

San Francisco Bay Area Retail Sales Comps

Jan. 2012 - Present, \$2M +

CBRE
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	Month	Address	City	Property Name	Property Type	Sale Price	Price Per SF	Cap	Bldg SF	Buyer	Seller
Neighb. Center	7/12	1900-1998 Tice Valley	Walnut Creek	Rossmoor Shopping Center	Neighb. Center	\$35,000,000	\$325	5.10%	107,578	Tallen & Keshen JV Citivest	Washington Capital Mgmt.
	6/12	1200-1390 Fitzgerald Dr	Pinole	Pinole Vista Crossing	Neighb. Center	\$10,200,000	\$66	N/A	155,413	The Kivelstadt Group	City of Pinole
	6/12	935-965 Market St	San Francisco	Market Street Place	Neighb. Center	\$27,000,000	\$108	N/A	280,988	Cypress Equities	Lone Star Funds
	6/12	10700 Macarthur Blvd	Oakland	Ralphs Grocery	Neighb. Center	\$4,600,000	\$64	N/A	71,950	Ralphs Grocery	Jaguar Properties Corp.
	5/12	1060-1098 Foster City	Foster City	Marlin Cove Shopping Center	Neighb. Center	\$17,380,000	\$231	4.70%	74,957	ROIC	Reliance Technical Services
	4/12	101 4th St	San Francisco	Metreon	Neighb. Center	\$178,900,000	\$635	N/A	281,933	Starwood Capital Group	Westfield Group
	4/12	1350 Travis Blvd	Fairfield	Solano Mall	Neighb. Center	\$192,200,000	\$183	N/A	1,052,391	Starwood Capital Group	Westfield Group
	3/12	1801 Broadway St	Vallejo	Park Place	Neighb. Center	\$12,900,000	\$86	N/A	150,766	Zamias Services	Kimco Realty
	2/12	15-251 Ranch Dr	Milpitas	McCarthy Ranch Marketplace	Neighb. Center	\$38,000,000	\$143	N/A	265,554	Crosspoint Realty Services	Sobrato JV L&B Realty Adv.
	2/12	2300 16th	San Francisco	Potrero Center, Safeway anchored	Neighb. Center	\$111,000,000	\$491	5.00%	226,000	Equity One	Emerald Fund
	1/12	1350 S Park Victoria	Milpitas	Parktown Plaza	Neighb. Center	\$16,900,000	\$168	6.50%	100,322	Parktown Plaza Pak LLC	RFC Holdings LLC
	6/12	3 Newpark Mall	Newark	Fmr Target	Single Tenant	\$5,300,000	\$29	N/A	181,548	Rouse Properties	Target Corp
	6/12	3700 Geary Blvd	San Francisco	OfficeMax	Single Tenant	\$14,200,000	\$473	6.30%	30,000	First Street Company	Vornado
	5/12	2950 Aborn Square Rd	San Jose	Ross Dress for Less	Single Tenant	\$3,300,000	\$122	9.80%	27,118	-	Huey & Fong Trust
5/12	1672 Haight St	San Francisco	Villains	Single Tenant	\$2,900,000	\$682	N/A	4,250	Kenneth Sarachan/Laurie Brown	McMorgan & Co	
5/12	3155 Silver Creek Rd	San Jose	Target	Single Tenant	\$7,200,000	\$67	N/A	106,400	Target Corp	Wells Fargo OBO Will of Annie	
4/12	281 Geary St	San Francisco	Macy's	Single Tenant	\$115,000,000	\$1,097	N/A	104,872	Macy's	Hudson Robert B	
4/12	7900 Arroyo Cir	Gilroy	Single Tenant	Single Tenant	\$2,719,500	\$22	N/A	125,597	DHI Trust	San Hill Property Company	
4/12	780-820 E El Camino Real	Sunnyvale	Walgreens	Single Tenant	\$10,500,000	\$509	5.50%	20,620	-	Pleasanton Properties	
4/12	5075 Junipero Serra	Daly City	Fmr Petco	Single Tenant	\$4,100,000	\$355	N/A	11,550	Mancini Sleep World	Ave Bay Point Lp	
4/12	2700 Willow Pass Rd	Pittsburg	Walgreens	Single Tenant	\$8,480,000	\$602	6.00%	14,070	Walgreens	Libert-Adler	
4/12	731 E Blithedale Ave	Mills Valley	Whole Foods Market	Single Tenant	\$17,300,000	\$746	N/A	23,200	Atco Properties	Andrew MacDonald	
4/12	101 Post St	San Francisco	ING Bank	Single Tenant	\$18,500,000	\$1,083	N/A	17,090	REEEF	Ganendra Singh	
4/12	1299 Chess Dr	Foster City	Fmr Black Angus	Single Tenant	\$4,050,000	\$417	N/A	9,700	Solomon Tsai	James Payne	
