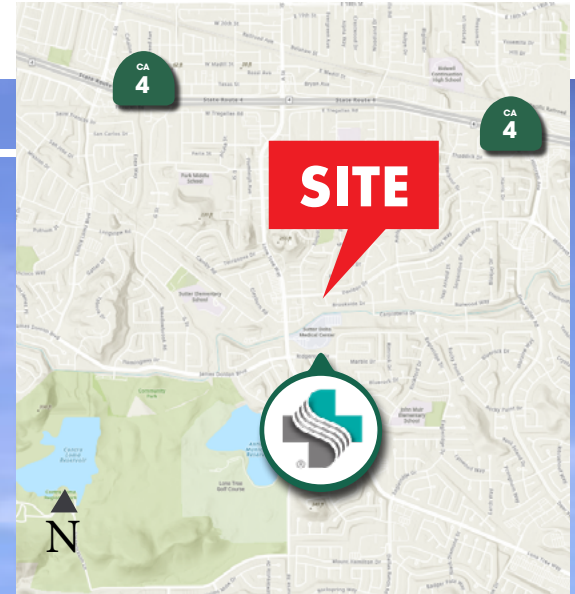


MEDICAL/PROFESSIONAL OFFICE CAMPUS | FOR SALE

ANTIOCH MEDICAL PARK, ANTIOCH, CA 94509



Eric Rehn, CCIM
Senior Director
925.784.3449
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LIC: #01365267



6-BUILDING CAMPUS

LONE TREE WAY AT DAVISON DRIVE

MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH, CALIFORNIA 94509

SUMMARY

Price **\$8,950,000.00**

CAP Rate **6.5%**

NOI **\$578,084.00**

Total RSF **62,240 SF**

Location & Access

Nestled at the junction of Lone Tree Way & Davison Drive, Antioch Medical Park offers unmatched visibility and convenience—just one block from Sutter Delta Medical Center, a leading 145-bed Level II trauma and teaching hospital serving East Contra Costa County. The property benefits from direct frontage along Lone Tree Way, a key arterial providing swift access to Highway 4, Antioch BART, and the broader East Bay healthcare corridor.

Property Highlights

The Park consists of six medical/professional office buildings totaling approximately 62,240 SF, with flexible suites ranging from ~532 SF to 3,268 SF—ideal for clinics, specialty practices, or ambulatory care units. The units are delivered turn-key, streamlining tenant fit-outs and minimizing downtime. Nearby retail and dining amenities enhance tenant satisfaction and patient convenience.

Investment Appeal

- Strategic Hospital Proximity: One-block distance to a regional healthcare anchor ensures strong, stable demand from medical tenants.
- Flexible Unit Mix: From compact suites to larger footprints, the Park caters to a range of healthcare uses—primary care, imaging, outpatient therapy, and more.
- High Visibility & Traffic Flow: Lone Tree Way is a high-traffic corridor, maximizing branding and accessibility for practices.
- Turn-key Solutions: Fully built-out units reduce entry barriers for new tenants and accelerate lease-up.

Physician-ready and investor-friendly, Antioch Medical Park combines prime location, flexible unit mix, and strong healthcare adjacency. Just steps from Sutter Delta Medical Center and well-served by public transit and freeway access, this turnkey medical office campus is designed to support clinics, specialists, and allied health services with immediate operations and long-term stability.

