



OWNER-USER MEDICAL OFFICE WITH PARKING ACROSS FROM SUTTER HEALTH MEDICAL CENTER

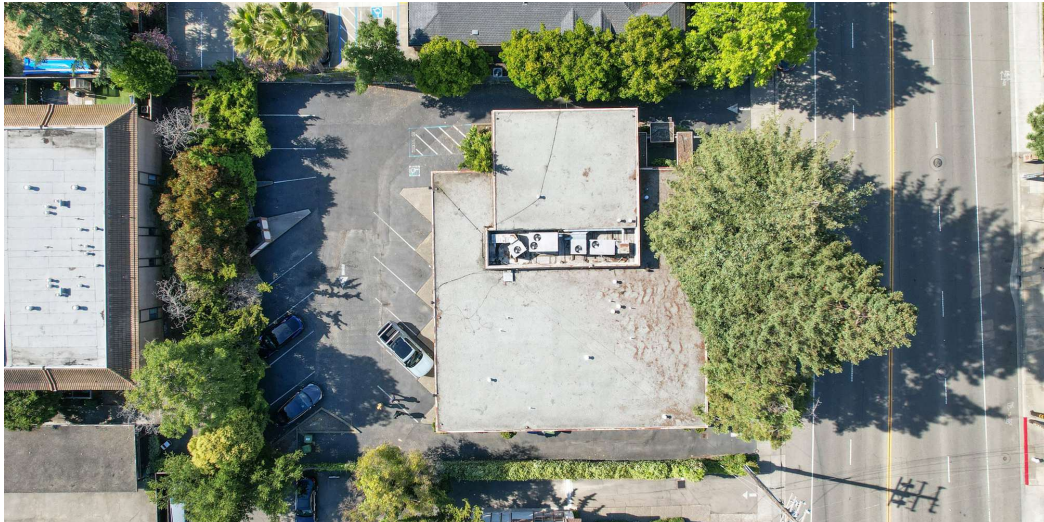
19842 Lake Chabot Road // Castro Valley, California 94546

Get in touch

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Executive Summary



Sale Price	\$2,895,000
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Offering Summary

Building Size:	±5,842 SF
Lot Size:	±21,800 SF / ±0.50 Acres
Occupancy:	Single
Price / SF:	\$496
Year Built:	1975
Zoning:	CVBD-S04

Property Overview

Ideal for prospective Medical Office Owner-Users & Investors, this prime office property offers a ±5,842 SF single-story medical building presenting ample space for various medical or general office needs. Recently renovated in 2017, this property is equipped with a fully built-out basement, laundry chute from the first floor, x-ray room, and ten exam rooms, catering to the evolving needs of the Medical Office sector. Zoned CVBD-S04, the property is strategically positioned in Castro Valley's "Medical Row," offering a wide array of medical uses that can be strategically placed across from the illustrious Sutter Health Hospital. With its established single-story structure and significant potential for customization, this property presents a compelling investment opportunity for Owner-Users or Investors seeking to establish a prominent presence in the thriving city of Castro Valley.

