

52-54 E 16th Street  
ANTIOCH, CA

FOR SALE  
**\$1,450,000**



## FULLY LEASED 7-UNIT MULTIFAMILY PROPERTY

A Street and E 16th Street

6.07% Cap Rate

\$242 PSF

**URBANGROUP**  
REAL ESTATE

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## SALES AND INVESTMENT TEAM

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# INVESTMENT SUMMARY

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As exclusive agents, Urban Group Real Estate is pleased to present 52-54 E 16th Street Antioch, CA for purchase.

52-54 E 16th Street is a 7-unit, fully leased multifamily property on a 16,552 square foot lot. The Property is comprised of two buildings, one 4-Bedroom 2-Bath house and one 6-Unit building. The 6-unit building is comprised of six 2-Bedroom 1-Bath units, each with similar floor plan, approximately 707 square foot each. All units are very well maintained and recently updated. 14 on-site parking spaces. Flag lot provides private setting. Large rear yard for house. Storage shed behind house has potential for possible ADU or possibly convert to laundry room.

Ideal investment opportunity with upside potential, just a 6-minute drive from the Antioch BART Station.

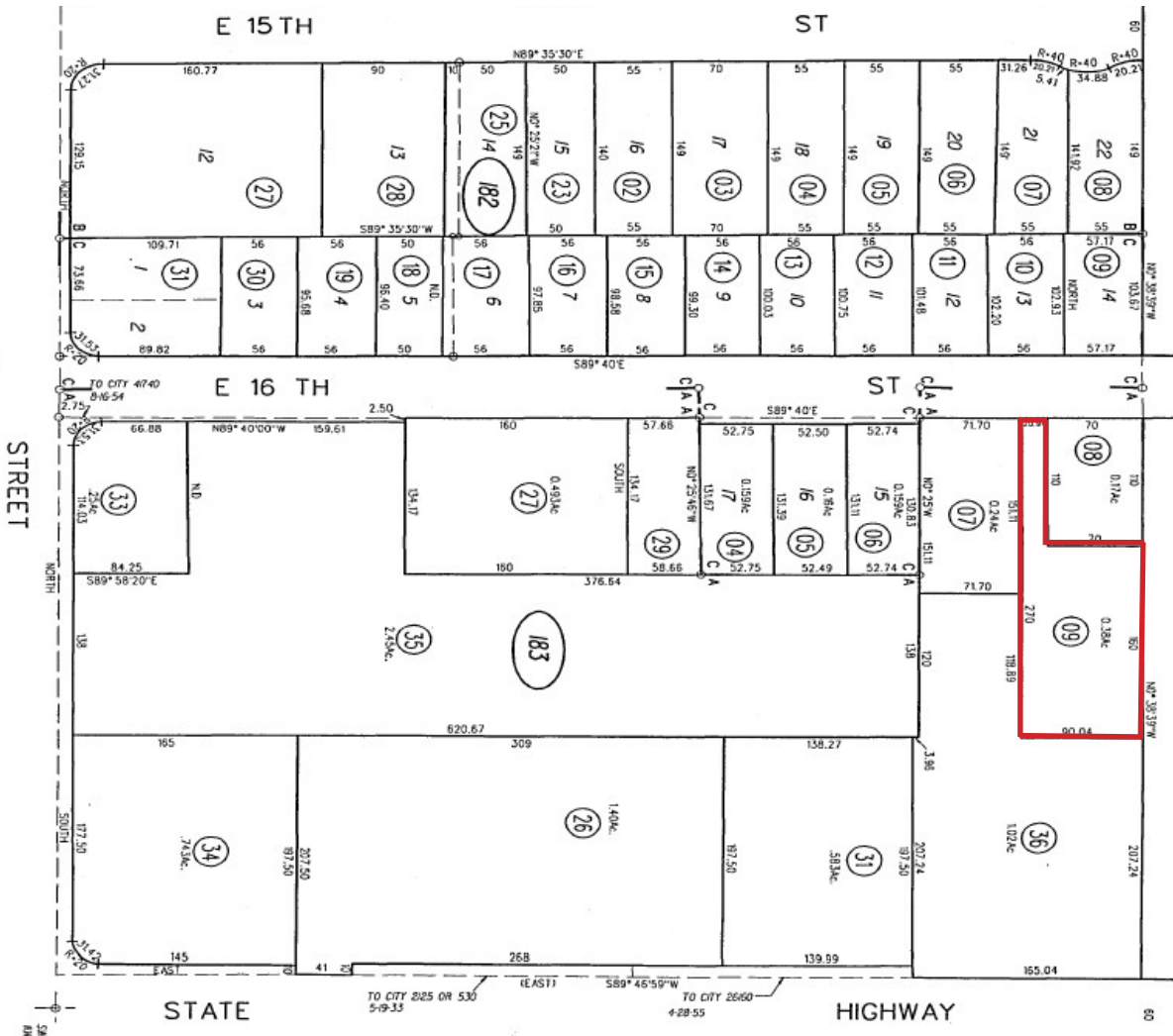
## THE PERKS:

