



1082 Main Street
Oakley, CA

Exclusively Listed by:

Don Holm

- * Drive-thru Restaurant/Fast Food Land Sale
- * Located on Main Thoroughfare in a High Growth Area
- * Major Corridor to Bethel Island
- * Excellent Hyw 4 and Hwy 160 Access

Kilpatrick & Company
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Oakland, CA 94610

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**Please Contact:
Don Holm
(510) 844-3652**

Property Address: 1082 Main St., Oakley, CA
Price: **\$659,000**
 Down Payment: 50% \$329,500
Number of Parcels: **1**
Cost/Sq. Foot: **\$18**
 Acres: **0.44**
 Approximate Lot Size: **37,026**



Property Highlights

- ▶ Drive-thru Restaurant/Fast Food Land Sale
- ▶ Located on a Main Thoroughfare in a High Growth Area of Oakley, CA
- ▶ Major Corridor to Bethel Island
- ▶ Block from Kmart, McDonalds, Burger King, Carl's Junior and Comfort Suites

Proposed Financing

First Loan: New \$329,500
 Interest Rate: 6.50%
 Amortization: 30
Monthly Payment: \$2,083

Terms quoted by Piedmont Capital Funding. For more information, please call (510) 740-1435.



SECTION 2: SUBJECT PROPERTY

1082 Main Street
Oakley, CA





SUBJECT PROPERTY DESCRIPTION

1082 Main Street
Oakley, CA

Property Highlights	Satellite Zoom In
<ul style="list-style-type: none"> • Drive-thru Restaurant, Fast Food Land Sale • Major Corridor to Bethel Island • Located on a Main Thoroughfare in a High Growth Area of Oakley • Subject Property located on Main Street/ Highway 4 near Highway 160 • Block from Kmart, McDonalds, Burger King, Carl's Junior and Comfort Suites 	
Property Summary	Satellite Zoom Out
<ul style="list-style-type: none"> • Lot Size: 19,166 Sq Ft • Acres: 0.44 • APN#: 037-040-022 • Number of Parcels: 1 	

SUBJECT PROPERTY DESCRIPTION

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City Demographics	Area Map Zoom In
<p>Oakley Demographics (from various web sites):</p> <ul style="list-style-type: none"> • Med. Household Income: \$77,188 • Average Household Size: 3.21 • Total Population 3 mi.: 30,409 • Population Growth: 17.4% • Population Density: 2,253/sq.mile • Housing Unit Density: 7,946/sq.mile • Median Age: 32 years 	 <p>This map shows a close-up view of the subject property. A red star is placed at the intersection of Main Street and Bridgehead Road. Other visible streets include E 18th Street, Main Street, and Neroly Road. Highway 160 is also shown on the left side of the map.</p>
Location Description	Area Map Zoom Out
<ul style="list-style-type: none"> • The subject property is located in the center of Oakley's most redevelopment area. This location offers access to Hwy 4 and provides easy access to Hwy 160. A myriad of shopping, restaurant and entertainment options are within walking distance. 	 <p>This map provides a wider view of the Oakley area. The subject property is marked with a red star at the intersection of Main Street and Bridgehead Road. The map shows a network of streets including Wilbur Ave, Wymore Way, Viens Ave, Oak E 18th St, Main St, Elm Ln, Neroly Rd, Sandy Ln, Live Oak Ave, Main St, Carol Ln, Pecan Ln, Wildcat Way, Hillcrest Park, Vine Hill Rd, Poco Ln, La Vista Dr, Gamma Dr, Ashwood Dr, El Monte Dr, Empire Ave, Alder Dr, Mallard Ln, and Lotus Ln. Major highways 160 and 4 are also clearly visible.</p>