



Colliers

For Sale

6660 Coyle Avenue, Carmichael, CA

**±35,478 SF Owner/User or Investment Opportunity
w/ Surgery Center**

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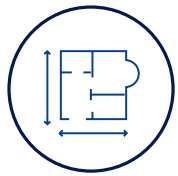
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Investment Summary

Colliers is pleased to present the opportunity to acquire the Mercy Physicians Plaza, a one-of-a-kind medical office building located adjacent to the Mercy San Juan Medical campus. Mercy Physicians Plaza totals 35,478 rentable square feet and features a 12,062 SF ambulatory surgery center on the ground floor, and two additional stories of medical office/clinic space with a welcoming building entrance and lobby area. The building is elevator equipped and offers common area restrooms on each floor. The property offers ample parking with egress and ingress from Coyle Avenue and Dewey Drive.

Located in the Carmichael suburb, the property is at the center of the Greater Sacramento region, providing access to Interstate 80 and main throughways Greenback Lane and Madison Ave, allowing easy access for healthcare services to the Carmichael community and surrounding areas. Nearby amenities include Madison & Dewey Market Place, a large grocery anchored retail center with tenants including Safeway, CVS Pharmacy, Starbucks, Subway, Taco Bell, Edward Jones, and U.S Bank.



±35,478 RSF
Total



Adjacent to Mercy San
Juan Medical Campus



Ambulatory
Surgery Center



1.8 Acre lot with
ample parking

Investment Highlights

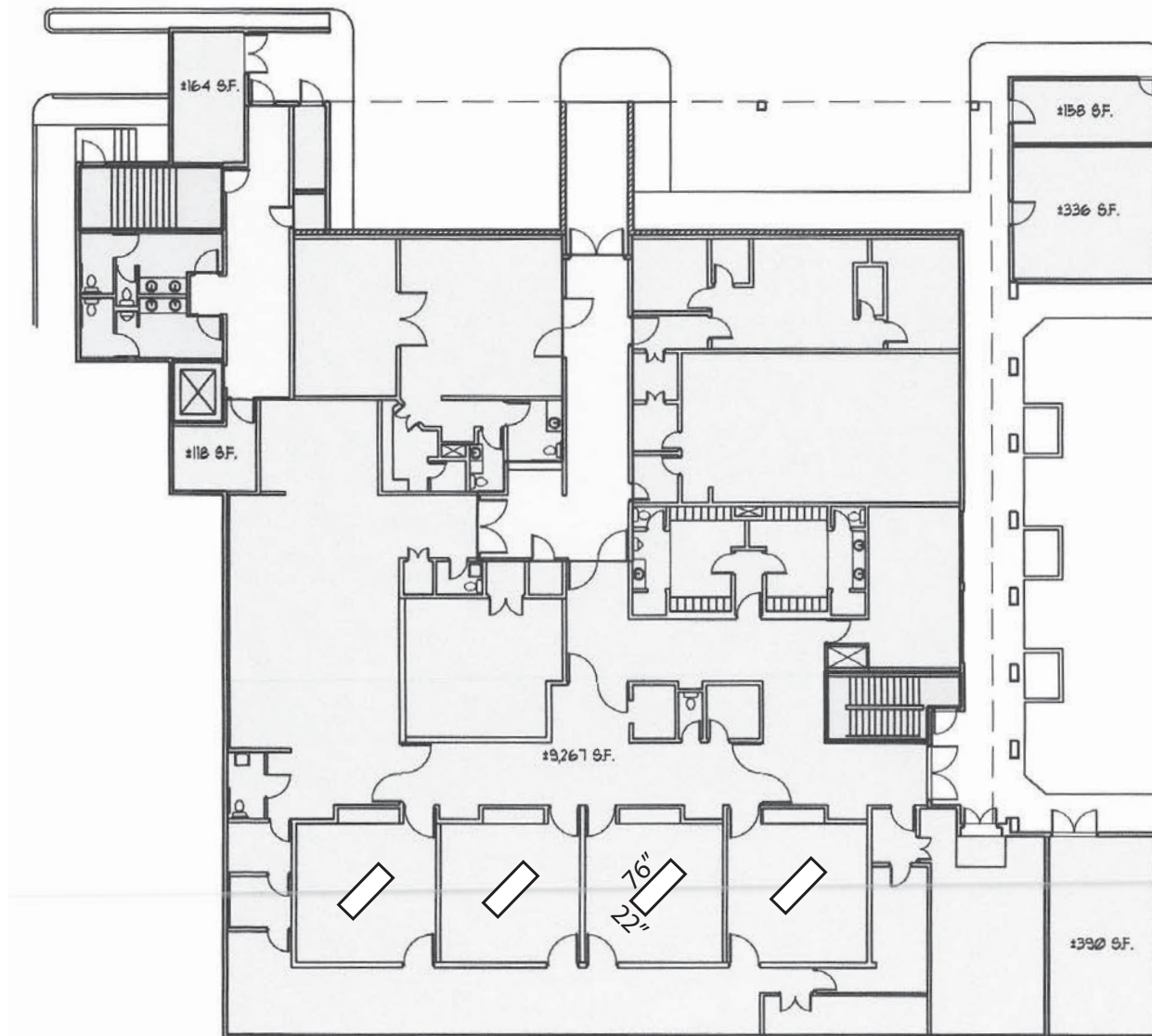
- Owner/User or Investment Opportunity
- 12,062 RSF ambulatory surgery center
- Multiple suites on the 2nd and 3rd floors with inviting building lobby and common area
- Ample parking and ingress and egress to Coyle Avenue and Dewey Drive

