

THE WINE GROUP



MEDMARK TREATMENT CENTERS

1143 Missouri Street

FAIRFIELD, CA

BEHAVIORAL HEALTH REAL ESTATE FOR SALE



INVESTMENT OVERVIEW

TENANT	MedMark Services (BayMark Health Services, a PE-backed national operator)
PROPERTY TYPE	Single-Tenant NNN Medical Facility
LOCATION	Fairfield, CA
OCCUPANCY	Tenant in place since 2006
CURRENT RENT	\$8,556.91/month (\$102,682.92/year) Increases by 4% in November 2026: \$8,899/month (\$106,788/year)
LEASE EXPIRATION	October 31, 2026
TERM REMAINING	1.5 years
EXTENSION OPTIONS	One 5-year option; opportunity to secure stable, long-term cash flow with a potential lease extension
ANNUAL RENT ESCALATIONS	4%
NNN STRUCTURE	Tenant responsible for taxes, insurance, HVAC, and utilities. Landlord responsible for roof and foundation only.

ASKING PRICE

\$1,275,000

8.05% CAP RATE

PROPERTY DETAILS



4,286
SF of Rentable Area



0.34
Acres



1976
Year Built

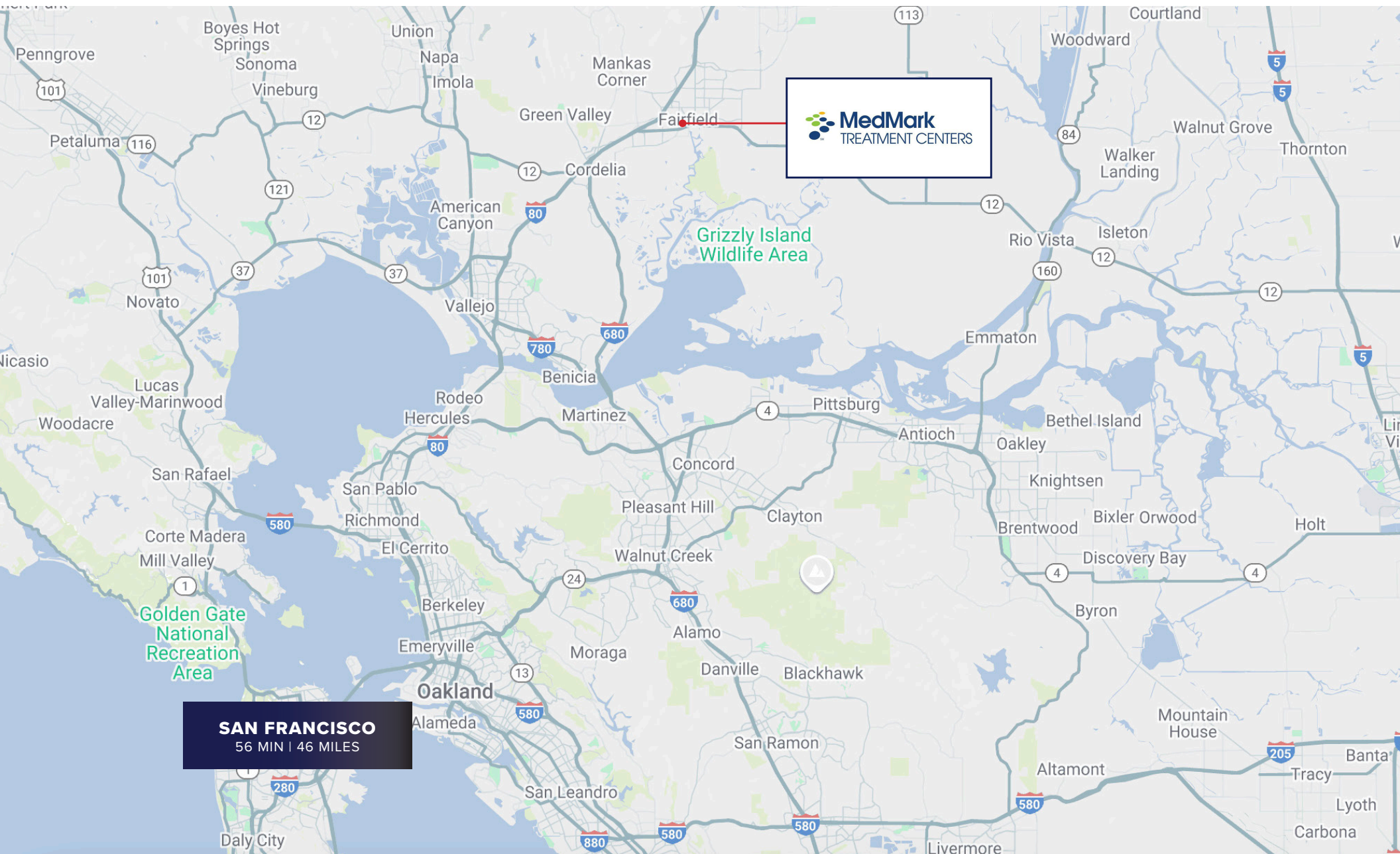


7
Parking Spaces

RECENT CAPITAL IMPROVEMENTS:

- Sewer line repairs completed in January 2025 (\$22,000)
- Installation of five new HVAC units in August 2021 (\$41,000)
- Roof overlay installed in 2015 with manufacturer's material warranty through October 2035 (\$32,500)
