

**1031 EXCHANGE INVESTMENT / FUTURE DEVELOPMENT**



**FOR SALE: Great Location**

**3200**

**TELEGRAPH AVENUE  
OAKLAND, CA**

**High Developer Upside  
Solid Tenant Investment**



# TABLE OF CONTENTS

3200 Telegraph Ave, Oakland 94609



**Sonny O'Drobinak**

**Managing Director | Healthcare Services**

925-296-3303

[sonny.odrobinak@tricommercial.com](mailto:sonny.odrobinak@tricommercial.com)

LIC: #00632311



3	Offering Summary
4	Aerial Overview
5	Property Overview
6	Zoning & Development
7	Tenant Information
8	Radnet Financial Detail
9	Volkswagen Financial Detail
10	Property Photos
11	Demographics
14	Confidentiality & Disclosures
13	About TRI Commercial



# 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.







±201,000 AADT

**FREEWAY EXIT: 0.4 MILES**



**TELEGRAPH AVENUE | ±7,234 AADT**

**FREEWAY 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 MacArther 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

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

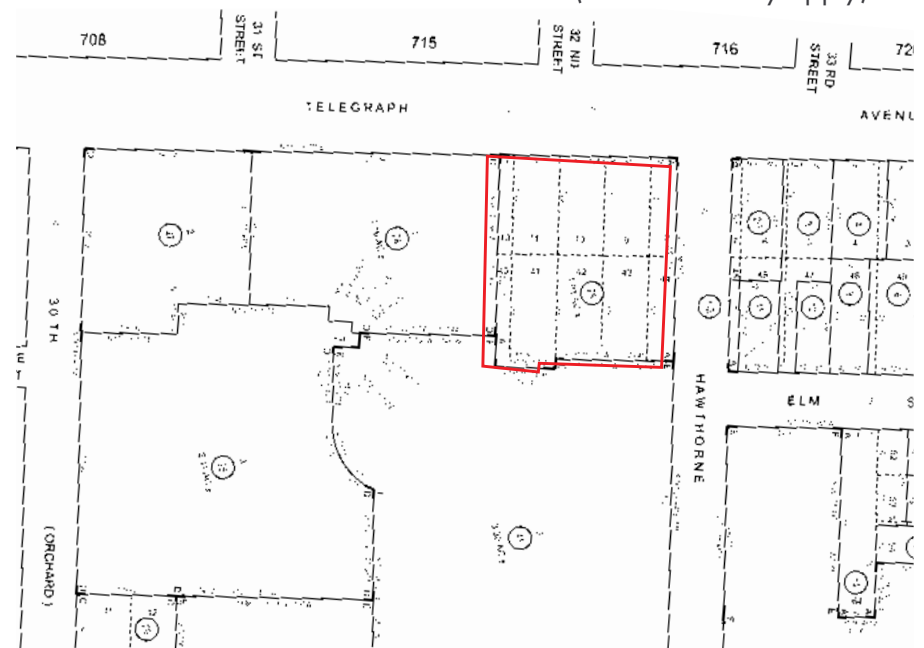
3.0

### 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

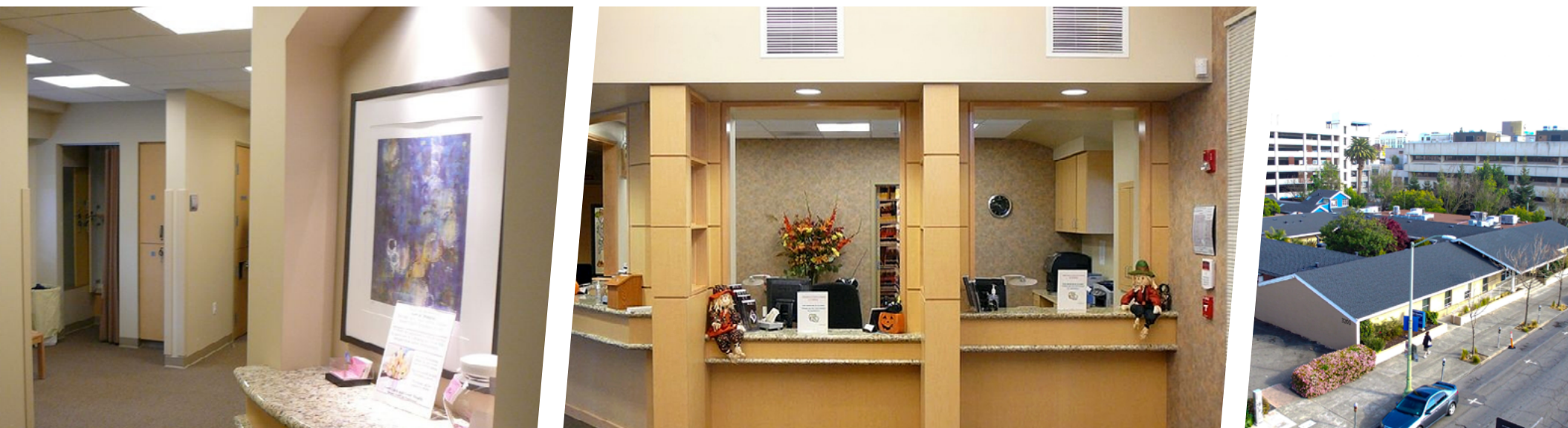
