



**PRIDE OF OWNERSHIP MIXED USE COMMERCIAL BUILDING
701 SOUTHAMPTON ROAD, BENICIA, CA 94510**

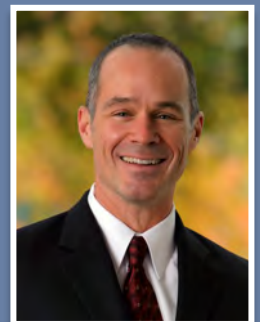


**OFFERED AT
\$1,495,000**



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CONTENTS

Contents	Page 2
Executive Summary	Page 3
Owner/User Analysis	Page 4
Lease Schedule	Page 5
Financial Analysis & Investment Summary	Page 6
Comparables	Pages 7-12
Rent Survey & Photos	
Rent Survey Map	
Sales Comparables & Photos	
Sales Comparables Map	
Floor Plans	Page 13
Interior Photos	Page 14
Benicia Images	Page 15
Benicia Demographics	Page 16
Area Map	Page 17
City Map	Page 18
Neighborhood Map	Page 19
Parcel Map	Page 20



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EXECUTIVE SUMMARY

701 Southampton Road, Benicia, CA is a two-story mixed use commercial building completed in 1978, remodeled in 2005/2006 and impeccably maintained since then. The property is located at the intersection of Highway 780 and Southampton Road, one of the busiest intersections in Benicia. It is located across the street from The Southampton Shopping Center, anchored by Raleys, Ace Hardware, Dollar Tree, Chase, and Burger King. The proximity to transportation, services, and Downtown Benicia makes this a rare opportunity.

Benicia is in Southern Solano County, 24 miles northeast of San Francisco, and 18 miles south of Napa. A waterfront city with a population of 28,000, Benicia is known for its small-town charm, history, and high quality of life with an abundance of leisure and recreational activities. Positioned between I-80 and I-680, residents have easy access to the East and North Bay regions. Top employers include Flatiron Construction Corporation, Valero Benicia Refinery, Cyclegear, Underground Construction, Benicia Unified School District, Therma-Flite, Delta Tech, Clean Harbors, SSA Marina, Anixter, and Bio-Rad Laboratories.

The complex is a wood frame structure with a stucco exterior and wood trim. It sits on a concrete slab foundation and has a pitched, tile roof. The building was built with an eye toward low maintenance and attractive finishes. It offers excellent identity and visibility as well as easy access. The property has benefited from recent paint, parking lot resurfacing, and some ADA improvements. The building is occupied by local business owners that include insurance providers, service providers, counselors, and financial services. The spaces range from 159 square feet to 1,000 square feet, currently with 16 tenants.

HIGHLIGHTS

YEAR BUILT	1978
RENOVATED	2005/2006
LOT SIZE	43,996 square feet (Solano County Tax Assessor)
LOT ACRES	1.01 acres (Solano County Tax Assessor)
BUILDING SIZE	8,662 square feet (Solano County Tax Assessor)
APN	087-011-810
COUNTY	Solano
CONSTRUCTION	Wood frame, concrete slab, pitched, tile roof
STORIES	Two
ZONING	Mixed Use Infill (MU-I)
PARKING	36 spaces



OWNER/USER ANALYSIS

LISTING PRICE	\$1,495,000	
DOWN PAYMENT	\$150,000	10%
PROPOSED FIRST LOAN [1]	\$1,345,000	90%
PRICE PER SQUARE FOOT	\$172.59	

EXPENSES OF OWNERSHIP		
PROPERTY TAXES	1.1883%	\$17,765
LEVIES AND ASSESSMENTS	Actual	\$12
INSURANCE	Quote from Nixon Insurance	\$3,979
REPAIRS, MAINTENANCE & RESERVES	3 Year Average	\$22,700
PG&E	2025 YTD Annualized	\$31,911
WATER	2025 YTD Annualized	\$3,576
TRASH	2025 YTD Annualized	\$4,869
SEWER	2025 YTD Annualized	\$4,353
JANITORIAL	\$840/Month	\$10,080
LANDSCAPING	\$489/month + \$2,500	\$8,440
PEST CONTROL	\$120/month	\$1,440
PORTER/CLEANING	3 Year Average	\$5,740
ALARM/PHONE	Projected	\$1,000
TOTAL PROPERTY EXPENSES:		\$115,865 \$ 1.11

