

BAYSIDE REALTY PARTNERS PRESENTS

2700 Ygnacio Valley Road Walnut Creek, California

Single-User Health System / Medical Clinic Opportunity ($\pm 1,000$ SF up to $\pm 108,000$ SF)



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2700 Ygnacio Valley Road Walnut Creek, California

LOCATION

- Unique opportunity to create sizeable medical clinic space in 108,000 sf, 3-story modern building
- Approximately 85,000 sf available now, including approximately 37,000 sf on full floor
- In heart of residential and retail area with strong projected population growth



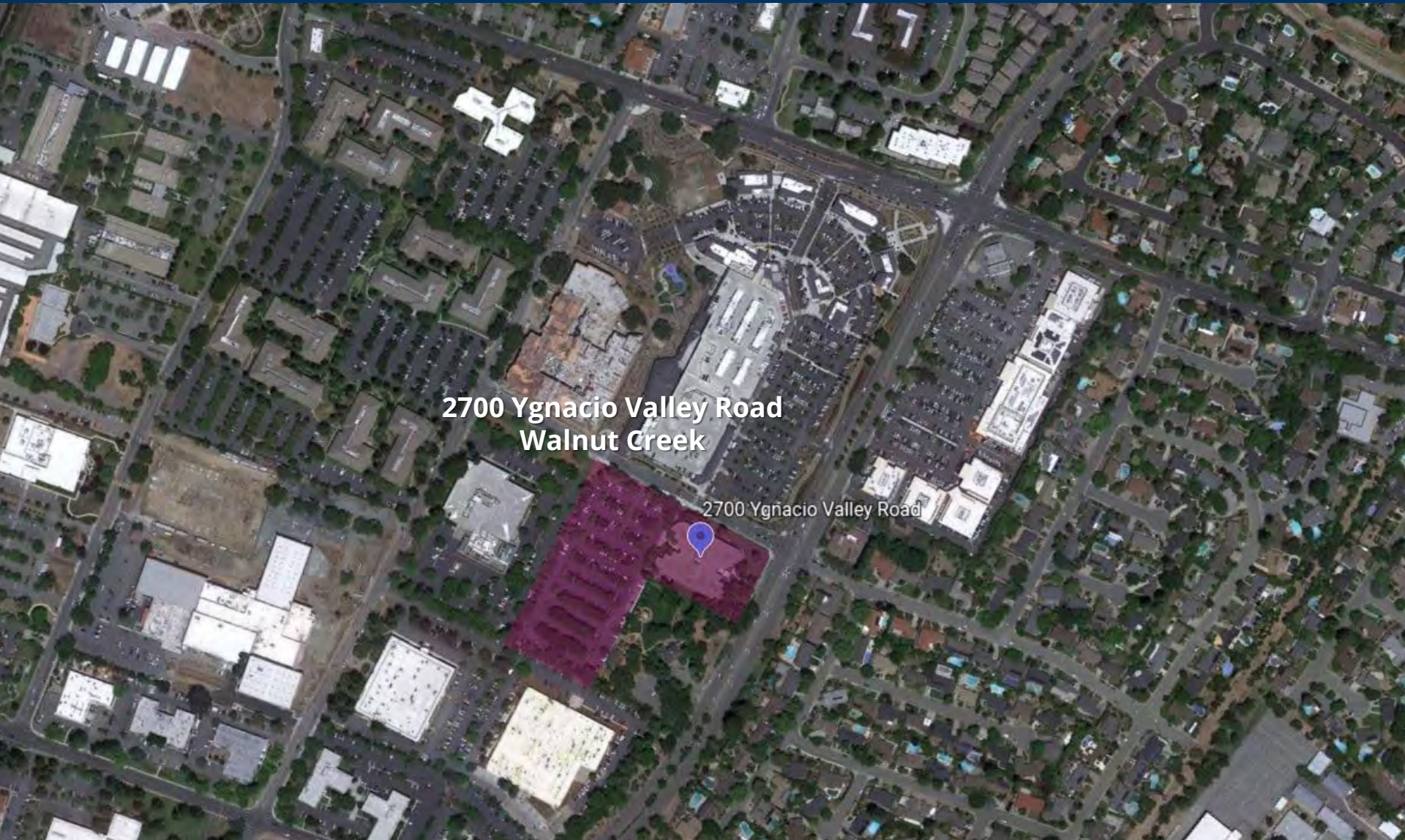
BUILDING

- Strategic location for convenient access to Walnut Creek, Pleasant Hill, Concord and Clayton population
- One block from The Orchards shopping center—a new destination with abundant retail and neighboring new residential
