



2600 SOMERSVILLE RD, ANTIOCH, CA 94509 | 7.84 Acres

**Commercial Repositioning &
Residential Redevelopment**

**Opportunity
Zone**

The Offering

JLL is pleased to offer for sale the fee simple interest in Sears Antioch (the “Property” or “Site”), an 7.84 acres Site located at the renowned Somersville Towne Center in Antioch, California. The Property holds a prime point, anchor position on the northwest end of the shopping center along a busy stretch of Somersville Road and just off State Route 4, with visibility from over 112,000 vehicles per day. Just 2.5 miles from downtown Antioch, the Property benefits from a highly dense customer base of more than a 380,000+ residents.

Somersville Towne Center, a 500,000 SF+ square foot regional mall serves as the destination shopping center for the Antioch region drawing 2 million shoppers annually. Notable tenants include Foot Locker, Fallas Discount Store, 24-Hour Fitness, and Smart & Final.

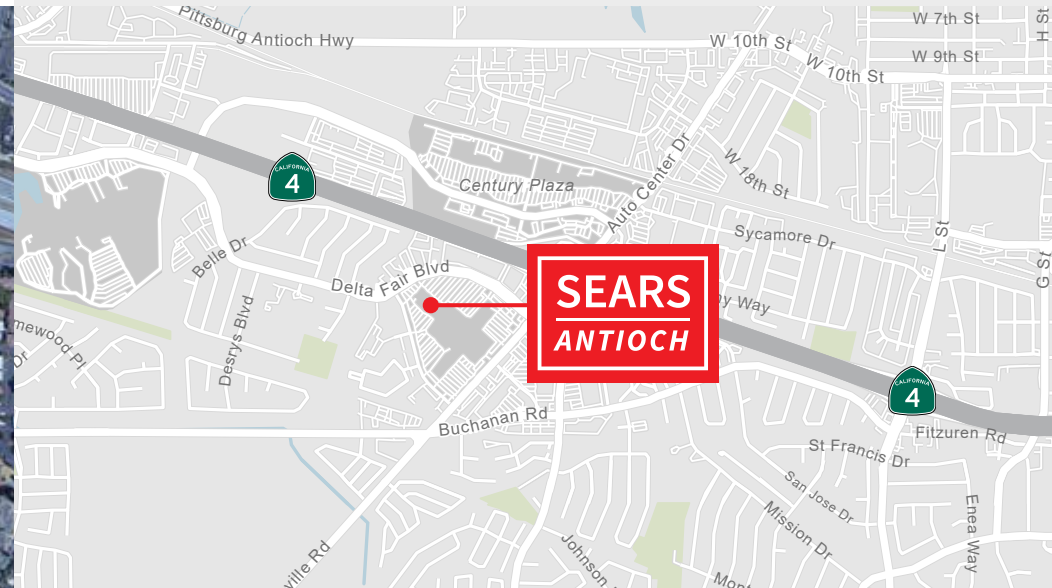
The subject Site is currently improved with a 71,571 square foot retail building. The Property, which falls in a Qualified Opportunity Zone, has strong future redevelopment potential as retail, mixed-use, and more. The former Sears at Somersville Towne Center offers investors the opportunity to acquire a well-positioned asset in a dense, infill market with the potential for immediate value-creation or future redevelopment.

PROPERTY DETAILS

Address	2600 Somersville Rd, Antioch, CA 94509
Greater Shopping Center	Somersville Towne Center Mall
Location	Somersville Road & State Route 4
Metro Area	Antioch
Number of Buildings	1
Number of Levels	2
Building SF	71,571
Year Built	1974
Land Area (Acres)	7.84
Tax Parcel	074-121-026
Opportunity Zone	Yes
Adjacent Uses	Regional Shopping Mall, Big Box Retail, Small Retail Uses
Current Uses	Former Sears Department Store

DEVELOPMENT PARAMETERS

Zoning	Regional Commercial (C-3)
Overlay	Residential
Permitted Uses	Office, Retail, Automotive Uses
General Plan	Regional Commercial Western Antioch Commercial Area Focus