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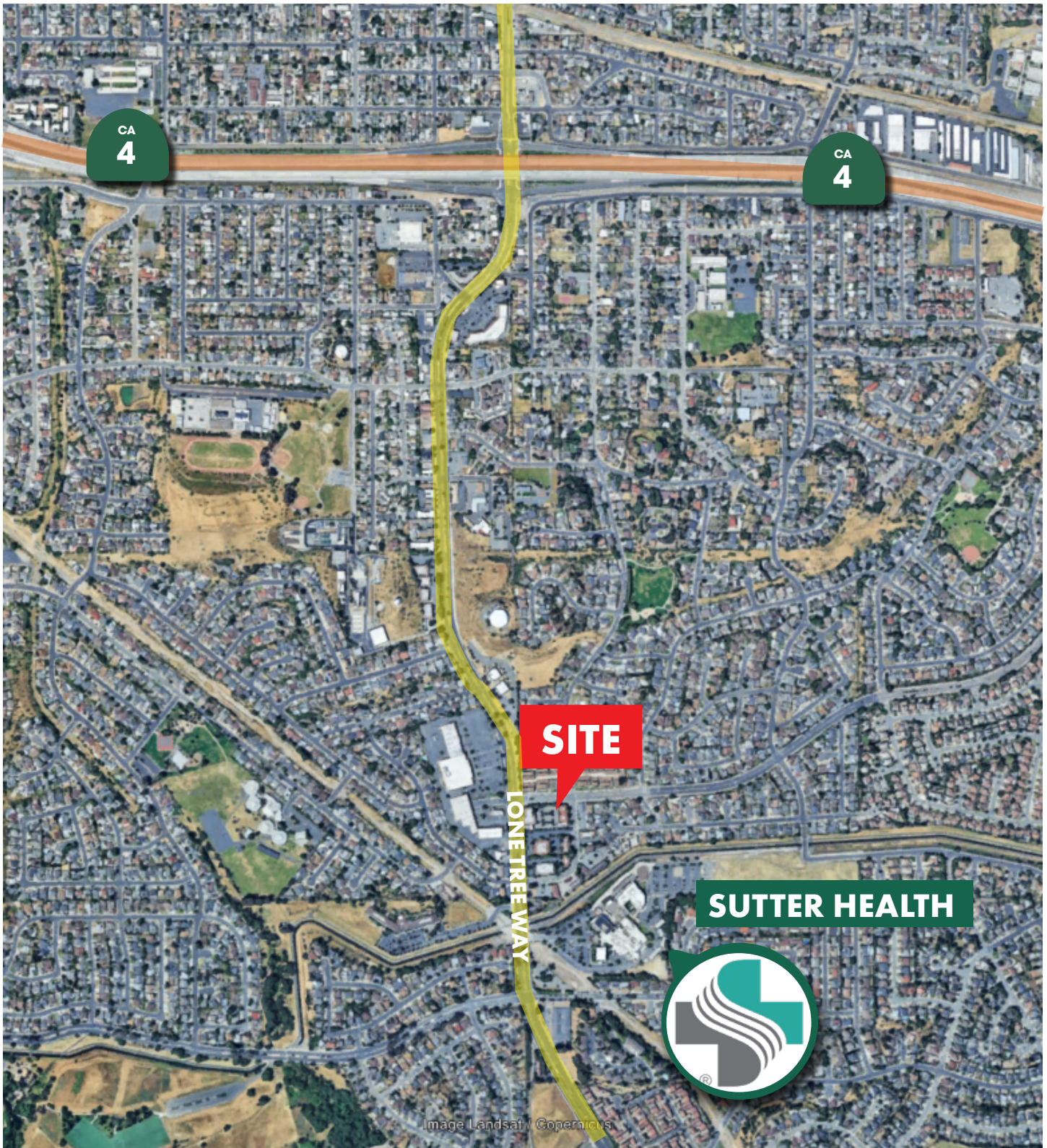
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ANTIOCH PROFESSIONAL PARK, ANTIOCH, CALIFORNIA 94509

