



Carpenter/Robbins

Commercial Real Estate, Inc.

Offering Process:
Retail Strip Center for Sale
115-125 Hartz Avenue, Danville, CA

Carpenter/Robbins Commercial Real Estate, Inc., is pleased to represent the Town of Danville in the disposition of 115-125 Hartz Avenue, Danville, California. The property is approximately 5,872 square feet, consisting of four (4) tenants.

The process for submitting and reviewing offers is the following:

Offers are invited for the sale of property on an individual basis. Offers are due by Friday, June 28, 2019, at 5:00 PM, following which a short list of offers for the property will be created based on an evaluation of each offer received.

An offer submittal shall include the following items:

1. The asking price is \$3,995,000.00;
2. A Purchase Agreement format, with full terms and conditions of the offer included in the document. Letters of Intent will not be accepted;
3. Documentation to support the ability to complete the sales transaction based on the financial terms and conditions within the Purchase Agreement. Documentation shall consist of a combination of loan commitment and proof of equity sufficient to close the transaction;
4. The due diligence period requested will be considered in evaluating offers.

The Town Council will review the offers at a closed session. Prior to the closed session, the Town may review offers, shortlist and interview selected buyers and negotiate any terms that require countering or clarification. It will also ensure that by the time the recommended offer(s) go before the Town Council terms have been negotiated with the Buyer if they are selected.

Offers should be addressed to:

Alyce Rados, President (arados@crcre.com)
Carpenter/Robbins Commercial Real Estate, Inc.
2000 Crow Canyon Place, Suite 130
San Ramon, CA 94583.

A copy should be sent to John Robbins (jr@crcre.com)

The Town of Danville reserves the right to amend the terms of this offering, to reject all or any offers received and to remove the properties from the market at any time.