LESS:

DEBT SERVICE	\$104,979
PRINCIPAL PAYDOWN	(\$23,586)

TOTAL PRE-TAX COST OF OWNERSHIP	\$197,258	\$1.90
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[1] SBA, 90%, 6.1%, 25 year amortization



LEASE SCHEDULE

SUITE	LESSEE NAMES(s)	RENTABLE SQ. FEET	COMM. DATE	EXPIRE DATE	CURRENT MONTHLY BASE RENT	MONTHLY RENT PER SQ. FT.
101	Cari's Tax & Accounting	550	2/15/25	2/28/26	\$1,600.00	\$2.91
102	Handymen, LLC	500	2/1/23	1/31/28	\$1,856.00	\$3.71
103	Farmer's Insurance	506	4/1/22	3/31/26	\$1,382.00	\$2.73
104	Direct 2U Home Health	568	12/15/23	12/31/26	\$1,906.00	\$3.36
105/106	Cook's Kitchen & Bath	1,000	12/1/21	11/30/26	\$2,281.00	\$2.28
		3,124			\$9,025.00	\$2.89
201	Handymen, LLC	159	10/10/22	10/31/27	\$600.00	\$3.77
202	Dan Cristobal	325	10/1/22	9/30/26	\$1,075.00	\$3.31
204	Silverado Napa Corporation [1]	370		[1]	\$1,346.00	\$3.64
205	Roxanne King	185	10/1/23	10/31/26	\$676.00	\$3.65
206	Frankie Vito	193	3/1/24	2/28/26	\$695.00	\$3.60
207	Transforming Touch	178	3/1/23	2/28/26	\$657.00	\$3.69
208	Sushana Tamamian	232	8/1/21	7/31/26	\$567.00	\$2.44
209A-209B-209E	Silverado Napa Corporation [1]	630		[1]	\$1,442.00	\$2.29
209C-209D	Silverado Napa Corporation [1]	550	3/19/18	[1]	\$2,000.00	\$3.64
209F	Lori Hurlbert	200	6/1/24	11/30/25	\$500.00	\$2.50
210	Elaine Landaker	180	2/5/25	1/31/26	\$550.00	\$3.06
211-215	Kathleen Siemont	335	3/1/19	2/28/26	\$960.00	\$2.87
212	Abbie Cohen	160	9/1/18	8/31/26	\$575.00	\$3.59
		3,697			\$11,643.00	\$ 3.15
		6,821			\$20,668.00	\$ 3.03

[1] Seller - will lease back for one year from close of escrow, guarantee rent for one year, or offer rent credit for one year.

Gross square feet = 8,662



FINANCIAL ANALYSIS & INVESTMENT SUMMARY

TENANTS	APPROX. SQUARE FEET	CURRENT RENTS	CURRENT RENT/SQ FT
<i>(From Lease Schedule)</i>	8,662	\$20,668	\$2.39
TOTALS	8,662	\$20,668	
INCOME			
MONTHLY RENT		\$20,668	
ANNUAL RENT		\$248,016	
VACANCY	5.00%	(\$12,401)	
GROSS RENT		\$235,615	
TOTAL INCOME		\$235,615	
EXPENSES			
PROPERTY TAXES	1.1883%	\$17,765	
LEVIES AND ASSESSMENTS	Actual	\$12	
INSURANCE	Quote from Nixon Insurance	\$3,979	
REPAIRS, MAINTENANCE & RESERVES [1]	Previous 3 Year Average	\$22,700	
PG&E	2025 YTD annualized	\$31,911	
SEWER	2025 YTD annualized	\$4,353	
TRASH	2025 YTD annualized	\$4,869	
WATER	2025 YTD annualized	\$3,576	
JANITORIAL	\$840/Month	\$10,080	
LANDSCAPING	\$489/month + \$2,500	\$8,440	
PEST CONTROL	\$120/month	\$1,440	
PORTER/CLEANING	3 Year Average	\$5,740	
ALARM/PHONE	Projected	\$1,000	
MANAGEMENT (5%)	Estimated	\$11,781	
TOTAL EXPENSES		\$127,645	\$1.23
NET OPERATING INCOME		\$107,970	
DEBT SERVICE		(\$58,234)	
CASH FLOW		\$49,736	
PRINCIPAL PAY DOWN		\$13,148	
TOTAL RETURN		\$62,884	
CAP RATE		7.22%	
PRICE PER FOOT		\$172.59	
CASH ON CASH		6.7%	
TOTAL PRE-TAX RETURN		8.4%	
LISTING PRICE		\$1,495,000	
DOWN PAYMENT		\$747,500	50%
PROPOSED FIRST LOAN [2]		\$747,500	50%