4/12	1541 Montgomery St	San Francisco	Fmr Julius Castle Restaurant	Single Tenant	\$2,900,000	\$725	N/A	4,000	Paul Scott	Reynolds & Brough	
3/12	4028 Lone Tree Way	Antioch	CVS	Single Tenant	\$3,864,370	\$297	5.50%	13,000	TBD	Kenneth Bruce White	
3/12	2460 Bancroft Way	Berkeley	Wells Fargo	Single Tenant	\$3,000,000	\$462	6.20%	6,500	Stan Johnson Co	Laconia Development	
3/12	7099 Amador Plaza Rd	Dublin	REI	Single Tenant	\$9,500,000	\$396	N/A	24,000	Leslie K Mills Trust	Gompertz Management	
3/12	900 Admiral Callaghan Ln	Vallejo	Sleeptrain	Single Tenant	\$2,700,000	\$269	7.40%	10,000	Jean Leroy Family Trust	McMorgan & Co	
3/12	560 Magnolia Ave	Larkspur	Lucky	Single Tenant	\$4,000,000	\$171	N/A	23,400	Safeway Corp	Shelly & Barbara Detrick	
3/12	730 Buena Vista Ave	Alameda	West Marine	Single Tenant	\$3,100,000	\$165	6.90%	18,934	Retail West Properties	Devcon Construction	
2/12	2925 S El Camino Real	San Mateo	Fmr Borders	Single Tenant	\$2,900,000	\$115	N/A	25,000	Marathon Asset Management	Kallis Management Co	
1/12	1730 W El Camino Real	Mountain View	Fmr Western Appliance	Single Tenant	\$5,400,000	\$236	N/A	22,880	Prometheus Real Estate	FBB REO I LLC	
Strip Center	7/12	50 Sand Creek Rd	Brentwood	Sand Creek Plaza	Strip Center	\$2,330,000	\$70	4.50%	33,200	595 E El Camino Real Inv, LLC	Prado Group
	7/12	7514 Redwood Blvd	Novato	Trader Joe's	Strip Center	\$10,500,000	\$524	N/A	20,043	ROIC	Burnette Company
	6/12	2741 Middlefield Rd	Palo Alto	Palo Alto Midtown Center	Strip Center	\$5,300,000	\$290	4.60%	18,160	Kenson Ventures	Imperial Investment & Develop.
	6/12	4610 Meridian Ave	San Jose	Meridian Square Plaza	Strip Center	\$5,100,000	\$231	N/A	22,100	9 Mile Investments	Tribea Companies
	6/12	4060 S El Camino Real	San Mateo	Villa Plaza	Strip Center	\$4,800,000	\$346	4.80%	13,850	-	Elliott Malatesta Investments
	6/12	820-860 Willow St	San Jose	Willow Plaza	Strip Center	\$6,000,000	\$315	N/A	19,066	Stratton Properties	Coates & Sowards
	6/12	2635 Somersville Rd	Antioch	East County East	Strip Center	\$2,500,000	\$121	10.20%	20,635	Biagini Properties	Smooth J B & J P Trust
	6/12	2327-2339 Buchanan Rd	Antioch	Strip Center	Strip Center	\$2,000,000	\$169	8.20%	11,810	Xia Lan Investment LLC	Cypress Investments
	6/12	1783 W San Carlos St	San Jose	Strip Center	Strip Center	\$3,000,000	\$187	N/A	16,031	Insite Property Management	TDSC Partnership
	6/12	1581-1859 University Ave	Berkeley	Strip Center	Strip Center	\$3,300,000	\$218	6.10%	15,242	Hon Management Inc	Sonrise Community Fellowship
	5/12	600 Orange Dr	Vacaville	Sonrise Event Center	Strip Center	\$4,300,000	\$69	N/A	62,460	Kennedy Wilson	Hunter Properties
	5/12	55 & 77 Holger Way	San Jose	Chase Bank & Shoppes	Strip Center	\$7,300,000	\$730	6.00%	10,000	-	Alea Properties Company, LLC
	5/12	7197 Village Pkwy	Dublin	Strip Center	Strip Center	\$3,800,000	\$452	6.40%	8,420	Moosman Family	Alamo Group
	4/12	1422 N California Blvd	Walnut Creek	Strip Center	Strip Center	\$4,600,000	\$195	N/A	23,458	Nearon Enterprises	Trudell Living Trust
	4/12	1351 Lincoln Ave	San Jose	Bergmann Bldg	Strip Center	\$4,700,000	-	-	-	Edeval Investment Co	Margie Stevenson
	4/12	1545 Locust St	Walnut Creek	Strip Center	Strip Center	\$3,600,000	\$318	N/A	11,414	Laconia Development	Benson Investments
