

Retinal Consultants Medical Group



2460 BEACON ST CHICO, CA 95928

PROPERTY ADDRESS

\$3,550,000
PRICE

±6,910 SF
BUILDING SIZE

NNN
LEASE

6.19%
CAP RATE

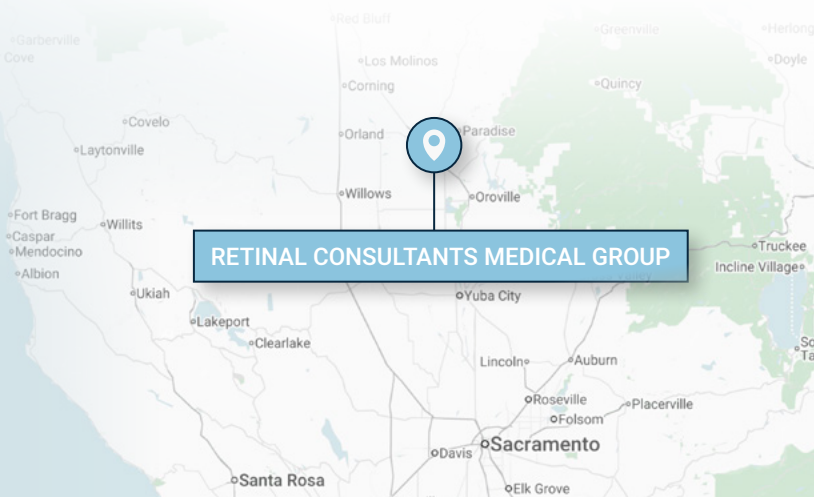
2022
YEAR BUILT

Property Type Single-Tenant Medical Office Building

Parking 322 Surface Spaces (shared parking)

Lease Term 6+ Years of Lease Term Remaining

Landlord Responsibilities Roof, structure & exterior (pass-through)



INVESTMENT HIGHLIGHTS

6+ YEAR NNN LEASE TO ESTABLISHED RETINA PRACTICE

The property is leased to Retinal Consultants Medical Group under a 6+ year NNN lease structure, providing stable cash flow backed by an established Northern California ophthalmology practice specializing in retina care and vitreoretinal treatment services.

ABOUT THE TENANT

Retinal Consultants Medical Group (RCMG) is a premier retina care provider and one of the largest retina practices in Northern California. The practice is affiliated with Retina Consultants of America (RCA), a national retina management platform backed by Cencora (NYSE: COR), a Fortune 25 healthcare services company. In 2025, Cencora acquired an approximately 85% ownership stake in RCA, further strengthening the platform's financial resources and national presence.

LOCATED WITHIN MERIAM PARK, CHICO'S PREMIER MEDICAL SUBMARKET

Situated within Meriam Park, the property benefits from positioning within Chico's leading master-planned medical and professional district. The surrounding area continues to attract healthcare providers, professional office users, and mixed-use development supporting long-term outpatient medical demand.

PREDICTABLE CASH FLOW WITH EMBEDDED ANNUAL GROWTH

The lease includes 2.5% annual rent increases, providing consistent built-in income growth throughout the remaining lease term. The NNN lease structure minimizes landlord responsibilities and supports predictable net operating income.

ADJACENT TO EXPANDING REGIONAL HEALTHCARE INFRASTRUCTURE

The property is located near Enloe Health, the VA Outpatient Clinic, and the future Enloe Health Gonzales Comprehensive Cancer Center, reinforcing the corridor's role as a primary healthcare destination for Chico and the broader Northern Sacramento Valley.

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