

TOWNCENTRE BRENTWOOD

1191 CENTRAL BLVD, BRENTWOOD



NEWMARK

HIGH QUALITY MULTI-TENANT LEASED MEDICAL INVESTMENT

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TOWNCENTRE BRENTWOOD

1191 CENTRAL BLVD, BRENTWOOD



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire a high quality, multi-tenant net leased medical investment at 1191 Central Blvd (the "Property") in Brentwood, California. Currently 100% leased to 4 medical tenants with staggered lease expirations and scheduled rental increases, the Property represents an excellent passive investment situated within TownCentre Brentwood, a thriving 3 building medical project.

~~Price: \$4,532,000~~ **New Price: \$4,185,000**

~~Cap Rate: 6.00%~~ **Cap Rate: 6.50%**

Size: 11,370 SF (Per Rent Roll)

Site: ±0.88 acres

Built: 2002

Occupancy: 100%



SITE AERIAL



2ND AVE
(±7,559 ADT)

1191 CENTRAL BLVD

O'HARA AVE
(±13,203 ADT)

CENTRAL BLVD
(±9,821 ADT)



TOWNCENTRE BRENTWOOD

1191 CENTRAL BLVD, BRENTWOOD



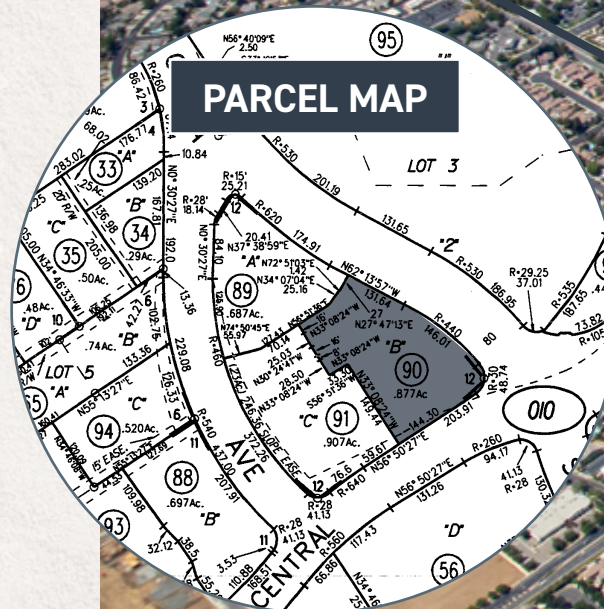
OFFERING HIGHLIGHTS

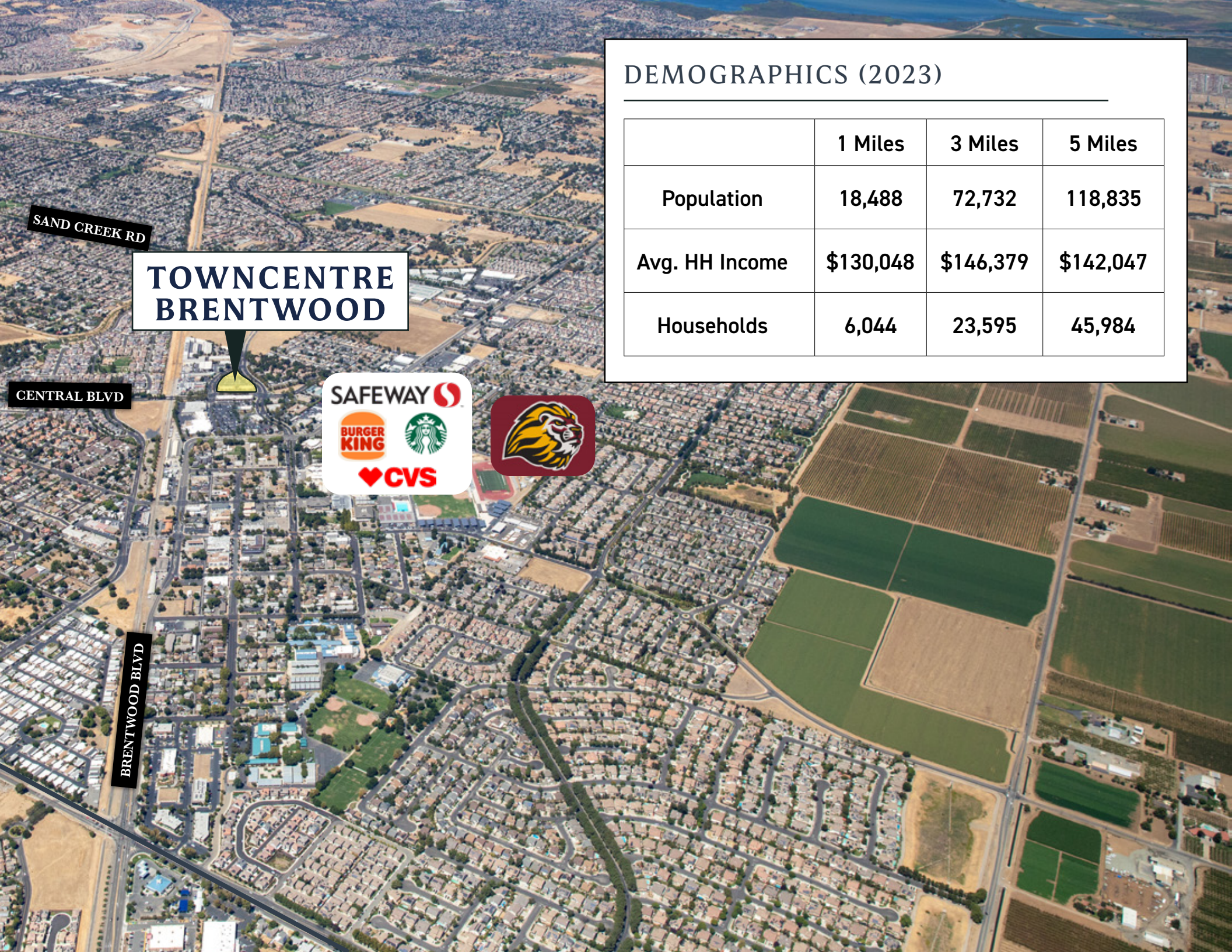
OFFERING HIGHLIGHTS

- 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:** 1191 Central Blvd, Brentwood, CA
- **APN:** 013-010-090-2
- **GLA:** 11,370 SF
- **Acres:** ±0.88
- **Built:** 2002
- **Parking:** Ample/Reciprocal
- **Zoning:** PD-10





SAND CREEK RD

**TOWNCENTRE
BRENTWOOD**

CENTRAL BLVD



BRENTWOOD BLVD

DEMOGRAPHICS (2023)