Sale Price

\$4,500,000 (\$127/SF)

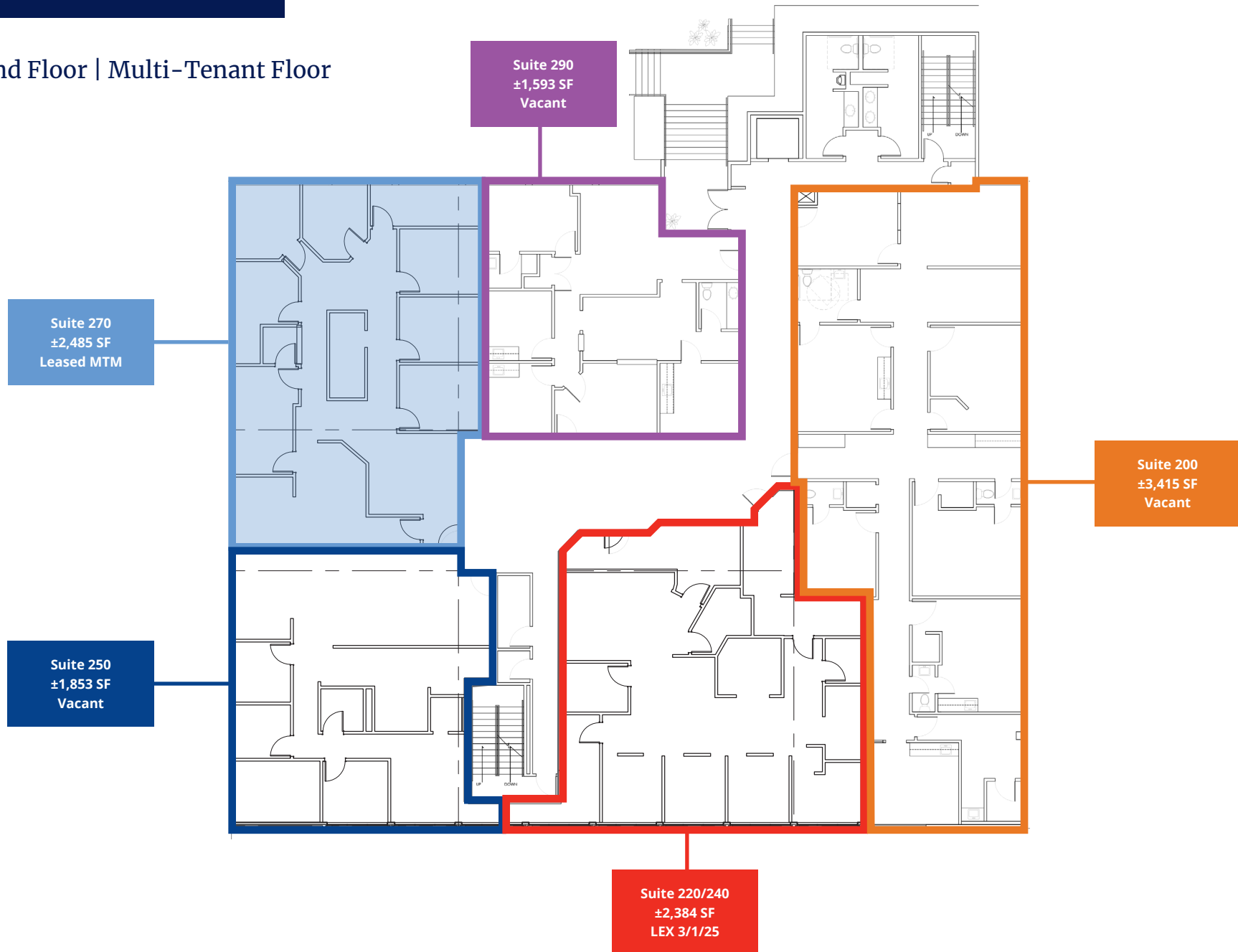
Floor Plans

First Floor | Ambulatory Surgery Center



