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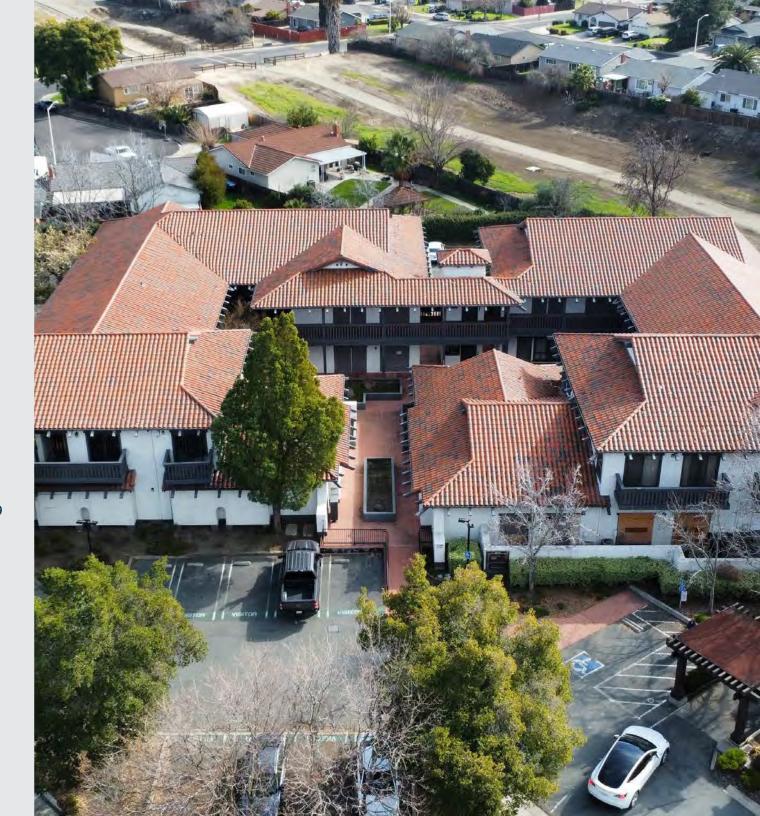
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THE OFFERING

Lee & Associates, Walnut Creek, as exclusive advisor, is pleased to present the opportunity to acquire the Plaza Lynda One project, located at 2213 Buchanan Road ("The Property"), a medical/professional and flex office building located in the city of Antioch, CA. Situated in East Contra Costa County, off the CA-4 Freeway, the Property offers convenient access to the local Kaiser Permanente Hospital, as well as Sutter Health. With nearby retail amenities and vast population base, The Property is an excellent opportunity for a Business Owner seeking square footage to occupy, while leasing out vacancies to offset their costs, or an Investor seeking a value-add return property.

Built in 1990, this $\pm 29,489$ rentable square foot property offers an uncommon opportunity for an investor to acquire a project with plenty of potential. The property has multiple medical/dental suites to allow for such uses that support the community. The building area has been divided into condominium office suites, thereby allowing for flexibility for sale for a future owner of the entire project.



PROPERTY PHOTOS











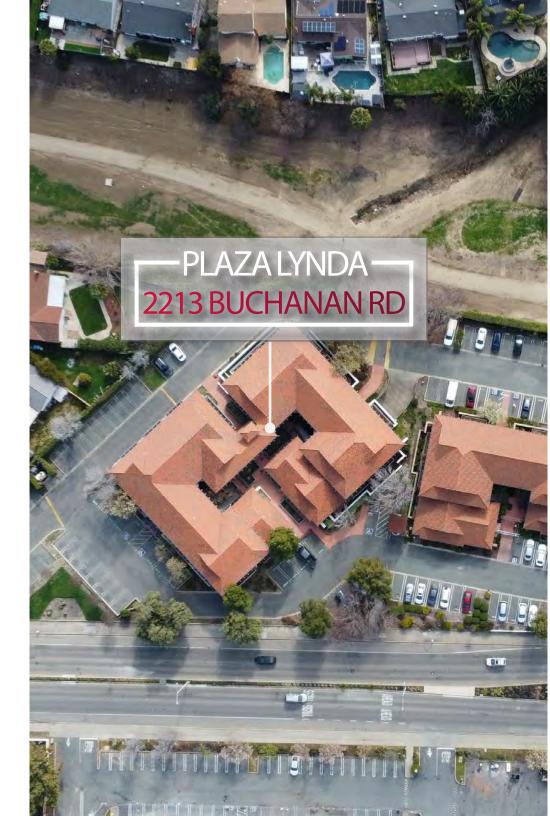




PROPERTY OVERVIEW

Address	2213 Buchanan Rd
	Antioch, CA 94531
Rentable Area	±29,489 RSF
Site Area	1.59 Acres (69,478 SF)
Square Footage Available	CALL BROKERS
Year Built	1990
Zoning	C-O (Professional Office District)
Parking Garage	Yes, underground
Parking Spaces	88 Surface + 35 Covered (4/1,000 SF)
Sprinklers	Yes

