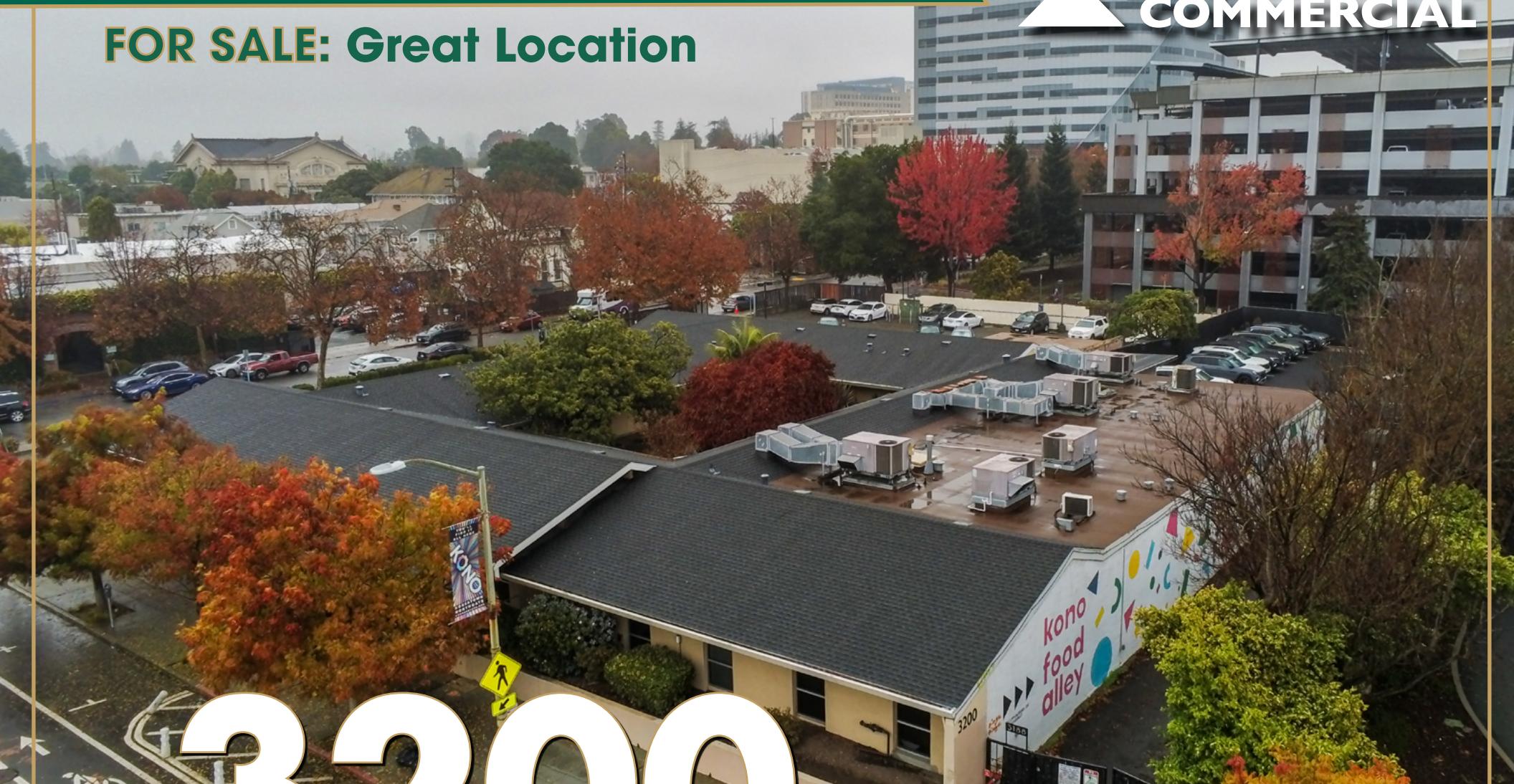


1031 EXCHANGE INVESTMENT / FUTURE DEVELOPMENT



FOR SALE: Great Location



3200

**TELEGRAPH AVENUE
OAKLAND, CA**

**High Developer Upside
Solid Tenant Investment**

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3200 Telegraph Ave, Oakland 94609