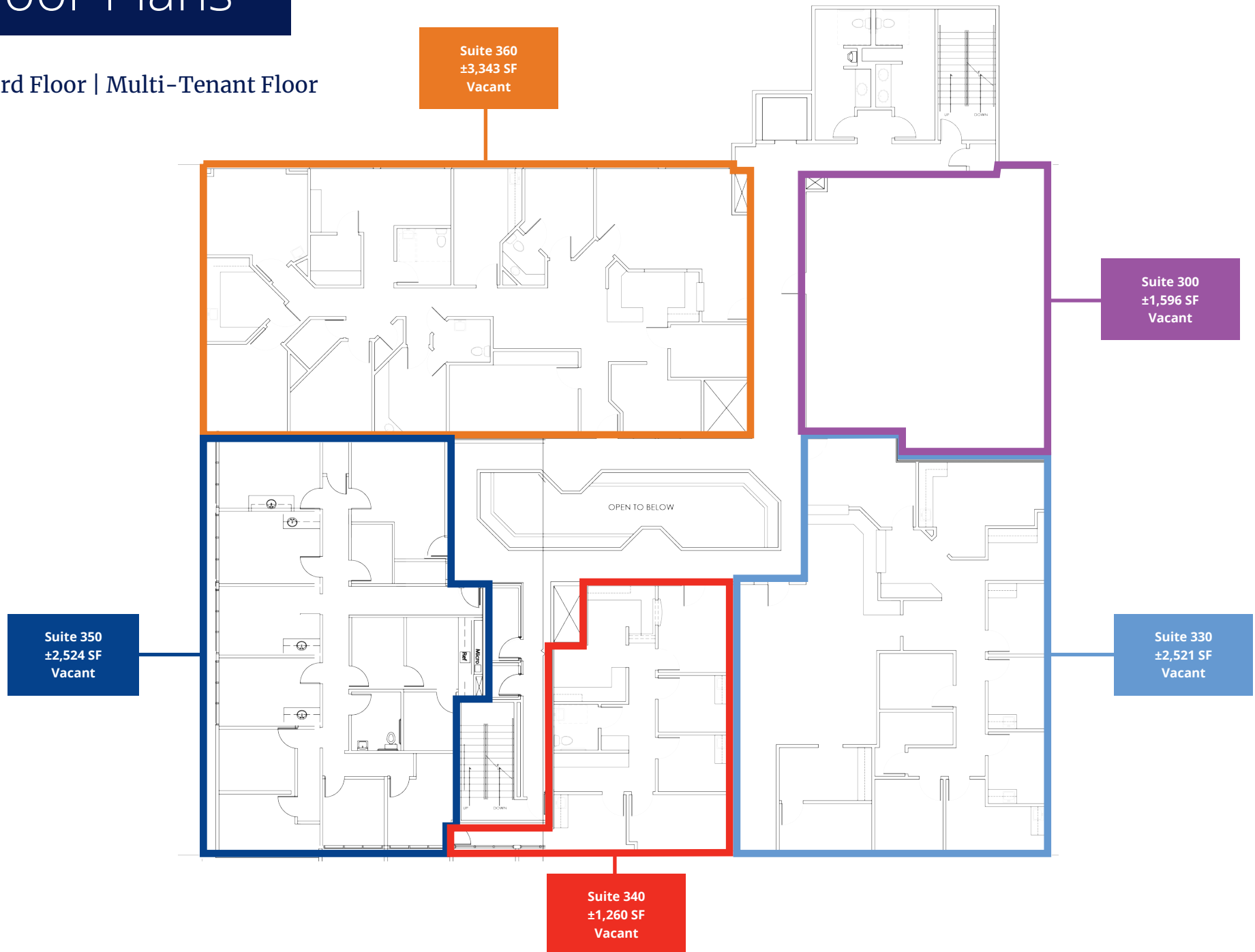
Floor Plans

Second Floor | Multi-Tenant Floor



Floor Plans

Third Floor | Multi-Tenant Floor