2026 NOI Projection

Cash Basis

Ordinary Income/
Expense

January -
December 2026

Income

41000 Rent \$574,580.00

41020 Other Charges

41022 Alarm Keys \$394.00

41550 Operating Expenses (Triple Net) \$550,294.00

42000 Carports \$3,110.00

Total Income \$1,128,378.00

Gross Profit \$1,128,378.00

Expense

50000 Common Area Expenses

50500 Elevator Maintenance \$12,728.00

51000 Yard Mnt/Landscape \$19,992.00

51500 Janitorial Services \$19,853.00

51510 Janitorial Supplies \$4,992.00

51850 Air Cond Repair & Maintenance \$11,973.00

52500 Maintenance/repair \$93,538.00

52700 Glass Vandalism Repairs/Prevent \$4,425.00

53500 Security Alarm System \$7,007.00

53501 Alarm Permit-City of Antioch \$30.00

53550 Security Patrol \$82,081.00

54000 Trash Pick-Up/Disposal \$31,959.00

54500 PG&E - Utilities \$71,639.00



VIEW FULL RENT ROLL

55000 Water - Utilities \$20,928.00

Total 50000 Common Area Expenses \$381,145.00

60000 Operating Expenses

60100 Accounting

60102 Tax Return \$2,283.00

Total 60100 Accounting \$2,283.00

60104 Computer Expenses \$636.00

62050 Postage Expense \$165.00

62200 Property Ins - LTW \$18,943.00

62402 Internet Expenses \$1,800.00

63000 Office Supplies \$24.00

63800 Property Taxes

63802 DVE Property Taxes -Secure \$102,098.00

Total 63800 Property Taxes \$102,098.00

64000 Telephone \$6,200.00

64400 Property Management \$37,000.00

Total 60000 Operating Expenses \$169,149.00

Total Expense \$550,294.00

Net Ordinary Income \$578,084.00

Net Income \$578,084.00

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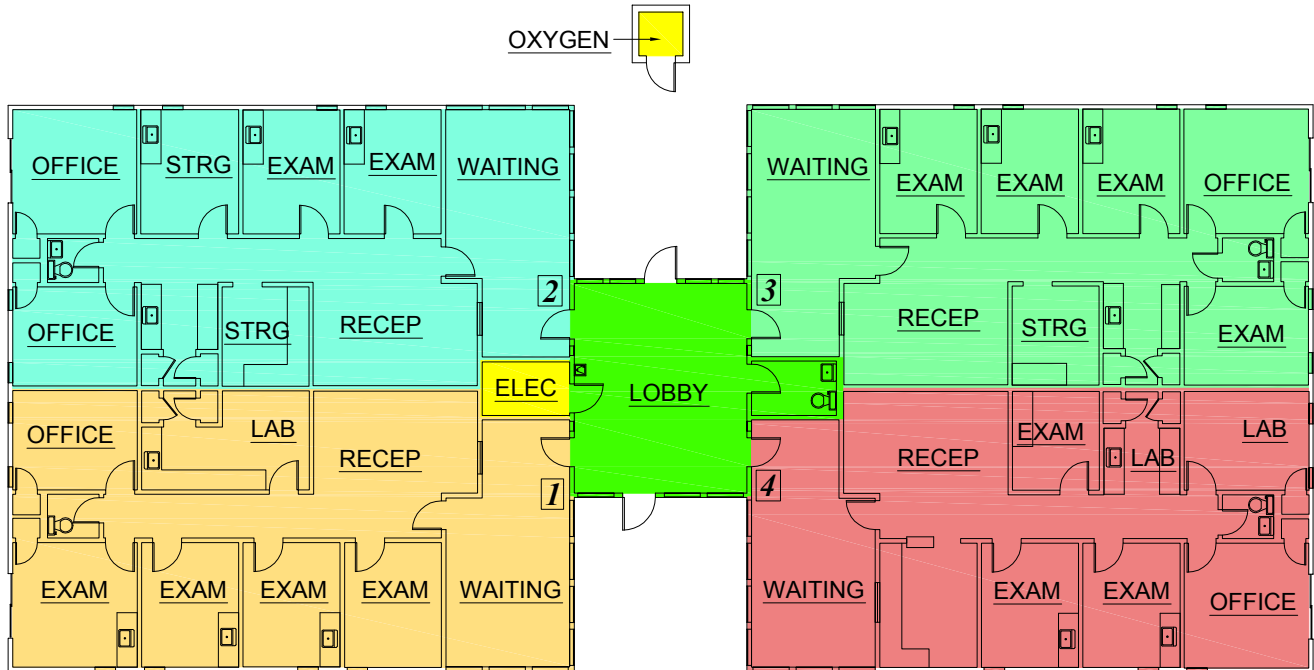
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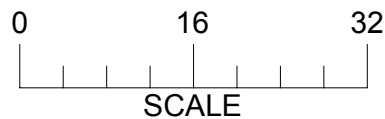
ANTIOCH MEDICAL PARK
3700 LONE TREE WAY
ANTIOCH, CA

FIRST FLOOR

(As Measured: October 2005)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	11,547
Total Rentable	11,330
Total Usable	10,456
Total Floor Common	814
Total Building Common	61
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,640
Total Usable	5,230
Combined R/U	1.0785
Floor Common	382
Building Common	61
Total Vertical	0

Suite #	Usable	Rentable
1	1,307.9	1,410.5
2	1,307.5	1,410.1
3	1,306.3	1,408.8
4	1,308.1	1,410.7

Survey Accuracy: +/- 0.08 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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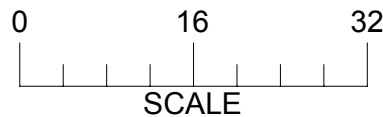
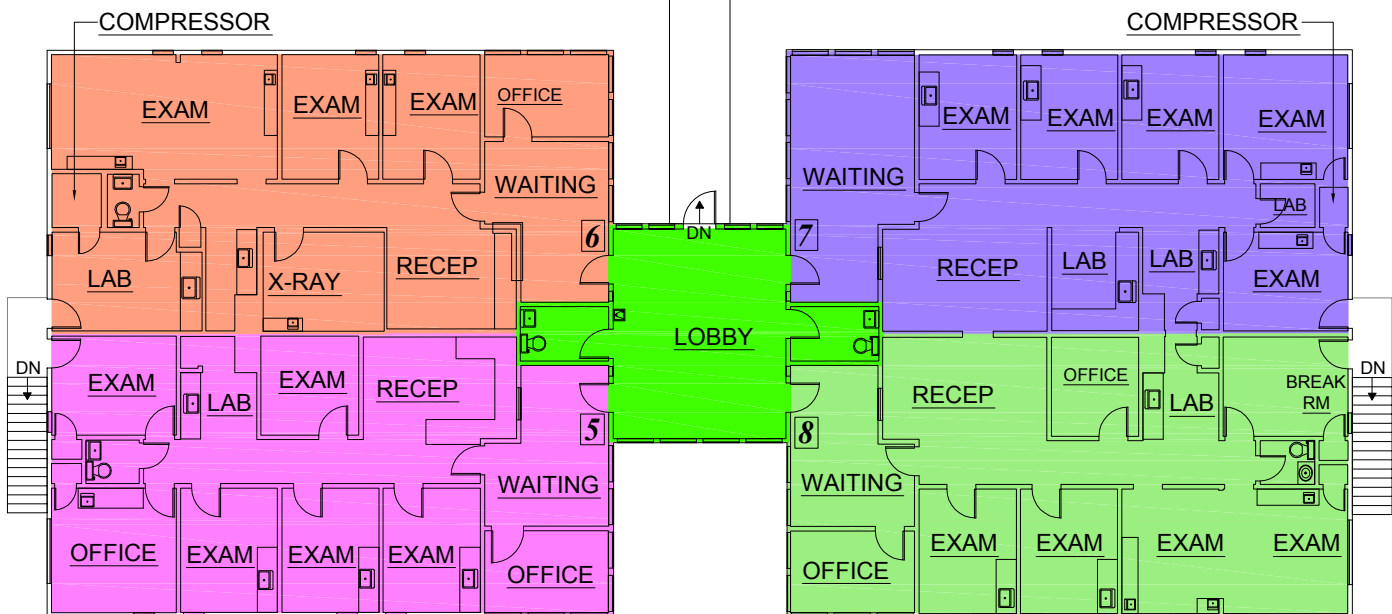
MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3700 LONE TREE WAY
ANTIOCH, CA

