

SELLER FINANCING
AVAILABLE

PLAZA LYNDA

2213 BUCHANAN RD

ANTIOCH | CA

REO
Opportunity

PRESENTED BY

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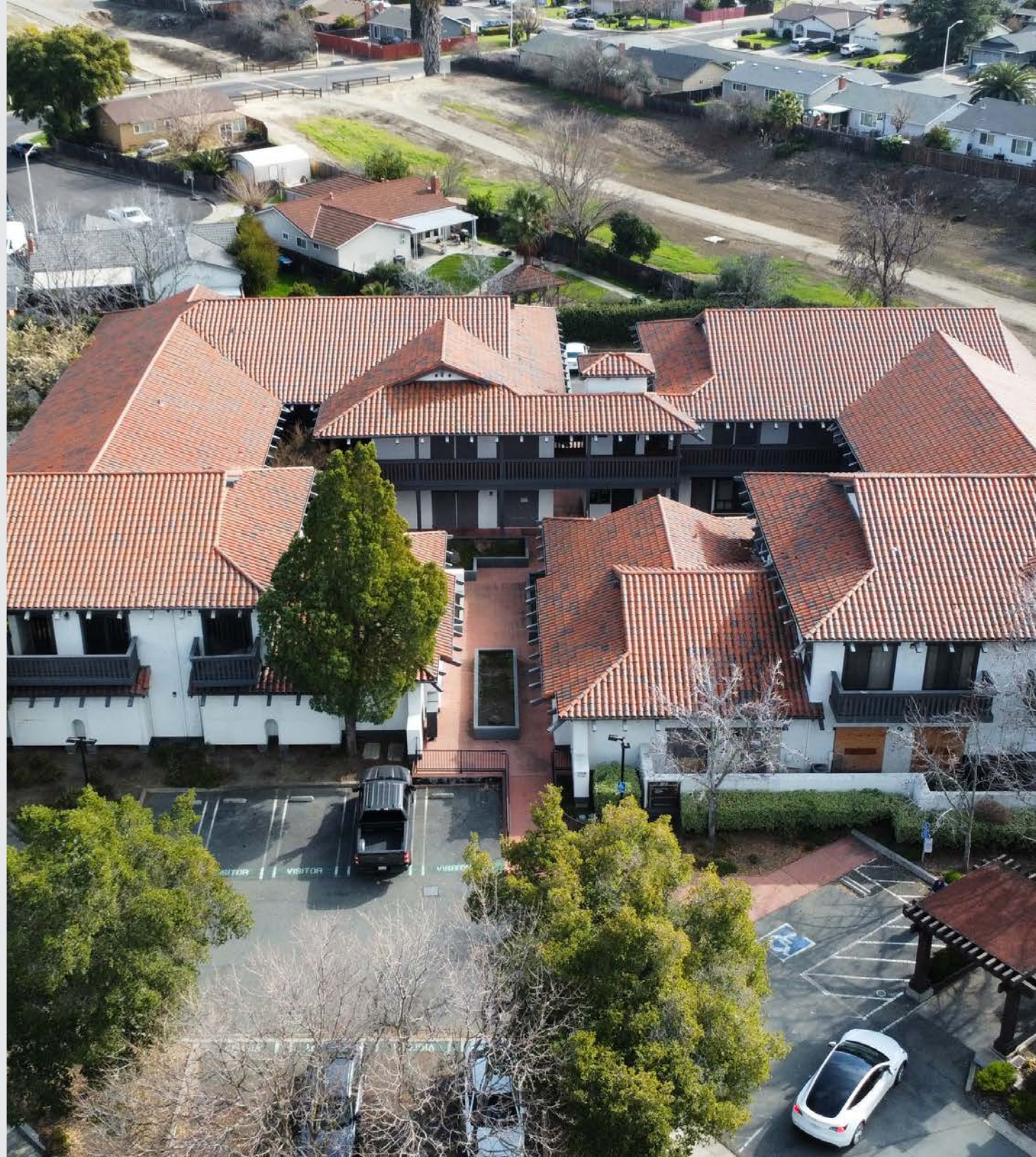
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EXECUTIVE SUMMARY



