

DAUGHTREY SQUARE

A mixed-use project to activate the former Daughtrey's department store building in Downtown Castro Valley



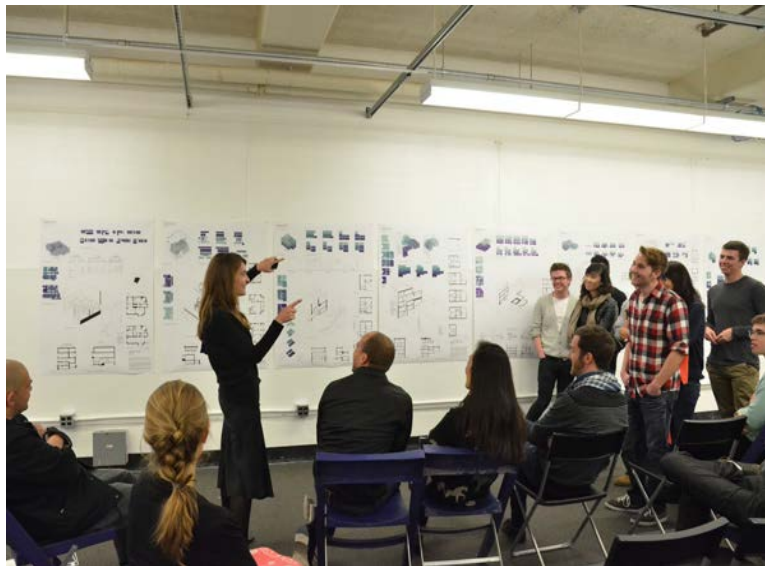
Commercial Building Renovation



Retail / Commercial Tenants



Public Process



Public/Private Partnerships



Vision



Tenants



The Mexican
Restaurant & Bar

CV Taphouse



Architecture



Renovation Budget

	Tap Room	Café	Retail	Residential	Storage	Common	Total
Structural						750,000	750,000
Elevators						350,000	350,000
MEPS	75,000	75,000	160,000	550,000	120,000	120,000	1,100,000
Envelope						1,170,000	1,170,000
Partitions	15,000	15,000	50,000	375,000	130,000	200,000	785,000
Finishes				810,000	60,000	540,000	1,410,000
Other				150,000	150,000	150,000	450,000
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Soft Cost	90,000	60,000	183,000	645,000	135,000	850,000	1,963,000
Hard & Soft Cost Total	180,000	150,000	393,000	2,530,000	595,000	4,130,000	7,978,000

Development Schedule



Selection ----- June 2017

ERNA ----- July 2017 (1 month)

Disposition & Development Agreement ----- November 2017 (4 months)

Entitlements ----- April 2018 (5 months)

Building Permit ----- July 2018 (3 months)

Construction ----- May 2019 (10 months)

Grand Opening ----- May 2019



Taxable Retail Sales

Very Rough Annual Retail Sales

Restaurant	\$3 million
Tap Room	\$1 million
<u>Coffee</u>	<u>\$1 million</u>
Total	\$5 million

Ground Floor Plan



