

# MEDICAL BLDG FOR SALE



2755 ALAMO ST. SIMI VALLEY, CA 93065



OFFERING MEMORANDUM | MEDICAL OFFICE  
OWNER-USER / INVESTMENT OPPORTUNITY | 10% SBA POSSIBLE



## EXECUTIVE SUMMARY

This well-maintained two-story medical office building features four individually metered suites and is ideally configured for healthcare or professional use:

**Suite 100** – 3,650 SF

**Suite 101** – 3,487 SF

**Suite 201** – 4,004 SF

**Suite 205** – 4,405 SF

The building offers efficient layouts with a low 10% load factor, dual-pane perimeter windows, and is fully sprinklered for safety. It is elevator served and includes well-maintained common area restrooms on both floors adjacent to the elevator. A peaceful courtyard provides a welcoming entry for patients and staff, while generous parking at 5 spaces per 1,000 SF supports high-traffic medical use.



# PROPERTY HIGHLIGHTS

- Walking distance to Simi Adventist Hospital and Aspen Outpatient Center.
- Current Sub-tenants, UCLA (Suite 100) & Simi Medical Group (Suite 101) sublease terminates 8/31/2026
- Excellent opportunity for an Owner-User to occupy Suites 201 & 205 when they become available 9/1/2026
- Freestanding Building-Great for a single user.
- Suites 205 and 201 are occupied by Simi Adventist Hospital who holds the Master Lease which expires 8/31/2026.
- Below market rents and Tenants in Suites 100 & 101 desire to extend their leases