Please Call Brokers
Asking Price



29,489 SF
Total Rentable Building Area



1.59 Acres
Lot Size



Medical/Dental
Professional and Flex Office
Improvements
First Floor



Up to 28,000 RSF
Available for Owner-User



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE OFFERING

Lee & Associates, Walnut Creek, as exclusive advisor, is pleased to present the opportunity to acquire the Plaza Lynda One project, located at 2213 Buchanan Road ("The Property"), a medical/professional and flex office building located in the city of Antioch, CA. Situated in East Contra Costa County, off the CA-4 Freeway, the Property offers convenient access to the local Kaiser Permanente Hospital, as well as Sutter Health. With nearby retail amenities and vast population base, The Property is an excellent opportunity for a Business Owner seeking square footage to occupy, while leasing out vacancies to offset their costs, or an Investor seeking a value-add return property.

Built in 1990, this $\pm 29,489$ rentable square foot property offers an uncommon opportunity for an investor to acquire a project with plenty of potential. The property has multiple medical/dental suites to allow for such uses that support the community. The building area has been divided into condominium office suites, thereby allowing for flexibility for sale for a future owner of the entire project.

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PROPERTY PHOTOS



DENTAL



MEDICAL



UNDERGROUND PARKING



PROFESSIONAL



CENTURY PLAZA



BUCHANAN RD



PLAZA LYNDA
2213 BUCHANAN RD

PROPERTY OVERVIEW

Address	2213 Buchanan Rd Antioch, CA 94531
Rentable Area	±29,489 RSF
Site Area	1.59 Acres (69,478 SF)
Square Footage Available	CALL BROKERS
Year Built	1990
Zoning	C-O (Professional Office District)
Parking Garage	Yes, underground
Parking Spaces	88 Surface + 35 Covered (4/1,000 SF)
Sprinklers	Yes

UTILITY/SERVICE	PROVIDER
Electricity	Pacific Gas & electric
Gas	Pacific Gas & Electric
Water/Sewer	City of Antioch
Garbage	Republic Services



FLOOR PLAN - FIRST FLOOR

*Rent Roll to be provided upon request

Floor 1

Suite #	RSF
101-103	3,431
105	1,254
106	3,001
107	1,544
109	2,075
111	2,409
112	1,808
Total Floor 1	15,522