Sonny O'Drobinak

Managing Director | Healthcare Services

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LIC: #00632311

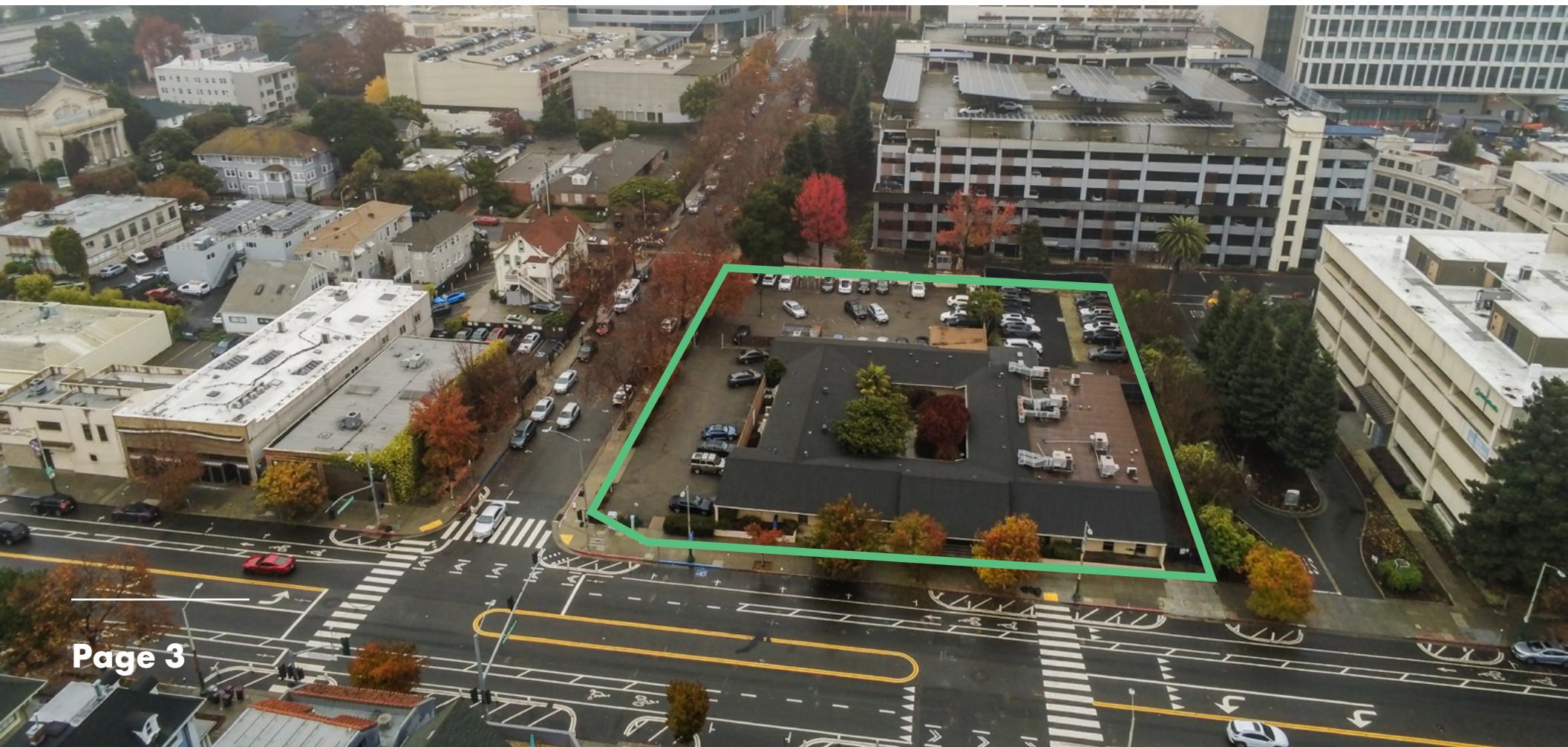


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OFFERING SUMMARY

TRI Commercial is pleased to present the opportunity to acquire fee-simple interest of 3200 Telegraph Avenue, strategically located in the 'Pill Hill' medical submarket of Oakland, CA. The property is located five blocks from highway 980 and walking distance from Sutter Alta Bates hospital. BART runs a shuttle through 'Pill Hill' on a daily basis, and the MacArthur station is 2 blocks to the North and a 10 minute walk.

The site offers an investor or developer the unique opportunity to add a fully leased, cash flowing medical investment to its portfolio with the ability to hold the asset long term and develop the parcel into a Medical Office Building in a submarket with a current medical vacancy rate of 4% in 2025. This site may also support a mixed-use development with apartments on the upper floors.





KAISER
PERMANENTE.