- Very high parking ratio of approximately 4.4 spaces per 1,000 sf
- Proximity to downtown Walnut Creek, high income residential and influential medical in surrounding area

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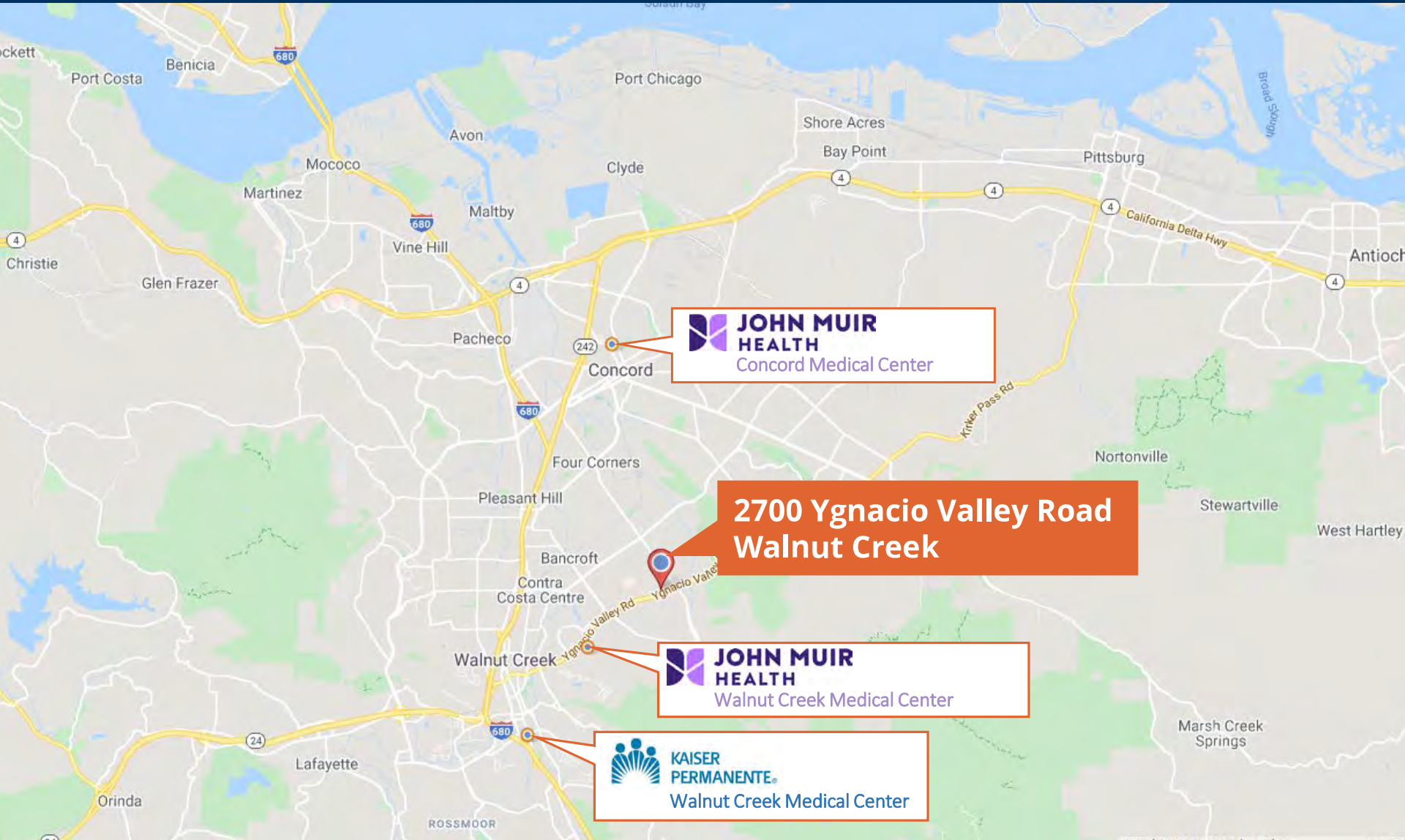
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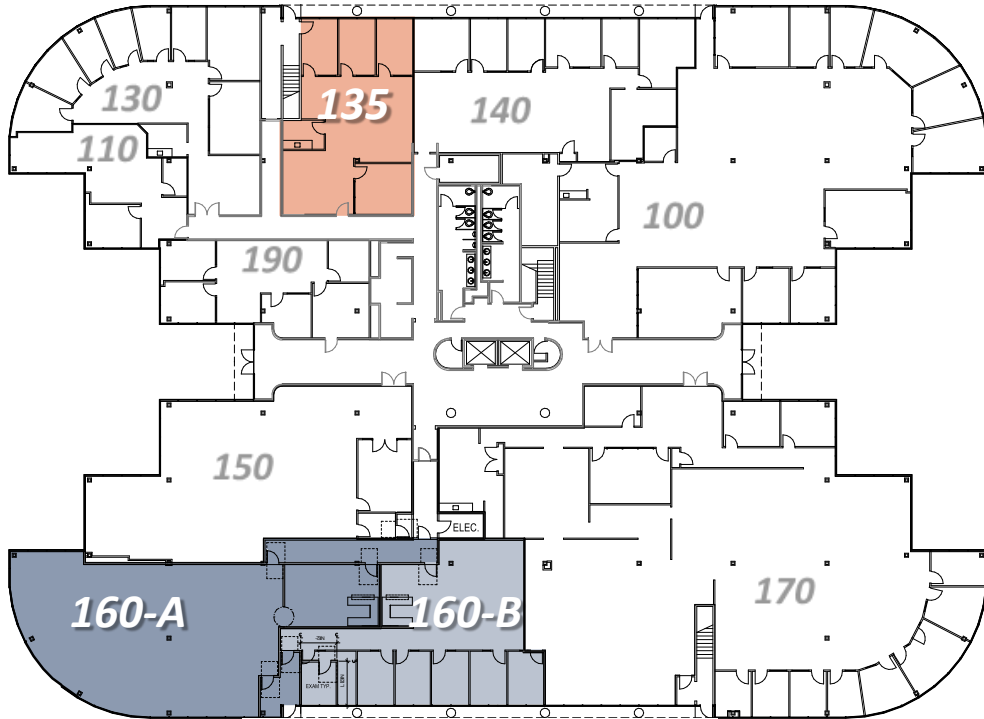
**2700 Ygnacio Valley Road
Walnut Creek**