SECOND FLOOR

(As Measured: October 2005)



FLOOR SUMMARY	SQ.FT.
Total Rentable	5,690
Total Usable	5,226
Combined R/U	1.0888
Floor Common	431
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
5	1,307.4	1,423.5
6	1,305.2	1,421.1
7	1,308.1	1,424.3
8	1,305.5	1,421.5

Survey Accuracy: +/- 0.08 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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MEDICAL OFFICE AVAILABLE FOR SALE

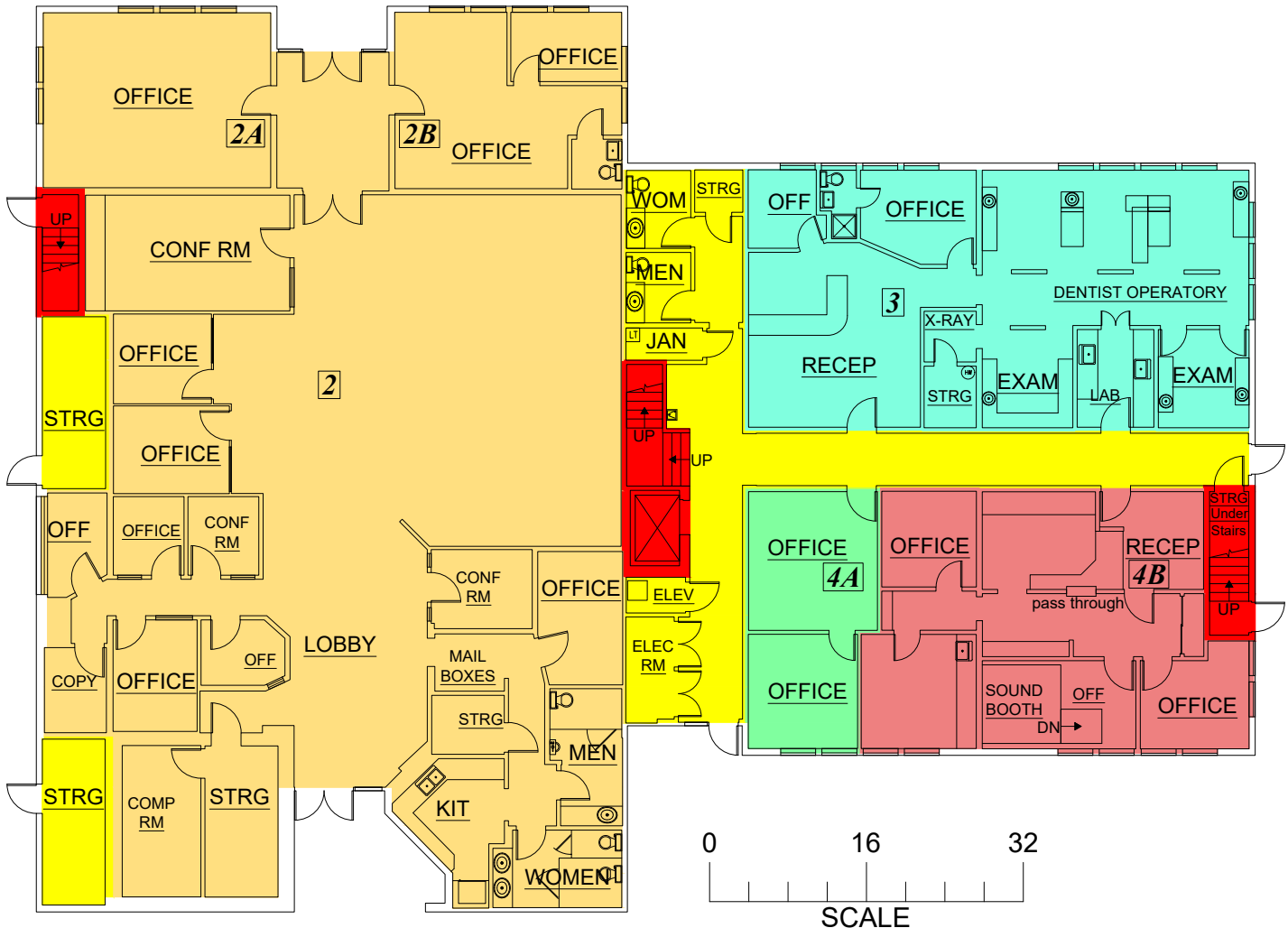
**ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509**

**ANTIOCH MEDICAL PARK
3701 LONE TREE WAY
ANTIOCH, CA**

FIRST FLOOR

(As Measured: October 2005)

(Last Updated: October 2025)



BUILDING SUMMARY	SQ.FT.
Gross Building Area	18,872
Total Rentable	17,520
Total Usable	15,189
Total Floor Common	1,147
Total Building Common	1,185
Total Vertical	687

FLOOR SUMMARY	SQ.FT.
Total Rentable	8,100
Total Usable	7,548
Combined R/U	1.0732
Floor Common	0
Building Common	1,117
Total Vertical	287

Suite #	Usable	Rentable
2	4,857.5	5,213.0
3	1,382.8	1,484.0
4A	341.1	366.1
4B	966.6	1,037.3

