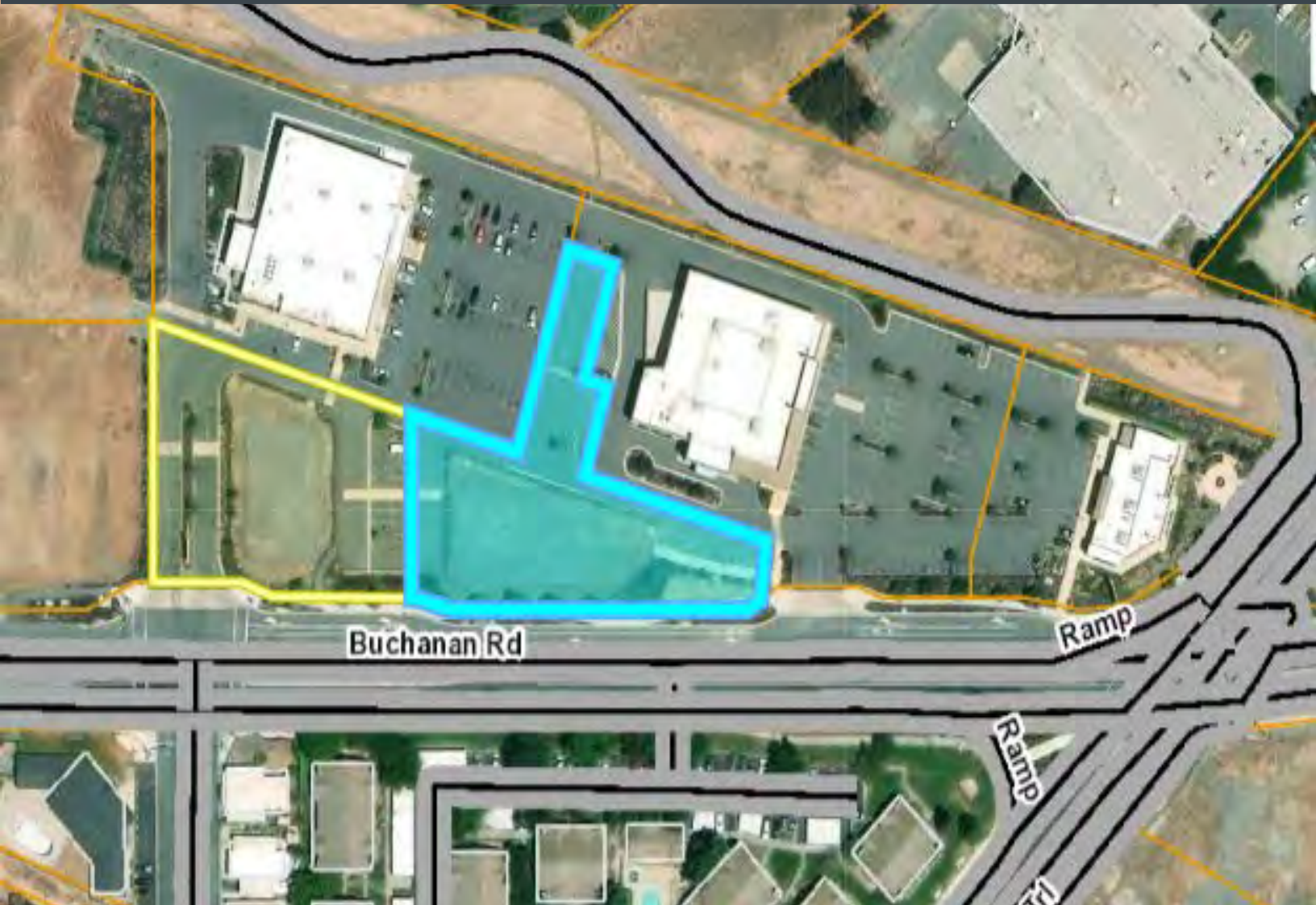


# SEALED BID AUCTION

NOVEMBER 2022 | MINIMUM BID: \$325,000



## BUCHANAN CROSSINGS SHOPPING CENTER 1 ACRE RETAIL DEVELOPMENT PAD

PUBLISHED RESERVE | OPPORTUNITY ZONE

3140 Buchanan Road, Antioch, CA 94509



## Sale Procedures

**Sealed Bid:** This is a sealed bid sale with all bids due prior to the posted dates. Auction sale dates will be posted on the property webpage on [www.zetabid.com](http://www.zetabid.com) and subject to change. Participation is subject to the Auction Terms and Conditions posted on the auction website. Bids must be placed via the online form and require an upload of a standard proof of funds document. The high bidder may be determined by seller at its sole discretion based on a combination of highest price and most favorable terms.

[Click to View Auction Website](#)

### Sale Terms:

**Diligence:** All bids may have a due diligence period of up to 30 days.

**Closing:** Closing within 10 days after diligence period.

**Financing:** Terms may not have a financing contingency (you may get a loan but not contingency).

**Earnest Money Deposit:** Minimum of \$10,000.

**Buyer Premium:** Buyer shall pay to Zetabid a Buyer's Premium of 5% at closing (added to the winning bid amount to create the Purchase Price).

**Reserve:** Minimum reserve price is \$325,000.

**Diligence:** A document vault may be accessed from the Zetabid.com website once you have registered. Some Information investors may need to evaluate the property will not be included in the document vault and must be obtained by the buyer at buyer's expense.

**Brokers:** A 1% cooperating brokerage fee (on winning bid amount) is offered to broker's representing a buyer bidding in the auction. Commissions will not be paid to brokers who are principals in the buying entity or not included on the sealed bid form.

**Showings:** Vacant lot go direct/drive by.

**Contracts:** Winning bidder will be contacted and asked to execute the seller provided Purchase and Sale Agreement located in the due diligence vault via DocuSign. If winning bidder does not execute the PSA within twenty-four hours the Seller may declare the second-place bidder as the winning bidder.

## Confidentiality & Disclaimer Statement

Zetabid, Inc., collectively Zetabid ("Zetabid") have been retained by the seller ("Seller") as its exclusive auctioneer involving this property. This brochure has been prepared from information supplied to Zetabid by the Seller, listing broker and other 3rd party sources. Each potential buyer must obtain their own independent verification of all information contained herein.

The Seller, Zetabid, its employees and agents expressly disclaim as either seller or agent any warranty as to the property. Zetabid nor any of its affiliates or representatives has independently verified any of the information, including any approximations, estimates or projections, contained herein and does not undertake any obligation to independently verify any other written or oral communication. Until a mutually executed Purchase and Sale Agreement exists, no party shall have any obligation to each other.