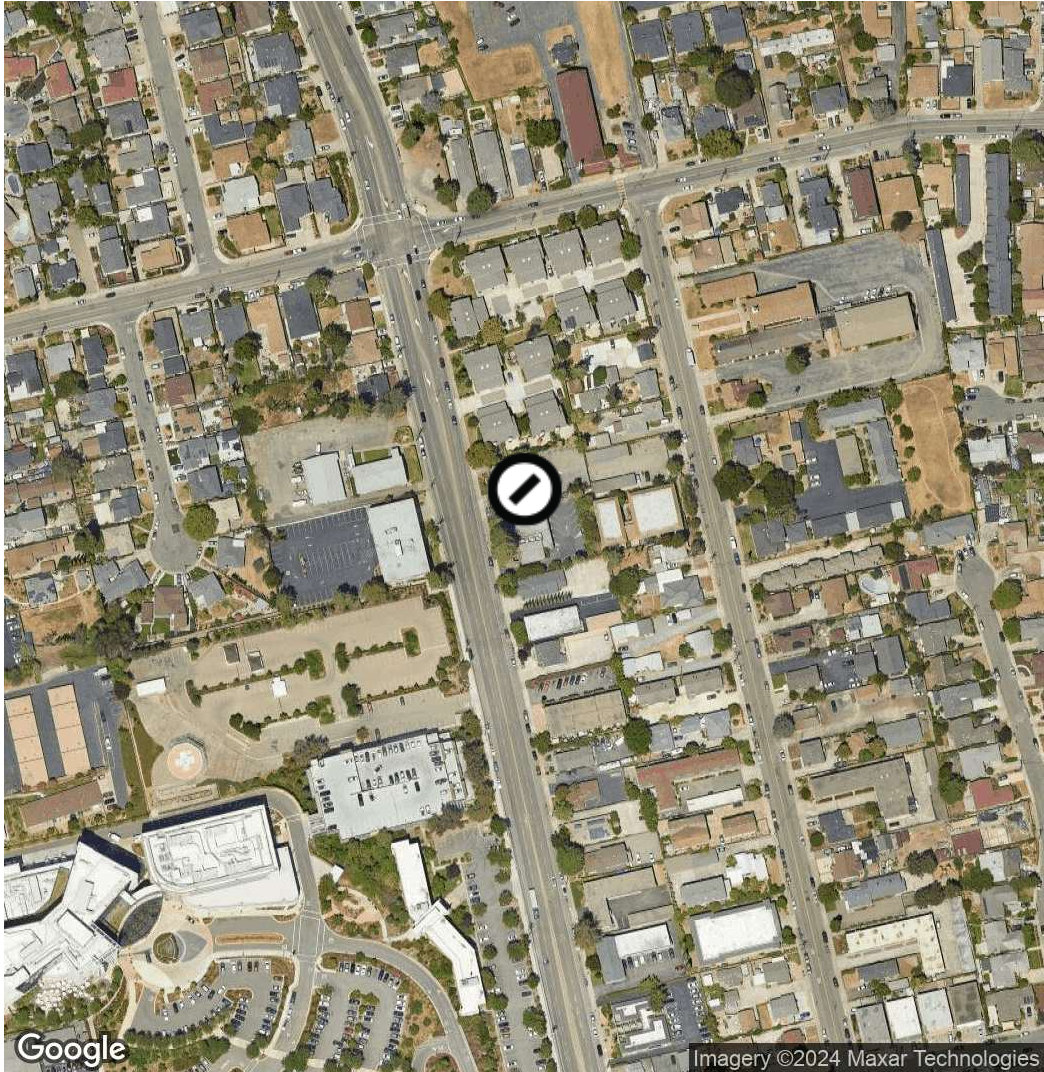
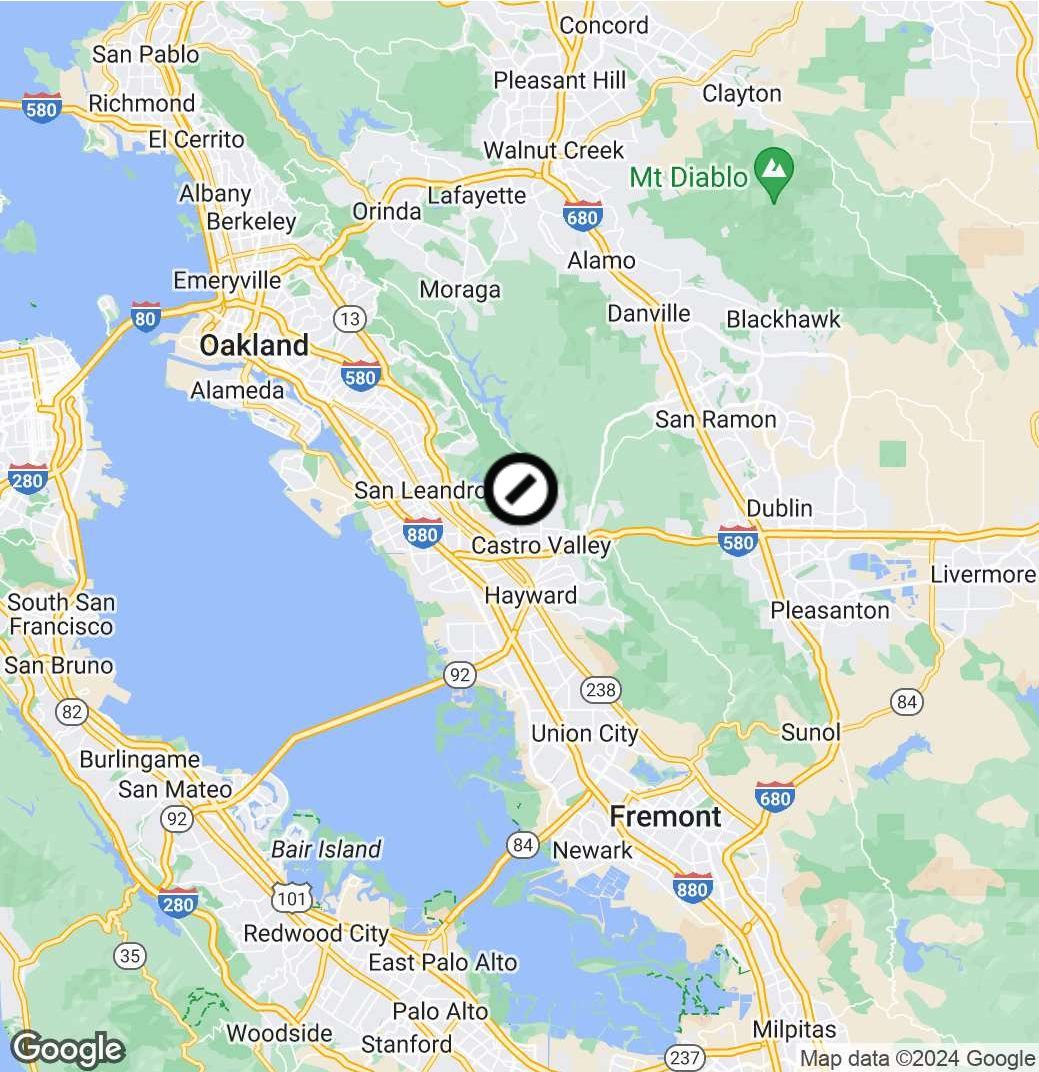
Property Highlights