Survey Accuracy: +/- 0.09 %

AREAS COMPUTED IN ACCORDANCE
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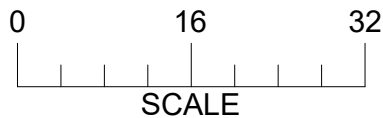
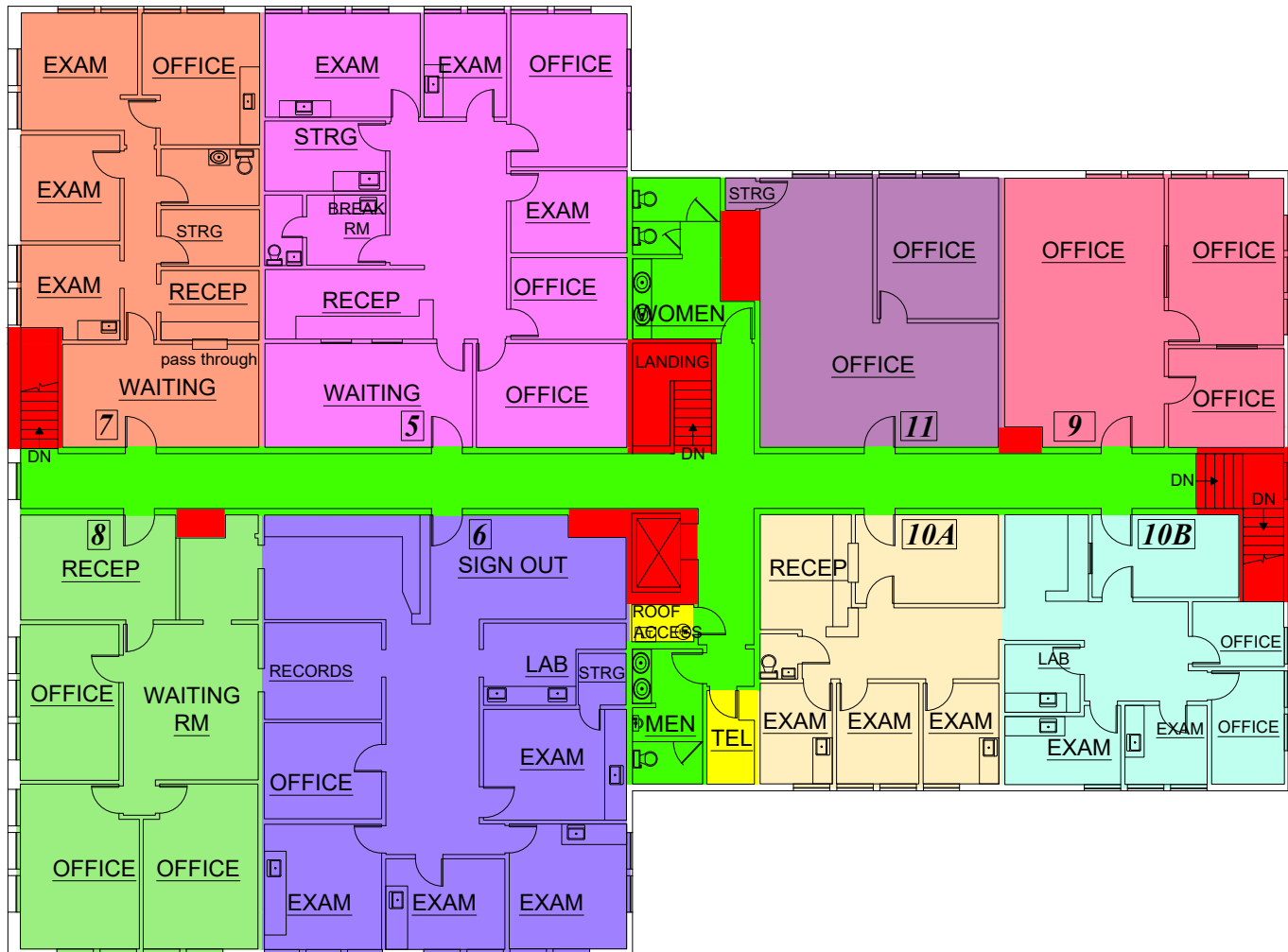
MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3701 LONE TREE WAY
ANTIOCH, CA

SECOND FLOOR

(As Measured: October 2005)
(Last Updated: October 2025)



FLOOR SUMMARY	SQ.FT.
Total Rentable	9,420
Total Usable	7,641
Combined R/U	1,2328
Floor Common	1,147
Building Common	68
Total Vertical	400

Suite #	Usable	Rentable
5	1,514.2	1,866.8
6	1,504.2	1,854.4
7	956.4	1,179.1
8	994.5	1,226.1
9	721.9	890.0
10A	625.1	770.7
10B	692.1	853.3
11	632.4	779.6

