



Valley View Road El Sobrante, Owner/User Office/Retail Medical

EL SOBRANTE, CA



OFFERING MEMORANDUM

PRESENTED BY:

KW SILICON CITY
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San Jose, CA 95131

MAUREEN CALDWELL-MEURER, BROKER ASSOCIATE
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Property Summary



PROPERTY DESCRIPTION

401 Valley View Veterinary is located in an East Bay Metropolitan area with strong demographics—the property benefits from excellent visibility and branding opportunities. The property features two exam rooms, a spacious treatment room with animal cages, one pharmacy room, one surgery room, one doctor's office, and a large staff room. The laundry room is located in the staff room. and a welcoming lobby; excellent off and on-street parking with ten dedicated parking spaces for visitors. The building's strategic location is near Appian Way and Sobdrante Way, close to the 880 Corridor, Highway 4, and 24 via San Pablo Dam Road.

This versatile space can also be modified for dental or medical use - urgent care use or office, with 2076 SF (Per owner floor plans). The property is ready for immediate occupancy, making it an ideal choice for owner-users or investors looking for a high-quality, adaptable space.

Unfortunately, the new business owner and veterinarian passed away. The owners have decided to sell the building but will consider a long-term lease.

PROPERTY HIGHLIGHTS

- 401 Valley View Veterinary is located in an East Bay

OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$3.19 SF/yr (MG)
Number of Units:	1
Available SF:	1,895 - 2,076 SF
Building Size:	2,076 SF
NOI:	\$5,000.00
Cap Rate:	0.5%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,632	4,963
Total Population	1,194	4,483	14,142
Average HH Income	\$132,181	\$131,733	\$132,792



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This versatile space can also be modified for dental, urgent care, veterinary or office, with 2076 SF (Per owner floor plans). The property is ready for immediate occupancy, making it an ideal choice for owner-users or investors looking for a high-quality, adaptable space.

Unfortunately, the new business owner and veterinarian passed away. The owners have decided to sell the building but will consider a long-term lease.

LOCATION DESCRIPTION

Valley View Road and Appian Way X Sobrante Way. Close to all Freeways - Highway 4, Highway 880, Highway 24 and 680 via San Pablo Dam Road.

LOAN DESCRIPTION

Paid in full.



Property Details

Sale Price **\$999,000**

Lease Rate **\$3.19 SF/YR**

LOCATION INFORMATION

Building Name Valley View Road El Sobrante,
Owner/User Office/Retail
Medical

Street Address 401 Valley View Road

City, State, Zip El Sobrante, CA 94803

County Contra Costa

Cross-Streets Appian Way

BUILDING INFORMATION

Building Size 2,076 SF

NOI \$5,000.00

Cap Rate 0.5

Occupancy % 0.0%

Tenancy Single

Ceiling Height 8 ft

Minimum Ceiling Height 8 ft

Number of Floors 1

Average Floor Size 1,895 SF

Year Built 1962

Gross Leasable Area 2,076 SF

Condition Will be delivered in good
condition. Owner in the
process of clean-up after
previous ownership passing