	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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1191 CENTRAL BLVD, BRENTWOOD



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%.

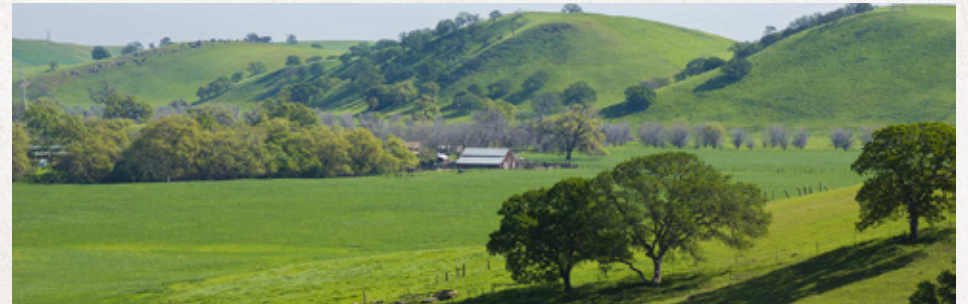
Desirable Location: Access to major Bay Area cities, including San Francisco and Oakland. Connected to Antioch BART via Tri Delta Transit; potential future BART extension.

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

ACES

www.acesaba.com



Founded in 1996 by Kristin Farmer, a pioneering special education teacher, ACES has grown into a leader in autism treatment and support services. ACES began as an innovative model classroom designed to create a structured, child-friendly environment where learning and behavioral expectations were clear and consistent. Kristin's vision extended beyond the classroom, recognizing the importance of supporting children with autism in their homes and communities. Today, ACES provides evidence-based services designed to maximize the potential of individuals with autism through both center-based and in-home Applied Behavior Analysis (ABA) therapy.

With a focus on personalized care, ACES serves individuals at over 80 locations nationwide, providing a range of services from early intervention to social skills groups. ACES is dedicated to helping children and their families thrive by offering support and guidance in the environments where it matters most.