- ✓ Ideal Antioch Location
- ✓ Easy to Manage
- ✓ Fully Leased
- ✓ Well Maintained Property
- ✓ 6.07% Cap Rate
- ✓ Upside Potential



# PROPERTY OVERVIEW

Address	52-54 E 16th Street, Antioch, CA
APN	065-183-009
Zoning	R-20
Building Size	+/- 6,001 SF
Parcel Size	16,552 SF
Year Built	1950
Units	7
Foundation	Concrete
Construction	Wood Frame/Stucco
Roof	Shingles



# FINANCIAL OVERVIEW

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<b>Price</b>	<b>\$1,550,000</b>
Building Sq Ft	6,001
Parcel Sq Ft	16,552
\$/PSF	\$242
Cap Rate	6.07%
GRM	10.94
Zoning	R-20
Units	7
Price Per Unit	\$207,143
Year Built	1950

<b>Annual Gross Income</b>	<b>\$132,588</b>
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## Annual Operating Expenses

Ad Valorem Tax (1.1164%)	\$16,188	NEW
Special Assessments (2022/2023 Actual)	\$3,412	Actual
Insurance	\$5,000	Estimate
Landscaping	\$1,890	Actual
Trash and Water	\$9,340	Actual
Pest Control	\$1,290	Actual
Repairs	\$3,500	Estimate
Vacancy (3%)	\$3,978	
<b>Total Expense</b>	<b>\$44,597</b>	

<b>Net Operating Income</b>	<b>\$87,991</b>
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The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

# FINANCIAL OVERVIEW

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## Rent Roll

Unit	Type	Monthly Rent	SF
1	2 Bed 1 Ba	\$1,350	707
2	2 Bed 1 Ba	\$1,219	707
3	2 Bed 1 Ba	\$1,595	707
4	2 Bed 1 Ba	\$1,595	707
5	2 Bed 1 Ba	\$1,595	707
6	2 Bed 1 Ba	\$1,395	707
7	4 Bed 2 Ba	\$2,300	1,759
<b>Total</b>		<b>\$11,049</b>	<b>6,001</b>

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

# PROPERTY PHOTOS

## INTERIOR



# PROPERTY PHOTOS

## INTERIOR





# PROPERTY PHOTOS

## EXTERIOR



# PROPERTY PHOTOS

## AERIALS



# Area Overview: Antioch

Antioch, known as the Gateway to the Delta, is a suburb in the East Bay located off highway 4 along the banks of the San Joaquin-Sacramento River Delta. Antioch is the second-largest city in Contra Costa County with a population of 115,291 at the 2020 census. Home to one of the area's newest Bay Area Rapid Transit stations, an "eBART" train connecting Antioch to the Pittsburg/Bay Point line. City officials say the station has put Antioch on the map, literally and figuratively. Antioch has become the heart of Eastern Contra Costa County thanks to a variety of employment opportunities, shopping and a wide variety of recreational activities.



