

Dental/Medical for Lease



5201 Deer Valley Road
Antioch, CA

**DENTAL/MEDICAL
SPACES FOR RENT**
574 - 1950sq ft



Summary

Address: 5201 Deer Valley Road, Antioch, CA 94531

Rent: \$1.75 per sq ft per month, NNN

Built: 1998

Traffic: Lone Tree Way - 26,896 ADT
Deer Valley Rd - 33,856 ADT
Delta Ranch Rd - 9,751 ADT

HIGHLIGHTS

- 3 Story Building for Office and Medical Use.
- Total of 6 Dentists representing practices in Orthodontics, Periodontics, Oral and Maxillofacial Surgery, Cosmetic and General Dentistry.
- Many dentists have been in the building since it was originally built.
- Parking: above-standard 4.5:1,000 Net Rentable Area parking ratio

Ed Gonzales LIC# 01416387

Vice Presidents/ Leasing Director
Cardoza Properties Inc.

(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189

Leasing Agent
Cardoza Properties Inc.

(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



AERIAL PHOTOGRAPH

5201 Deer Valley Road
Antioch, CA

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft



5201
DEER
VALLEY
ROAD

Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



5201 Deer Valley Road Antioch, CA

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft



Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



DEMOGRAPHICS

Antioch CA, considered the Gateway to the Delta is located in Contra Costa County in the East Bay region of the San Francisco Bay Area. Set along the San Joaquin-Sacramento River Delta, Antioch is a suburb of San Francisco and Oakland. According to the Public Works Department of Antioch, Antioch is home to 31 parks covering a total of 310 acres with an additional 600 acres of city-owned open space. It also has 11 mi of walking paths connecting communities to parks and schools.

5201 Deer Valley Road Antioch, CA

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft

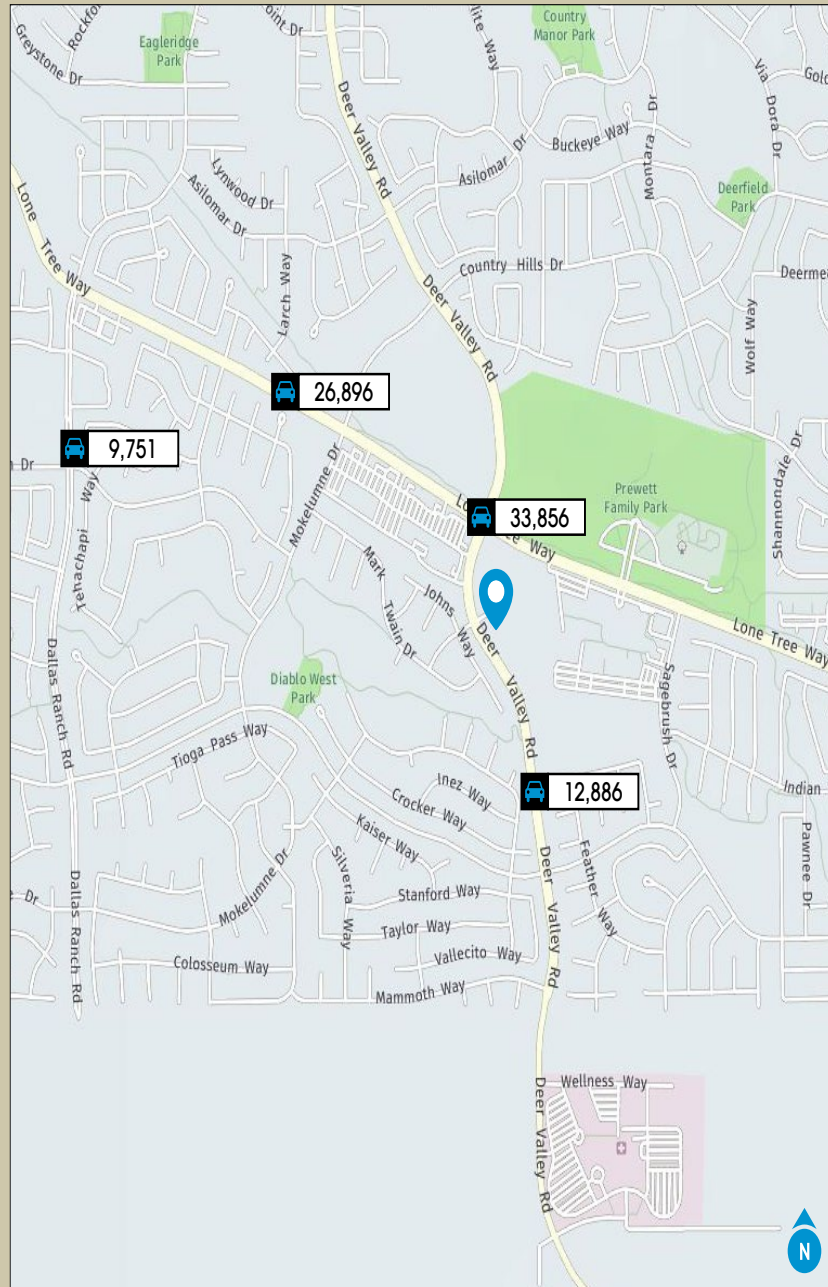
Street	Cross Street	Year	Count
Lone Tree Way	Deer Valley Rd	2018	33,856
Deer Valley Rd	Prewett Ranch Dr	2018	12,886
Lone Tree Way	Country Hills Dr	2018	26,896
Dallas Ranch Rd	Mt Hamilton Dr	2018	9,751