PROPERTY INFORMATION

Property Type Retail

Property Subtype Street Retail

Zoning RB

APN # 425-251-011-2

PARKING & TRANSPORTATION

Parking Type Surface

Number of Parking Spaces 10

Two lots, lower and upper

UTILITIES & AMENITIES

Rooms: 1

Foyer

Treatment Rooms

Two Exam Rooms

Doctor's Office

Pharmacy 1

Staff and Laundry Room

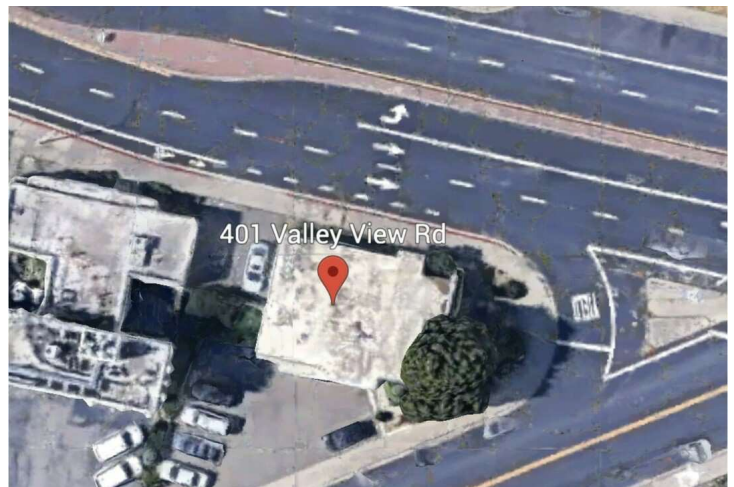
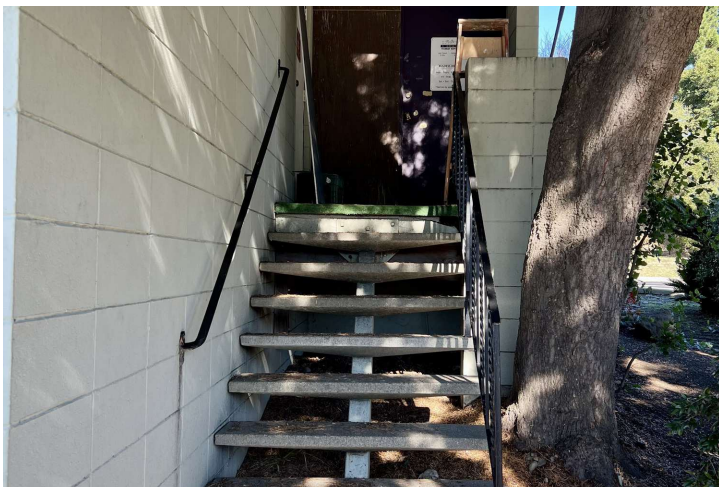
Waiting Rooms

Cages

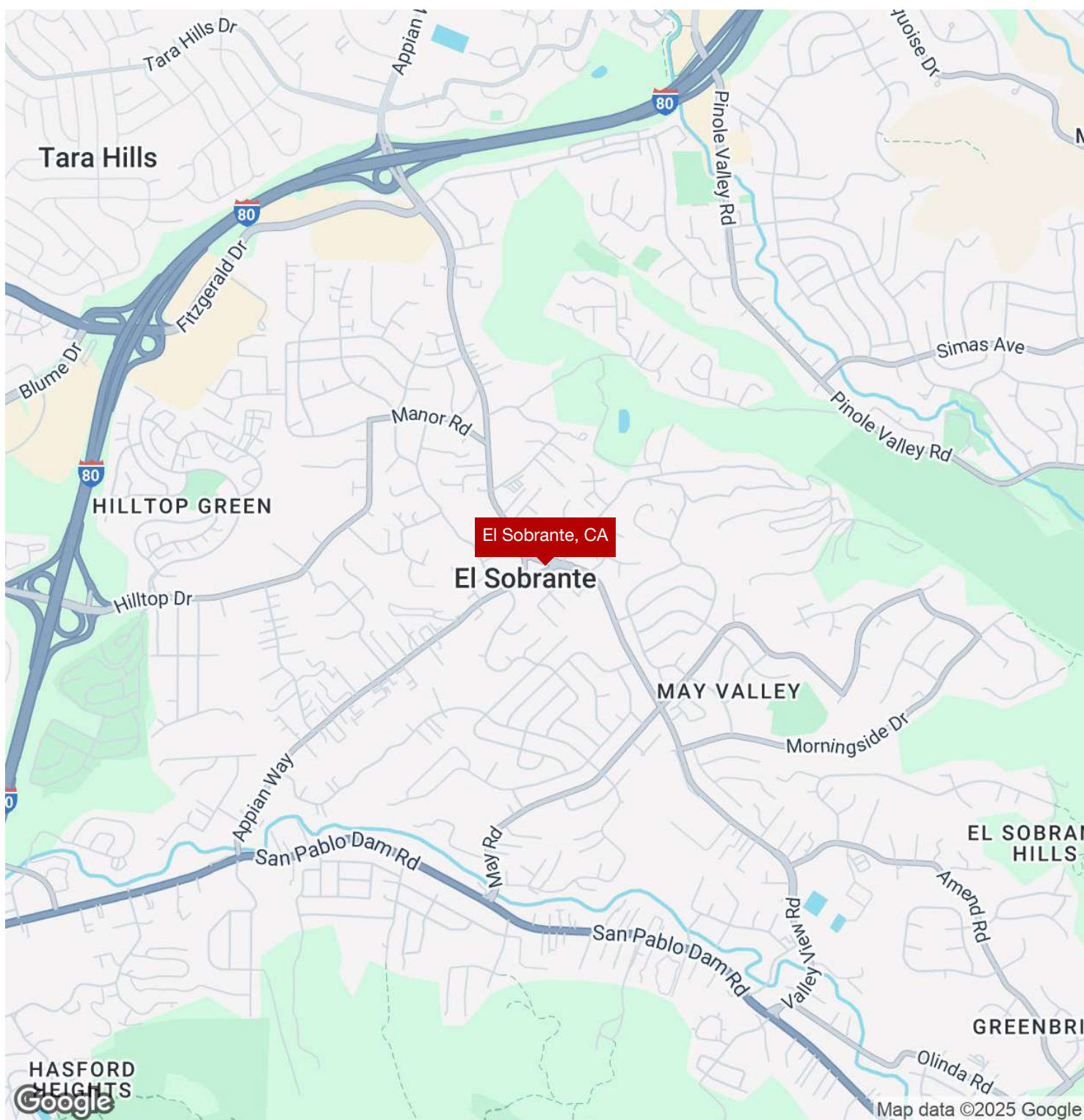
See Inventory List (Available to buy. Call for Details)