UTILITY/SERVICE	PROVIDER
Electricity	Pacific Gas & electric
Gas	Pacific Gas & Electric
Water/Sewer	City of Antioch
Garbage	Republic Services





FLOOR PLAN - FIRST FLOOR

*Rent Roll to be provided upon request

Patio: 712 s.f. Strg OFFICE OFFICE OFFICE EXAM Exam EXAM OFF **EXAM** OFFICE AREA OFFICE AREA Patio: 218 s.f. EXAM EXAM EXAM OFF (A) (III) RECEP EXAM EXAM OFFICE Stairs: 109 s.f. Patio: 482 s.f. WAITING RM RECEP 112 109 ELEC RM Stairs: 112 s.f. OFFICE WAITING Exterior Area: ELEC RM 103 W OFF 123 s.f. 106 LOBBY 107 Patio OFF RECEPTION OFFICE LOBBY OFF OFFICE CONFERENCE RM 105 OFFICE BREAK OFF OFFICE AREA OFFICE AREA BREAK OFFICE AREA Patio Patio: 750 s.f.

Floor 1

Suite #	RSF
101-103	3,431
105	1,254
106	3,001
107	1,544
109	2,075
111	2,409
112	1,808
Total Floor 1	15,522

*Does not include Balcony Square Footage

Patio: 429 s.f.

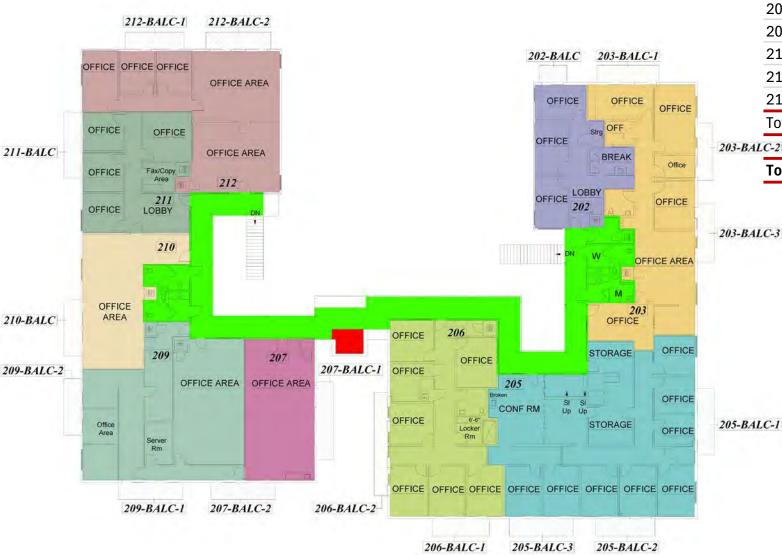
BUCHANAN

Patio: 197 s.f.

Patio: 492 s.f.

FLOOR PLAN - SECOND FLOOR

*Rent Roll to be provided upon request



Floor 2

Suite #	RSF
202	940
203	1,845
205	2,808
206	1,852
207	875
209	1,925
210	870
211	1,140
212	1,712
Total Floor 2	13,967