Investment Highlights



Located within the Somersville Towne Center Mall, Antioch's dominant regional shopping mall and fashion destination



Opportunity Zone site with exceptional redevelopment and future value potential



New Residential Overlay allows development at 12 - 35 dwelling units/ gross developable acre



Rare Site of Scale in inner Bay Area



Less than 3 miles and 7-minute drive from downtown Antioch



Extremely dense trade area serving more than 380,000 residents within 10 miles

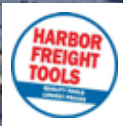


Property Description

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DELTA FAIR BLVD

FAIRVIEW DR

SOMERSVILLE RD

AUTO CENTER DR

BUCHANAN DR

Residential Infill Housing Overlay

On April 12th, 2022 City Council approved the Commercial Infill Housing (CIH) Overlay allowing residential development at 12 - 35 dwelling units / gross acre.

- Somersville Towne Center is one of 10 sites identified for the housing overlay, and considered to be a particularly important site given its scale
- The CIH Overlay allows by-right densities of 12-35 dwelling units per gross developable acre and densities of up to 50 dwelling units per gross developable acre with a conditional use permit
- An amendment to the 2003 EIR and Objective Design Standards were approved
- The underlying zoning, allowing commercial, will remain in place

Development Potential

Somersville Town Center is recognized as a key development site in Antioch. Local elected officials advocated to have Somersville Town Center designated as an Opportunity Zone so that owners could take advantage of the tax incentives for development.

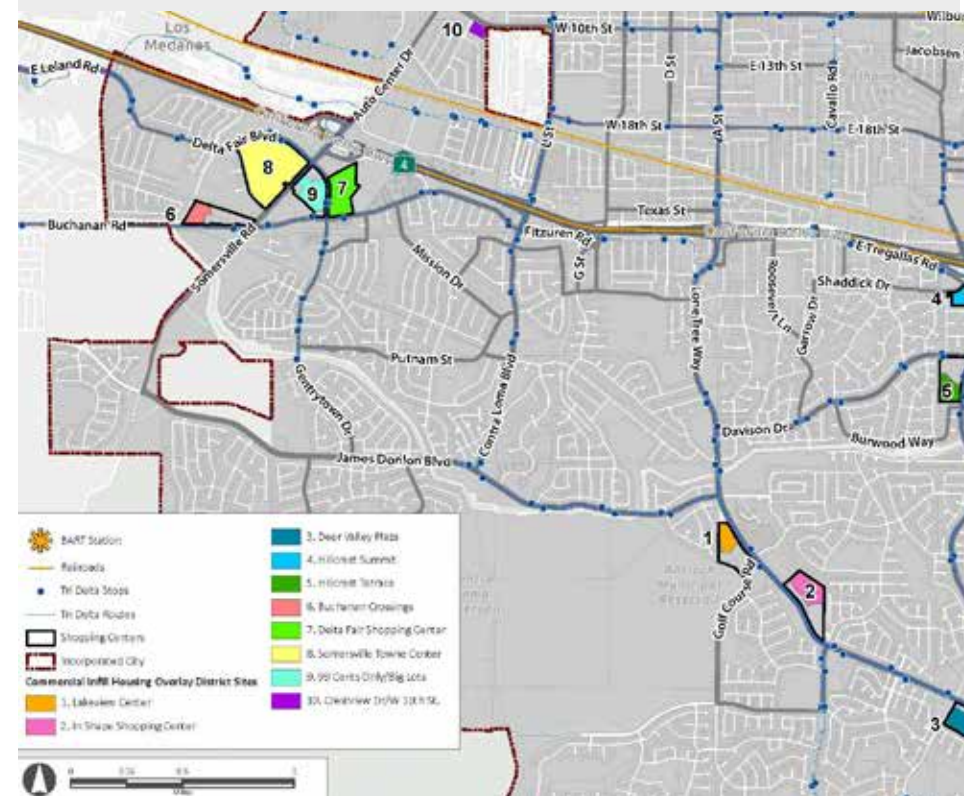
SITE OVERVIEW

Address	2600 Somersville Rd, Antioch, CA 94509
Size (Ac)	7.84
APN	074-121-026

DEVELOPMENT PARAMETERS

Overlay District	Commercial Infill Housing (CIH)
Density	12 - 35 dwelling units / gross developable acre
Zoning	Regional Commercial (C-3)
Max Height (ft)	70
Max Lot Cov	35%
General Plan	Regional Commercial Western Antioch Commercial Area Focus
Permitted	Office, retail, automotive uses
Prohibited	Residential, warehouse, distribution