NASDAQ: RDNT

### Revenue

*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*

### 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
<b>HVAC:</b>	TENANT (NNN)	
<b>ROOF:</b>	TENANT (NNN)	NEW ROOF 2017
<b>STRUCTURE:</b>	TENANT (NNN)	
<b>COMMON AREAS</b>	TENANT (NNN)	
<b>JANITORIAL</b>	TENANT (NNN)	
<b>TAXES</b>	TENANT (NNN)	
<b>OAKLAND CITY TAX</b>	TENANT (NNN)	
<b>INSURANCE</b>	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

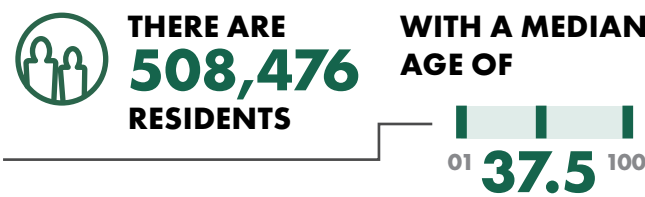
---





# DEMOGRAPHICS

## IN A FIVE MILE RADIUS OF THE 3200 TELEGRAPH:



THE MEDIAN HOUSEHOLD EARNS **\$81,110**

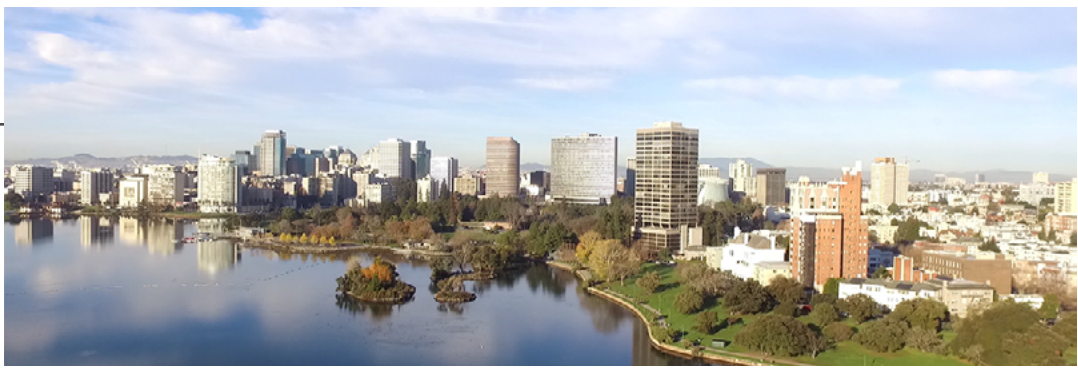
**\$852,975** MEDIAN HOME VALUE AND LIVES LIKE THIS:

**\$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

---

All materials and information received or derived from TRI Commercial Real Estate Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TRI Commercial Real Estate Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TRI Commercial Real Estate Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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 transportation expertise in NorCal.