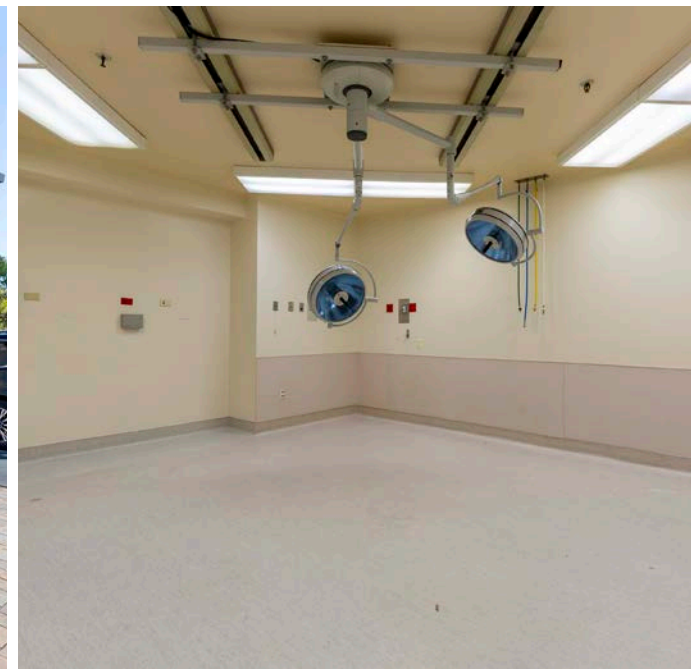
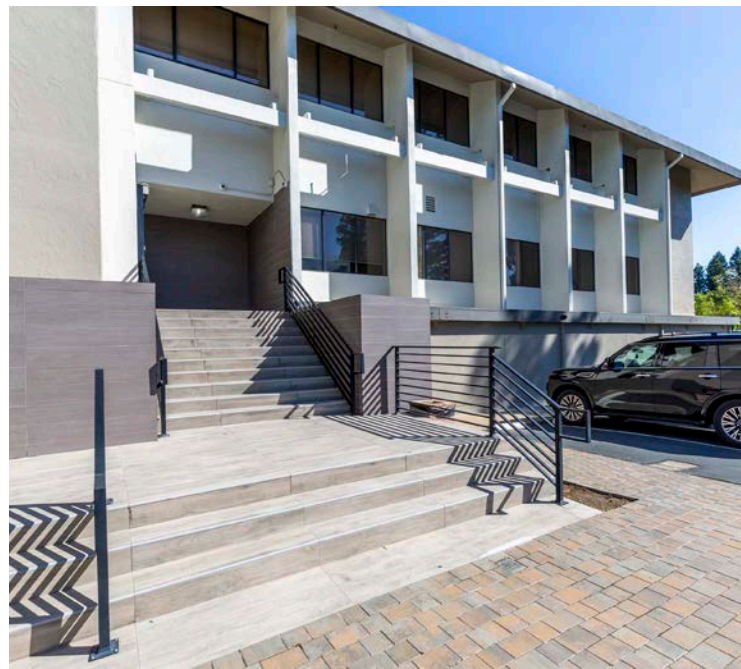
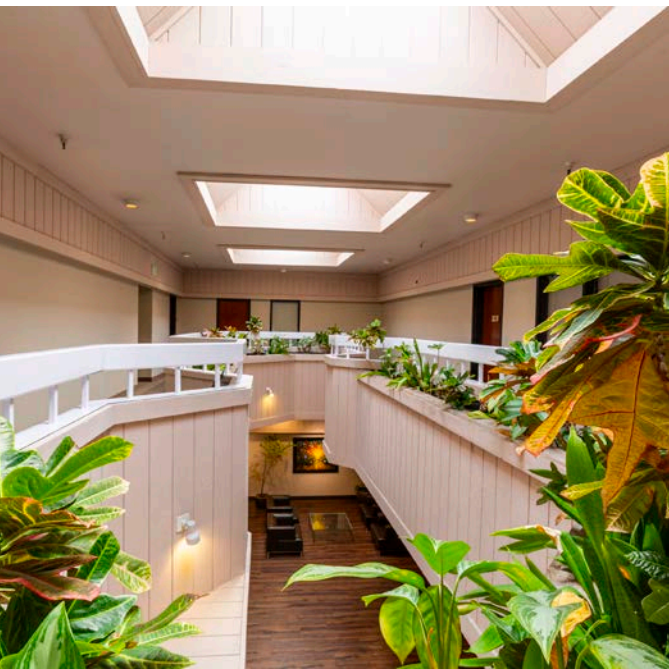
Financials

