

3400 SONOMA BLVD
VALLEJO, CA

FOR SALE: DENTAL OFFICE BUILDING
PRICE REDUCED BY \$155,000!

3400 SONOMA BLVD



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THE OPPORTUNITY

± 3,456
RSF

\$995,000
PURCHASE PRICE

TURN-KEY
DENTAL OFFICE

8 YEARS
LEASE REMAINING

TURN-KEY DENTAL OPPORTUNITY IN THE HEART OF VALLEJO

This remarkable investment opportunity in Vallejo, CA, presents a perfect scenario for both investors and established dentists seeking a future home for their practice. This turn-key dental building boasts a

spacious ± 3,456 SF and offers a secure investment with a ± 8 year lease already in place, that could be made available immediately upon close to an owner/user. This turn-key dental building presents a unique

opportunity to secure a stable investment or lay the foundation for your future dental practice or as a perfect long term investment for your real estate portfolio.

GUARANTEED RETURN ON INVESTMENT:

- **Stable Income Stream:** Enjoy a consistent and reliable income stream throughout the lease term, with a well-established tenant already occupying the space.
- **Prime Location Advantage:** Vallejo's growing population ensures continued demand for dental services, making this a sound long-term investment.

OWN AND OCCUPY OPPORTUNITY:

- **Future Flexibility:** As the lease nears its end, capitalize on the chance to seamlessly transition the space into your dream dental practice, eliminating the need for construction or build-out delays.
- **Own Your Space:** Invest in your future by owning the building you operate from. This not only fosters stability but also offers potential tax benefits and equity-building opportunities.

MOVE-IN READY CONVENIENCE:

- **Turn-Key Design:** The meticulously designed space features modern dental infrastructure, ready to accommodate a variety of dental practices.
- **Minimize Disruption:** Existing tenants often maintain the property well, ensuring a smooth transition for future owner-occupants.

BEYOND THE BUILDING:

- **Vallejo's Charm:** This desirable bay area City offers a thriving community and a family-friendly atmosphere, ideal for attracting patients.
- **Accessibility and Growth:** The property's convenient location ensures easy patient access, with ample parking available. Vallejo's continued growth potential bodes well for future value appreciation.