**PROPERTY TYPE**  
OFFICE

**BUILDING SIZE**  
15,547 SF

**BUILDING CLASS**  
B

**CAP RATE**  
7.78%

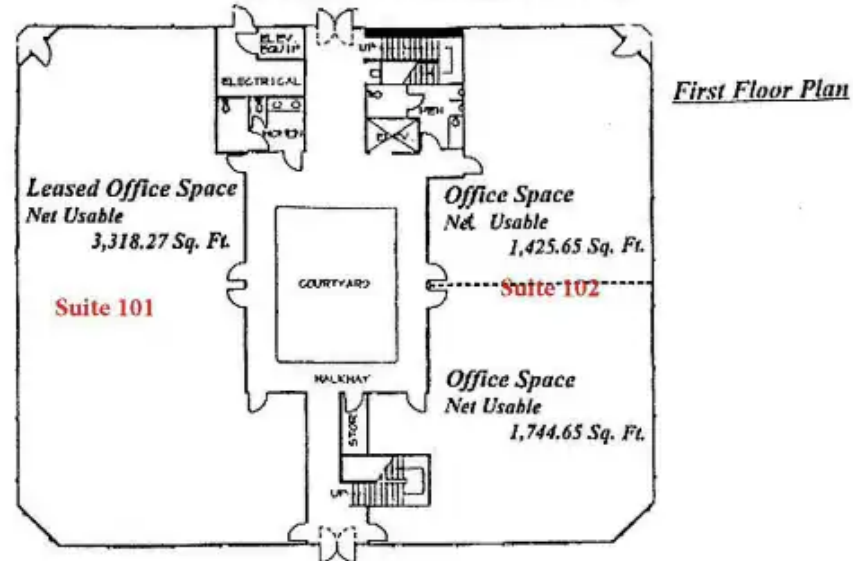
**SUBTYPE**  
MEDICAL

**LOT SIZE**  
40,743 SF

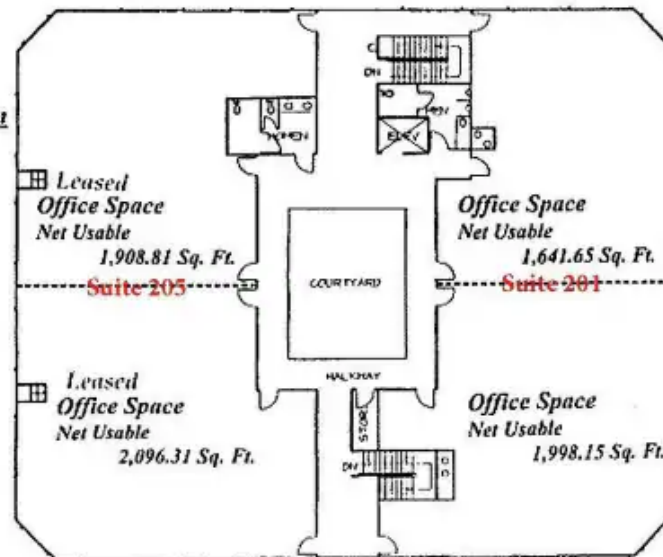
**YEARBUILT**  
1991

**PRICE**  
\$4.6M

***Alamo Medical Building***



***Second Floor Plan***





# PROPERTY PHOTOS

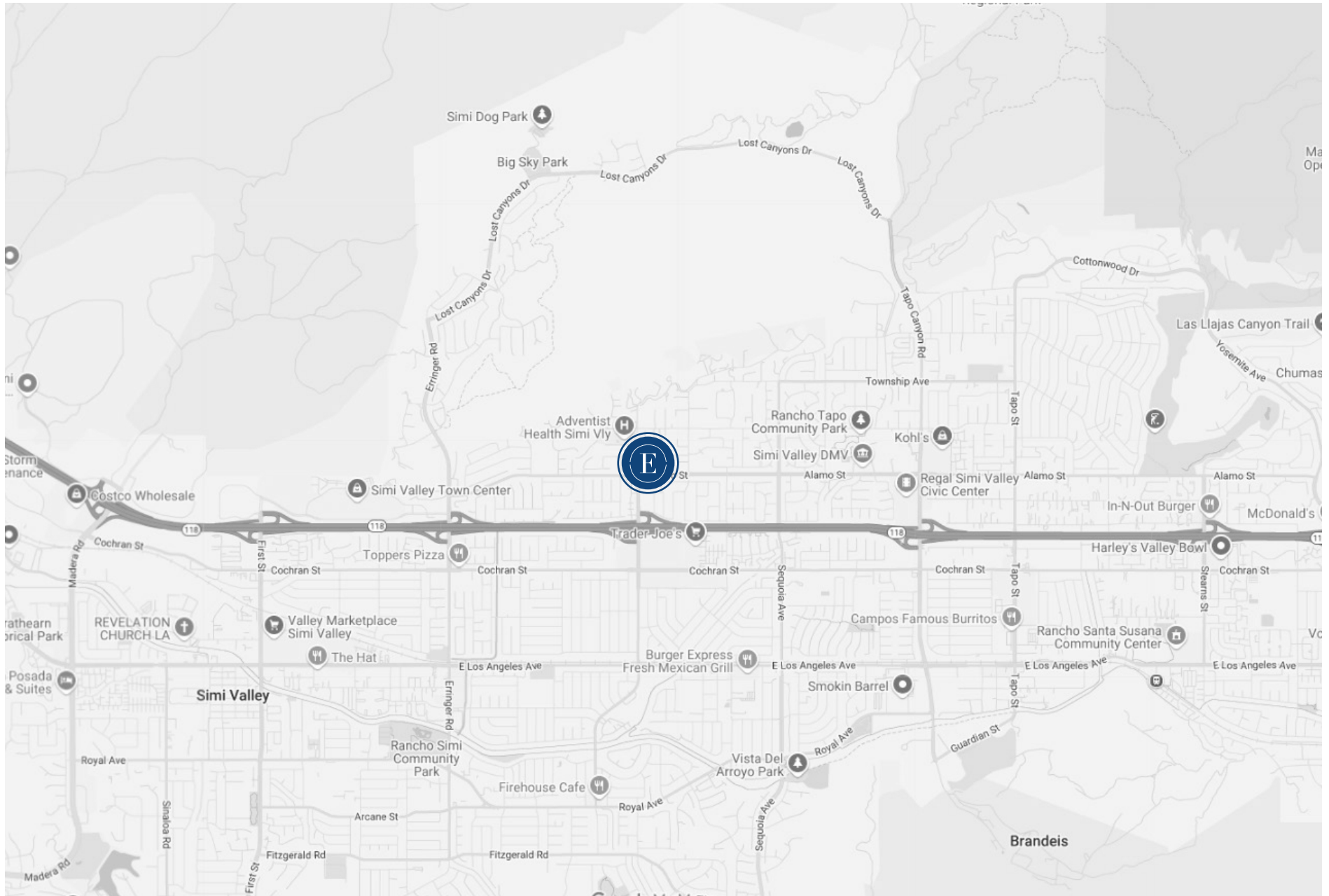








## LOCATION MAP



# FINANCIAL SUMMARY

Suite	Tenant	Appx. Rentable SF	Original Tenancy	Lease Commence (MO/YR)	Lease Expiration (MO/YR)	Base Rent (\$)	Security Deposit	Appx. Rent per RSF	Rent Esc.	Esc. Date	Common Area Expense	Util.	% Rent	Option Term / Rent Esc.
201	SVH&HCS	4,004	Aug-18	8/1/18	8/31/26	\$35,000	\$0	\$2.09	N/A	N/A	NNN	T	N/A	7 years / 3%
205	SVH&HCS	4,405	Aug-18	8/1/18	8/31/26	Vacant	\$0		N/A	N/A	NNN	T	N/A	7 years / 3%
100	UCLA	3,650	Aug-18	8/1/18	8/31/24	\$11,766 (sublease)	\$0	\$3.22	3%	1-Sep	NNN	T	N/A	7 years / 3%
101	Simi Medical	3,487	Aug-18	8/1/18	8/31/24	\$11,540 (sublease)	\$0	\$3.30	3%	9/1/2025	NNN	T	N/A	7 years / 3%

## NOTE:

Simi Adventist Hospital has the Master Lease on the entire building and is subleasing to Tenant(s) 100 & 101. Landlord provided SVH&HCS a reduction in rent to Master Lease the entire building.