[1] 3 YEAR AVERAGE = \$15,914

[2] 1.4 DCR, 6.08%, 25 year amortization, due in 5 years



RENT SURVEY

ADDRESS	701 Southampton Rd Benicia	821-831 East 2nd Street Benicia	302-308 Military Benicia	1100 Rose Drive Benicia	150-195 Glen Cove Road Vallejo	1060 Grant Street Benicia
HIGHLIGHTS	High identity building with strong visibility from Southampton Road and close proximity to I-780.	Multi-tenant, two story office building built in 1990. 19,172 s.f. total on 21,780 s.f. parcel.	Two story office condominium building built in 1984 consisting of 4,393 s.f. total on a 6,098 s.f. site.	20,974 s.f. two story office building completed in 1991.	Two story, colonial style office complex in Glen Cove.	Three story, multi-tenant building with approximately 8,500 s.f. Built in 1870, but updated and renovated.
RENT/ SQUARE FEET	Fully Occupied Average Rent of \$3.02/s.f.	1,624 square feet Available \$1.57/s.f. Gross	782 & 845 square feet Available \$2.35/s.f. NNN	1,741 & 3,565 square feet Available \$2.10/s.f. NNN	1,887 & 2,123 square feet Available \$2.00/s.f. Gross	350 square feet Available \$2.00/s.f. Gross
RENT/ SQUARE FEET		541 square feet Available \$2.03/s.f. Gross				



RENT SURVEY PHOTOS



**821—831 East 2nd Street
Benicia**



**302—308 Military
Benicia**



**1100 Rose Drive
Benicia**



**150—195 Glen Cove Road
Vallejo**



**1060 Grant Street
Benicia**



RENT SURVEY MAP





SOLANO COUNTY OFFICE SALES COMPARABLES

ADDRESS	SALE PRICE	SQUARE FEET	COST/ SQ. FEET	CAP	BUILT	SALE DATE	COMMENTS
3400 Sonoma Blvd. Vallejo	\$800,000	3,456	\$231.48	N/A	1977	5/6/2025	Previous tenant was Western Dental who was bought out of their lease in this transaction. Buyer will re-tenant the space and hold for investment purposes.
1349-1359 Oliver Road Fairfield	\$1,325,000	6,982	\$189.77	N/A	1981	4/1/2025	Class C office building, fully occupied at time of sale, but Buyer's intent is to occupy a portion of the property with their dental practice.
97 Dobbins Street Vacaville	\$1,700,000	4,550	\$373.63	N/A	1980	1/2/2025	Class B office building sold to a partial owner/user. Future proposed use was not reported.
1640 N. Lincoln Street Dixon	\$2,124,000	5,525	\$384.43	6.25%	2006	12/23/2024	100% leased to DaVita Dialysis on a multi year lease. Lease details were not reported, but Cap rate was confirmed.
AVERAGES	\$1,487,250	5,128	\$294.83				
701 Southampton Road Benicia (SUBJECT)	\$1,495,000	8,662	\$172.59	7.22%	1978	Available	Ground floor service commercial with second floor offices. Strong location adjacent to I-780 and across from Southampton Shopping Center. 100% economic occupancy with strong history.



