

TOWNCENTRE BRENTWOOD

1181 CENTRAL BLVD, BRENTWOOD



NEWMARK

HIGH QUALITY MULTI-TENANT LEASED MEDICAL INVESTMENT

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation August, 2024 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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EXECUTIVE SUMMARY

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Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire a high quality, multi-tenant leased medical investment at 1181 Central Blvd (the "Property") in Brentwood, California. Currently 100% leased to six tenants (five of which are medical tenants on net leases) with staggered lease expirations, the Property represents an excellent passive investment situated within TownCentre Brentwood, a thriving 3 building medical project

Price: \$4,903,000

Cap Rate: 6.25%

Size: 12,293 SF (Per Rent Roll)
12,254 SF (BOMA)

Site: ±0.91 acres

Built: 2002

Occupancy: 100%

SITE AERIAL



1181 CENTRAL BLVD



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OFFERING HIGHLIGHTS

OFFERING HIGHLIGHTS

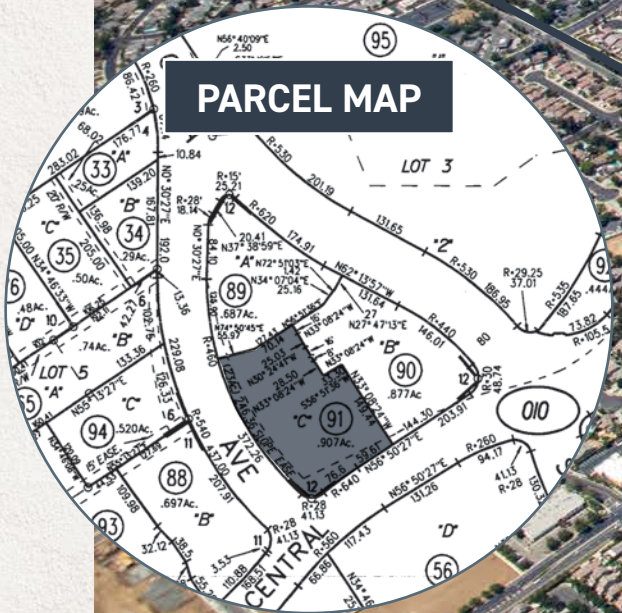
- High quality multi-tenant medical office building
- Annual increases in several of the leases
- For sale from original developer- meticulously maintained with beautiful landscaping
- Easy access to Highway 4, John Muir, and abundant retail amenities
- Healthcare properties typically perform well in challenging economic times, as the tenants provide essential medical services
- Brentwood is thriving with an affluent, growing population and significant new residential and commercial development.

PROPERTY OVERVIEW

- **Address:** 1181 Central Blvd, Brentwood, CA
- **APN:** 013-010-091-0
- **GLA:** 12,293 SF (Per Rent Roll) • 12,254 (BOMA)
- **Acres:** ±0.91
- **Built:** 2002
- **Parking:** Ample/Reciprocal
- **Zoning:** PD-10



	1 Miles	3 Miles	5 Miles
Population	18,488	72,732	118,835
Avg. HH Income	\$130,048	\$146,379	\$142,047
Households	6,044	23,595	45,984

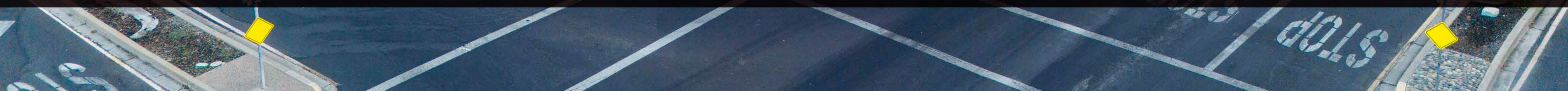




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BRENTWOOD OVERVIEW



BRENTWOOD CITY OVERVIEW

Brentwood, CA, is a dynamic suburban community located in the eastern part of Contra Costa County within the Greater San Francisco Bay Area. With a population of approximately 65,350 residents, Brentwood has evolved from a small agricultural town into a thriving city that balances suburban charm with modern amenities and economic opportunities. Located about 55 miles east of San Francisco and 30 miles east of Walnut Creek along Highway 4, Brentwood offers a desirable mix of suburban living with access to major economic hubs like San Francisco and Oakland.