	4/12	1706-1728 E Cotati Ave	Rohnert Park	Wolf Den Plaza	Strip Center	\$4,400,000	\$235	N/A	18,720	Kleebauer Family Trust	Urban Green Investments
	3/12	2295 3rd St	San Francisco	Strip Center	Strip Center	\$3,400,000	\$209	N/A	16,259	Michael Zatopa JV Tobin	Richard Wong & Co
	3/12	1466 S Main St	Milpitas	Strip Center	Strip Center	\$4,100,000	\$155	N/A	26,440	Milpitas Econ. Development	Mahaveer LLC
	3/12	925 Corporate Center Pkwy	Santa Rosa	Strip Center	Strip Center	\$2,475,000	\$179	7.67%	13,810	Safeway Corp	James Fenton Company
	2/12	140 Rancho Del Mar	Aptos	Safeway anchored	Strip Center	-	-	-	130,000	Safeway Corp	RNM Properties
	2/12	3100 Lakeville Hwy	Petaluma	Part of 14 property portfolio	Strip Center	\$2,900,000	\$171	N/A	17,238	Investcorp JV PB&J Acquisitions	McNellis Partners
2/12	3401 Alma St	Palo Alto	Stanford University Villa	Strip Center	\$16,200,000	\$361	N/A	44,682	DR Horton	National Retail Properties	
1/12	1751 E Capital Expy	San Jose	Strip Center	Strip Center	\$9,100,000	\$218	N/A	41,572	National Retail Properties	Orchard Supply Hardware	
1/12	5651 Cottle Rd	San Jose	Strip Center	Strip Center	\$8,400,000	\$222	N/A	37,841	National Retail Properties	Orchard Supply Hardware	
General Retail	8/12	2483 Hearst Ave	Berkeley	future Daily Californian	General Retail	\$2,500,000	\$209	N/A	11,925	University of California, Berkeley	-
	7/12	444 Larkin St	San Francisco	General Retail	General Retail	\$4,050,000	\$291	N/A	13,896	Franklin & Oak Associates Lp	Civic Center Apartments LLC
	7/12	433 Mason St	San Francisco	Parking Garage	General Retail	\$12,500,000	\$399	N/A	31,320	Evans Auto & Truck Rental LLC	Evans Auto & Truck Rental
	6/12	4949 Stevens Creek Blvd	Santa Clara	fmr Brooks Furniture	General Retail	\$2,382,000	\$459	N/A	5,180	4949 Stevens Creek LLC	Samaritan Properties LLC
	6/12	1350 Van Ness Ave	San Francisco	General Retail	General Retail	\$3,250,000	\$325	N/A	10,000	Hensley Ventures LLC	Jaeger S B Living Trust
	6/12	5151 Broadway	Oakland	General Retail	General Retail	\$2,900,000	\$256	N/A	11,185	Merrill Gardens	Steven Reinlib
	6/12	1110 Campoy St	Santa Rosa	General Retail	General Retail	\$2,400,000	\$586	N/A	4,094	DDs LTD Lp	-
	6/12	1200 5th Ave	San Rafael	General Retail	General Retail	\$2,500,000	\$206	N/A	12,130	Jonathan Parker	KBS Realty Advisors
	6/12	1603 Montgomery St	San Francisco	General Retail	General Retail	\$3,300,000	\$142	N/A	23,136	Lombard Plaza Owners Assn	Coit Venture Partners LLC
	5/12	1400 Clay St	Napa	Westamerica Bank	General Retail	\$2,000,000	\$293	N/A	6,822	Mae Woo	Phillip & Patricia Kiely
	5/12	675 Bridgeway	Sausalito	Petri's Gallery	General Retail	\$2,200,000	\$1,084	6.00%	2,028	Bridgeway Blvd LLC	Bijan Petri
	5/12	227 S B St	San Mateo	General Retail	General Retail	\$4,920,000	\$289	N/A	17,000	Regent West Ltd LP	Golden Coat Holdings LLC
	5/12	901 Market St	San Francisco	General Retail	General Retail	\$90,000,000	\$425	N/A	211,000	Hudson Pacific Properties	CFRI/Urban 901 Market LLC
	5/12	295-297 Divisadero St	San Francisco	General Retail	General Retail	\$2,800,000	\$455	N/A	6,144	Bonforte & Leung Invs LLC	Lender Heidi
	5/12	51 E 3rd Ave	San Mateo	General Retail	General Retail	\$6,800,000	\$176	N/A	38,294	Draper Fisher Jurvetson	Steve & Merry Lee Musich
	5/12	3201 Mount Diablo Blvd	Lafayette	fmr Hungry Hunter	General Retail	\$3,400,000	\$520	N/A	6,536	Taylor Morrison	Jack Dudum