SOLANO COUNTY OFFICE SALES COMPARABLE PHOTOS



**3400 Sonoma Boulevard
Vallejo**



**1349-1359 Oliver Road
Fairfield**



**97 Dobbins Street
Vacaville**



**1640 North Lincoln Street
Dixon**

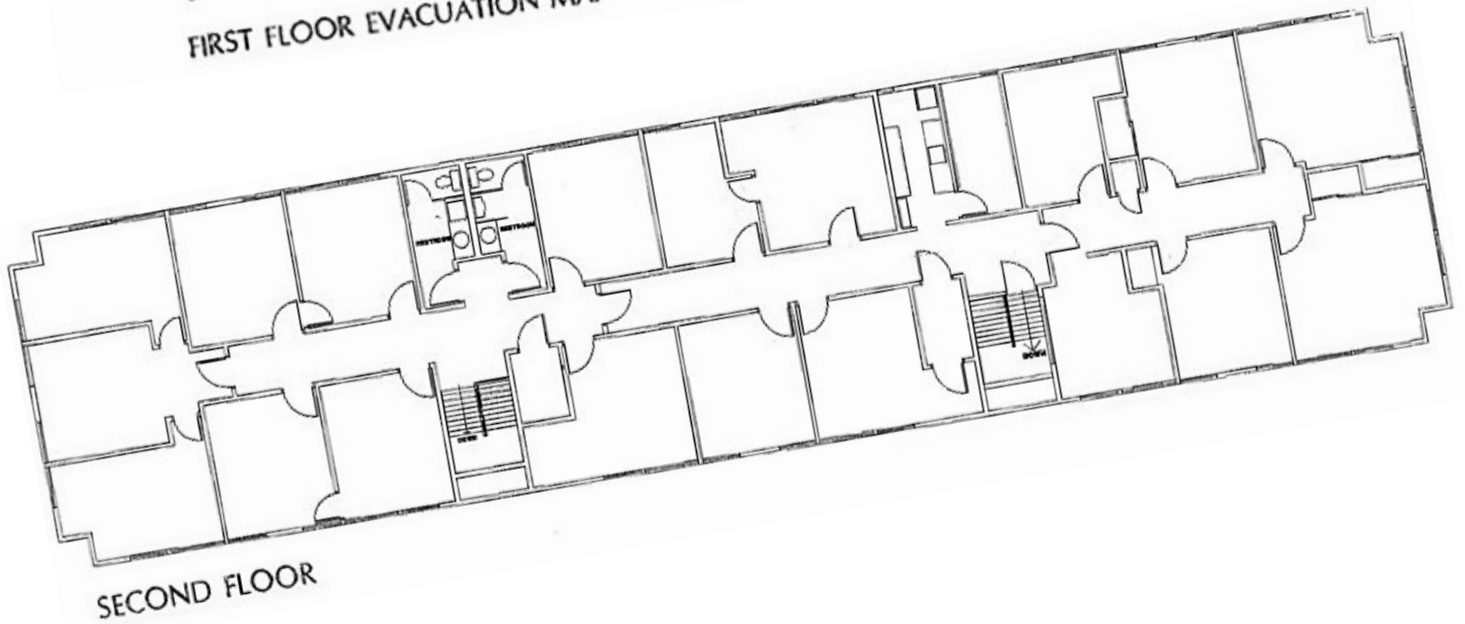
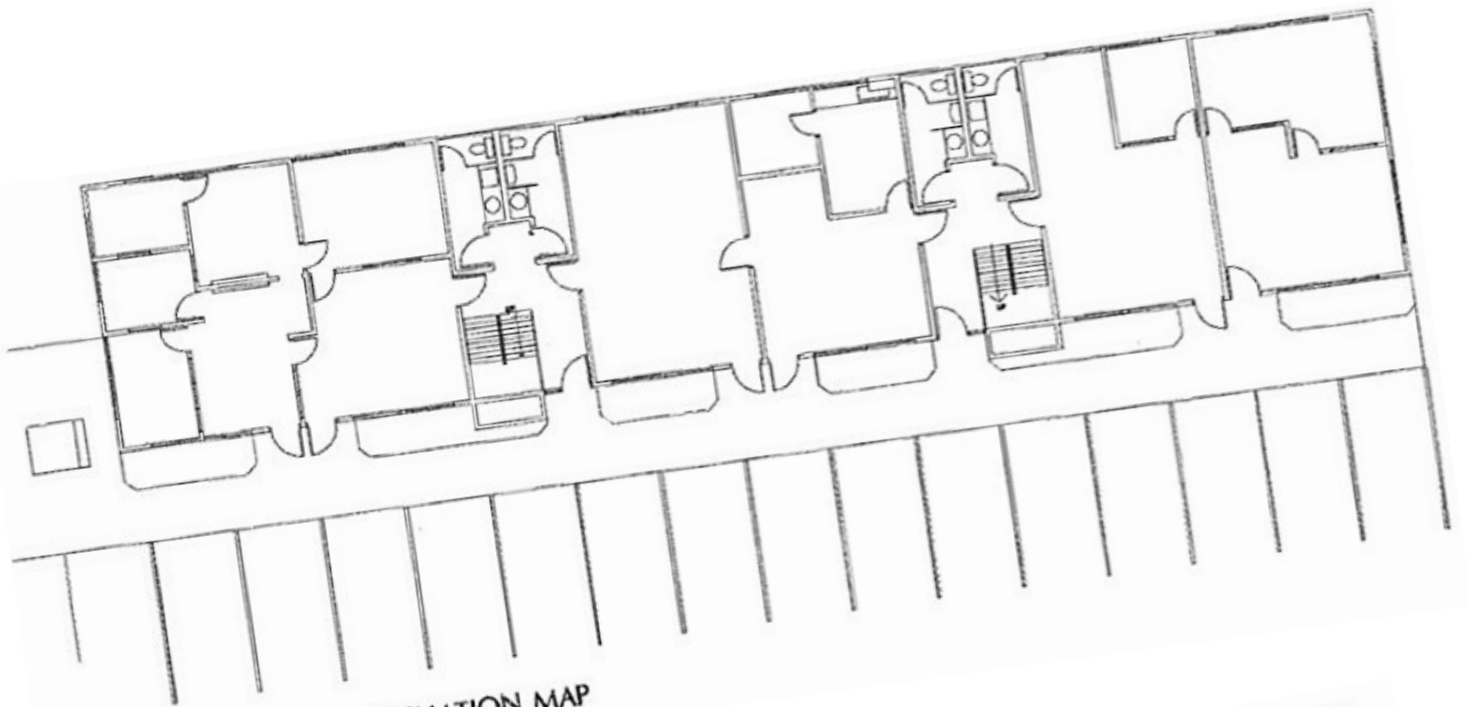


