

PRICE REDUCTION WITH CONSTRUCTION CREDIT

Medical Office Building For Sale

Lake Chabot Medical Center

19830 LAKE CHABOT RD // CASTRO VALLEY, CALIFORNIA 94546

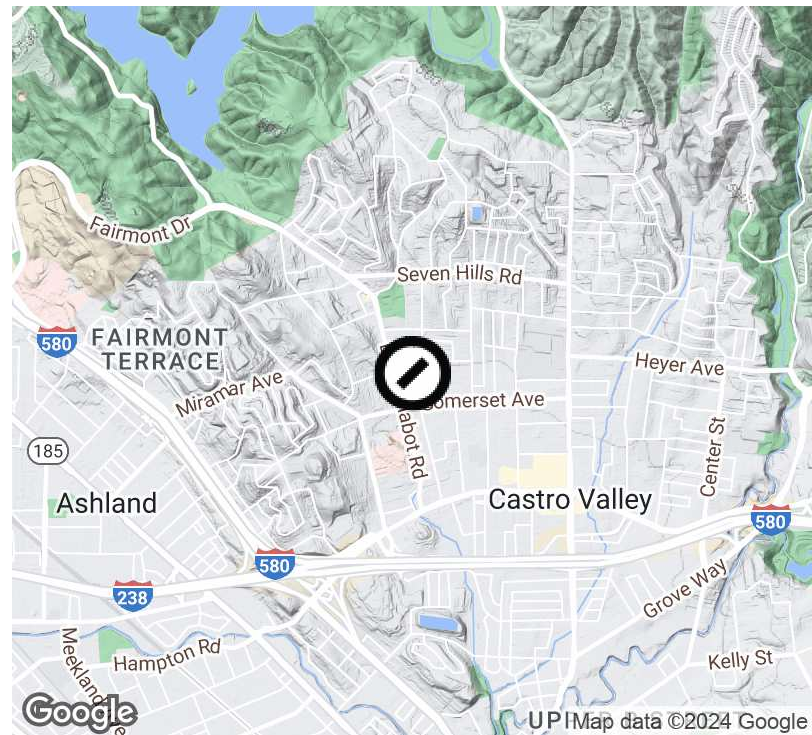
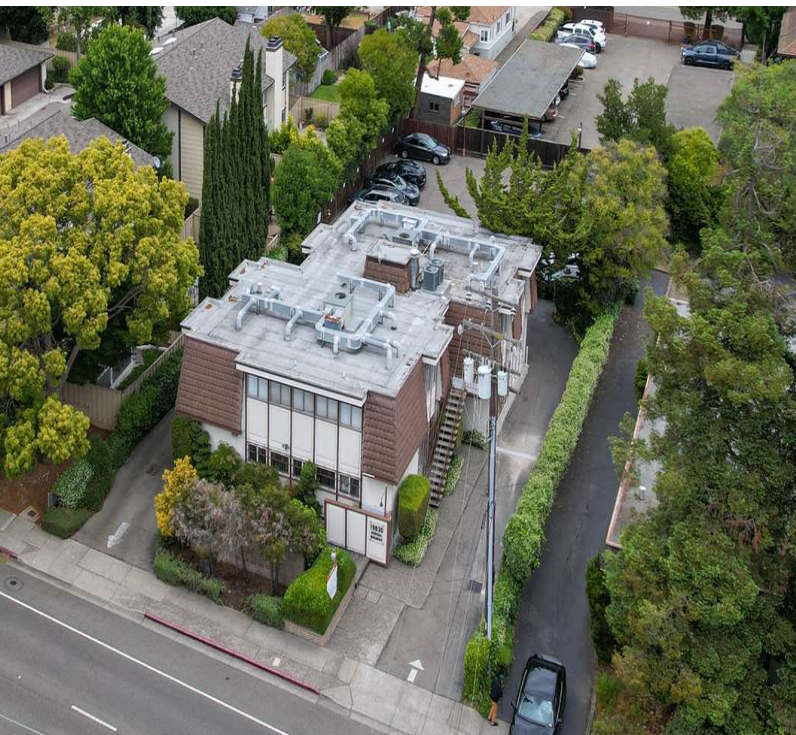
COMPASS
COMMERCIAL