±201,000 AADT

FREWAY EXIT: 0.4 MILES



0.6 MILES



Sutter Health
Sutter Medical Center



TELEGRAPH AVENUE | ±7,234 AADT

FREWAY ENTRANCE: 0.6 MILES

±110,000 AADT



HIGHLIGHTS



- 1** Fully leased with a strong tenant: a national imaging company
- 2** Located on the hard corner of Telegraph Ave and Hawthorne in the "Pill Hill" Supermarket
- 3** Immediate proximity to Oakland's Pill Hill submarket which includes the Alta Bates Summit Medical Center and Kaiser Oakland
- 4** 2/3 Miles from MacArthur BART. Sutter runs BART Shuttle to Pill Hill on a daily basis. Easy access to highways I-980 and I-580
- 5** FAR allows for additional development on the site

Property Details

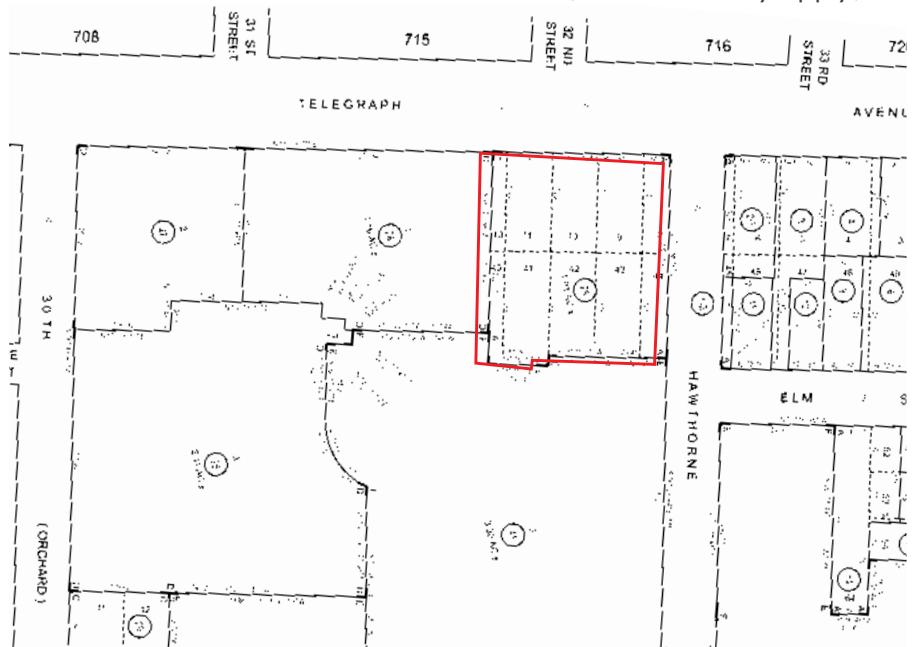
Building Size	12,500 SF
Parcel Size	1.01 Acres
Tenants	Radnet Management Inc
FAR	0.35
Parking (with Lot)	4/1,000 SF
Year Built	1955, Renovated 2004
Construction	Reinforced Masonry
Roof	Shingle
Ownership	Fee Simple
APN	009-0746-025
Property Type	Medical Office
Sprinklers	Yes
ADA Access	Yes
ADA Restrooms	6
Zoning	CC-2, S-13
Height	65 feet (+2 stories using S-13)

MUNICIPAL CODE DETAILS



Development Specs

Zoning	CC-2: Community Commercial 2, S(13)
Max Height	65' (5 stories, not including underground parking), with 2 additional stories using S(13) zoning
Min Ground Floor Height	12'
Max Non-Residential FAR	3.0
Allowed 'Regular Units'	1/375 SF
Permitted Uses	Medical Services, Multi-family (with ground floor retail), Senior Care (Restrictions may apply)



TENANT OVERVIEW



RadNet Imaging Centers

Mission Statement	"To provide exceptional radiology services by empowering team members to exceed expectations of patients, physicians and referral sources"
Services	CT Scan, DEXA/Bone Density, Fluoroscopy, MRI, Nuclear Medicine, PET/CT Scan, Ultrasound, X-Ray
Hours of Operation	Monday – Friday 8am-5pm
About the Organization	"Today, RadNet Northern California is partnered with RadNet, Inc., a national leader in diagnostic imaging. With this partnership, Community Radiology is affiliated with more than 160 centers in California, New York, Maryland, Florida, Delaware, and Kansas."
Stock Symbol	NASDAQ: RDNT
Revenue	<i>For the second quarter of 2025, RadNet reports Total Net Revenue ("Revenue") of \$492.8 million and Adjusted EBITDA([1]) of \$51.2 million; Revenue increased 30.9% and Adjusted EBITDA(1) increased 4.1% as compared with the same quarter in 2024 – source Last10k.com</i>
Website	https://www.radnet.com/northern-california/locations/oakland