COMMERCIAL INFILL HOUSING OVERLAY DISTRICT SITES



OPPORTUNITY ZONE SITE

The Property is located within a Qualified Opportunity Zone (“QOZ”). As part of the 2017 Tax Cuts and Jobs Act, Opportunity Zone incentives were added to the United States tax code. Opportunity Zones were created to encourage economic development in certain census tracts across the U.S. by providing investors with key tax benefits when investing prior gains into a Qualified Opportunity Fund (QOF), which is a designated investment vehicle for Opportunity Zones. While not exclusive to real estate assets, Opportunity Zones are predicted to be a catalyst for real estate investment. The basic three tax incentives are as follows:

- **Temporary Deferral:** A temporary deferral of inclusion in taxable income for gains reinvested in the Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is sold or exchanged or December 31, 2026.
- **Step-up Basis:** The gains basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least five years and by an additional 5% if held for at least seven years, thereby excluding up to 15% of the original gain from taxation.
- **Permanent Exclusion:** A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

The above is a summary provided by JLL as a convenience. Please consult with a tax attorney for a full description of the tax policy.



Development Activity

Name	Asset Type	Address	Size	Program	Status
Prologis Hilltop Mall (Antioch)	Mix-Use	2200 Hilltop Mall Rd, Richmond, CA 94806	77 acres 1.1M RSF	Mix-Use Development incl. resi, retail and industrial	Approved
Concord Industrial Center Light Industrial Project	Industrial	Arnold Industrial Way, east of Laura Alice Way	13.5 acres 162,872 RSF	3 (4th proposed) Building Industrial developments	Under-Construction
Scannel Projects	Industrial	177 Parr Boulevard, Richmond, CA 94801	29.4 acres 325,000 RSF	2 Building Industrial Development	Proposed
Concord Naval Base Redevelopment	Mix-Use	5110 Port Chicago Hwy, Concord, CA	2,300 acres	Mix-Use Development composed of 13,000 housing units and million square feet of office space	Proposed



Development Activity



PROLOGIS HILLTOP MALL (ANTIOCH)

Prologis recently paid \$117 million for the former Hilltop Mall in Richmond. The seller was a venture of LBG Real Estate and Avivia Investors, which bought the property in 2017 for \$23.75 million.

Prologis's investment in the Hilltop Mall and Richmond community marks the beginning of their efforts to pursue a mixed-used development that includes residential, retail and modern logistics facilities.

The investment in the 77 acres site while the site itself is approximately 1.1 million square feet will spur further reinvestment, job growth and economic opportunity for the Richmond and surround community.



CONCORD INDUSTRIAL CENTER LIGHT INDUSTRIAL PROJECT

The Concord Industrial project would involve development of three buildings that total approximately 106,000 square feet, to be occupied by industrial and warehouse uses, with some retail use and outdoor storage, 267 surface parking spaces, and 42 bicycle parking spaces.

A fourth proposed building for future development could be up to 162,872 square feet based on the City's maximum allowed Floor Area Ratio, with separate dedicated parking spaces. All 13.5 acres of the project site would be developed.

The Concord Industrial project will be across the street from Lowe's and positioned in proximity to manufacturing, residential, and commercial space



SCANNELL PROJECTS

Scannell Properties proposes to build two warehouse fulfillment buildings totaling approximately 325,000 square feet on a 29.4-acre site in the unincorporated North Richmond area of Contra Costa County.