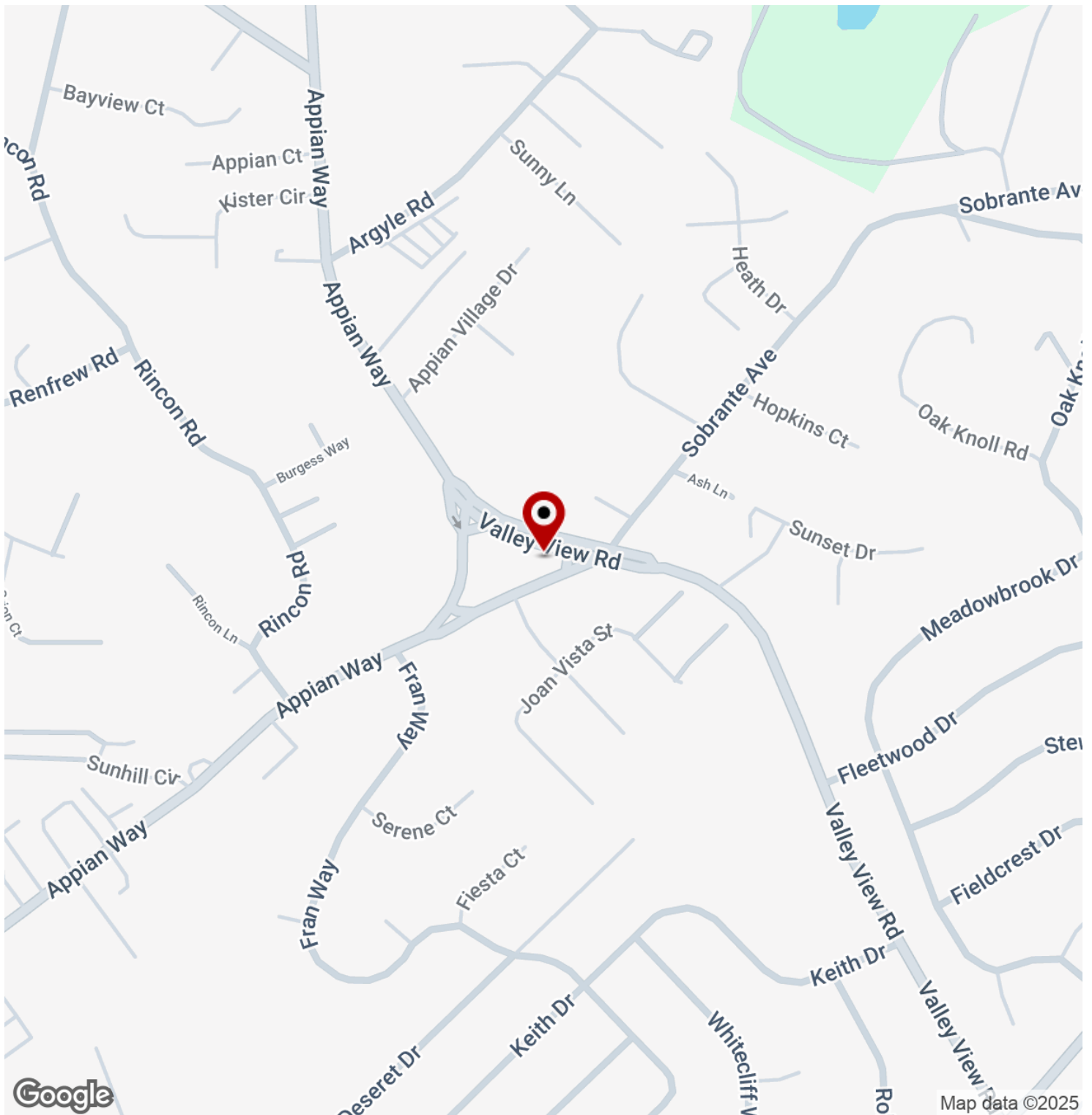
Additional Photos



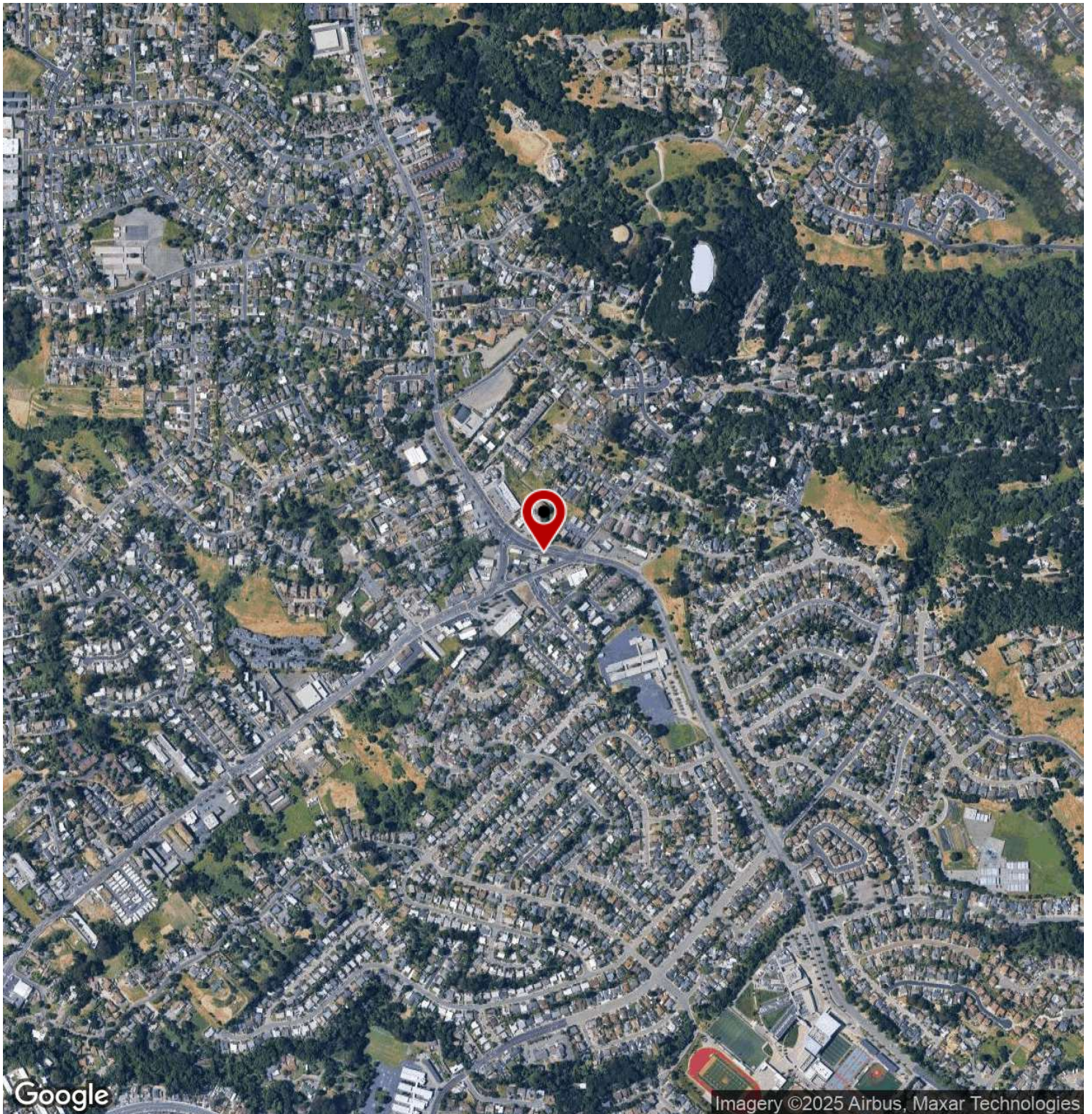
Regional Map



Location Map



Aerial Map

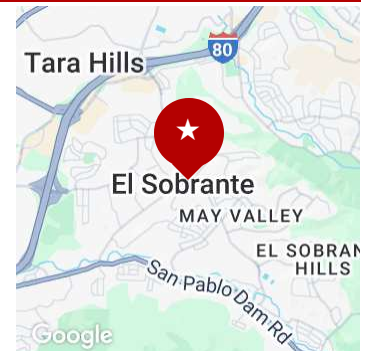


Sale Comps 5055 Alhambra Ave, Martinez, 2005 SF, \$498/SF Deferred Maintenance

★ VALLEY VIEW ROAD EL SOBRANTE, OWNER/USER OFFICE/RETAIL MEDICAL

401 Valley View Road, El Sobrante, CA 94803

Price:	\$999,000	Bldg Size:	2,076 SF
No. Units:	1	Cap Rate:	0.50%
Year Built:	1962		