*Does not include Balcony Square Footage



FLOOR PLAN - SECOND FLOOR

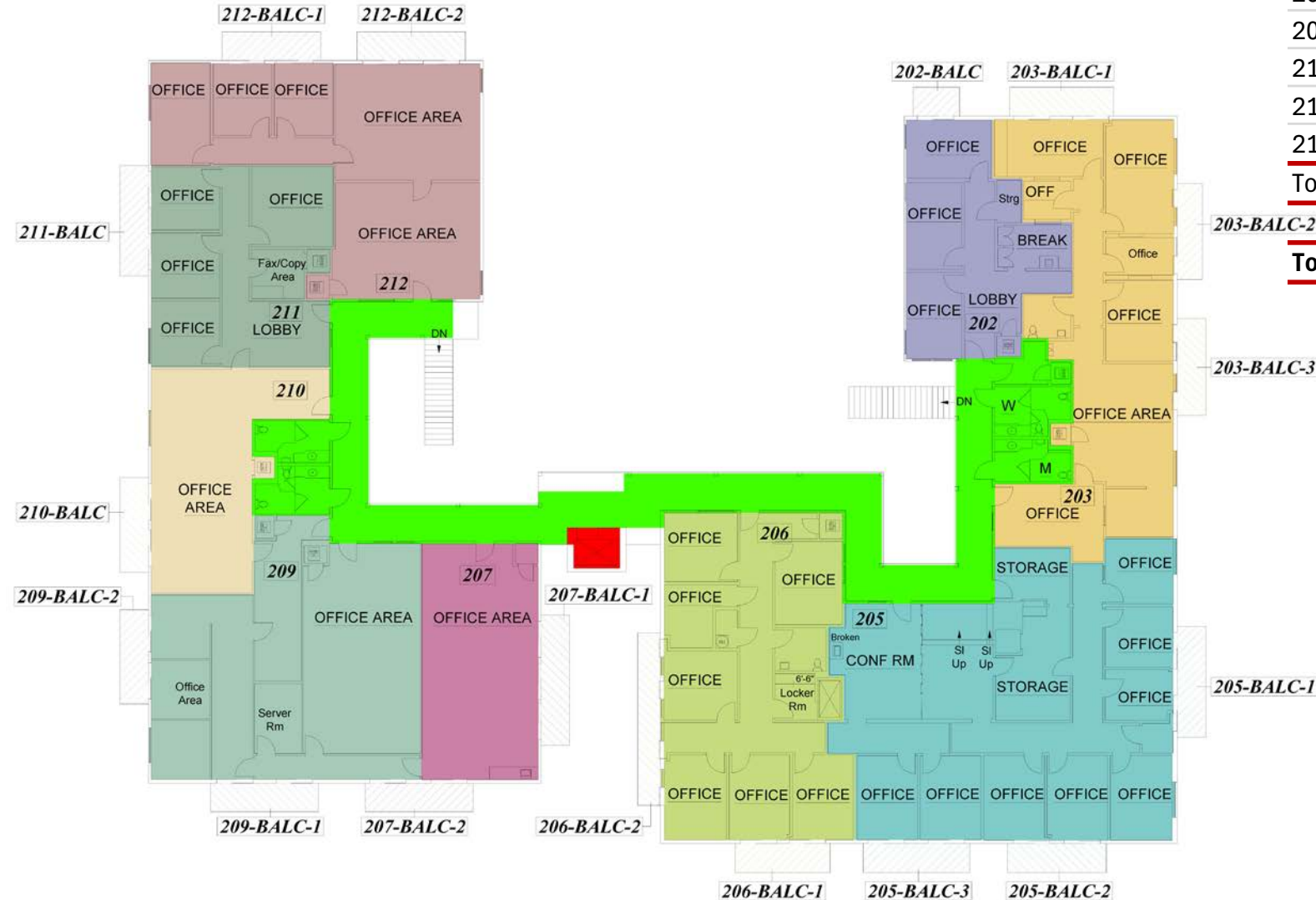
*Rent Roll to be provided upon request

Floor 2

Suite #	RSF
202	940
203	1,845
205	2,808
206	1,852
207	875
209	1,925
210	870
211	1,140
212	1,712
Total Floor 2	13,967

Total RSF Both Floors ±29,489

*Does not include Balcony Square Footage



AERIAL OVERVIEW



LOCAL DEMOGRAPHICS

2
MILES

53,860	Population
\$101,793	Avg. Household Income
18,404	Households
911	Businesses
10,851	Employees

