

For Sale

Rare ±9,600 SF Multi-Tenant Industrial/Commercial Building

Exceptional Multi-Tenant Investment Opportunity — NNN Leases

13-21 BETA CT, SAN RAMON, CA 94583

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INVESTMENT OVERVIEW



Price: \$3,100,000

Building Area: ± 9,600 Square Feet

Land Area: 0.63 Acres

of Tenants: 3

of Parking Spaces: ± 23

Lease Type: NNN

Year Built: 1979

Parcel Number (APN): 208-451-003-7

Zoning: PDR per the San Ramon Village Specific Plan. *Buyer to verify

Power: 600 Amps / 240 Volts, 3 Phase *Buyer to verify

Please do not distrurb tenants and businesses at this location

PROPERTY HIGHLIGHTS

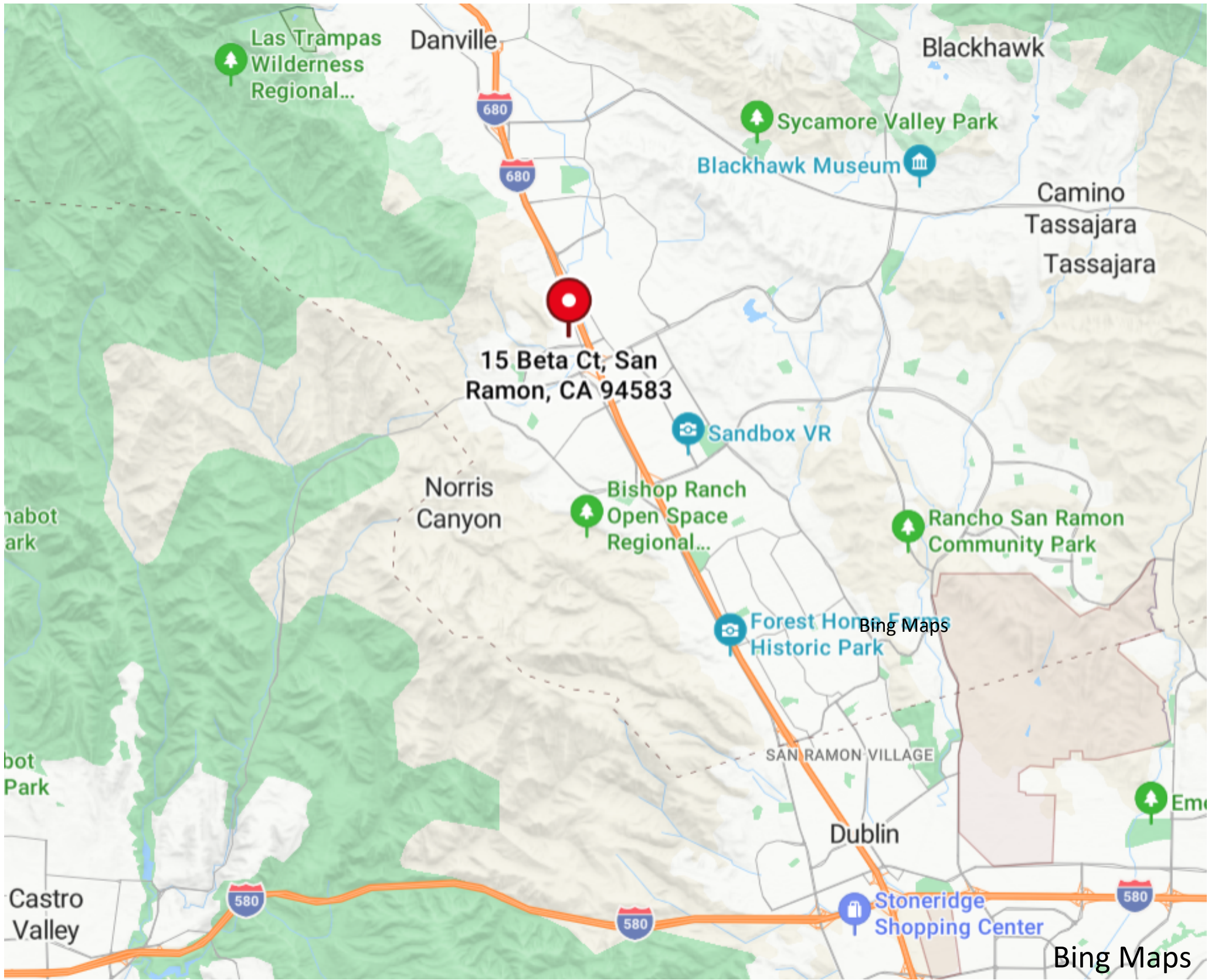
- 13-21 Beta Ct, San Ramon presents a rare multi-tenant investment opportunity to acquire a ±9,600 square foot industrial/commercial building with three (3) tenants with strong rental history on 0.63 acres.
- Located within 1 mile the 680 freeway, this location is easily accessible from San Ramon, Danville, Dublin and the greater East Bay Area
- The property is 100% leased on a NNN basis to three established tenants: Diablo, Smog King, and The Upholstery Shop.
- Five (5) individual roll-up doors.
- Plenty of onsite parking with 23 stalls plus ample street parking
- The building provides flexibility with 5 different unit addresses.
- ±23 on-site parking spaces serve the three-tenant building plus ample street parking.
- Built in 1979, the property offers a functional multi-tenant commercial layout
- This property is zoned PDR per the San Ramon Village Specific Plan, buyer to verify acceptable uses

RENT ROLL

Tenant	Unit(s)	Unit SF	Move-In Date	Lease Expiration Date	Share (%)	Lease Type
Diablo Auto Care	13-17	5,760 SF	4/1/2022	3/31/2027	60%	NNN
Smog King	19	1,920 SF	3/1/2004	4/30/2028	20%	NNN
The Upholstery Shop	21	1,920 SF	4/24/2016	2/29/2028	20%	NNN
TOTAL		9,600 SF				

Information is gathered from reliable sources but is not guaranteed. Each party shall independently verify all information and conduct its own investigation and due diligence.

Location



Diablo Auto Care



The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



Smog King



The Upholstery Shop





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