Both Sublessees would like to continue their tenancy at the end of their sublease terms as SVH&HCS has stated they will not be exercising their option to extend the lease.

## FINANCIAL SUMMARY

<b>MONTHLY INCOME:</b>	\$35,000 NNN
<b>ANNUAL GROSS INCOME:</b>	\$420,000
<b>LESS 3% RESERVES:</b>	\$11,700
<b>ANNUAL NET:</b>	\$408,300
<b>CAP RATE:</b>	8.87%

## FINANCIAL SCENARIO - 2755 ALAMO ST. SIMI VALLEY

### PURCHASE DETAILS

- **PURCHASE PRICE:**  
\$4,600,000
- **DOWN PAYMENT:**  
\$690,000 15% CONVENTIONAL (10% AVAILABLE)
- **LOAN AMOUNT:**  
\$3,910,000

### PURCHASE DETAILS

- **INTEREST RATE:**  
5.85%
- **AMORTIZATION:**  
25 YEARS
- **MONTHLY PAYMENTS:**  
\$24,834.89
- **ANNUAL DEBT SERVICE:**  
\$298,018.68

\*NOTE: SCENARIO FIGURES TO BE CONFIRMED BY BUYER WITH THEIR LENDER





Category	2 Mile	5 Mile	10 Mile
2020 Population	51,947	125,187	413,351
2024 Population	50,951	120,737	404,088
2029 Population Projection	50,271	118,716	396,062
Annual Growth 2020–2024	-0.50%	-0.90%	-0.60%
Annual Growth 2024–2029	-0.30%	-0.30%	-0.40%
Median Age	40.9	42	42.8
Bachelor's Degree or Higher	30%	33%	40%
U.S. Armed Forces	19	57	148



## JOSHUA LINN

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