

3400 SONOMA BLVD  
VALLEJO, CA

---

FOR SALE: DENTAL OFFICE BUILDING





3400 SONOMA BLVD



2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.





# THE OPPORTUNITY

± 3,456  
RSF

\$1,150,000  
PURCHASE PRICE

TURN-KEY  
DENTAL OFFICE

8.5 YEARS  
LEASE REMAINING

## TURN-KEY DENTAL OPPORTUNITY IN THE HEART OF VALLEJO

This remarkable investment opportunity in Vallejo, CA, presents a perfect scenario for both investors and established dentists seeking a future home for their practice. This turn-key dental building boasts a

spacious ± 3,456 square feet and offers a secure investment with a ± 8.5-year lease already in place, that could be made available immediately upon close to an owner/user. This turn-key dental building

presents a unique opportunity to secure a stable investment or lay the foundation for your future dental practice or as a perfect long term investment for your real estate portfolio.

### GUARANTEED RETURN ON INVESTMENT:

- **Stable Income Stream:** Enjoy a consistent and reliable income stream throughout the lease term, with a well-established tenant already occupying the space.
- **Prime Location Advantage:** Vallejo's growing population ensures continued demand for dental services, making this a sound long-term investment.

### OWN AND OCCUPY OPPORTUNITY:

- **Future Flexibility:** As the lease nears its end, capitalize on the chance to seamlessly transition the space into your dream dental practice, eliminating the need for construction or build-out delays.
- **Own Your Space:** Invest in your future by owning the building you operate from. This not only fosters stability but also offers potential tax benefits and equity-building opportunities.

### MOVE-IN READY CONVENIENCE:

- **Turn-Key Design:** The meticulously designed space features modern dental infrastructure, ready to accommodate a variety of dental practices.
- **Minimize Disruption:** Existing tenants often maintain the property well, ensuring a smooth transition for future owner-occupants.

### BEYOND THE BUILDING:

- **Vallejo's Charm:** This desirable bay area City offers a thriving community and a family-friendly atmosphere, ideal for attracting patients.
- **Accessibility and Growth:** The property's convenient location ensures easy patient access, with ample parking available. Vallejo's continued growth potential bodes well for future value appreciation.





