

7121 AMADOR PLAZA ROAD

DUBLIN, CALIFORNIA



THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the exciting opportunity to acquire the 100% fee simple interest in 7121 Amador Plaza Road, Dublin, California (the "Property"). 7121 Amador Plaza Road is a single-tenant medical facility located in Dublin, California.

The average household income in Dublin is \$181,650 with a poverty rate of 4.01%. The median rental costs in recent years comes to \$2,681 per month, and the median house value is \$882,200.

Dublin has progressively been one of the fastest growing cities in Alameda County in recent years. It is considered as one of the top cities to conduct business in the state of California. Dublin is currently growing at a rate of 2.07% annually and its population has increased by 50.39% since the 2010 census.

PROJECT SUMMARY

Number of Buildings / Stories:	1 / 1
Size:	±16,571 SF
Years Built / Renovated:	1983 / 1994
Site Area:	0.67 Acres

OCCUPANCY SUMMARY

% Leased:	100%
Tenants:	1



580

7121 AMADOR PLAZA ROAD

AMADOR PLAZA RD

DUBLIN BLVD

680

VILLAGE PKWY

AMADOR VALLEY BLVD



INVESTMENT HIGHLIGHTS

STRONG IN-PLACE INCOME WITH STABILITY

The property is 100% leased to a credit tenant of 6 year with two additional 5-year options. It took numerous years to secure a conditional use permit for this building. The 24/7 hours of operation allowed at this location, makes this the only 24-hour emergency animal facility in the Tri Valley Area.

TREMENDOUS TENANT INVESTMENT

The Tenant has invested over \$4m of its own money in specialized building improvements. The nature of the use permit along with the Tenant's investment in the property make for a high renewal probability.

COVID RESILIENCE

Like traditional health care, veterinary services are essential businesses and have proven to be pandemic proof.





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