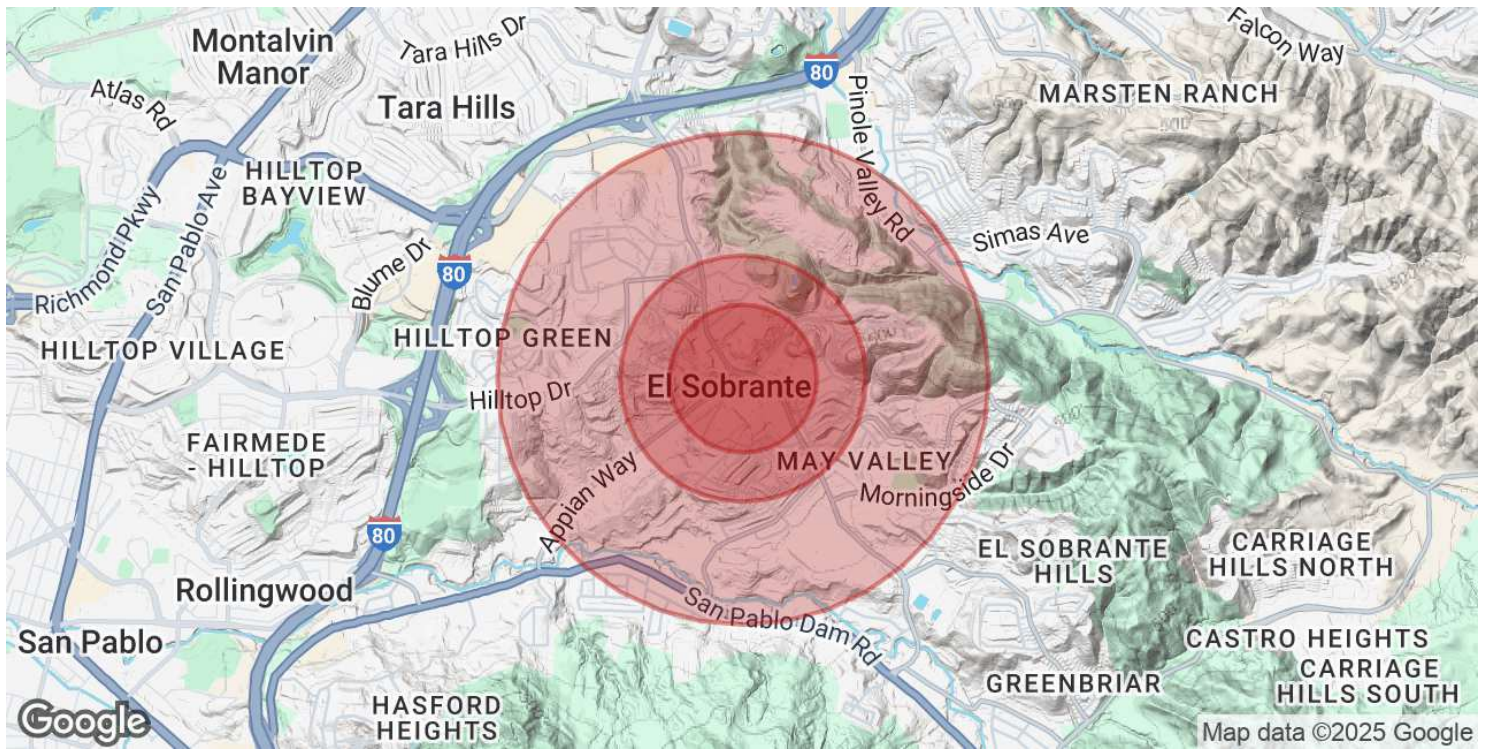
1. ALHAMBRA VETERINARY

5055 Alhambra Ave, Martinez, CA 94553

Price:	\$1,000,000	Bldg Size:	2,005 SF
No. Units:	1	Cap Rate:	N/A
Year Built:	1968		



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,194	4,483	14,142
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	438	1,632	4,963
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$132,181	\$131,733	\$132,792
Average House Value	\$796,075	\$791,906	\$797,600

Demographics data derived from AlphaMap



Maureen Caldwell-Meurer, Associate Broker



MAUREEN CALDWELL-MEURER, BROKER ASSOCIATE

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PROFESSIONAL BACKGROUND

KWGSCABAYAREAASSOCIATE

SKILLS SUMMARY

Commercial Real Estate Analysis

Geo Land Analysis

Tax Map Updating

Property Management

WORK EXPERIENCE

Maureen is a dynamic real estate professional with over 10 years of experience in commercial and residential sales, leasing, and financial analysis. She has a proven track record in client relationship management, contract negotiation, and strategic marketing. She is very skilled in data management and office operations, with a strong commitment to sustainable practices and community engagement.

PERSONAL PROFILE

Maureen is deeply passionate about sustainability and the environment, having recently earned a Certificate in Sustainable Management from Presidio Graduate School. She believes in the concept of Regenerative Business, which focuses on climate engagement by helping communities save money through green building practices while preserving

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