Get in touch

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Executive Summary



Offering Summary

Sale Price:	\$1,799,000
Building Size:	±5,290 SF
Lot Size:	15,984 SF
Number of Units:	4
Price / SF:	\$340
Year Built:	1969
Zoning:	Castro Valley Business District (CVBD)
Market:	East Bay
Submarket:	Castro Valley

Property Overview

Hanhan Commercial Group is pleased to present an excellent opportunity to purchase a well located medical office building located directly across from the illustrious Sutter Health Medical Center. This building is comprised of 4 medical suites with two vacant and two leased. Allowing medical owner-users to purchase this property via SBA loan. This two story medical office building amenities include basement storage, built out patient and exam rooms, and an Elevator spanning across 3 floors.

Property Highlights

- Conveniently located Medical Office Space Directly Across from Sutter Health Medical Center
- ±5,290 SF Medical Building with Fully Built Out Basement Included (Totaling ±950 Square Feet)
- Operational Elevator That Spans Across 3 floors
- Owner-User Compatible with SBA Attainability
- 4 Medical Office Suites - 41% Leased
- Well Manicured Low Maintenance Landscaping
- Expansive Parking Lot

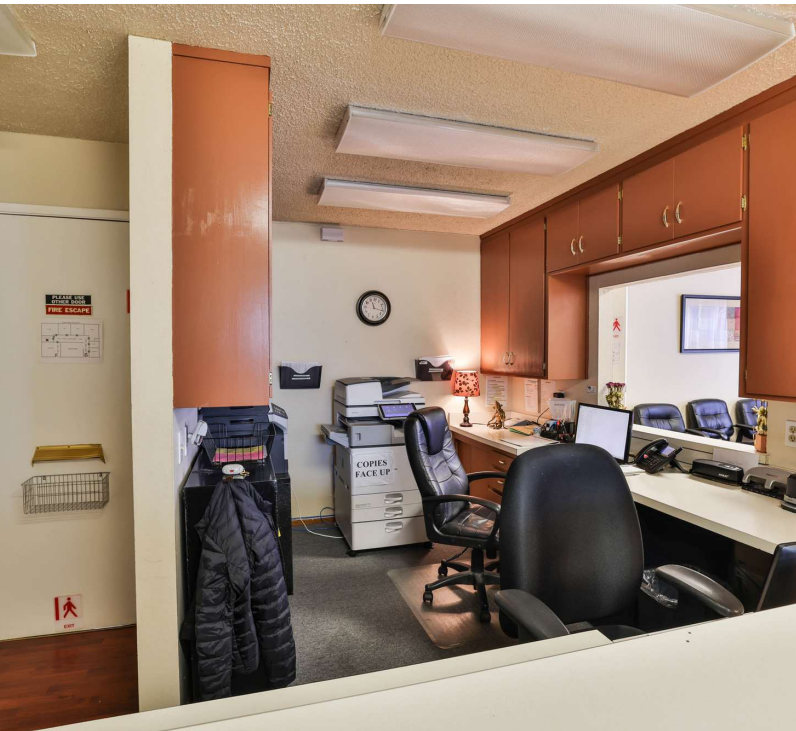
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Additional Photos



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Property Details

Sale Price	\$1,799,000
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Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Castro Valley Business District (CVBD)
Lot Size	15,984 SF
APN #	84A-150-10-2
Traffic Count Street	Somerset Ave & Lake Chabot Road

Parking & Transportation

Street Parking	Yes
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Utilities & Amenities

Handicap Access	Yes
Elevators	1
Central HVAC	Yes
Broadband	Cable

Location Information

Building Name	Lake Chabot Medical Center
Street Address	19830 Lake Chabot Rd
City, State, Zip	Castro Valley, CA 94546
County	Alameda
Market	East Bay
Sub-market	Castro Valley
Cross-Streets	Somerset Ave
Township	Castro Valley
Side of the Street	Northwest
Signal Intersection	Yes
Road Type	Paved
Market Type	Mega
Nearest Highway	580 & 238
Nearest Airport	Oakland International Airport