Section One: The Property

3400 SONOMA BLVD

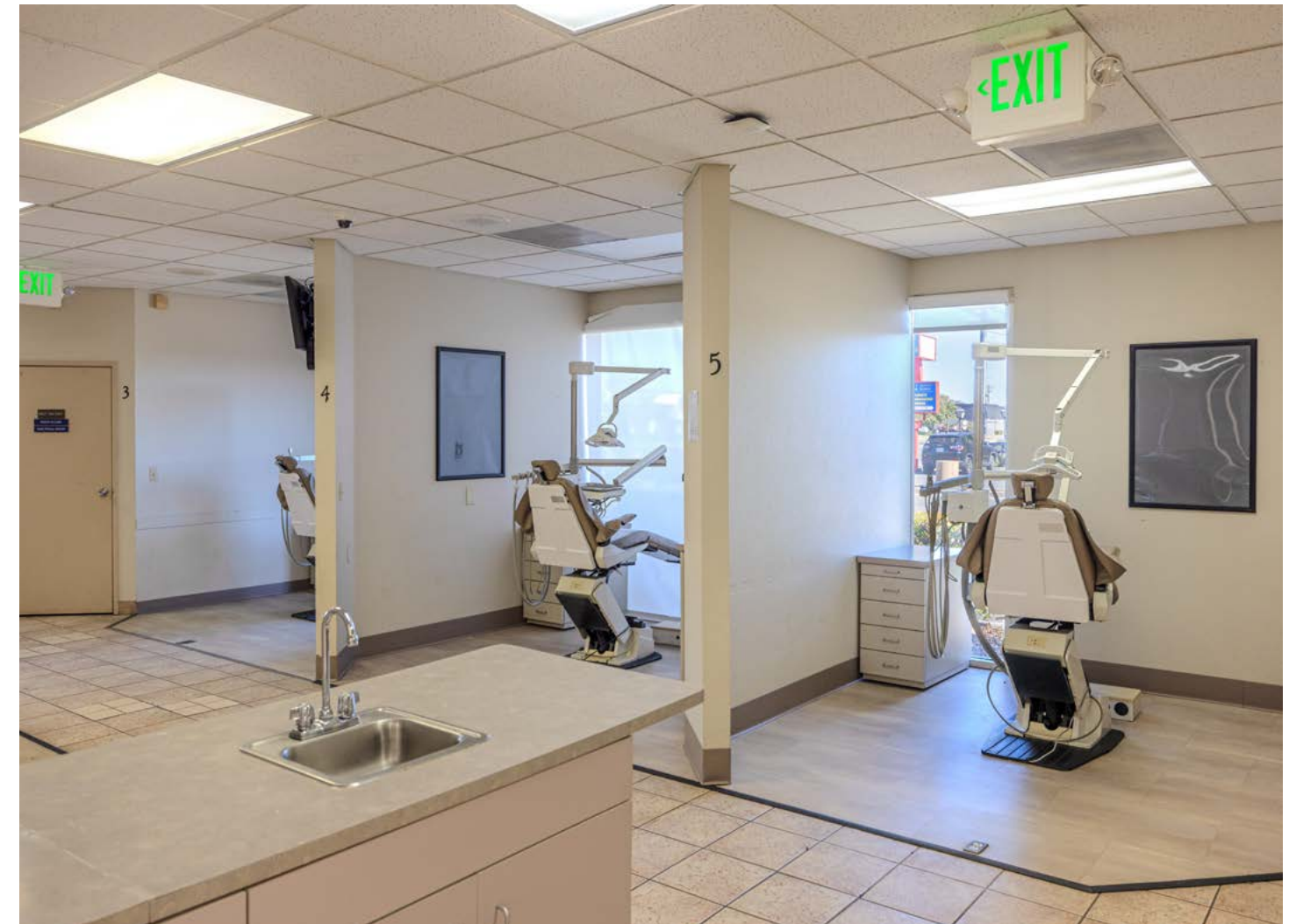
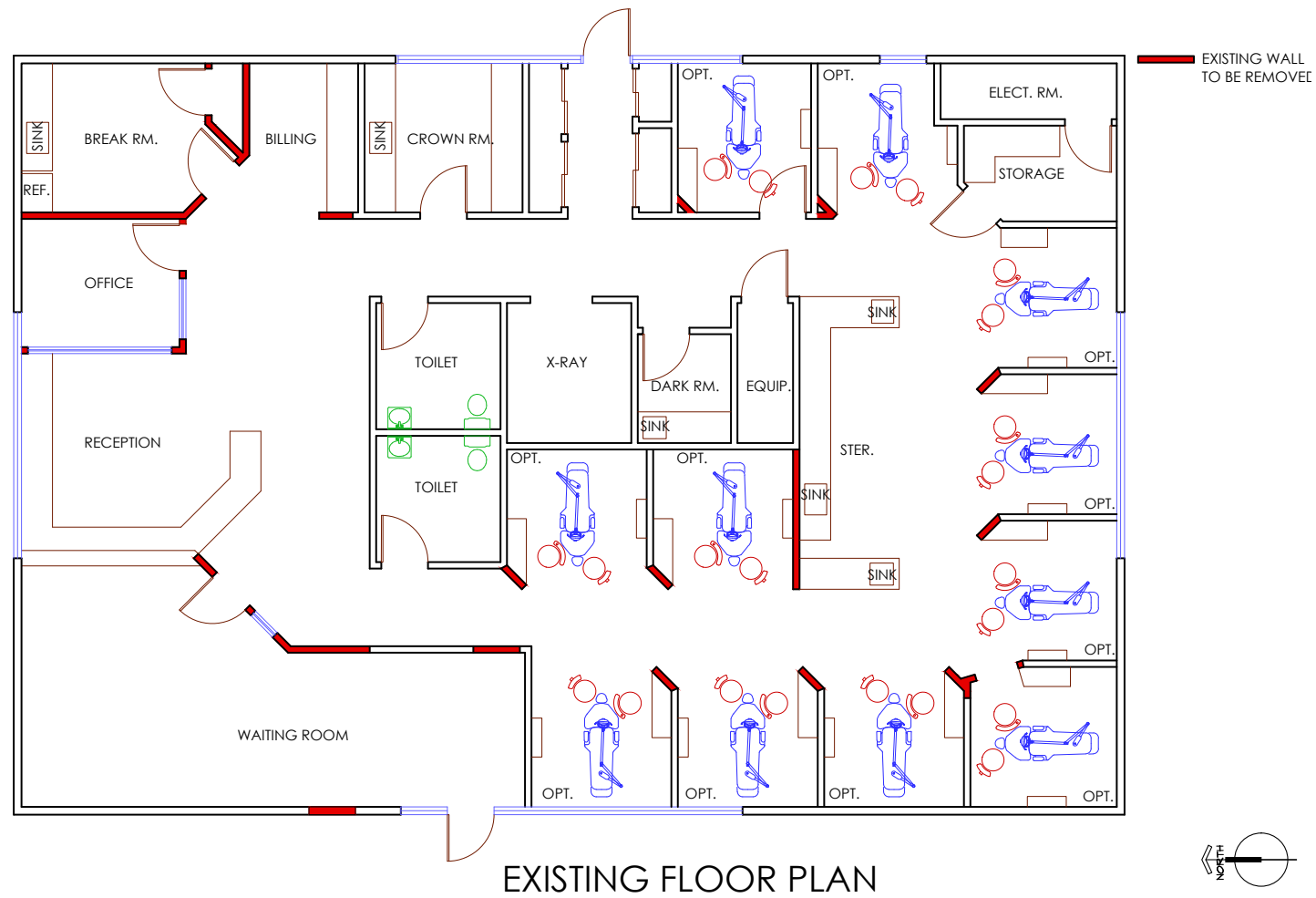
## PROPERTY DETAILS

