



THE ROSE GARDEN
SHOPPING CENTER
DANVILLE, CA

Marcus & Millichap
Real Estate Investment Services

THE ROSE GARDEN

PROPERTY OVERVIEW

The Rose Garden Shopping Center is a 72,317-square foot mixed-use lifestyle center located at 700-760 Camino Ramon in Danville, California. Constructed in 2008, the center is currently 81-percent occupied and has no deferred maintenance or near-term capital requirements.

The Rose Garden Shopping Center is the premier specialty-shopping destination in Danville, serving high-income areas of Blackhawk, Diablo, Alamo, San Ramon and Danville. Anchored by Burke Williams Day Spa and shadow-anchored by Navlet's Nursery, not a part (NAP), Rose Garden is home to fine restaurants, home furnishings, apparel and other upscale specialty retail tenants.

The Rose Garden is comprised of 44,319 square feet of specialty retail space, a 17,475-square foot Burke Williams Spa and 10,523-square feet of office space. Adjacent to the center and also developed by this owner is a new 56-residential unit condominium complex, which is NAP.

The Rose Garden Shopping Center presents an excellent opportunity for an investor to acquire an extremely well positioned retail center in a market with substantial barriers to entry and significant upside to be gained through leasing the remaining suites.



INVESTMENT HIGHLIGHTS

- ◆ Price: \$35,500,000
- ◆ Cap Rate: 6.14%
- ◆ Price per Net Square Foot: \$490.89
- ◆ Construction Year: 2008

INVESTMENT SUMMARY

- ◆ 2008 Construction – No Near-Term Capital Requirements
- ◆ Diverse Collection of Targeted Retail Tenants
- ◆ Significant Upside Through Lease Up

LOCATION HIGHLIGHTS

- ◆ Located Adjacent to a Major Interstate Artery for North/South Travel
- ◆ Located in a Economically Strong Residential Community — \$143,000 Median Household Income
- ◆ Positioned at the Southern Entrance to Danville from Interstate 680



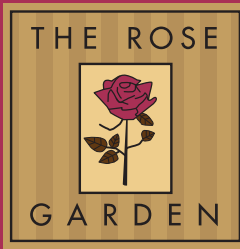
MARKET HIGHLIGHTS

- ◆ One of the Nation's Wealthiest Markets Based on Income and Net Worth
- ◆ Strong Demographics Support Thriving Local Retail Sector
- ◆ Opportunity to Gain Market Share for Unmet Retail Demand
- ◆ No New Competitive Retail Construction Planned in the Near-Term

TENANT SUMMARY

TENANT	SQUARE FEET	LEASE EXPIRE	TERM	OPTIONS	MONTHLY RENT/SF
Amaranta	5,311	5/31/18	10 Years	2-5 Year	\$22,250.00
Amici	3,684	3/31/18	10 Years	2-5 Year	\$12,894.00
Available	1,893				\$6,625.50
Bittersweet	1,583	8/30/15	7 Years	1-5 Year	\$6,859.66
Olive	1,262	10/31/13	5 Years	1-5 Year	\$5,048.00
O' My Sole	1,470	12/31/13	5 Years	1-5 Year	\$4,714.50
Robert Scott	2,467	2/28/14	5 Years	1-5 Year	\$8,571.50
Elisa Wen	1,802	2/28/14	5 Years	1-5 Year	\$6,307.00
Available	1,469				\$5,141.50
Dog Bone Alley	1,347	11/30/13	5 Years	1-5 Year	\$4,714.50
Available	982				\$3,928.00
Available	1,304				\$4,564.00
Burke Williams	17,475	9/30/23	15 Years	2-5 Year	\$58,617.00
KRV	4,297	8/31/13	5 Years	2-5 Year	\$15,039.50
Café Esin	3,431	8/31/18	10 Years	2-5 Year	\$12,664.67
Available	4,813				\$14,439.00
Danville Baby & Kids Co.	2,952	11/30/13	5 Years	1-5 Year	\$9,840.00
Available	1,718				\$6,013.00
Stella Luna	1,305	9/30/13	5 Years	1-5 Year	\$4,567.50
Tutti Frutti	1,229	4/30/14	5 Years	1-5 Year	\$6,010.00
Keller Williams Realty	9,647	1/31/14	5 Years	2-5 Year	\$22,525.00
Available	876				\$1,752.00