- Interior upgrades funded by tenant in 2017, including select office renovations, flooring, and a bathroom remodel

LOCATION MAP

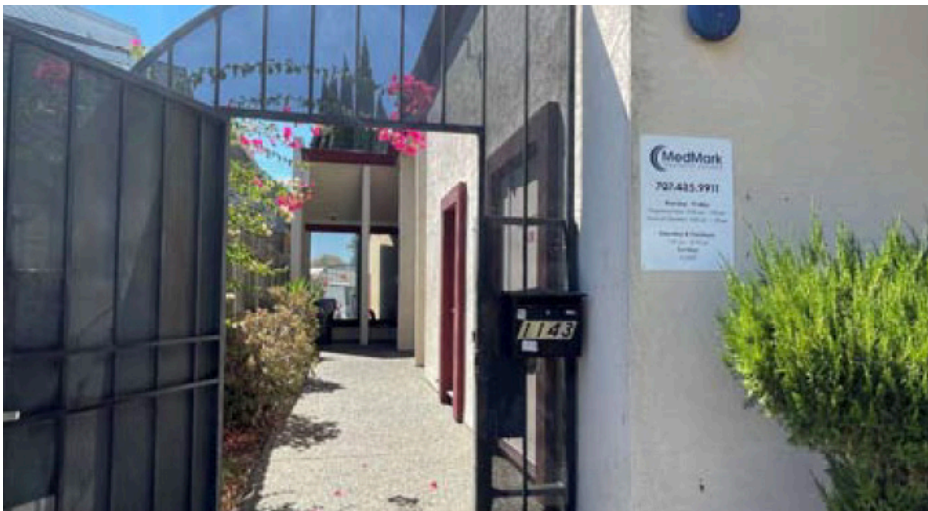


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Estimated Population	16,064	92,114	121,873
2029 Projected Population	15,874	90,420	120,917
2020 Census Population	15,931	94,191	123,667
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.2%
2024 Estimated Households	5,296	31,059	41,267
2029 Projected Households	5,247	30,617	41,100
2020 Census Households	5,199	31,170	41,106
2024 Estimated White	30.4%	32.2%	33.2%
2024 Estimated Black or African American	14.7%	17.3%	16.7%
2024 Estimated American Indian or Native Alaskan	2.4%	1.5%	1.3%
2024 Estimated Asian or Pacific Islander	12.6%	16.7%	19.2%
2024 Estimated Other Races	23.9%	17.3%	15.2%
2024 Estimated Hispanic	45.8%	35.6%	32.3%
2024 Estimated Average Household Income	\$85,291	\$111,703	\$126,467
2024 Estimated Median Household Income	\$63,553	\$87,129	\$97,162
2024 Estimated Per Capita Income	\$28,239	\$37,723	\$42,871
2024 Estimated Total Businesses	1,072	2,945	3,571
2024 Estimated Total Employees	9,915	28,457	33,638

ADDITIONAL PHOTOS





EXCLUSIVELY LISTED BY

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