## TRI is GLOBAL

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

### TRI CORPORATE

1777 Oakland Boulevard, Suite 220  
Walnut Creek, CA 94596  
(O)925.296.3300

### ROSEVILLE AND TRI LAND SERVICES

532 Gibson Drive, Suite 200  
Roseville, CA 95678  
(O)916.677.8000

### SAN FRANCISCO

1 Embarcadero Center, Suite 1200  
San Francisco, CA 94111  
(O)415.268.2200

### SILICON VALLEY

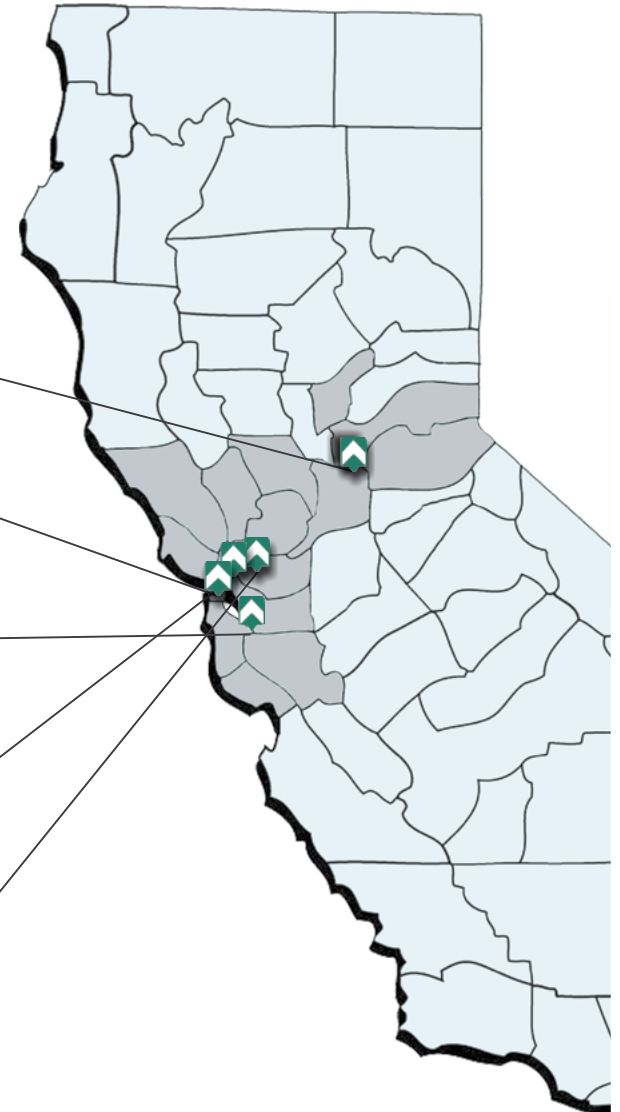
1900 The Alameda, Suite 530  
San Jose, CA 95126  
(O)408.413.3555

### OAKLAND

1404 Franklin Street, Penthouse  
Oakland, CA 94612  
(O)510.622.8400

### WALNUT CREEK

1777 Oakland Boulevard, Suite 220  
Walnut Creek, CA 94596  
(O)925.296.3300







**Sonny O'Drobinak**  
**Managing Director**  
**Healthcare Services**

925-296-3303

[sonny.odrobinak@tricommercial.com](mailto:sonny.odrobinak@tricommercial.com)

LIC: #00632311