203-BALC-2

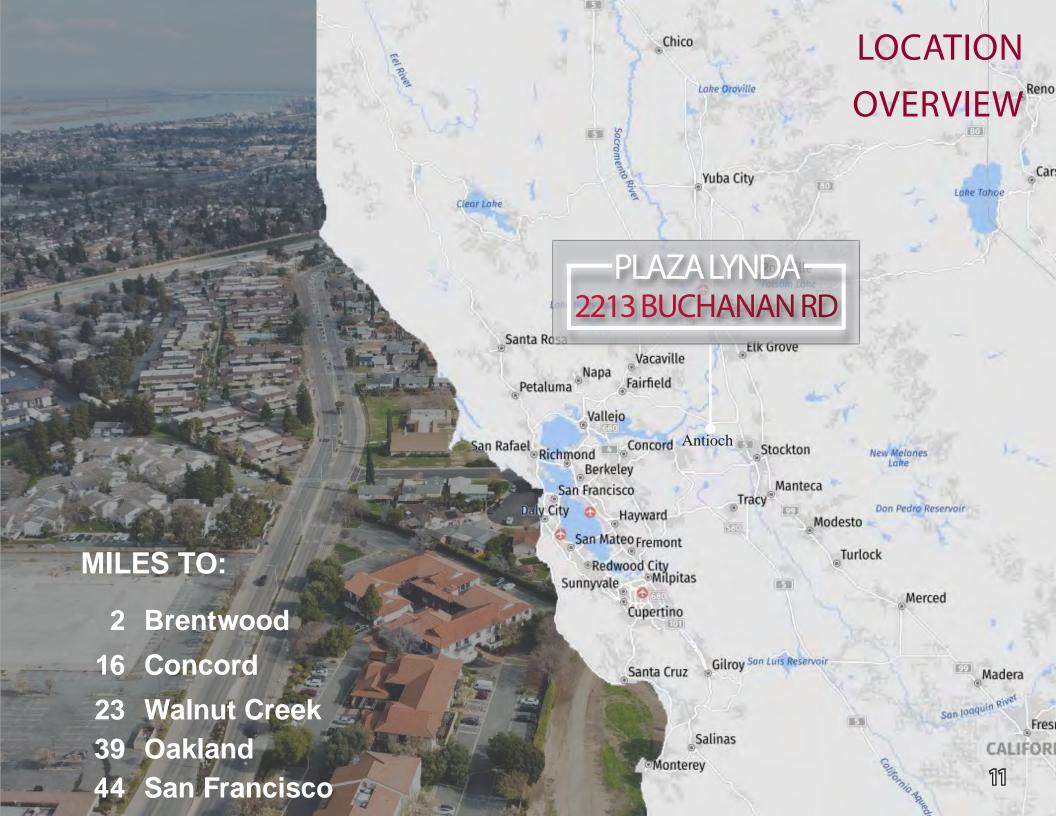
*Does not include Balcony Square Footage



Rio Vista Sherman Lake **Bay Point** Pitasburg ANTIOCH Dakley Knights Clayton Brentwood Diablo Camino Tassajara

LOCAL DEMOGRAPHICS

	53,860	Population
2	\$101,793	Avg. Household Income
MILES	18,404	Households
	911	Businesses
	10,851	Employees
	166.400	B 1.0
	166,489	Population
5	\$113,728	Avg. Household Income
O	54,388	Households
MILES	1,921	Businesses
	23,260	Employees
10	392,313	Population
	\$134,379	Avg. Household Income
MILES	131,971	Households
	5,316	Businesses
	55,990	Employees



ABOUT ANTIOCH

From antiochca.gov

Antioch is located on the banks of the San Joaquin River in Northern California. Just off of Highway 4, in Contra Costa County.

With a population of over 100,000 people, Antioch has become the heart of Eastern Contra Costa County, offering a variety of employment, shopping and vast recreational activities.

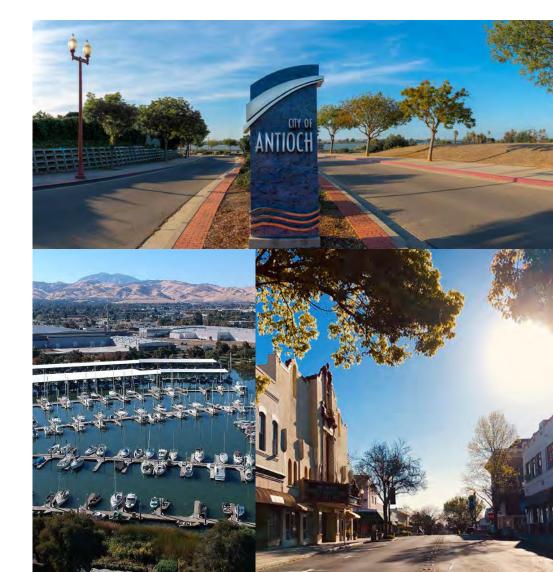
Antioch is one of the few Bay Area communities that offers affordable housing. There are a variety of house styles throughout Antioch, from condominiums to single family residences, priced for a variety of income levels.

The pace of development in Antioch has spurred activity for financial and insurance institutions, contractors, and other types of service-oriented businesses. Increased development has created increased employment in schools, hospitals and other local service sectors.

TOP EMPLOYERS (EMPLOYEE COUNT)

Kaiser Permanente	2,720
Antioch Unified School District	2,190
Sutter Delta Medical Center	972
City of Antioch	316
Costco	292
Walmart	225
Target	220
Contra Costa County Social Services	220
Antioch Auto Center	213
Safeway	123







PLAZA LYNDA-2213 BUCHANAN RD ANTIOCH | CA

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