**JOHN MUIR
HEALTH**
Concord Medical Center

**JOHN MUIR
HEALTH**
Walnut Creek Medical Center

**KAISER
PERMANENTE**
Walnut Creek Medical Center

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FIRST FLOOR

Suite 135 **1,632 RSF**

Very convenient and visible suite with excellent window line just off main lobby of building. Currently built out with 3 offices and a break room. Can be converted to medical or dental suite.

Suite 160 **2,000–5,030 RSF**

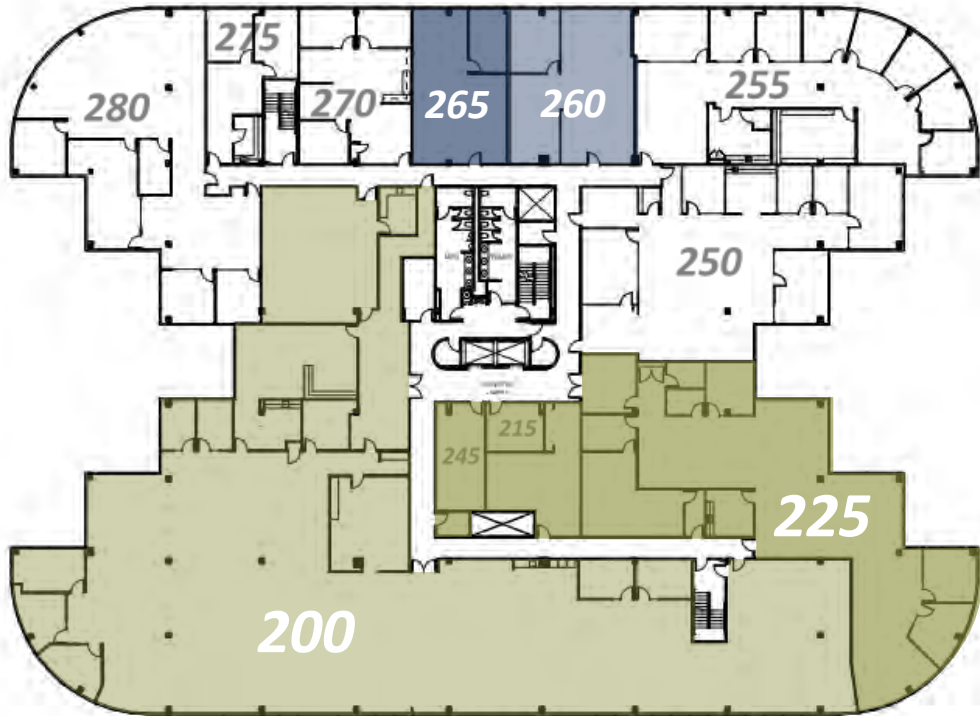
Partially build out space with 6+ offices along window line. Private entrance/exit. Can be demised into approx. 2,000 RSF.

**TOTAL VACANT
SQUARE**

FOOTAGE: 6,662 RSF

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SECOND FLOOR

Suite 200 15,387 RSF
8+ offices, open area / office intensive

Suite 260 1,503 RSF
1 office, open/reception area

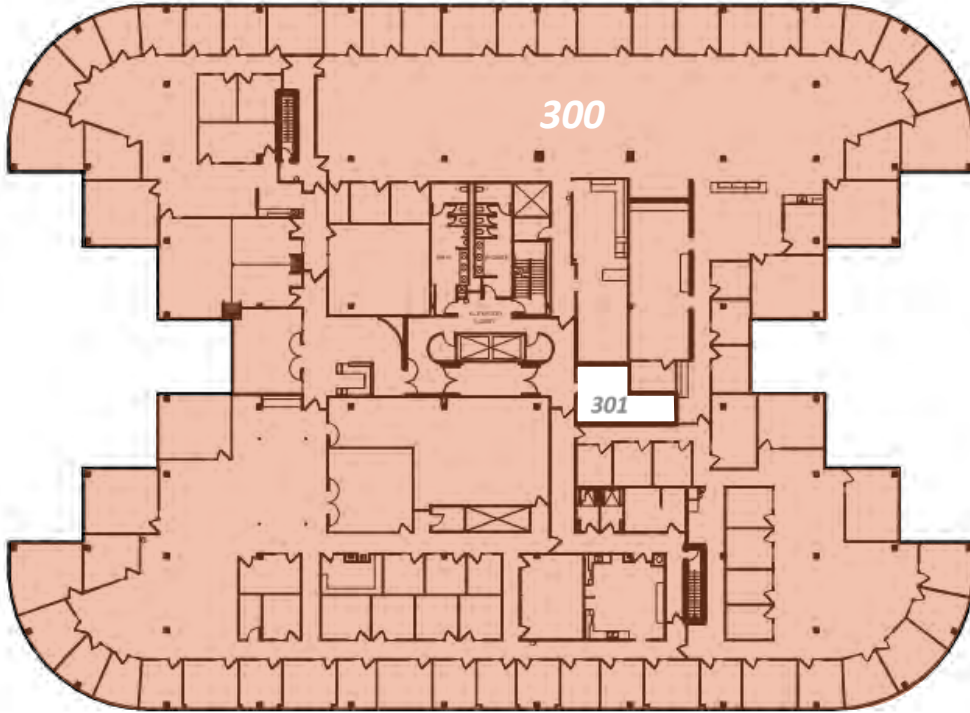
Suite 265 1,109 RSF
1 office, open/reception area