Survey Accuracy: +/- 0.09%

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/ISO 9001:2015 STANDARD



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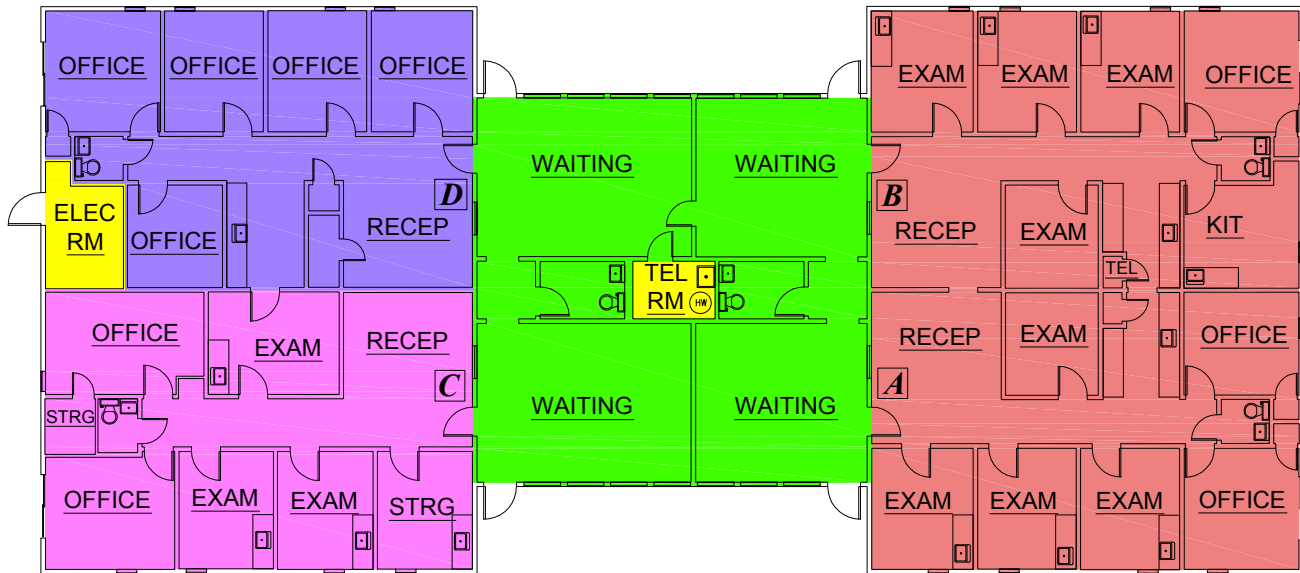
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MEDICAL OFFICE AVAILABLE FOR SALE

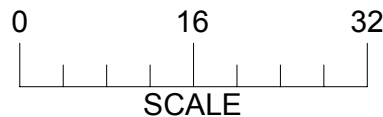
ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3720 LONE TREE WAY
ANTIOCH, CA

(As Measured: October 2005)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	5,498
Total Rentable	5,373
Total Usable	3,978
Total Floor Common	1,277
Total Building Common	119
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,373
Total Usable	3,978
Combined R/U	1,3508
Floor Common	1,277
Building Common	119
Total Vertical	0

Suite #	Usable	Rentable
A/B	2,029.1	2,740.8
C	1,014.3	1,370.0
D	934.8	1,262.6

Survey Accuracy: +/- 0.06 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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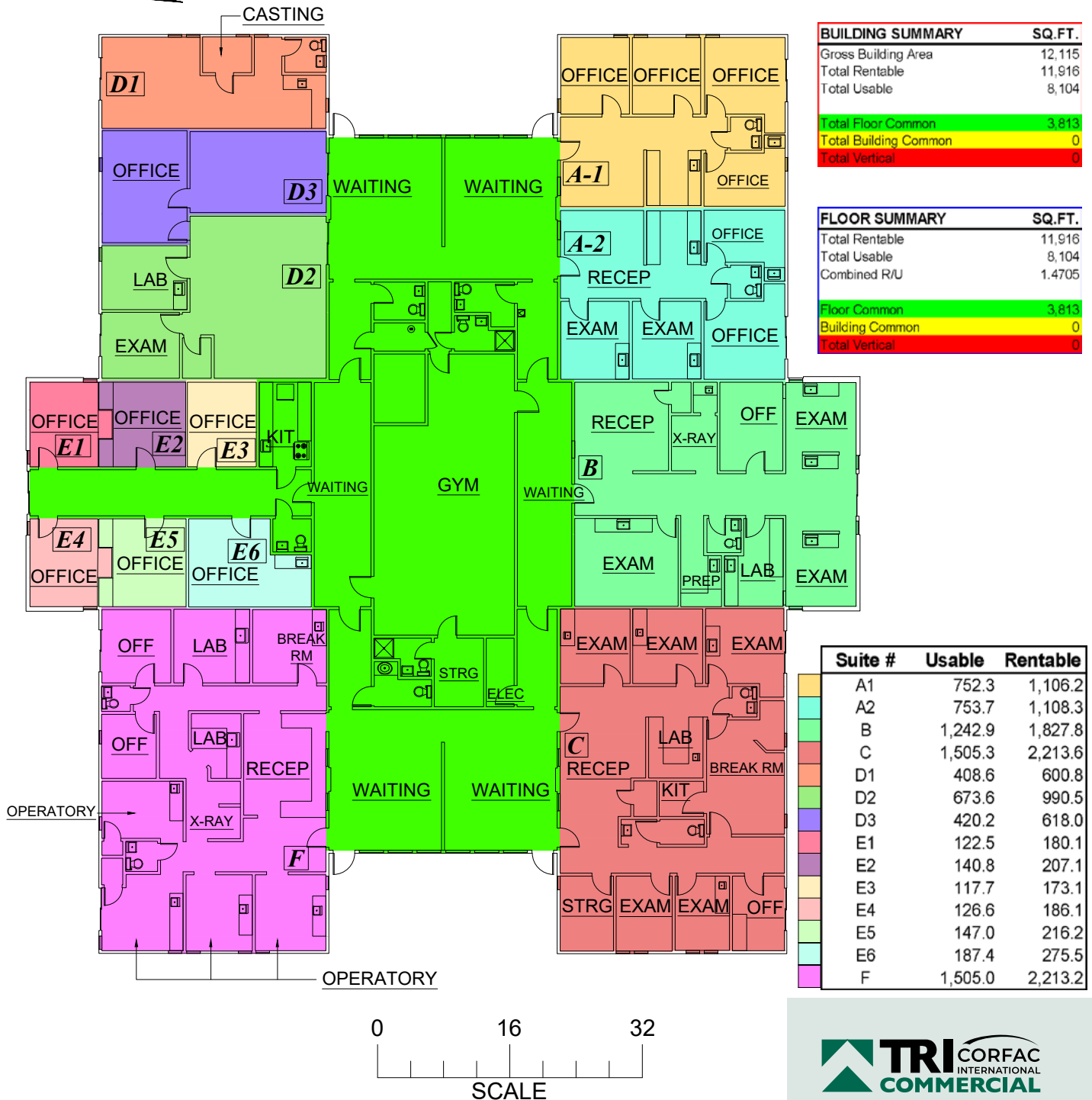
LIC: #01365267

MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3725 LONE TREE WAY
ANTIOCH, CA

(As Measured: October 2005)
(Last Updated: October 2025)



Survey Accuracy: +/- 0.13 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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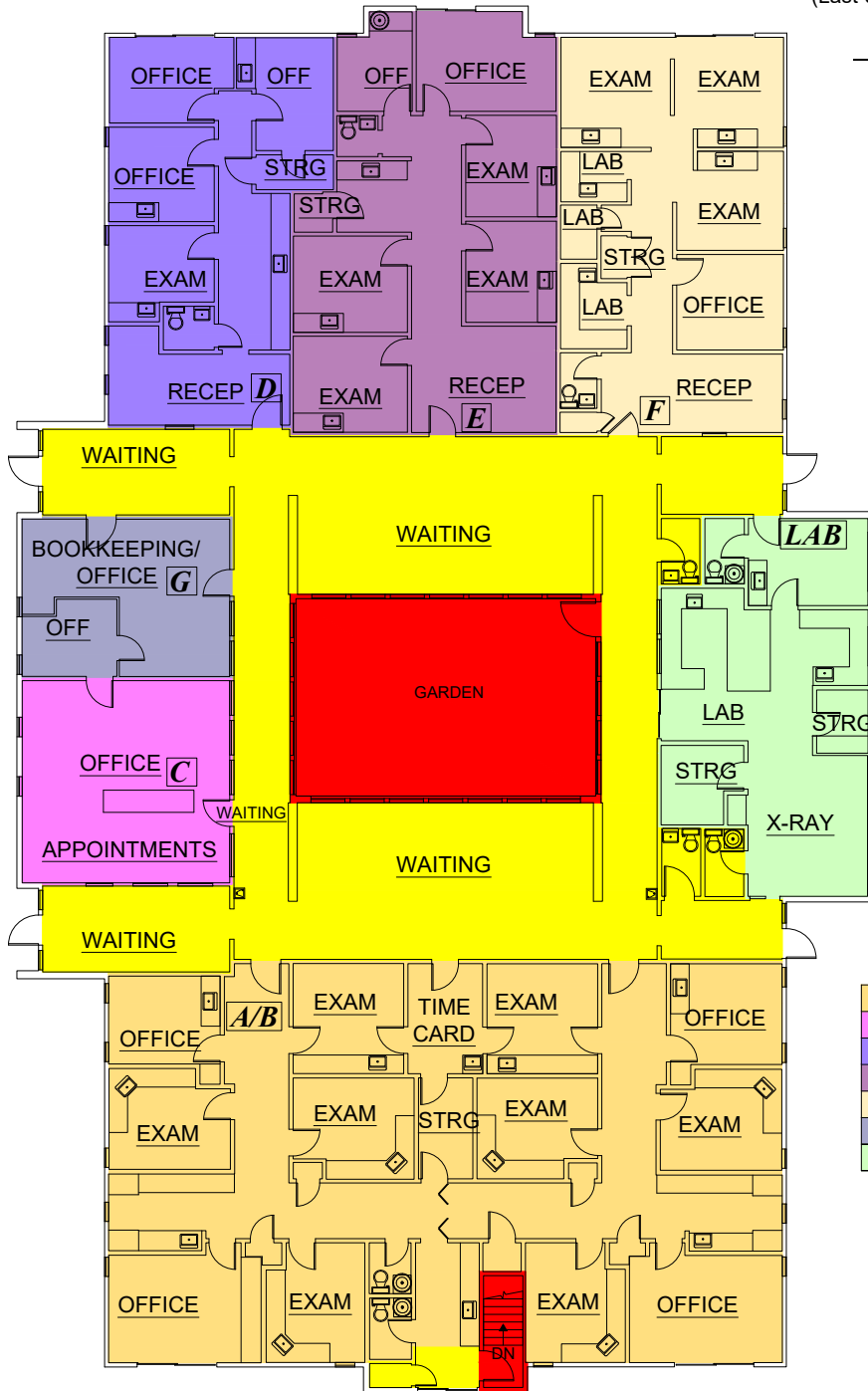
MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3737 LONE TREE WAY
ANTIOCH, CA