Building Information

Building Size	±5,290 SF
Building Class	B
Occupancy %	41.0%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	2,170 SF
Year Built	1969
Condition	Good
Free Standing	Yes
Number of Buildings	1
Office Buildout	Multiple

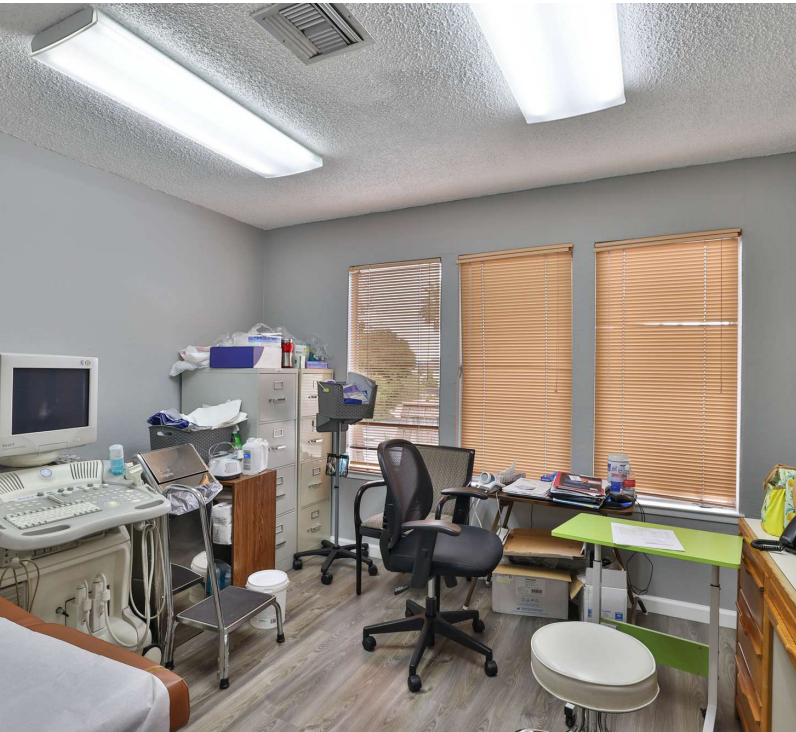
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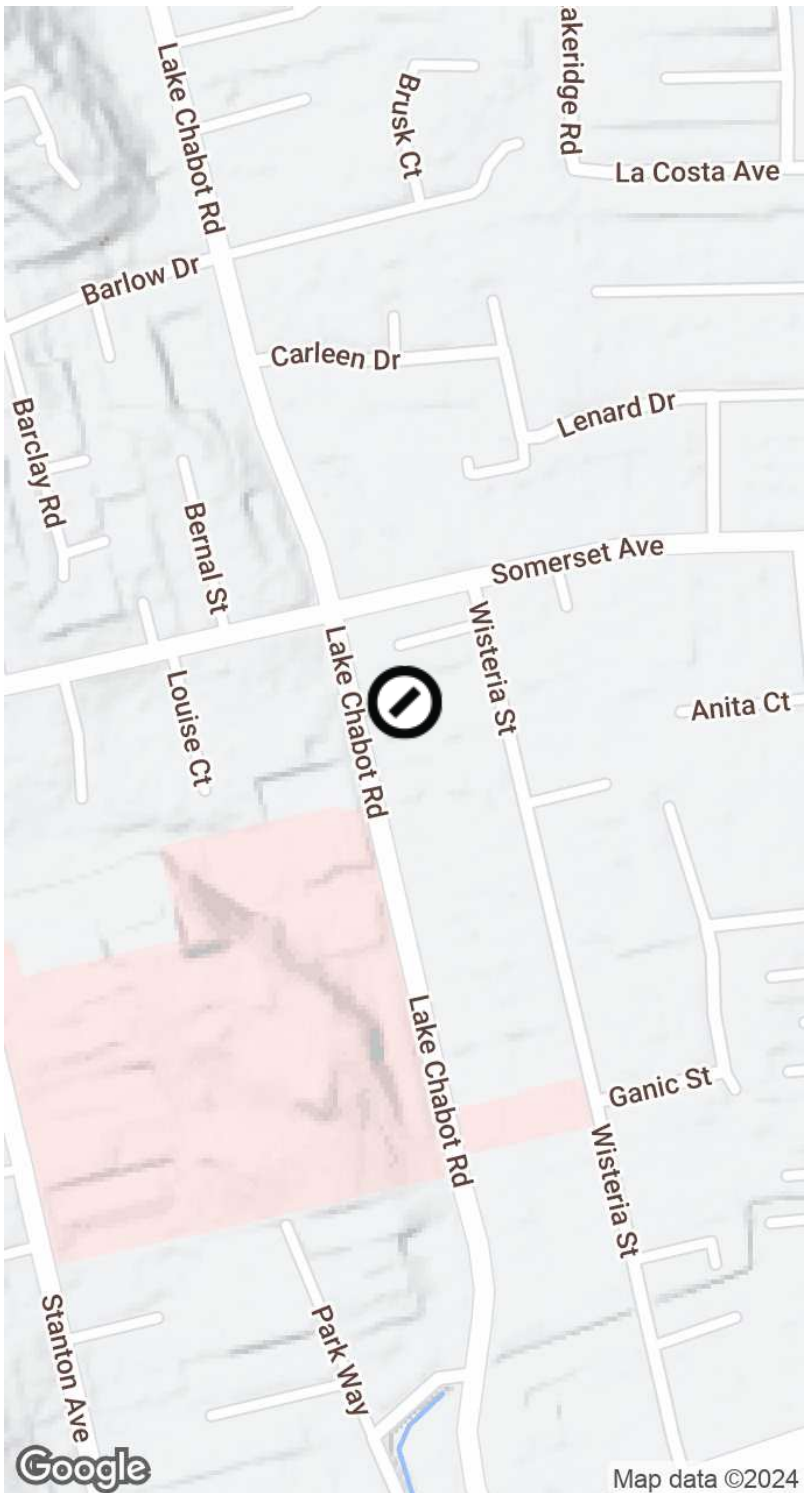
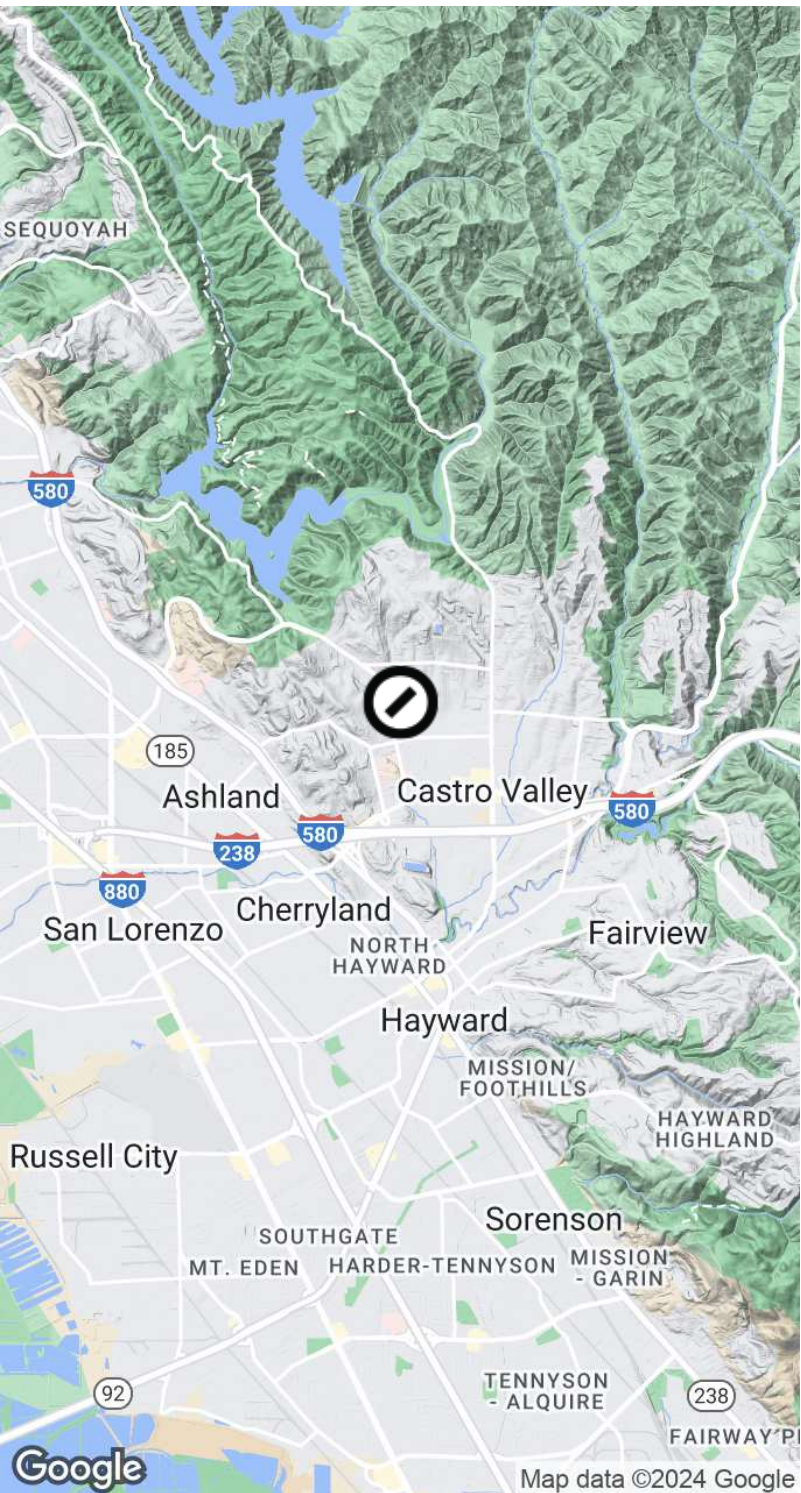
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Location Map