- ±5,842 SF Building Suitable for Medical Office with Half an Acre Parcel
- Strategically Located Across the Street from Sutter Health Medical Center
- Ten Exam Rooms, One X-Ray Room, Two Cast Rooms
- Private Parking with Sixteen Spaces
- Recently Renovated in 2017

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Location Map

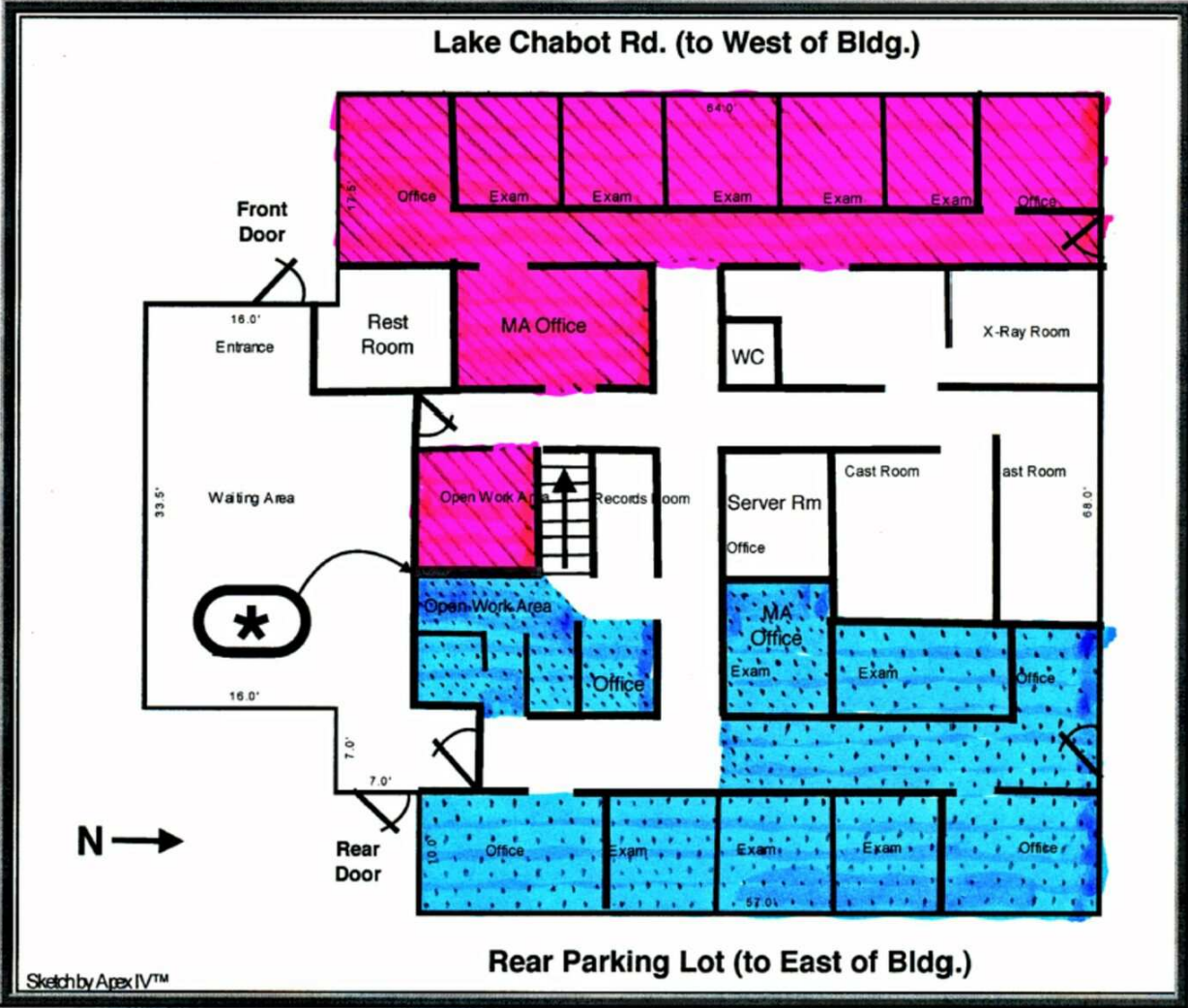


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1st Floor - Floorplan



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Interior Photos



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Aerial Photo