RADNET TERM DETAIL

RADNET MANAGEMENT INC.	LEASED TERM	RENTAL INCOME
Year 1	5/1/19-4/30/20	Contact Broker
Year 2	5/1/20-4/30/21	-
Year 3	5/1/21-4/30/22	-
Year 4	5/1/22-4/30/23	-
Year 5	5/1/23-4/30/24	-
Year 6	5/1/24-4/30/25	-
Year 7	5/1/25-4/30/26	-
Year 8	5/1/26-4/30/27	-
*Year 9 (Option Year, Notice 5/1/27)	5/1/27-4/30/28	-
Year 10	5/1/28-4/30/29	-
*OPTION: Commencement if Exercised	5/1/29-4/30/30	-
Year 12	5/1/30-4/30/31	-
Year 13	5/1/31-4/30/32	-
Year 14	5/1/32-4/30/33	-
Year 15	5/1/33-4/30/34	-
EXPENSE	PAID BY	NOTES
HVAC:	TENANT (NNN)	
ROOF:	TENANT (NNN)	NEW ROOF 2017
STRUCTURE:	TENANT (NNN)	
COMMON AREAS	TENANT (NNN)	
JANITORIAL	TENANT (NNN)	
TAXES	TENANT (NNN)	
OAKLAND CITY TAX	TENANT (NNN)	
INSURANCE	TENANT (NNN)	



VOLKSWAGEN FINANCIAL DETAIL (NEW AUTOMOBILE STORAGE)

VOLKSWAGEN	LEASED TERM	RENTAL INCOME
RENT:	Month-to-Month	\$4,000.00
LEASE COMMENCEMENT:	3/15/2025	



PROPERTY IMAGES



DEMOGRAPHICS

IN A FIVE MILE RADIUS OF THE 3200 TELEGRAPH:



THERE ARE
508,476
RESIDENTS

WITH A MEDIAN
AGE OF

01 **37.5** 100

THE MEDIAN HOUSEHOLD EARNS

\$81,110

\$852,975
MEDIAN HOME VALUE



AND
LIVES
LIKE
THIS:

\$11,742
AVERAGE SPENT ON
MORTGAGE AND BASICS



\$1,405
MEDIAN CONTRACT RENT



2.3
AVERAGE HOUSEHOLD SIZE



97.3%
ARE COVERED BY HEALTH
INSURANCE



CONFIDENTIALITY AGREEMENT

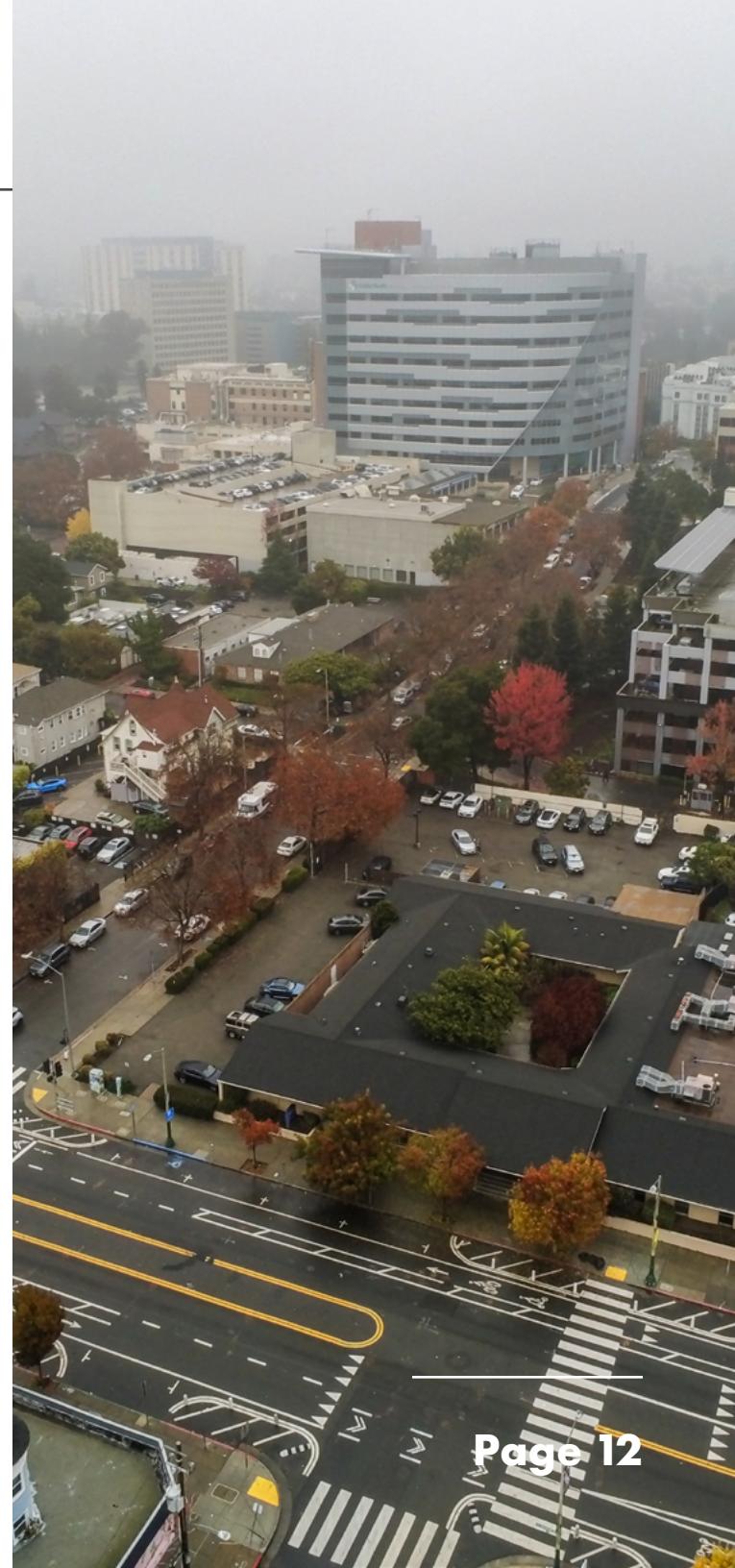
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TRI Commercial Real Estate Services, LLC makes no warranties and/or representations regarding the veracity completeness or relevance of any financial data or assumptions. TRI Commercial Real Estate Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TRI Commercial Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.