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2024 Projection	18,799	81,562	192,079
2019 Estimate	18,276	78,126	183,537
2010 Census	18,382	71,824	166,060
Growth 2019 - 2024	2.86%	4.40%	4.65%
Growth 2010 - 2019	-0.58%	8.77%	10.52%

2019 Population by Race	1 Mile Radius	3 Mile Radius	5 Mile Radius
White	8,558	45,271	122,565
Black	4,180	13,368	24,415
Native American & Alaskan	180	966	2,536
Asian	3,879	12,538	20,841
Hawaiian & Pacific Islander	189	714	1,527
Hispanic Origin	4,919	22,325	60,223
Other	1,291	5,269	11,653

Households	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Household by Size	5,287	21,762	52,618
2019 Average Household Size	3.50	3.30	3.10
2019 Avg Household Income	\$123,739	\$114,437	\$99,643
2019 Med Household Income	\$102,031	\$93,878	\$80,103
2019 Occupied Housing	5,282	23,835	58,983
Owner Occupied	4,151 78.59%	18,023 75.62%	40,104 67.99%
Renter Occupied	1,131 21.41%	5,812 24.38%	18,879 32.01%

Housing	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Housing Units	5,580	25,022	61,019
2019 Median Home Value	\$393,848	\$408,351	\$403,476
2019 Median Avg Year Built	1995	1993	1991



Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



Floor Plan

5201 Deer Valley Road
Antioch, CA

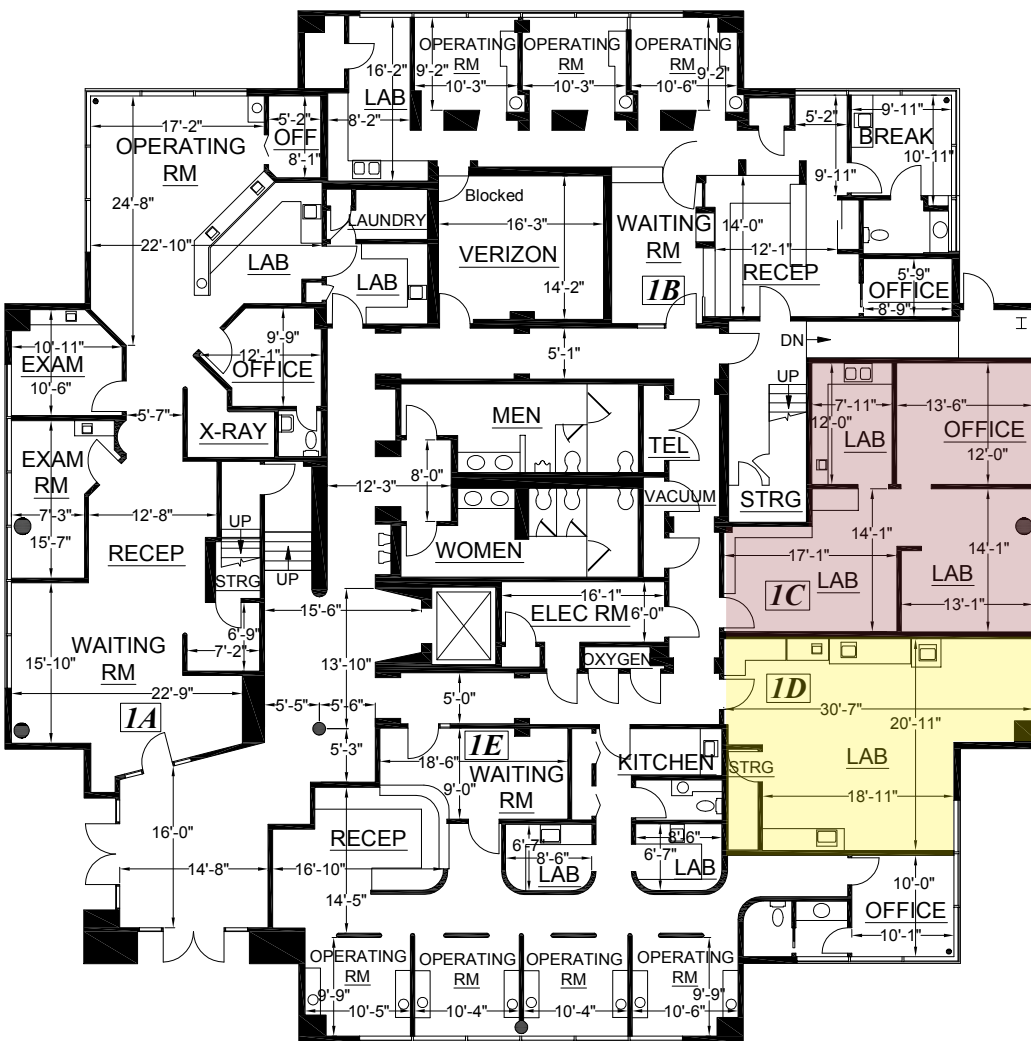
First Floor

Suite 1C: 845sq ft

Suite 1D: 574 sq ft

Asking Rent: \$1.75 per sq ft per month, NNN.

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft



Suite 1C

845 usable square feet
(formerly occupied by dental lab)

Suite 1D

574 usable square feet
(formerly occupied by dental lab)

Both suites can be combined for a total of 1,419 usable square feet

Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



5201 Deer Valley Road
Antioch, CA

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft

Second Floor:

Suite 2A: 1,338sq ft

Suite 2D: 1,950 sq ft

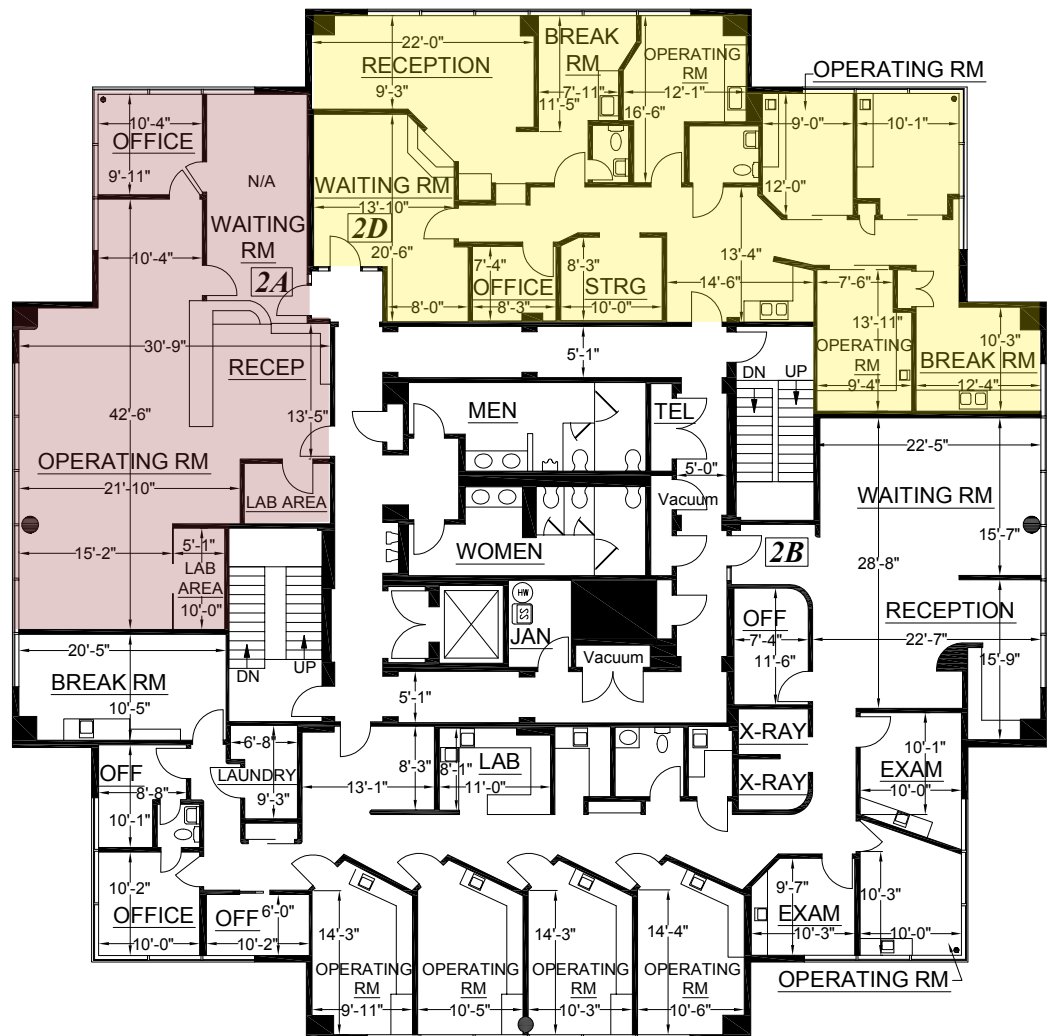
Asking Rent: \$1.75 per sq ft per month, NNN.

Suite 2D

1,950 usable square feet (Ideal for larger general/specialty dental practice)

Suite 2A

1,338 usable square feet
(Ideal for pediatric dentist)



Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardozainc.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardozainc.com