Suite 225 4,910 RSF
7+ offices, large open space

TOTAL VACANT
SQUARE
FOOTAGE: 22,909 RSF

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Walnut Creek, California



THIRD FLOOR

Suite 300 37,695 RSF
56 offices, open space, men's/women's
restrooms, entire floor

**TOTAL VACANT
SQUARE
FOOTAGE: 37,695 RSF**

Health System Clinic Concept Plan

3rd Floor ~37,000 SF



PINNACLE
CAPITAL MANAGEMENT SERVICES

QUADRANT A

- EXAM: 14
- PROCEDURE: 2
- OFFICE: 3
- SHARED OFFICE: 1 (SEATS 2)
- MA: 6 SEATS
- TD: 6 SEATS
- STAFF LOUNGE/LOCKERS: 1
- LACTATION: 2 SEATS
- HSK CLOSE: 1
- STAFF TOILET: 1
- TOILET: 1
- VITALS: 1 (SEATS 2)
- LAB: 1
- SERVER: 1
- SMALL CONFERENCE: 1 (SEATS 6)
- EQUIP ROOM: 1
- EQUIP ALCOVE: 1

- SHARED BETWEEN A & B
- HSK W/ FLOOR SINK: 1
 - NURSE PRAC: 1
 - SOILED UTILITY: 1
 - MED SUPPLY: 1
 - CLEAN UTILITY: 1
 - SCHEDULERS: (SEATS 5)

QUADRANT C

- EXAM: 16
- PROCEDURE: 2
- OFFICE: 3
- SHARED OFFICE: 1 (SEATS 2)
- CASE MANAGER: 1
- CHECK OUT: 1 (SEATS 2)
- MA: 6 SEATS
- TD: 6 SEATS
- TOILET: 1
- VITALS: 1 (SEATS 2)
- LAB: 1
- SERVER: 1
- CONFERENCE: 1 (SEATS 12)
- EQUIP ROOM: 1
- EQUIP ALCOVE: 1
- ELEC ROOM: 1

- SHARED BETWEEN C & D
- HSK W/ FLOOR SINK: 1
 - NURSE PRAC: 1
 - SOILED UTILITY: 1
 - MED SUPPLY: 1
 - CLEAN UTILITY: 1
 - SCHEDULERS: (SEATS 6)

QUADRANT A

QUADRANT B

QUADRANT B

- EXAM: 16
- PROCEDURE: 2
- OFFICE: 3
- SHARED OFFICE: 1 (SEATS 2)
- CASE MANAGER: 1
- MA: 6 SEATS
- TD: 5 SEATS
- BLOOD DRAW: 2 SEATS
- 1 TOILET
- 1 LAB
- SUB WAITING: SEATS 5
- TOILET: 1
- VITALS: 1 (SEATS 2)
- LAB: 1
- CONFERENCE: 1 (SEATS 12)
- EQUIP ROOM: 1
- EQUIP ALCOVE: 1
- ELEC ROOM: 1

- SHARED BETWEEN A & B
- HSK W/ FLOOR SINK: 1
 - NURSE PRAC: 1
 - SOILED UTILITY: 1
 - MED SUPPLY: 1
 - CLEAN UTILITY: 1
 - SCHEDULERS: (SEATS 5)

WAITING AREA

- SEATS: 102
- BARIATRIC CHAIR: 7
- INFO STATIONS: 2

QUADRANT D

- EXAM: 14
- PROCEDURE: 2
- OFFICE: 3
- SHARED OFFICE: 1 (SEATS 2)
- SITE MANAGER: 1
- CHECK OUT: 1 (SEATS 2)
- MA: 6 SEATS
- TD: 6 SEATS
- STAFF LOUNGE/LOCKERS: 1
- HSK CLOSE: 1
- STAFF TOILET: 1
- TOILET: 1
- VITALS: 1 (SEATS 2)
- LAB: 1
- EQUIP ROOM: 1
- EQUIP ALCOVE: 1