ABOUT TRI COMMERCIAL



TRI is LOCAL

We have been representing properties in the Greater East Bay for decades and we know this market better than any other.



TRI is REGIONAL

TRI offices span the distance between Roseville and SF, granting us transportational expertise in NorCal.



TRI is GLOBAL

Our participation with CORFAC gives us 76 worldwide partnerships, from San Diego to Switzerland.

TRI CORPORATE

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(O)415.268.2200

SILICON VALLEY

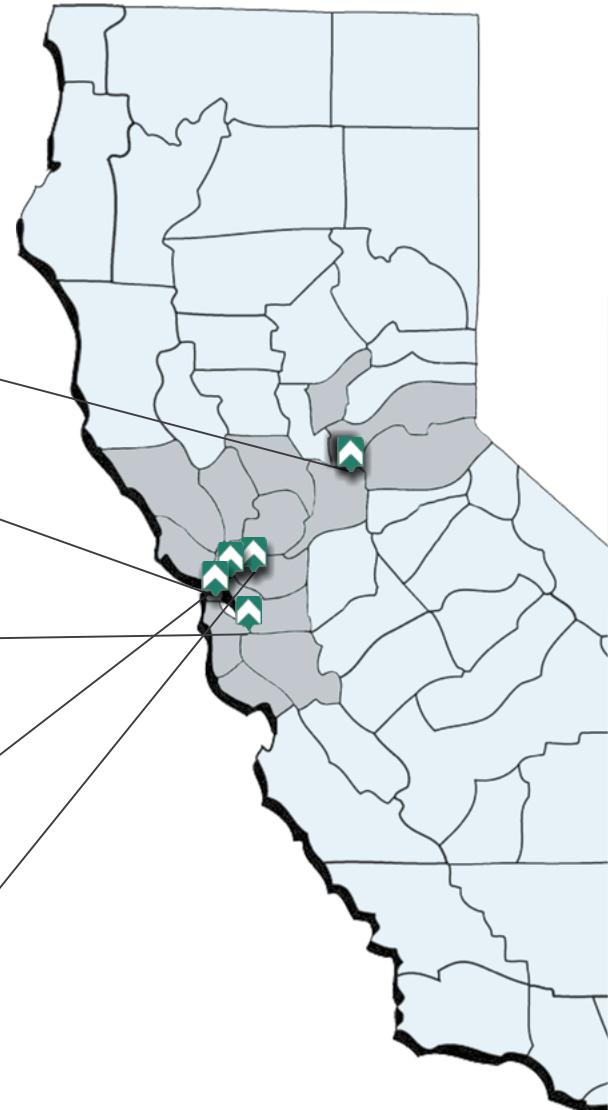
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