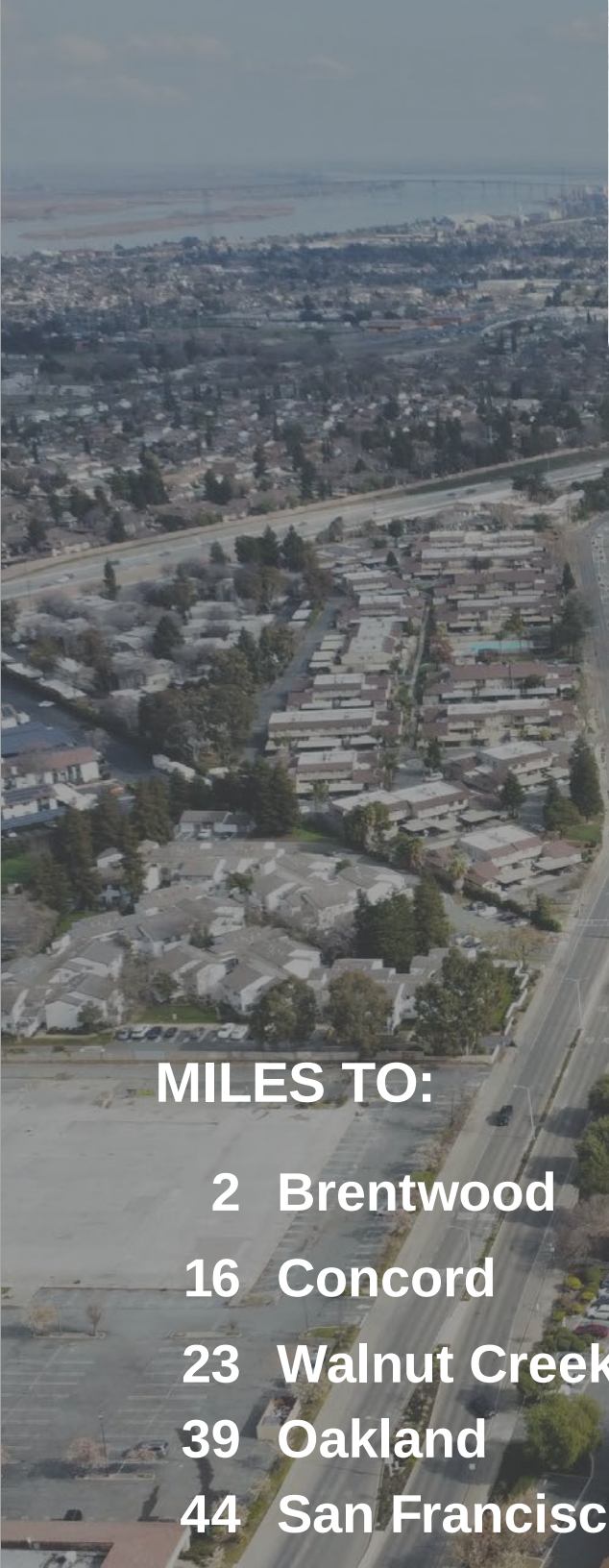
5
MILES

166,489	Population
\$113,728	Avg. Household Income
54,388	Households
1,921	Businesses
23,260	Employees

10
MILES

392,313	Population
\$134,379	Avg. Household Income
131,971	Households
5,316	Businesses
55,990	Employees