- SHARED BETWEEN C & D
- HSK W/ FLOOR SINK: 1
 - NURSE PRAC: 1
 - SOILED UTILITY: 1
 - MED SUPPLY: 1
 - CLEAN UTILITY: 1
 - SCHEDULERS: (SEATS 6)

TYPICAL EXAM ROOM SF (L x W)

- WINDOW LINE EXAM ROOMS: 12' X 8'-11" (107 SF)
- INTERIOR EXAM ROOMS: 12' X 9'-4" (114 SF)
- WINDOW LINE PROCEDURE ROOMS: 12' X 15'-11" (191 SF)
- INTERIOR PROCEDURE ROOMS: 12'-4" X 15'-9" (195 SF)

TOTALS:

- EXAM: 60
- PROCEDURE: 8
- OFFICE: 12
- SHARED OFFICE: 4 (SEATS 8)
- CASE MANAGER: 2
- SITE MANAGER: 1
- MA: 24 SEATS
- TD: 23 SEATS
- STAFF LOUNGE/LOCKERS: 2
- LACTATION ROOM: 1
- BLOOD DRAW: 1
- HSK CLOSE: 2
- STAFF TOILET: 2
- TOILET: 4
- VITALS: 4
- LAB: 4
- SERVER: 2
- SMALL CONFERENCE: 1
- LARGE CONFERENCE: 2
- EQUIP ROOM: 4
- EQUIP ALCOVE: 4
- ELEC ROOM: 2
- HSK W/ FLOOR SINK: 2
- NURSE PRAC: 2
- SOILED UTILITY: 2
- MED SUPPLY: 2
- CLEAN UTILITY: 2
- CHECK OUT: 2
- SCHEDULERS: 2 (SEATS 11)
- REGISTRATION AREA: 8 (GUEST CHAIRS 16)
- WAITING AREA: 109 SEATS

FULL FLOOR MEDICAL CLINIC

2700 YGNACIO VALLEY ROAD
3RD FLOOR
WALNUT CREEK, CA 94598



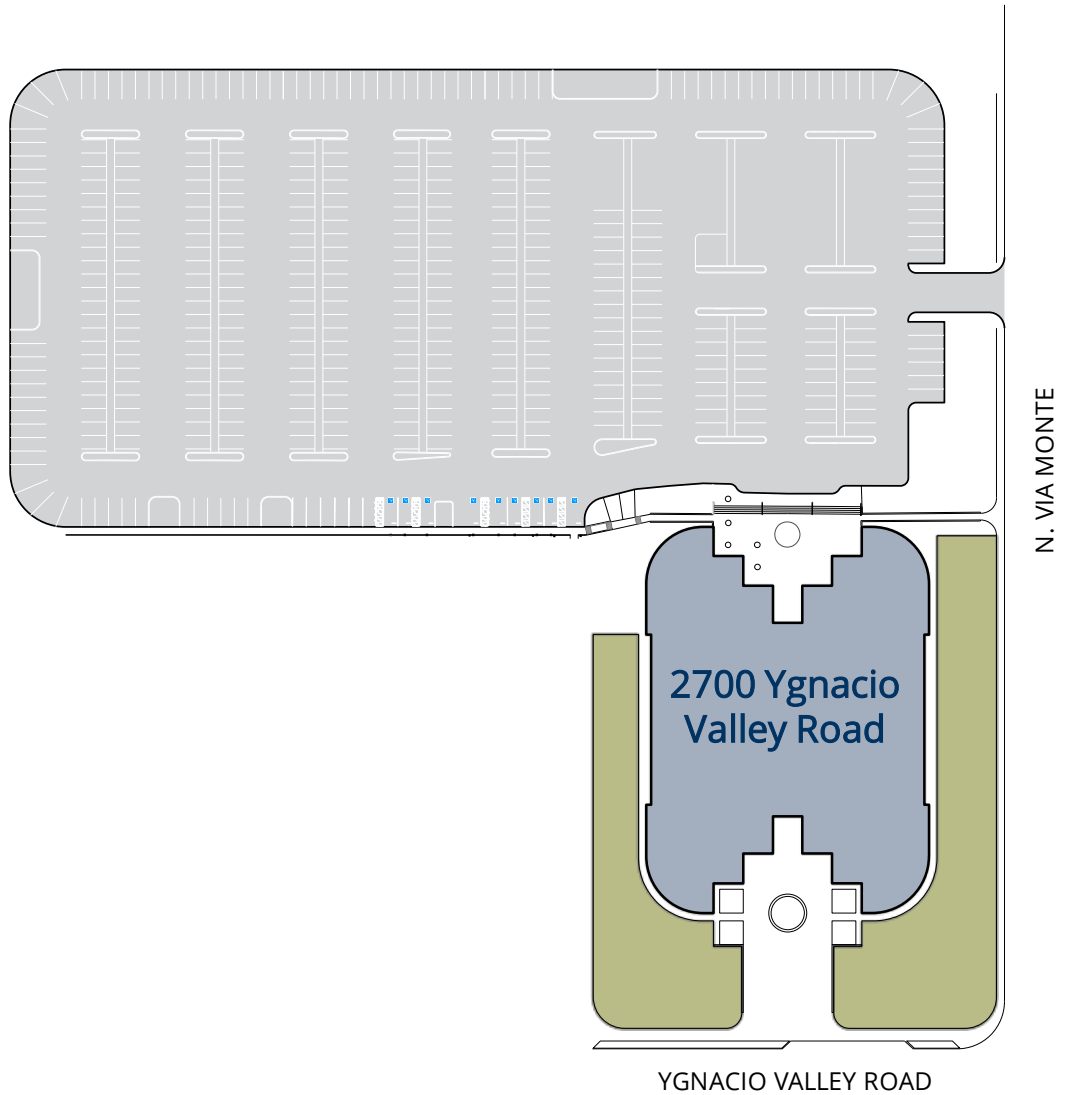
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PH: 707.747.4330