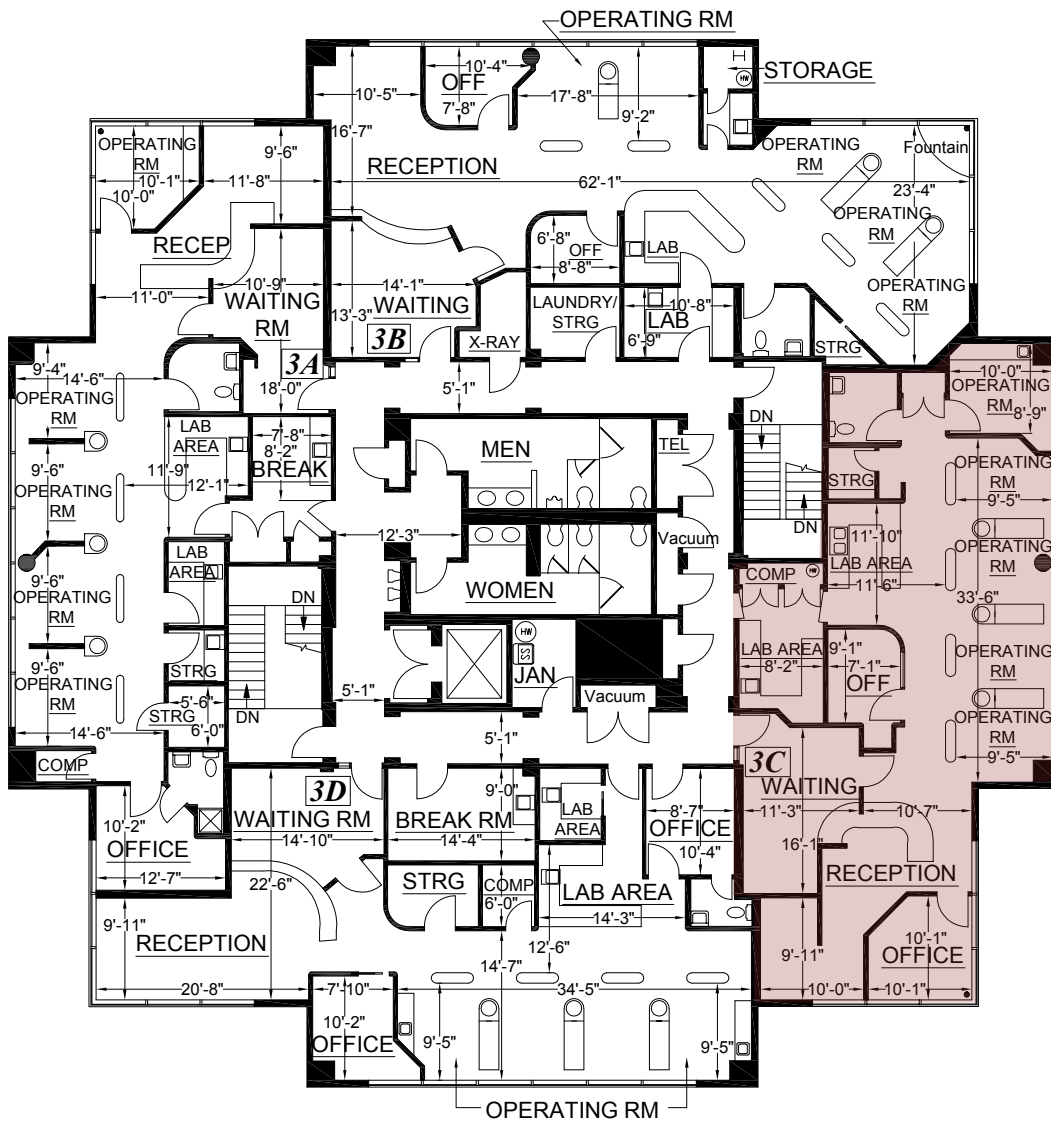
5201 Deer Valley Road
Antioch, CA

Third Floor:

Suite 3C: 1,597sq ft

Asking Rent: \$1.75 per sq ft per month, NNN.

DENTAL/MEDICAL SPACES FOR RENT
574 - 1950sq ft



Suite 3C

1,597 usable square feet
(Near turn-key condition;
open-operatory layout
with dental chairs, built-in
cabinetry, sinks and more)

Ed Gonzales LIC# 01416387
Vice Presidents/ Leasing Director
Cardoza Properties Inc.
(925) 691-0800 ext. 19
ed.gonzales@cardoza.com

Catherine Pearce LIC# 02088189
Leasing Agent
Cardoza Properties Inc.
(925) 691-0800 ext. 23
catherine.pearce@cardoza.com