Section One: The Property

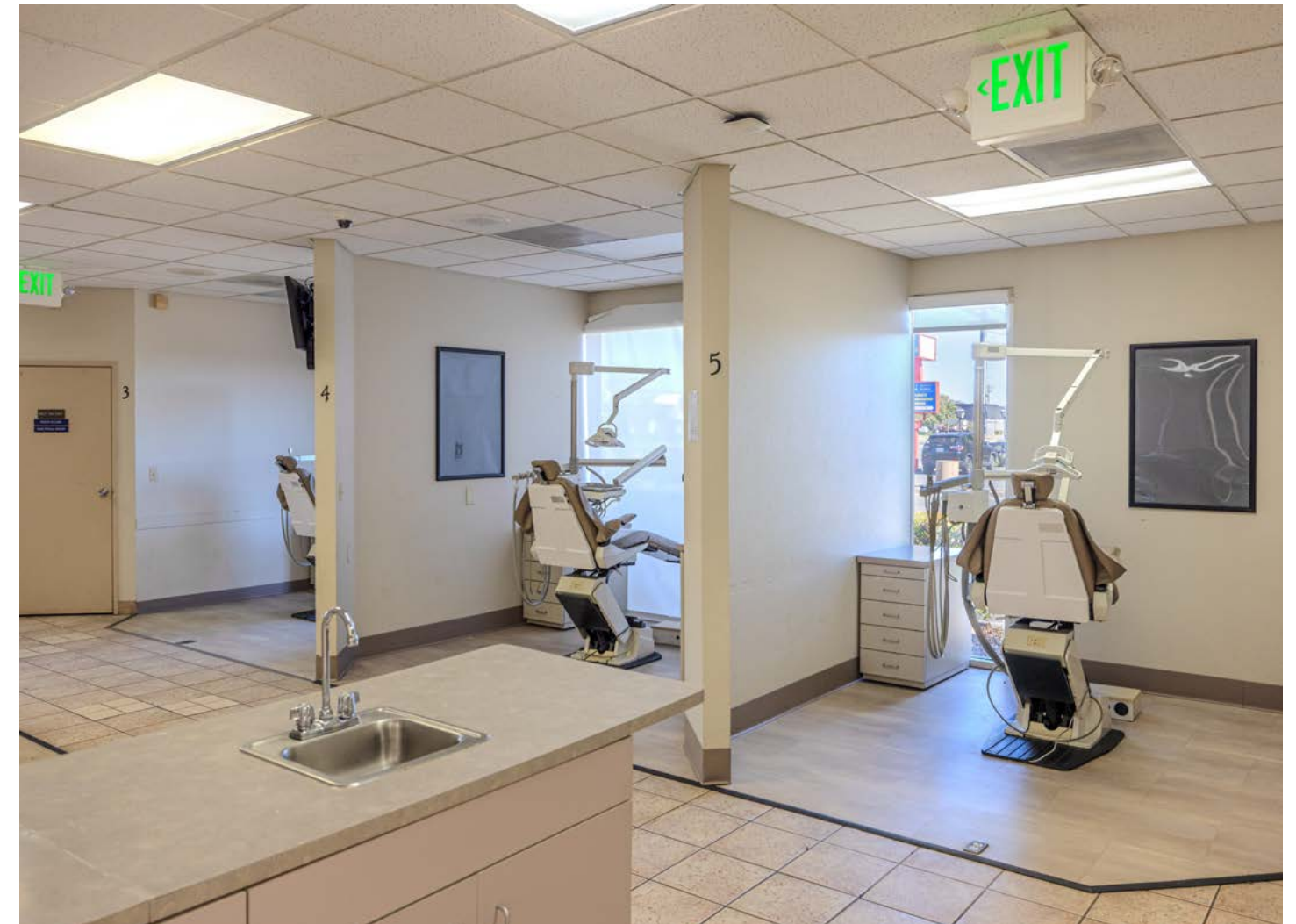
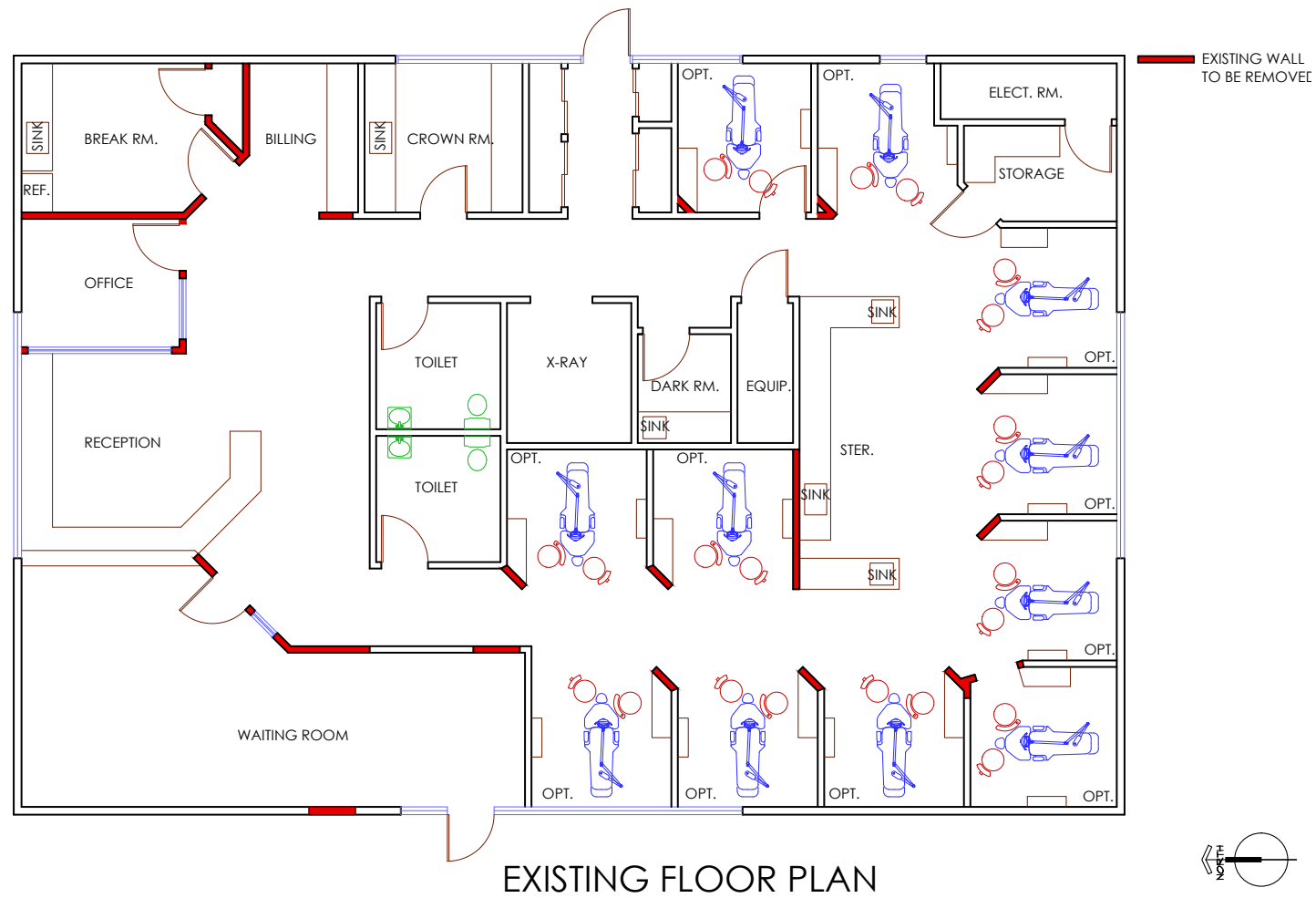
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PROPERTY DETAILS