The project also includes the following: off-site roadway improvements, utility connections, traffic calming measures, removal of five trees, export of 23,715 cubic yards of soil/import of 33,089 cubic yards of soil, permanent fill of 0.145 acres of wetlands/waters of the United States, and annexation into the West County Wastewater District.

The project site is located at 81, 155, and 177 Parr Boulevard on the northeastern corner of Richmond Parkway and Parr Boulevard.



CONCORD NAVAL BASE REDEVELOPMENT

The Concord Naval Base is being cometed for by some of the major developments groups, including; a joint-venture between Seeno Companies, Discovery Builders, Inc, Lewis Group of Companies and California Capital Investment Group.

The development groups' applications spell out how they intend to transform the 2,300-acre weapons station site into a massive community of 13,000 housing units and millions of square feet of office space — a venture once estimated to cost up to \$6 billion.

The City Council ended its partnership with Lennar — almost four years after picking the company to develop the first phase of the project — by refusing to extend an exclusive negotiating agreement that was about to expire.

EAST BAY OVERVIEW

Bay Area companies are choosing the East Bay over San Francisco, the Peninsula, and Silicon Valley due to the migration of residents and more affordable rent. Companies such as Exelixis, Blue Shield, and Lucid Motors have recently expanded or migrated to the East Bay to reduce commute times and satisfy their demand for additional square footage. Since 2010, the East Bay has welcomed more than 90,000 residents, driven by the booming Bay Area economy. Today more than one-third of the Bay Area's population live in the East Bay. The cost of living in San Francisco has translated into a stronger demand for housing in the East Bay. To accommodate this uptick in demand, multi-housing developers are investing heavily in the area, evidenced by over 5,900 apartment units currently in development.

TRANSFORMATIVE EAST BAY DEVELOPMENT PIPELINE

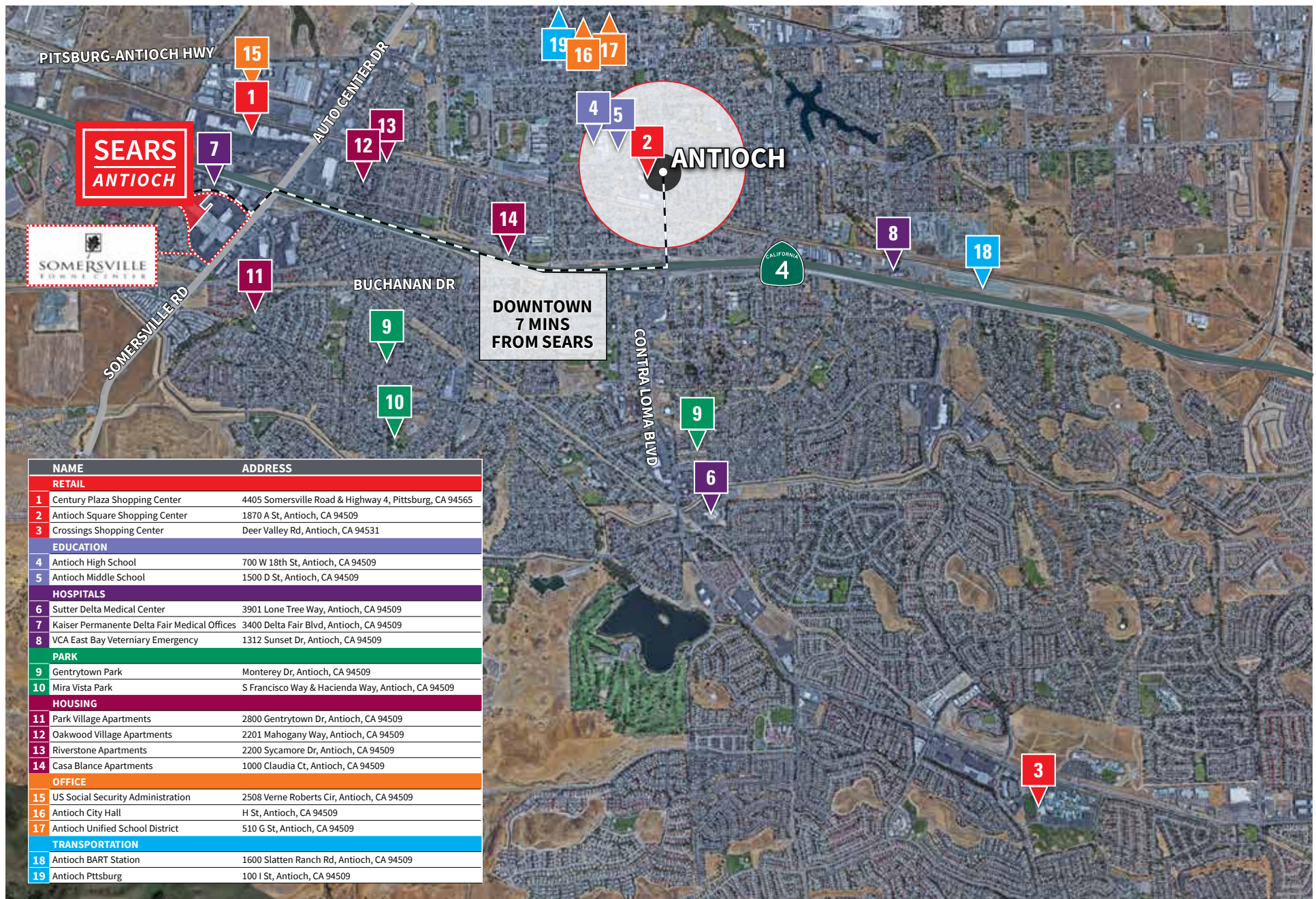
Multi-Family Pipeline: 59,331 Units | Commercial Pipeline*: 4.2MM SF