## CONTACTS

All inquiries shall be directed to

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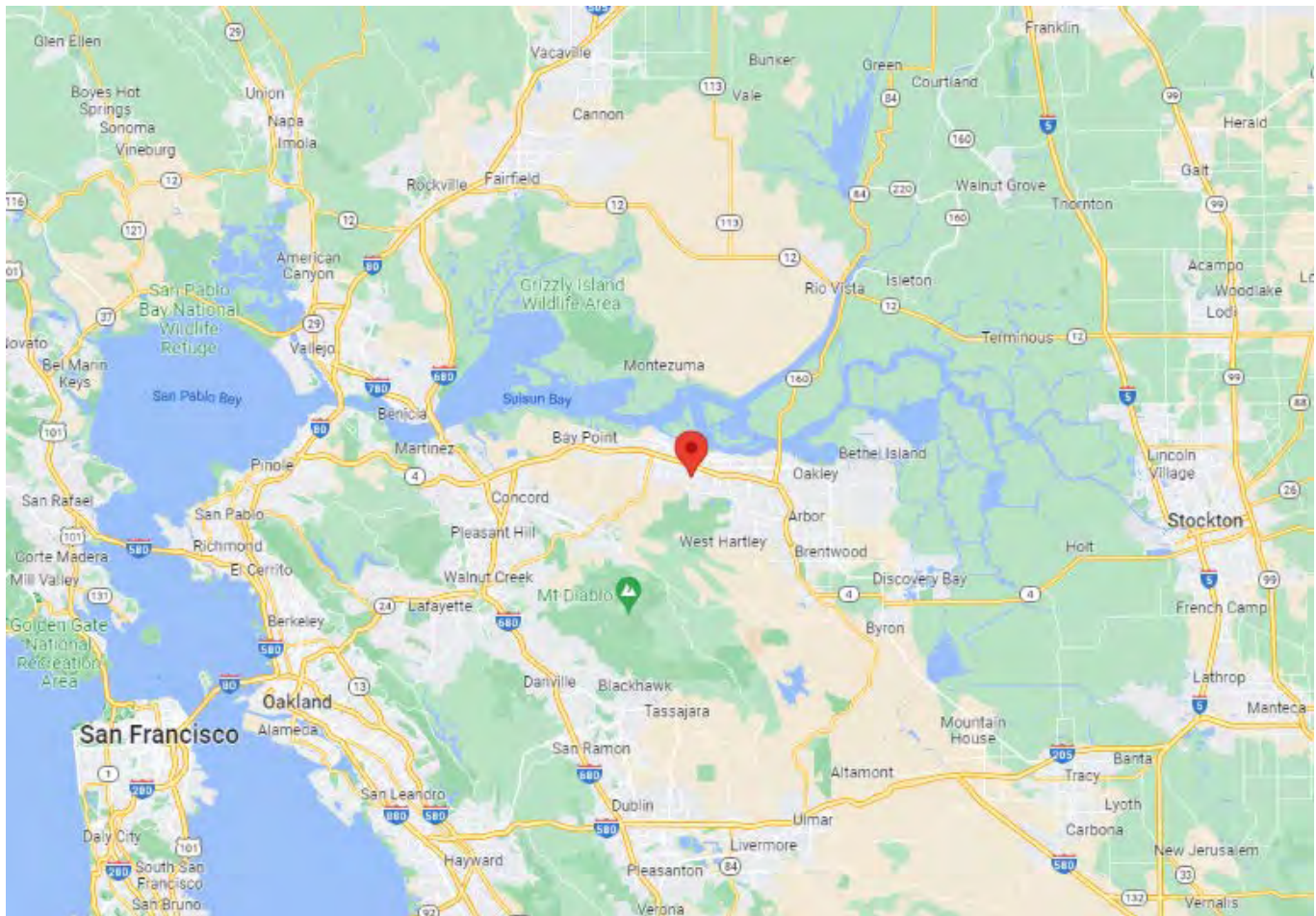
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## Executive Summary

Zetabid is pleased to present for sealed bid auction a one-acre retail pad in Antioch, California. Anchored by Grocery Outlet and Subway, the property is located in the Buchanan Crossings Shopping Center and is ideal for medical or dental space, restaurant or retail/specialty use. There is a large residential presence with high signaled traffic counts and is close to highway 4 which is the main commuter highway to San Francisco from the California Central Valley region. Vacant pad next to subject property is also available in possible bulk transaction (3170 Buchanan Rd). Please visit our due diligence vault for building renderings, CCR's, preliminary title reports and other important documents. This asset is owned by a non-profit and must be sold. The opening bid is the published reserve price and pre-auction offer are welcomed!

Minimum Bid Amt	\$325,000	APN	074 - 480 - 005
Published Reserve	\$325,000	Zoning	Commercial Retail
Property Type	Commercial Land	Opportunity Zone	Yes
Property Sub Type	Retail	Demographics   Traffic	
Lot Size	.95 AC	2022 Pop 1 Mi   5 Mi	5,200   49,297
Sale Type	Investment or Owner/User	2022 HH 1 Mi   5 Mi	\$54,824   \$98,390
Monument Signage	Yes	2022 HH Inc 1 Mi   5 Mi	\$54,824   \$98,390



# ADDITIONAL PHOTOS



3140 Buchanan Road, Antioch, CA 94509



For more information, please contact :

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