APN:	0053-152-130
County:	Solano County
Building Size:	± 3,456 SF
Building Type:	Medical / Dental Building
Stories:	One (1)
Parcel Size:	± 21,865 SF
Year built:	1977
Zoning:	Central Corridor Commercial
Current Lease Expiration:	12/31/2032
Options to Renew:	None
Notes:	The current tenant, Western Dental, has an expiring lease, with no options 12/31/2032, and may be open to a lease termination in advance of that for an owner/user.



# FLOOR PLAN

3,456 SF BUILDING SIZE



# ECONOMICS

## REVENUE

Suite	Tenant	Size	Expiration	Base Rent Per Mo	Base Rent Per Year MG
108-110	Western Dental	3,456	12/31/2032	\$7,309.47	\$87,713.64
	Base Year Passthrough			\$1,072.11	\$12,865.27
<b>SUBTOTAL</b>		<b>3,456</b>		<b>\$8,381.58</b>	<b>\$100,578.91</b>

## EXPENSES

Item	Per Month	Per Year
Transaction Fee	\$0.00	\$0.00
Business Tax	\$0.00	\$0.00
CAM Expense	\$372.90	\$4,474.75
Insurance Expense	\$102.06	\$1,224.67
Janitorial Expense	\$118.07	\$1,416.80
Landscaping & Groundkeeping	\$232.50	\$2,790.00
Legal Fee	\$0.00	\$0.00
Repairs and Maintenance	\$416.08	\$4,993.00
Taxes - Property	\$1,544.83	\$18,538.00
<b>SUBTOTAL</b>	<b>\$2,786.44</b>	<b>\$33,437.22</b>
<b>NET OPERATING INCOME</b>		<b>\$67,141.69</b>







# VALLEJO

## TURN-KEY DENTAL OPPORTUNITY IN THE HEART OF VALLEJO

Vallejo, a dynamic city situated across the bay from San Francisco, offers a unique blend of affordability, cultural richness, and a growing population – all factors that combine to create a prime location for your dental practice.

### GATEWAY TO THE BAY AREA:

- Vallejo's strategic location positions it as a gateway to the Bay Area's vast patient pool. Patients from Vallejo and surrounding areas can easily access your practice, while you benefit from the economic strength of the entire region.
- **Transportation Hub:** Vallejo boasts a well-developed transportation network, including ferry service to San Francisco, making commutes for patients a breeze.

### THRIVING COMMUNITY:

- **Population Growth:** Vallejo is experiencing steady population growth, fueled by its affordability and proximity to job centers. This translates to a growing demand for dental services.
- **Diverse Demographics:** Vallejo's diverse population presents an opportunity to cater to a wide range of patients with varying needs, allowing you to tailor your services accordingly.

### BEYOND THE BASICS:

- **Rich Cultural Heritage:** Vallejo offers a vibrant cultural scene, with museums, art galleries, and historical landmarks. This cultural richness fosters a community that values wellness and preventative healthcare.
- **Revitalization on the Rise:** The city is undergoing a revitalization, attracting new businesses and residents. This renewed energy bodes well for the future growth of the dental market.

Investing in a dental practice in Vallejo presents a strategic opportunity to capitalize on a growing and diverse community. This dynamic location, coupled with the building's features, presents a remarkable chance to establish a successful and enduring dental practice.





2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

© 2024 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purposes only and are the property of their respective owners.





**TURTON**  
COMMERCIAL REAL ESTATE