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OFFERING SUMMARY

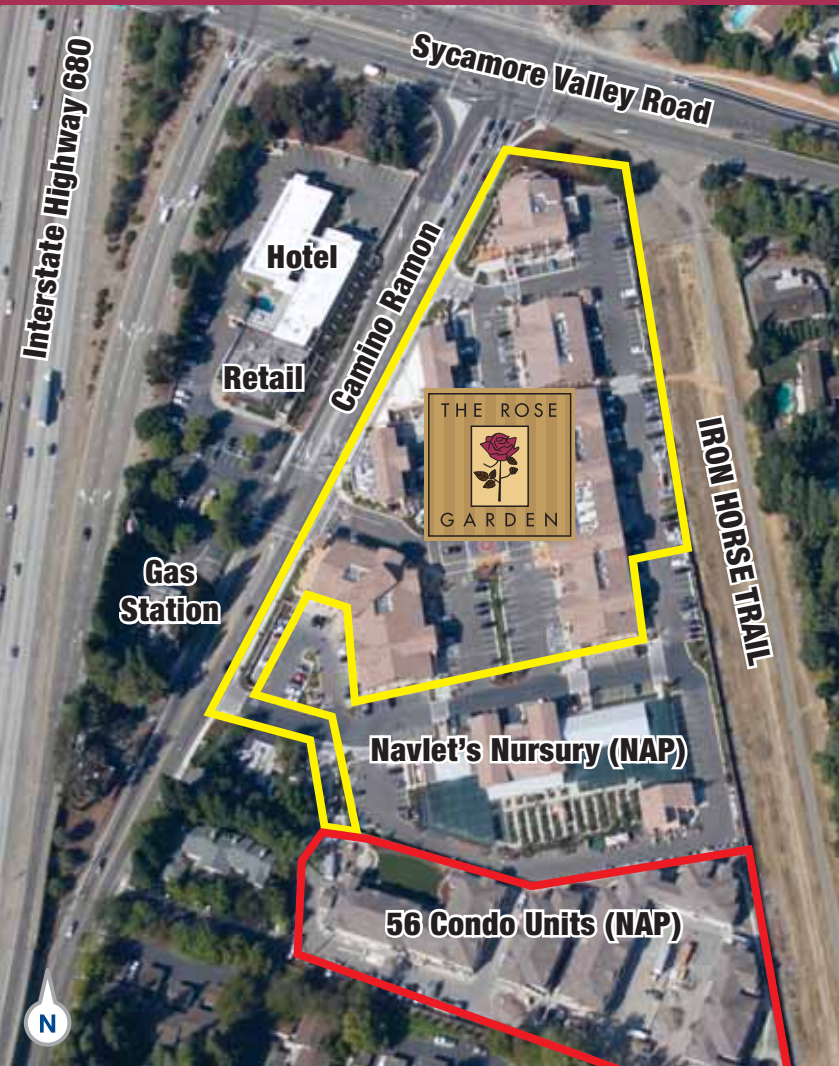
Price		\$35,500,000
Down Payment	44%	\$15,500,000
Price per Square Foot (GLA)		\$490.89
Gross Leasable Area (GLA)		72,317
Year Built		2008
Lot Size		206,328 SF
Parking Spaces		368

CURRENT

Occupancy		81%
CAP Rate		6.28%
Net Operating Income		\$2,230,146
Net Cash Flow After Debt Service	5.02%	\$526,644
Total Return	7.93%	\$832,607

PRO FORMA

Occupancy		95%
CAP Rate		7.54%
Net Operating Income		\$2,677,859
Net Cash Flow After Debt Service	9.28%	\$974,358
Total Return	12.19%	\$1,280,321



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