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Retailer Map

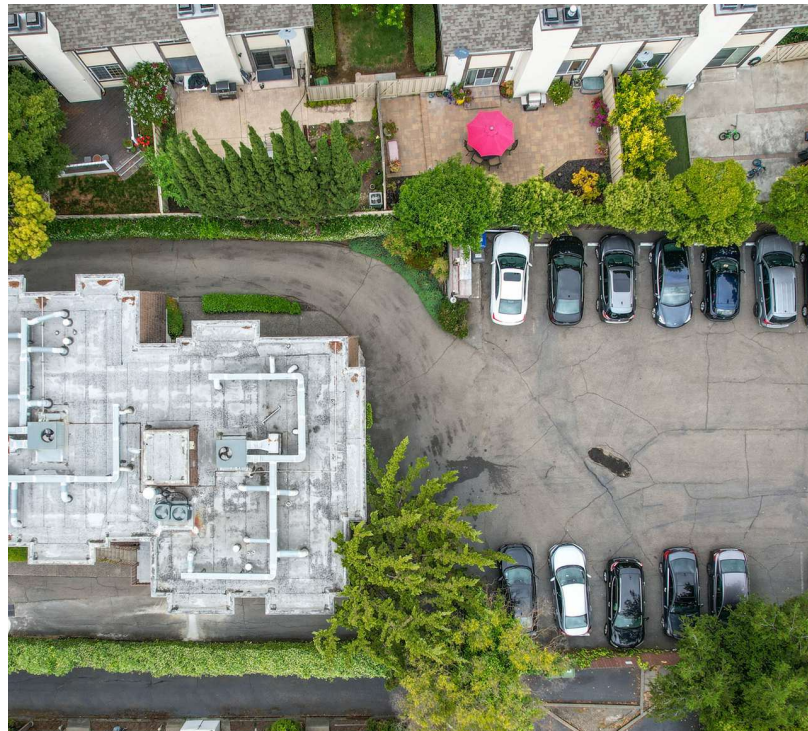


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Additional Photos



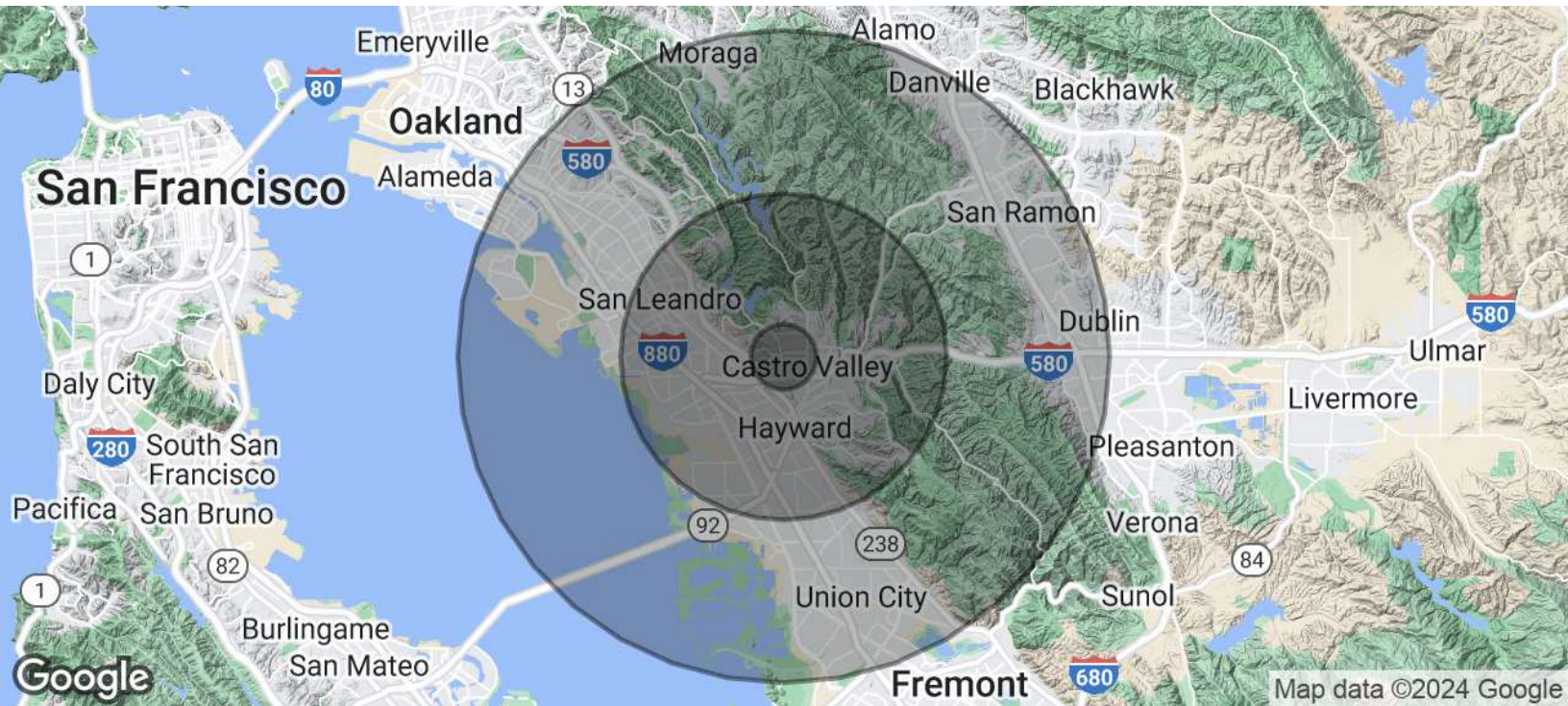
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	26,531	352,532	886,965
Average Age	41.1	39.5	39.3
Average Age (Male)	40.6	38.6	38.2
Average Age (Female)	41.9	40.5	40.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	9,553	118,992	299,458
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$109,402	\$106,758	\$122,157
Average House Value	\$696,409	\$620,615	\$707,152

* Demographic data derived from 2020 ACS - US Census

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