The City's offers a wide variety of housing options catering to all ages and demographics. Options range from high quality entry level homes which are relative affordable compared to other Bay Area locations, to large estates and luxury homes in upscale neighborhoods. Seniors are well represented in communities such as the four Summerset over 55+ developments totaling roughly 2,000 homes, and the aging sector of the population's increasing need for health services bodes well for the Brentwood Towncentre's tenants.



BRENTWOOD KEY HIGHLIGHTS

Strong Downtown Activity: Downtown Brentwood has remained vibrant, with a mix of eateries, shops, and new entertainment venues like the Delta Theatre. Increasing interest from new businesses.

Consistent Population Growth: Annual population growth of approximately 2.6% from 2010 to 2022. High household income of \$163,304 and a low poverty rate of 6.89%.

Desirable Location: Access to major Bay Area cities, including San Francisco and Oakland. Connected to Antioch BART via Tri Delta Transit; potential future BART extension.

Limited Competitive Space: Low vacancy rates and limited competitive high quality medical product.

Quality of Life: Nearly 100 parks, extensive trails, excellent schools, and family-friendly events. An attractive environment for families and professionals seeking a suburban lifestyle.

Economic Stability: High homeownership, affluent demographics, and a stable local economy driven by community-focused growth.

Diverse Population Supporting Economic Stability: Brentwood's mix of young families and older residents drives demand for education, healthcare, and senior living services, fostering a resilient economy with growth opportunities across multiple sectors, particularly healthcare.



TENANT OVERVIEWS

East County Family Law



www.eastcountyfamilylaw.com

Serving Contra Costa, San Joaquin, and surrounding areas for over 27 years, East County Family Law provides a comprehensive range of legal services, including estate planning, family law, conservatorships, guardianships, paralegal services, trust administration, and probate. Their experienced team is committed to guiding clients through complex legal matters with professionalism and care.

UCSF Benioff Children's Hospital



www.ucsfbenioffchildrens.org

Ranked among the nation's top pediatric specialty hospitals by U.S. News & World Report 2023-24, UCSF Benioff Children's Hospitals specialize in treating a wide range of pediatric conditions, including cancer, heart disease, neurological disorders, and critical newborn care. With campuses in San Francisco and Oakland, UCSF Benioff is a leader in pediatric research and innovation, translating clinical research into cutting-edge treatments. As part of UCSF Health, they also serve as the teaching hospital for the University of California, San Francisco.

Quest Diagnostics



www.questdiagnostics.com

Quest Diagnostics is a leading provider of diagnostic information services, helping improve health outcomes through actionable insights derived from the world's largest clinical lab database. Serving one-third of American adults and half of U.S. physicians and hospitals annually, Quest Diagnostics is a Fortune 500 company publicly traded on the NYSE (DGX). With over 7,400 patient access points, Quest offers an extensive network for diagnostic testing across the country, supported by nearly 50,000 employees and 700 medical professionals.

TENANT OVERVIEWS

Serene Health



www.serenehealth.com

Serene Health offers evidence-based, cost-effective behavioral and mental health services across 12 locations in California. Using proprietary software and innovative care models, Serene Health has become a trusted provider for over 15,000 patients, focusing on improving mental well-being and fostering stronger communities.

Brentwood Dentistry Group



www.brentwooddentistry.com

Brentwood Dentistry Group provides comprehensive dental care with a focus on patient comfort and quality. With decades of experience, their team offers a wide range of services, including cleanings, exams, orthodontics (Invisalign®), cosmetic dentistry, dental implants, periodontal treatment, and teeth whitening. They are dedicated to creating positive dental experiences by alleviating anxiety and restoring smiles.