SOLANO COUNTY OFFICE SALES COMPARABLE MAP





FLOOR PLANS





INTERIOR PHOTOS





BENICIA IMAGES





BENICIA DEMOGRAPHICS

POPULATION

Total Population	28,174
Median Age	43
White (excluding Hispanics)	61.7%
Hispanic	15.2%
Black (excluding Hispanic)	5.4%
Native American	0.4%
Asian	10.4%
Pacific Islanders	0.3%
Two or More Races	6.5%

INCOME

Median household Income	\$89,094
Mean household Income	\$109,952
Median Family Income	\$113,235
Mean Family Income	\$128,819
Per Capita Income	\$43,640

EMPLOYMENT

Population 16 and Over	21,856
Employee Labor Force	61.8% of the above number
Unemployment Rate	5.50%
Percent Not in Labor Force	32.70%

EDUCATION ATTAINMENT LEVEL

Population 25 and Older	19,048
High School Graduate (Include GED) only	0
Associate Degree only	0
Some College no degree	0
Bachelor's Degree	0
Post Graduate or professional Degree	0
All High School graduates and higher	1
Bachelor's degree or higher	41.1%

EARNING BY EDUCATION ATTAINMENT

Population 25 years and over	\$54,891
High School Graduate	\$38,625
Some College	\$46,118
Bachelor's Degree	\$71,607
Graduate and/or Professional Degree	\$96,534



HOUSING

Number of Housing Units	11,432	%
Occupied Housing Units	10,780	94.4%
Vacant Housing Units	644	5.6%

1 Unit Detached	7319	64%
1 Unit Attached	1081	9.5%
2 Units	262	2.3%
3-4 Units	904	7.9%
5-9 Units	794	6.9%
10-19 Units	291	2.5%
20 or more Units	577	5.0%
Mobile Home Units	195	1.7%