	5/12	1656 California St	San Francisco	General Retail	General Retail	\$2,600,000	\$277	N/A	9,366	Roman Catholic Archbishop	University of San Francisco
	4/12	840-868 Brannan St	San Francisco	REI Building	General Retail	\$16,000,000	\$333	5.50%	48,019	-	Laconia Development
	4/12	2580 El Camino Real	Redwood City	Bowling alley (vacant)	General Retail	\$8,000,000	\$184	N/A	43,428	Urban Housing Redwood City	Boicelli Trust
	4/12	925 Market St	San Francisco	Fmr Mandarin Import	General Retail	\$2,000,000	\$800	N/A	2,500	Lone Star Funds	CommonFund
	4/12	900 Reichart Ave	Novato	Whole Foods Market	General Retail	\$21,750,000	\$556	6.10%	39,119	Matteson Companies	Signature Development
	4/12	1908 Olympic Blvd	Walnut Creek	Health Club	General Retail	\$5,200,000	\$211	N/A	24,546	1908 Olympic Blvd LLC	Olympic Investors Ltd
	4/12	981 Stanley Blvd	Livermore	General Retail	General Retail	\$2,350,000	\$68	N/A	8,237	Family Tree-Kiely Associates	Persimmon Properties
	3/12	1530 Olympic Blvd	Walnut Creek	Urban Outfitters & Free People	General Retail	\$12,500,000	\$679	6.30%	18,420	1530 Olympic Blvd Ventures LLC	Blake Hunt Ventures
	3/12	3100-3120 Alum Rock Ave	San Jose	General Retail	General Retail	\$2,400,000	\$159	N/A	15,017	1304 Investors LLC	Bella Vista Capital
	3/12	222 Sutter	San Francisco	General Retail	General Retail	\$53,800,000	\$424	N/A	127,000	SF 222 Sutter Street Owner LLC	Equity One
	3/12	2289-2295 3rd St	San Francisco	General Retail	General Retail	\$3,395,000	\$210	6.01%	16,115	Michael Zatopa	2295 3rd St LLC
	3/12	385 Taylor St	San Francisco	Cannery Park	General Retail	\$3,510,000	\$360	N/A	15,000	Kiju Cho	Dcsi Holdings Inc
	3/12	1331-1349 Lincoln Ave	San Jose	General Retail	General Retail	\$3,500,000	\$343	N/A	10,201	Julianne F Bider VJ Alicia Curci	Anthony Aprile
	3/12	220 Post St	San Francisco	Saks Fifth Avenue	General Retail	\$52,000,000	\$1,389	N/A	37,425	Liberty Asset Management	Aidan Brooks
3/12	166 Geary St	San Francisco	General Retail	General Retail	\$34,000,000	\$700	N/A	48,000	Liberty Asset Management	New Urban Properties	
2/12	1127 Market St	San Francisco	Movie Theatre	General Retail	\$4,050,000	\$329	N/A	12,310	American Conservatory Theatre	Mark Casagranada	
2/12	76-88 2nd St	San Francisco	Two property sale	General Retail	\$3,700,000	\$229	6.30%	16,169	Lucky Zeus	Shelley Sucher	
2/12	765-775 Capitol Expy	San Jose	Auto Dealership	General Retail	\$13,100,000	\$490	N/A	26,733	AutoFocus	Toyota Motor Sales	
1/12	250 E Dana St	Mountain View	General Retail	General Retail	\$4,570,000	\$438	N/A	10,418	Pueblo Villas LLC	Vineta & Sanjay Bhandari	
1/12	201 Bridgeway	Sausalito	fmr Gaylord India Restaurant	General Retail	\$3,500,000	\$276	N/A	12,500	Alexander Kashef	15 Turtle Rock Ct	
1/12	2979 Corby	Santa Rosa	General Retail	General Retail	\$3,450,000	\$152	N/A	22,749	Hansel Auto Campus	Brad Benson	
1/12	321 Castro St	Mountain View	General Retail	General Retail	\$8,100,000	\$408	N/A	19,915	Casa Mills Prop Management	David Mark & Dana Murphy	
1/12	3233 Auto Plz	San Pablo	Auto Dealership	General Retail	\$3,000,000	\$87	N/A	34,400	Dong K & Michelle Lee	Bill Nelson Chevrolet	
1/12	1525-1531 Locust St	Walnut Creek	General Retail	General Retail	\$3,625,000	\$619	N/A	5,852	1525-1545 Locust St Prop	Stevenson Margie	