**Commercial Only Includes Projects Under Construction*





DEMOGRAPHIC SNAPSHOT	Radius of the Property			Contra Costa County
	5-mile	7-mile	10-mile	
POPULATION:				
2021 Population	155,199	230,565	382,578	1,121,710
2010-2021 Historical Population Growth	5.09%	7.43%	9.80%	6.93%
Estimated 2026 Population	159,301	238,212	397,830	1,159,400
Project 5-Year population Growth (annual)	0.52%	0.65%	0.78%	0.66%
2021 Daytime Population	129,613	190,587	317,817	1,055,134
HOUSEHOLDS:				
2021 Households	52,016	76,654	129,564	420,516
2010-2021 Historical Household Growth	3.15%	5.12%	7.08%	5.06%
Estimated 2026 Households	53,276	78,946	134,163	433,523
Projected 5-Year Household Growth	2.42%	2.99%	3.55%	3.09%
EDUCATION & EMPLOYMENT:				
% Bachelor's Degree or Higher	20%	24%	29%	44%
% Employed by White Collar Profession	60%	62%	66%	72%
AFFLUENCE:				
Average Household Income	\$97,930	\$110,091	\$122,423	\$150,810
2021 Median Home Value	\$474,656	\$512,264	\$587,055	\$751,644



Transaction Guidelines

The property sale is being distributed exclusively by Jones Lang LaSalle (“JLL”) to a select group of pre-qualified investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Sale price and terms;
- Financial strength;
- Development plan;
- Level of Property due diligence completed; and
- Thoroughness of Property underwriting.

All offers must be presented in writing and include:

- The sale price rate and terms;
- An outline of the proposed schedule for due diligence; and
- A list of any contingencies, including committee approvals, required to complete the sale transaction.

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum.

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This Offering Memorandum has been prepared by Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") for use by a limited number of recipients. All information contained herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. JLL and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property may be made available, in Owner's or JLL's sole discretion, upon written request by interested and qualified prospective investors.

Owner and JLL each expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants who have a valid need to know business reason to know such information (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of JLL and the Owner, (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or JLL or for any purpose other than use in considering whether to purchase the property, and (d) recipient will notify each of the need to know parties of the terms of this agreement and will be responsible for breach of same by any of the need to know parties. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to JLL. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

SEARS

ANTIOCH

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