MEDICAL/DENTAL PROPERTY SPECIALISTS

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Walnut Creek, California

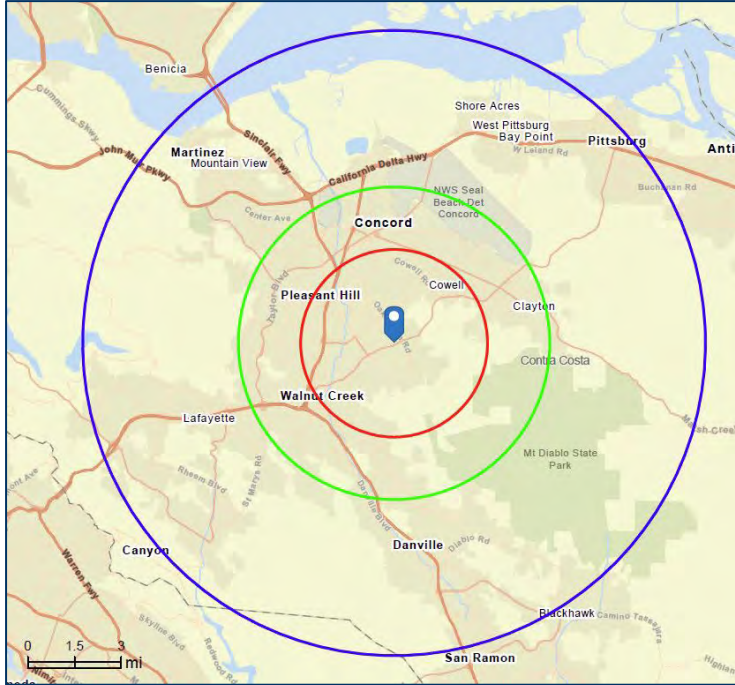


SITE PLAN

477 Parking Stalls

(4.4 per 1,000 SF)