APN:	0053-152-130
County:	Solano County
Building Size:	± 3,456 SF
Building Type:	Medical / Dental Building
Stories:	One (1)
Parcel Size:	± 21,865 SF
Year built:	1977
Zoning:	Central Corridor Commercial
Current Lease Expiration:	12/31/2032
Options to Renew:	None
Notes:	The current tenant, Western Dental, has an expiring lease, with no options 12/31/2032, and may be open to a lease termination in advance of that for an owner/user.

FLOOR PLAN

3,456 SF BUILDING SIZE



ECONOMICS

REVENUE

Suite	Tenant	Size	Expiration	Base Rent Per Mo	Base Rent Per Year MG
108-110	Western Dental	3,456	12/31/2032	\$7,309.47	\$87,713.64
	Base Year Passthrough			\$1,072.11	\$12,865.27
SUBTOTAL		3,456		\$8,381.58	\$100,578.91

EXPENSES

Item	Per Month	Per Year
Transaction Fee	\$0.00	\$0.00
Business Tax	\$0.00	\$0.00
CAM Expense	\$372.90	\$4,474.75
Insurance Expense	\$102.06	\$1,224.67
Janitorial Expense	\$118.07	\$1,416.80
Landscaping & Groundkeeping	\$232.50	\$2,790.00
Legal Fee	\$0.00	\$0.00
Repairs and Maintenance	\$416.08	\$4,993.00
Taxes - Property	\$1,544.83	\$18,538.00
SUBTOTAL	\$2,786.44	\$33,437.22
NET OPERATING INCOME		\$67,141.69





VALLEJO

TURN-KEY DENTAL OPPORTUNITY IN THE HEART OF VALLEJO

Vallejo, a dynamic city situated across the bay from San Francisco, offers a unique blend of affordability, cultural richness, and a growing population – all factors that combine to create a prime location for your dental practice.

GATEWAY TO THE BAY AREA:

- Vallejo's strategic location positions it as a gateway to the Bay Area's vast patient pool. Patients from Vallejo and surrounding areas can easily access your practice, while you benefit from the economic strength of the entire region.
- **Transportation Hub:** Vallejo boasts a well-developed transportation network, including ferry service to San Francisco, making commutes for patients a breeze.

THRIVING COMMUNITY:

- **Population Growth:** Vallejo is experiencing steady population growth, fueled by its affordability and proximity to job centers. This translates to a growing demand for dental services.
- **Diverse Demographics:** Vallejo's diverse population presents an opportunity to cater to a wide range of patients with varying needs, allowing you to tailor your services accordingly.

BEYOND THE BASICS:

- **Rich Cultural Heritage:** Vallejo offers a vibrant cultural scene, with museums, art galleries, and historical landmarks. This cultural richness fosters a community that values wellness and preventative healthcare.
- **Revitalization on the Rise:** The city is undergoing a revitalization, attracting new businesses and residents. This renewed energy bodes well for the future growth of the dental market.

Investing in a dental practice in Vallejo presents a strategic opportunity to capitalize on a growing and diverse community. This dynamic location, coupled with the building's features, presents a remarkable chance to establish a successful and enduring dental practice.



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