# THE NEIGHBORHOOD

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# DEMOGRAPHICS

Center:  
Distance:

52 E 16TH ST  
5 miles

		Population (2021)		Ethnicity Distribution (2026)	
		Total	%	Total	%
Population		171,514		48,923	28.5%
		Sex (2021)			
		Total	%	Total	%
Male		83,769	48.8%	34,202	19.9%
Female		87,745	51.2%	429	0.3%
		Age Distribution (2021)			
		Total	%	Total	%
0-4		9,779	5.7%	23,388	13.6%
5-9		10,984	6.4%	1,384	0.8%
10-19		25,304	14.8%	739	0.4%
20-29		23,190	13.5%	6,948	4.1%
30-39		23,543	13.7%	178,845	
40-49		23,296	13.6%	87,418	48.9%
50-59		23,189	13.5%	91,427	51.1%
60-64		9,535	5.6%	9,535	5.3%
65+		22,694	13.2%	10,235	5.7%
		Ethnicity Distribution (2021)			
		Total	%	Total	%
White (non-hispanic)		46,832	27.3%	24,067	13.5%
Black (non-hispanic)		32,884	19.2%	24,370	13.6%
American Indian (non-hispanic)		417	0.2%	22,839	12.8%
Asian (non-hispanic)		22,355	13.0%	24,126	13.5%
Pacific Islander (non-hispanic)		1,328	0.8%	23,563	13.2%
Other (non-hispanic)		716	0.4%	10,521	5.9%
Multirace (non-hispanic)		6,649	3.9%	29,589	16.5%
		Race Distribution (2021)		Race Distribution (2026)	
		Total	%	Total	%
White		57,872	33.7%	60,430	33.8%
Black		34,041	19.8%	35,412	19.8%
American Indian		1,994	1.2%	2,076	1.2%
Asian		23,116	13.5%	24,186	13.5%
Pacific Islander		1,712	1.0%	1,785	1.0%
Other		30,769	17.9%	31,991	17.9%
Multirace		22,010	12.8%	22,965	12.8%
Hispanic		60,333	35.2%	62,832	35.1%
		Total Households (2021)		Total Households (2026)	
		Total	%	Total	%
Households		54,324		59,720	
Families		41,574	76.5%	45,360	76.0%
		Household Income Distribution (2021)		Household Income Distribution (2026)	
		Total	%	Total	%
<\$10 K		2,173	4.0%	3,093	5.2%
\$10-\$20K		2,748	5.1%	3,128	5.2%
\$20-\$30K		2,389	4.4%	3,415	5.7%
\$30-\$40K		2,859	5.3%	2,942	4.9%
\$40-\$50K		2,642	4.9%	3,382	5.7%

# DEMOGRAPHICS

\$50-\$60K	3,002	5.5%	3,341	5.6%
\$60-\$75K	4,508	8.3%	4,556	7.6%
\$75-\$100K	6,109	11.2%	6,345	10.6%
> \$100K	27,894	51.3%	29,518	49.4%

	Labor Force Status (2021)		Labor Force Status (2026)	
	Total	%	Total	%
Labor Force	85,982		93,271	
Employed	81,100	94.3%	85,532	91.7%
Unemployed	4,732	5.5%	159	
In Armed Forces	150		7,580	8.1%
Not In Labor Force	49,491		51,675	

	Total Number of Housing (2021)		Total Number of Housing (2026)	
	Total	%	Total	%
Total Dwellings	56,204		61,829	
Owner-Occupied Dwellings	34,243	63.0%	37,233	62.3%
Renter-Occupied Dwellings	20,081	37.0%	22,487	37.7%
Housing Units Occupied	54,324	96.7%	59,720	96.6%

	Education Attainment (2021)		Education Attainment (2026)	
	Total	%	Total	%
Population Age 25+	113,686		122,200	
< Grade 9	8,233	7.2%	8,841	7.2%
Grade 9-12	8,105	7.1%	8,676	7.1%
High School	31,389	27.6%	33,693	27.6%
Some College	28,152	24.8%	30,275	24.8%
Assoc Degree	11,939	10.5%	12,852	10.5%
Bach Degree	18,301	16.1%	19,752	16.2%
Grad Degree	7,567	6.7%	8,111	6.6%

	Size of Household (2021)		Size of Household (2026)	
	Total	%	Total	%
1 Person	9,665	17.8%	11,229	18.8%
2 Person	15,107	27.8%	17,273	28.9%
3 Person	10,308	19.0%	11,241	18.8%
4 Person	9,447	17.4%	9,777	16.4%
5 Person	5,361	9.9%	5,566	9.3%
6+ Person	2,544	4.7%	2,595	4.3%

# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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