As of 1/16/2025 - Subject to Change

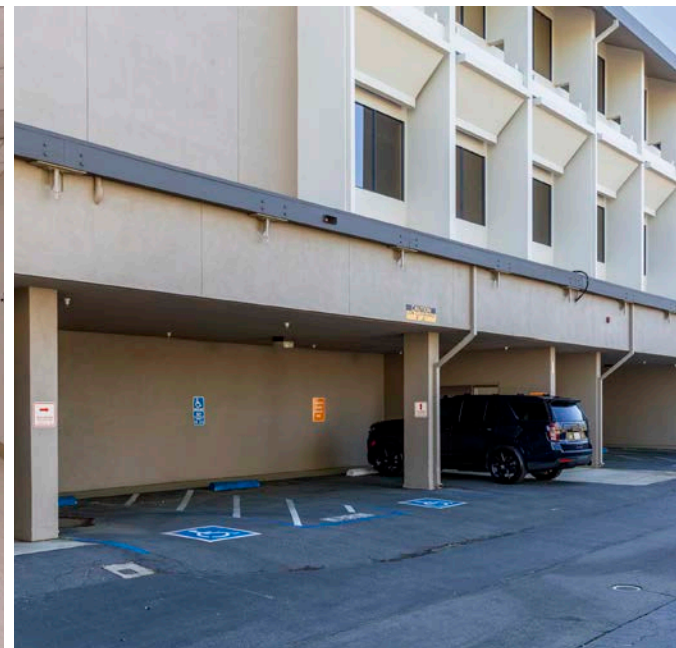
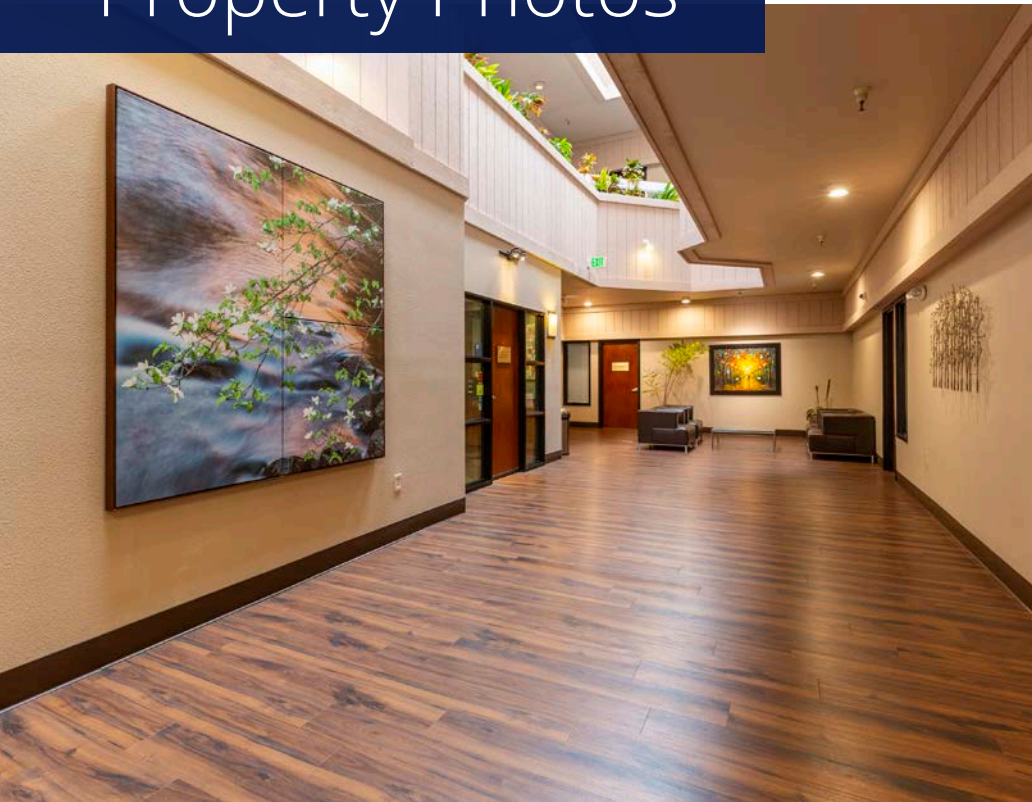
Rent Roll