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Additional Photos



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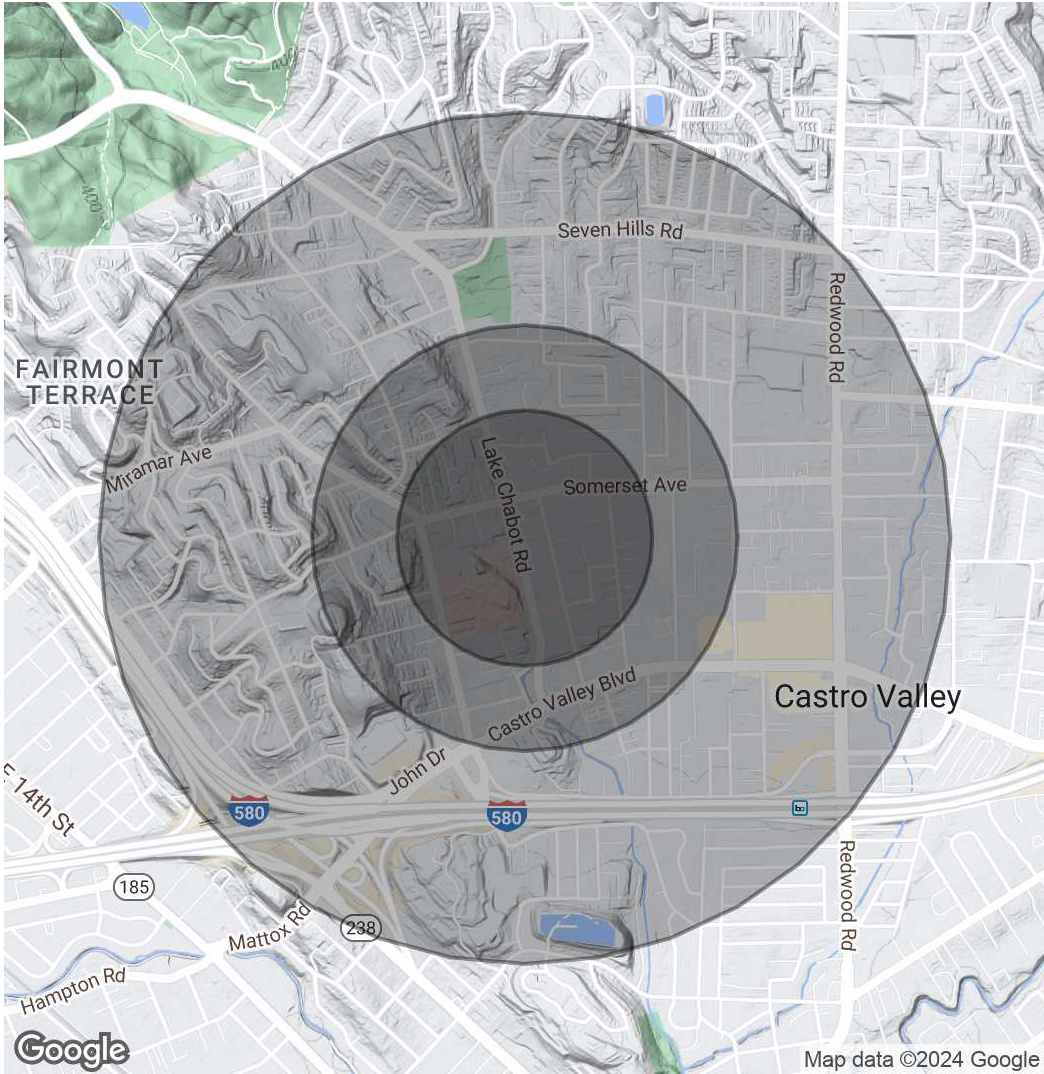
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,370	7,795	26,566
Average Age	38	39	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,172	2,684	9,375
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$139,666	\$152,868	\$156,633
Average House Value	\$966,059	\$992,327	\$988,404

Demographics data derived from AlphaMap



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