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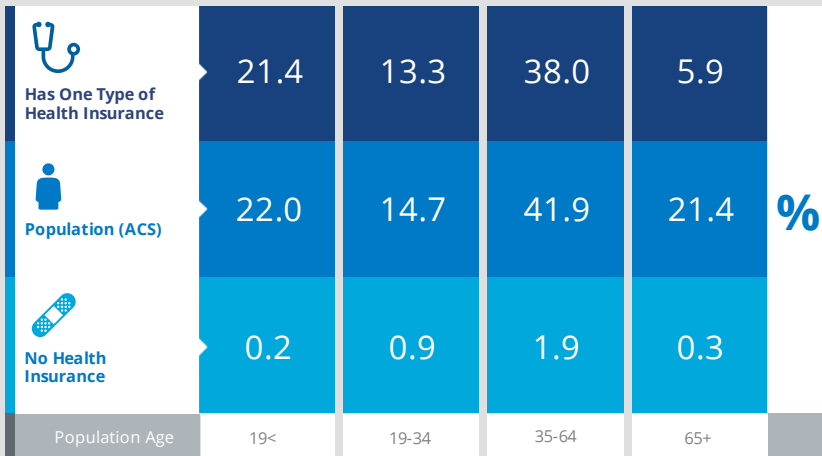
	2020					
Demographics	3-mile		5-mile		10-mile	
Population	115,904		264,667		515,265	
Households	46,201		105,481		194,928	
Median Household Income	\$105,808		\$106,733		\$110,609	
Population 65+ years	18.30%		19.50%		19.50%	
Median Age	40.9		42.3		42.4	
Medical Care (Total Spend)	\$136,833		\$320,308,244		\$1,186,536,291	
Health Insurance (Total Spend)	\$254,648,976	%	\$594,205,257	%	\$1,186,536,291	%
Blue Cross/Blue Shield	\$72,836,980	29%	\$169,259,450	28%	\$339,856,052	29%
Fee for Service Health Plan	\$54,945,664	22%	\$127,279,210	21%	\$256,357,096	22%
HMO	\$59,397,533	23%	\$136,782,032	23%	\$268,531,316	23%
Medicare Payments	\$27,615,106	11%	\$66,113,870	11%	\$132,128,619	11%
Medicaid Premiums	\$664,272	0%	\$1,489,474	0%	\$2,787,361	0%
Tricare/Military Premiums	\$350,699	0%	\$309,789	0%	\$1,610,612	0%

Source: ESRI July 2020

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Health Care & Insurance

This infographic provides a set of key demographic and health care indicators for Walnut Creek, CA zip code of 94598. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.



Population

27,495
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

35.4%
Exercise at home 2+ times per week

22.2%
Exercise at club 2+ times per week

This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and Gfk, MRL. The vintage of the data is 2014-2018, 2020.
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Health Care Expenditure

\$8,046
Annual Health Insurance Expenditures

\$4,408
Medical Care

Medicare: Population 65+

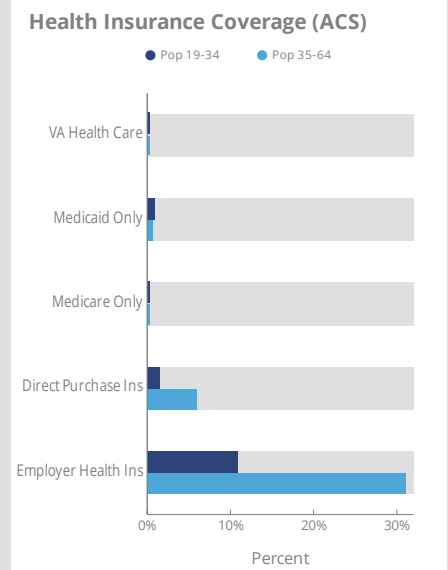
1,344
Medicare Only

1,064
Direct-Purch & Medicare

1,764
Employer & Medicare

316
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$2,318.4
Medicare Payments	\$907.4
Physician Services	\$568.5
Dental Services	\$906.2
Eyecare Services	\$152.6
Lab Tests/X-rays	\$142.7
Hospital Room & Hospital Service	\$367.3
Convalescent/Nursing Home Care	\$31.1



Meet Your Expert Team



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- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



DOMINANT FOOTPRINT

- 2 million SF leased & managed
 - 50+ MOB portfolio
 - 10,000-240,000 SF
 - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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