Unit #	Tenant Name	Rentable SF*	Current Monthly Rent	Current Add'l Rent	Current Monthly Total	Lease Exp. Date	Rent Adj. Date	Rent Adj. Amount	Security Deposit
100	Vacant	12,062	-	-	-	-	-	-	-
150	AT&T	442	\$1,874.11	-	\$1,874.11	4/30/2031	5/1/2026	\$2,108.37	-
200	Vacant	3,415	-	-	-	-	-	-	-
220/240	Laurie Hanschu & Stefanie Shore DDS	2,384	\$6,161.32	-	\$6,161.32	2/28/2025	3/1/2025	\$6,253.74	\$3,398.85
250	Vacant	3,433							
270	Vacant	2,485							
290	Vacant	1,674							
300	Jedrzynski Surgeon	1,593	\$3,561.50	\$359.50	\$3,921.00	-	MTM	-	-
330	Vacant	2,521	-	-	-	-	-	-	-
340	Vacant	1,260	-	-	-	-	-	-	-
350	Vacant	2,524	-	-	-	-	-	-	-
360	Vacant	3,343	-	-	-	-	-	-	-
Total		35,478	\$11,596.93		\$11,956.43				\$3,398.85

* SF are estimated



Property Photos



Location



Demographics Overview



	1 Mile	3 Mile	5 Mile
Total Population 2023	20,487	162,670	393,650
Total Population 2028	20,396	162,955	393,491
Households	8,036	64,556	148,224
Median Household Income	\$81,306	\$84,663	\$77,680
Median Age	41	40	40

Mercy San Juan Hospital Metrics

Financial Strength

Financial strength



Metric	Performance	Percentile
Net Patient Revenue	\$756,278,202	89
Net Patient Revenue Growth (1 year)	6.9%	70
Net Operating Profit Margin	0.0%	62
Days Sales Outstanding	50.6	44
Current Ratio	2.5	67

Financial

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Metric	Value
Case Mix Index	1.89
Cash on Hand	\$6,545,690
Net Operating Profit Margin	-0.01%
Net Patient Revenue	\$756,278,202
Total Assets	\$466,339,010
Total Operating Expenses	\$756,384,616
Total Patient Revenue	\$3,449,258,202

Clinical Strength

Clinical quality strength



Metric	Performance	Percentile
Readmission Reduction Adjustment Penalty Score	-0.43%	29
Total Hospital-Acquired Condition (HAC) Score	-0.460	79
Medicare Value-Based Purchasing Total Performance Score	20.0	46
All Cause Hospital-Wide Readmission Rate	14.5%	47
Serious Complication Rate	0.87	81
HCAHPS Summary Star Rating	5 5 5 4 4	65

Clinical

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Metric	Value
Average Length of Stay	5
Bed Utilization Rate	70.91%
Case Mix Index	1.89
Discharges	19,938
ER Visits (Est)	82,780
Licensed Beds	384
Staffed beds	384
Total Acute Days	101,673



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