Owner Occupied Units	7,355	68.2%
Renter Occupied Units	3,433	31.8%
Average Owner Occupied HH Size	2.62	Persons
Average Renter Occupied HH Size	2.36	Persons
Total House Holds	10,788	
Average Household size	2.54	
Average Family Size	3.06	

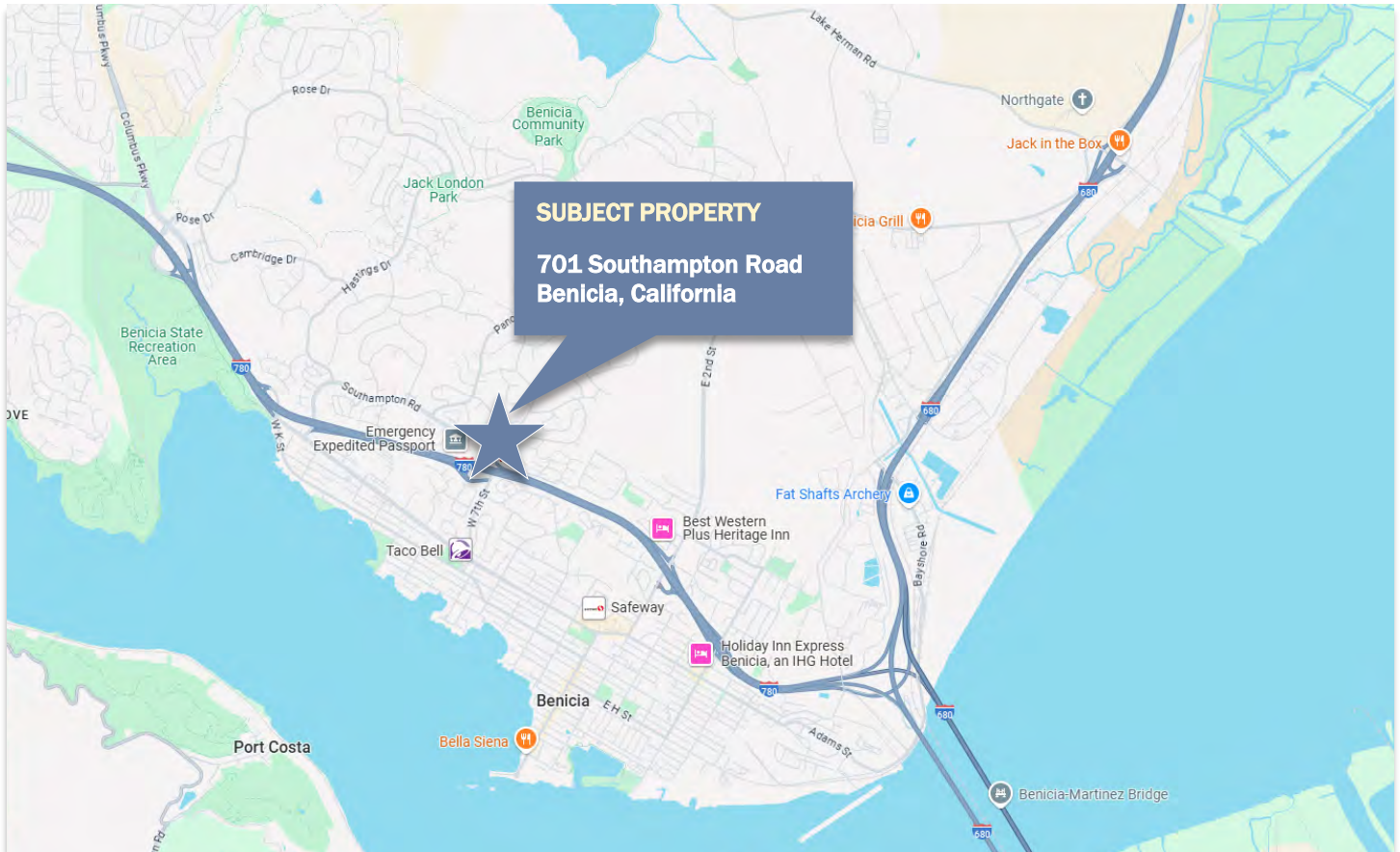


**701 Southampton Road
Benicia, California**





CITY MAP





NEIGHBORHOOD MAP





PARCEL MAP