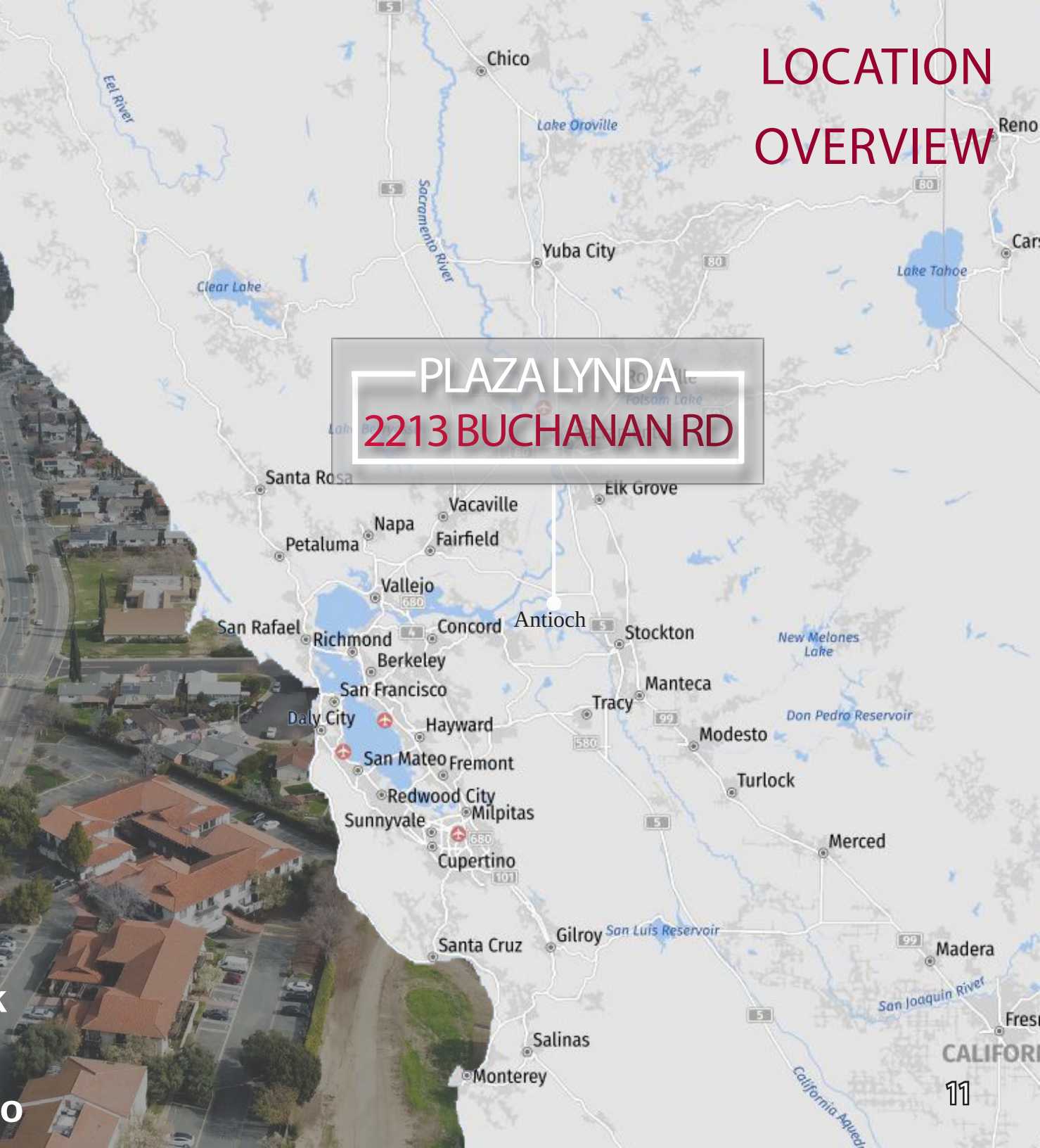


LOCATION OVERVIEW

PLAZA LYNDAL
2213 BUCHANAN RD

MILES TO:

- 2 Brentwood
- 16 Concord
- 23 Walnut Creek
- 39 Oakland
- 44 San Francisco



ABOUT ANTIOCH

From antiochca.gov

Antioch is located on the banks of the San Joaquin River in Northern California. Just off of Highway 4, in Contra Costa County.

With a population of over 100,000 people, Antioch has become the heart of Eastern Contra Costa County, offering a variety of employment, shopping and vast recreational activities.

Antioch is one of the few Bay Area communities that offers affordable housing. There are a variety of house styles throughout Antioch, from condominiums to single family residences, priced for a variety of income levels.

The pace of development in Antioch has spurred activity for financial and insurance institutions, contractors, and other types of service-oriented businesses. Increased development has created increased employment in schools, hospitals and other local service sectors.

TOP EMPLOYERS (EMPLOYEE COUNT)

Kaiser Permanente	2,720
Antioch Unified School District	2,190
Sutter Delta Medical Center	972
City of Antioch	316
Costco	292
Walmart	225
Target	220
Contra Costa County Social Services	220
Antioch Auto Center	213
Safeway	123





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