FIRST FLOOR

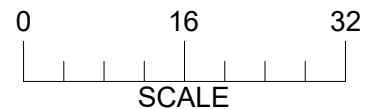
(As Measured: October 2005)
(Last Updated: March 2025)



BUILDING SUMMARY	SQ.FT.
Gross Building Area	9,979
Total Rentable	9,053
Total Usable	6,804
Total Floor Common	0
Total Building Common	2,250
Total Vertical	702

FLOOR SUMMARY	SQ.FT.
Total Rentable	9,053
Total Usable	6,804
Combined R/U	1,3307
Floor Common	0
Building Common	2,250
Total Vertical	702

Suite #	Usable	Rentable
A/B	2,631.9	3,502.2
C	431.0	573.5
D	779.5	1,037.3
E	1,030.1	1,370.7
F	893.1	1,188.3
G	338.4	450.3
LAB	699.7	931.0



Survey Accuracy: +/- 0.11 %

AREAS COMPUTED IN ACCORDANCE
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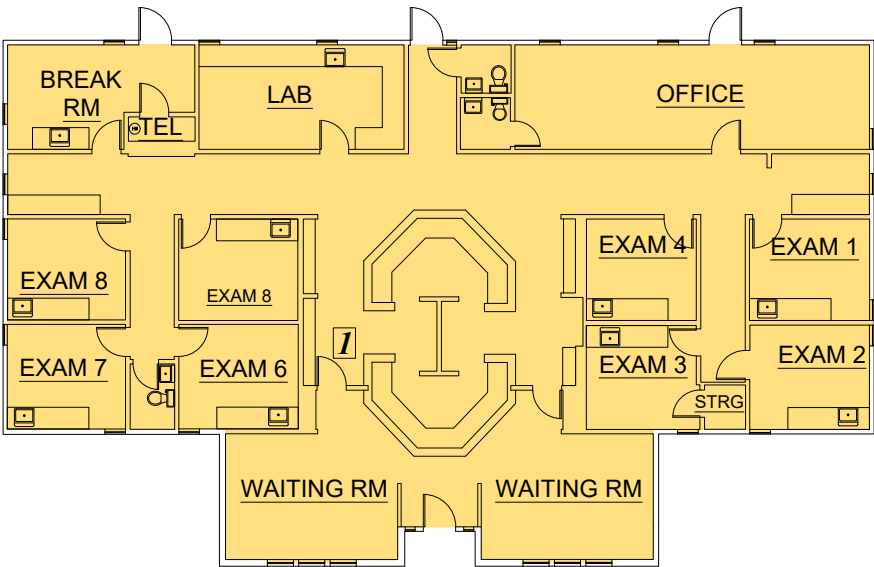
LIC: #01365267

MEDICAL OFFICE AVAILABLE FOR SALE

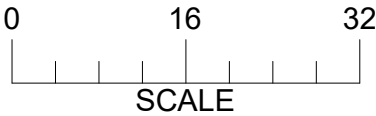
ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3737A LONE TREE WAY
ANTIOCH, CA

(As Measured: October 2005)
(Last Updated: October 2025)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	3,395
Total Rentable	3,268
Total Usable	3,268
Total Floor Common	0
Total Building Common	0
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	3,268
Total Usable	3,268
Combined R/U	1.0000
Floor Common	0
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
1	3,268.3	3,268.3

Survey Accuracy: +/- 0.11 %

AREAS COMPUTED IN ACCORDANCE
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ANTIOCH
CALIFORNIA



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City of Antioch, California

Strategic East Bay Location

Antioch is one of the Bay Area's fastest-growing cities, located along the San Joaquin River in Contra Costa County. With immediate access to Highway 4, BART commuter rail, and the greater San Francisco Bay Area, Antioch serves as a major hub for logistics, advanced manufacturing, healthcare, and retail distribution.

Business & Workforce Advantages

- Population: ±116,000 (2023 est.) with a young, diverse labor pool
- Workforce: Strong base in healthcare, education, retail, and industrial trades
- Top Employers: Kaiser Permanente, Antioch Unified School District, Sutter Delta Medical Center, Costco, Walmart, Contra Costa County services

Quality of Life

- More than 30 city parks and 6,500 acres of regional open space nearby
- Waterfront access with marinas, fishing piers, and recreational boating
- Active cultural amenities including the historic El Campanil Theatre, community festivals, and performing arts

Education

- Served by Antioch Unified School District and specialized campuses such as Dozier-Libbey Medical High School
- Access to Contra Costa Community College District and nearby universities in the East Bay

Investment Outlook

Antioch is positioned as a cost-competitive alternative to core Bay Area markets, offering:

- Lower land and lease costs compared to inner Bay Area cities
- Strong housing growth supporting retail and service demand
- Expanding healthcare and industrial sectors driving long-term stability



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