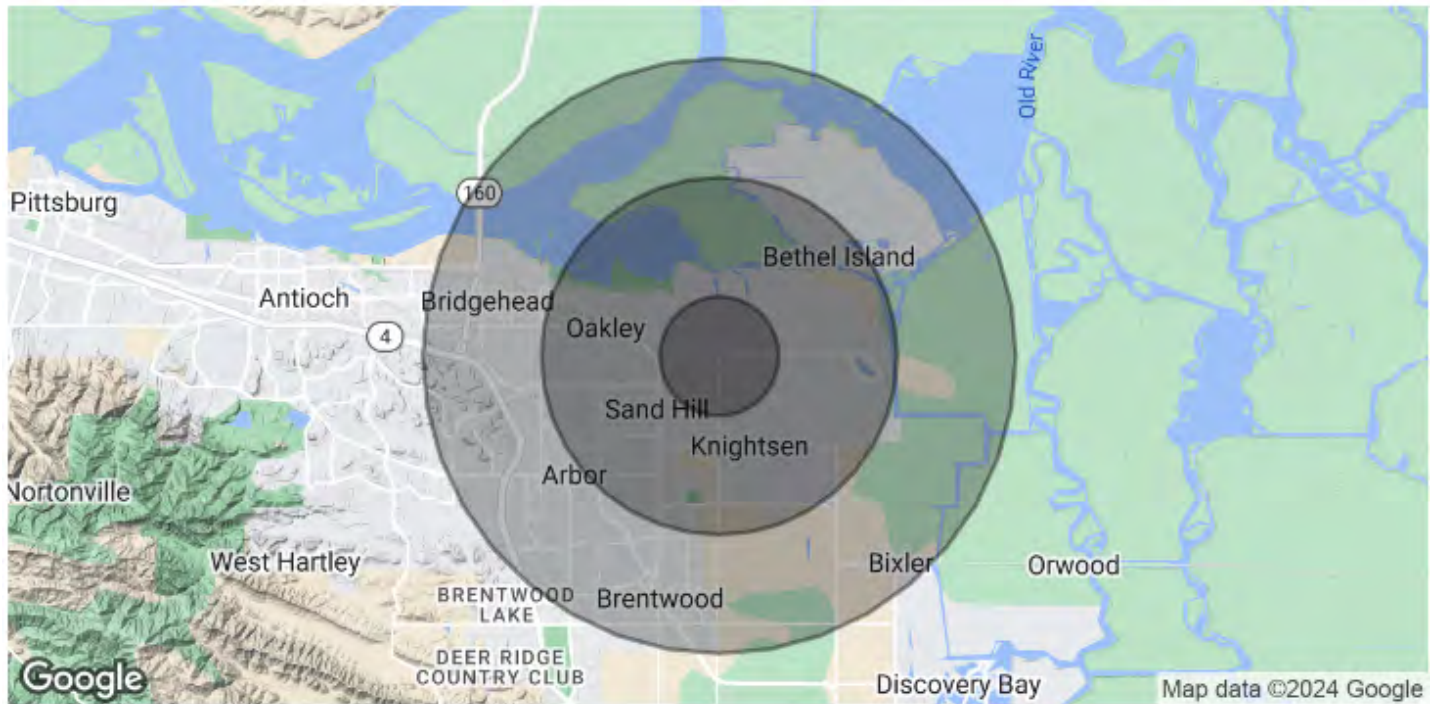


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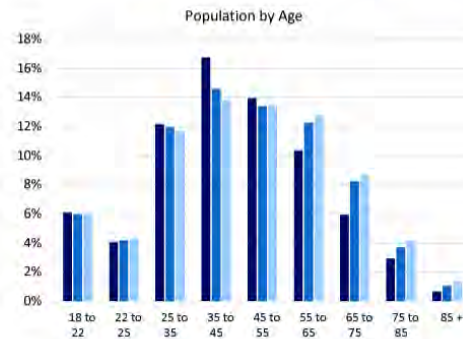
DEMOGRAPHICS

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	1 Mile		3 Miles		5 Miles	
Current						
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%	---
Census Year						
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%	---
Total Population by Age						
Average Age (2023)	35.3		37.6		38.4	
Children (2023)						
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	
Adults (2023)						
18 to 22	468	6.1%	2,950	6.0%	7,095	6.0%
22 to 25	312	4.1%	2,074	4.2%	5,082	4.3%
25 to 35	936	12.1%	5,923	11.9%	13,788	11.7%
35 to 45	1,290	16.7%	7,226	14.6%	16,282	13.8%
45 to 55	1,072	13.9%	6,641	13.4%	15,929	13.5%
55 to 65	797	10.3%	6,076	12.3%	15,095	12.8%
65 to 75	456	5.9%	4,092	8.3%	10,279	8.7%
75 to 85	225	2.9%	1,834	3.7%	4,907	4.1%
85 +	51	0.7%	513	1.0%	1,562	1.3%



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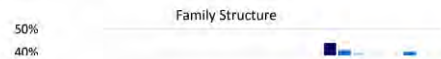
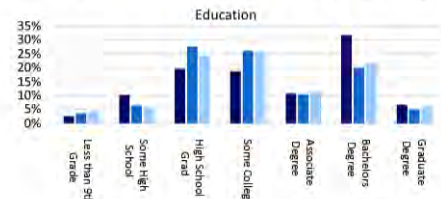
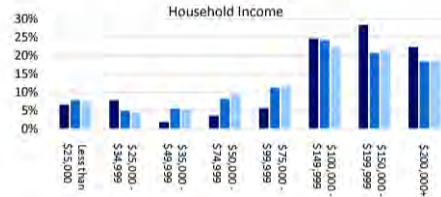
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DEMOGRAPHICS

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	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%
Language at Home (2023)	7,246		46,830		111,908	
Spanish	1,842	25.4%	9,796	20.9%	19,037	17.0%
Asian Language	176	2.4%	842	1.8%	4,351	3.9%
Ancestry (2023)						
American Indian (ancestry)	23	0.3%	116	0.2%	283	0.2%
Hawaiian (ancestry)	56	0.7%	257	0.5%	616	0.5%
Household Income (2023)						
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%
Education (2023)	4,826		32,306		77,842	
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%
Family Structure (2023)	1,874		12,170		29,445	
Single - Male	51	2.7%	332	2.7%	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%
Household Size (2023)						
1 Person	165	7.8%	1,819	12.4%	5,112	14.1%
2 Persons	473	22.5%	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%
Home Ownership (2023)	2,106		14,673		36,159	
Owners	1,671	79.4%	11,115	75.8%	26,651	73.7%
Renters	435	20.6%	3,558	24.2%	9,508	26.3%
Components of Change (2023)						
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%
Unemployment Rate (2023)		8.3%		4.5%		4.3%
Employment, Pop 16+ (2023)	5,874		38,880		93,724	
Armed Services	0	0.0%	0	0.0%	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%
Businesses						
Establishments	62	---	630	---	2,409	---
Employees (FTEs)	421	---	4,464	---	18,786	---



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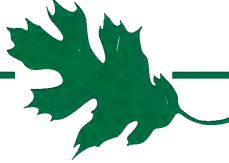
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OAKLEY



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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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.

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