California Eye Clinic



www.ca-eyeclinic.com

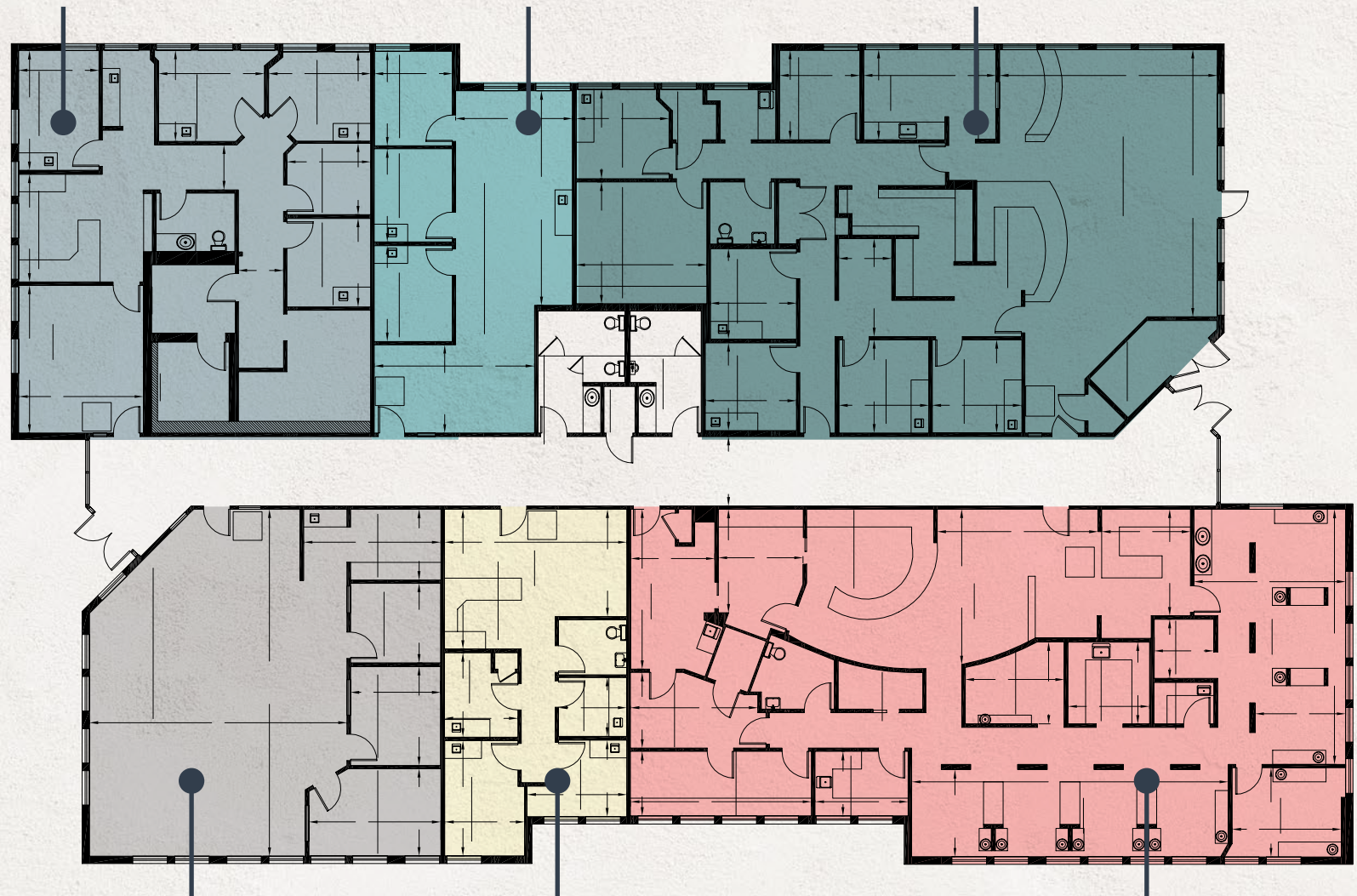
Established in 1979, California Eye Clinic has grown to five locations in the East Bay, offering personalized and evidence-based eye care. Their commitment to compassionate care enhances the quality of life for their patients through comprehensive ophthalmologic services.

FLOORPLAN

SUITE B
 CHILDRENS HOSPITAL
 ±2,017 RSF | ±2,011 SF (BOMA)

SUITE D
 SERENE HEALTH
 ±1,008 RSF | ±992 SF (BOMA)

SUITE F
 CALIFORNIA EYE CLINIC
 ±3,109 RSF | ±3,095 SF (BOMA)



SUITE A
 EAST COUNTY LAW
 ±1,740 RSF

SUITE C
 QUEST DIAGNOSTICS
 ±896 RSF | ±894 SF (BOMA)

SUITE E
 BRENTWOOD DENTISTRY GROUP
 ±3,539 RSF | ±3,522 SF (BOMA)

Note: Dimensions and improvements depicted may not exactly reflect existing conditions.



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