Services:

- Center-Based ABA
- Home and Community-Based ABA
- Early Intervention
- Social Skills Groups
- School Behavioral Supports and Training
- Individual and Group Parent Training, Coaching, and Support

TENANT OVERVIEWS

Futures Explored

www.futures-explored.org



Founded in 1964 in Lafayette, Futures Explored empowers individuals with intellectual and developmental disabilities through a variety of programs that promote independence, personal growth, and community integration. With over five decades of experience, the organization offers services that span community connections, employment and education support, and even film and media training, helping participants develop skills that lead to meaningful lives. Futures Explored serves over 9,000 adults across five counties in Northern California with a dedicated staff of more than 150 professionals.

Programs:

- Community Connections
- Employment & Education Support
- Film & Media Training
- Personal Wellness Programs
- IMPACT Program (Independent Living Skills)

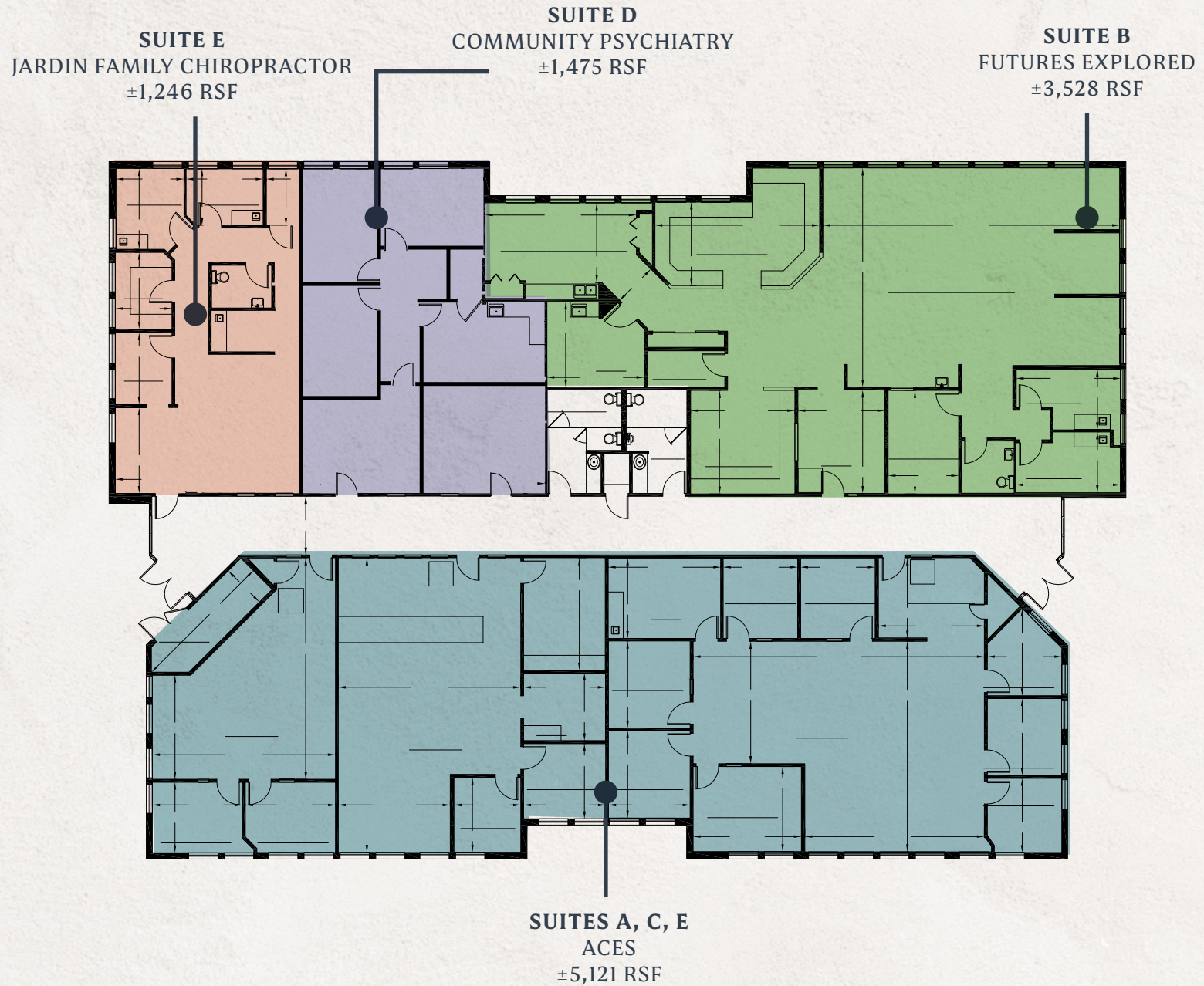
Jardin Family Chiropractic

www.jardinchiropractic.com

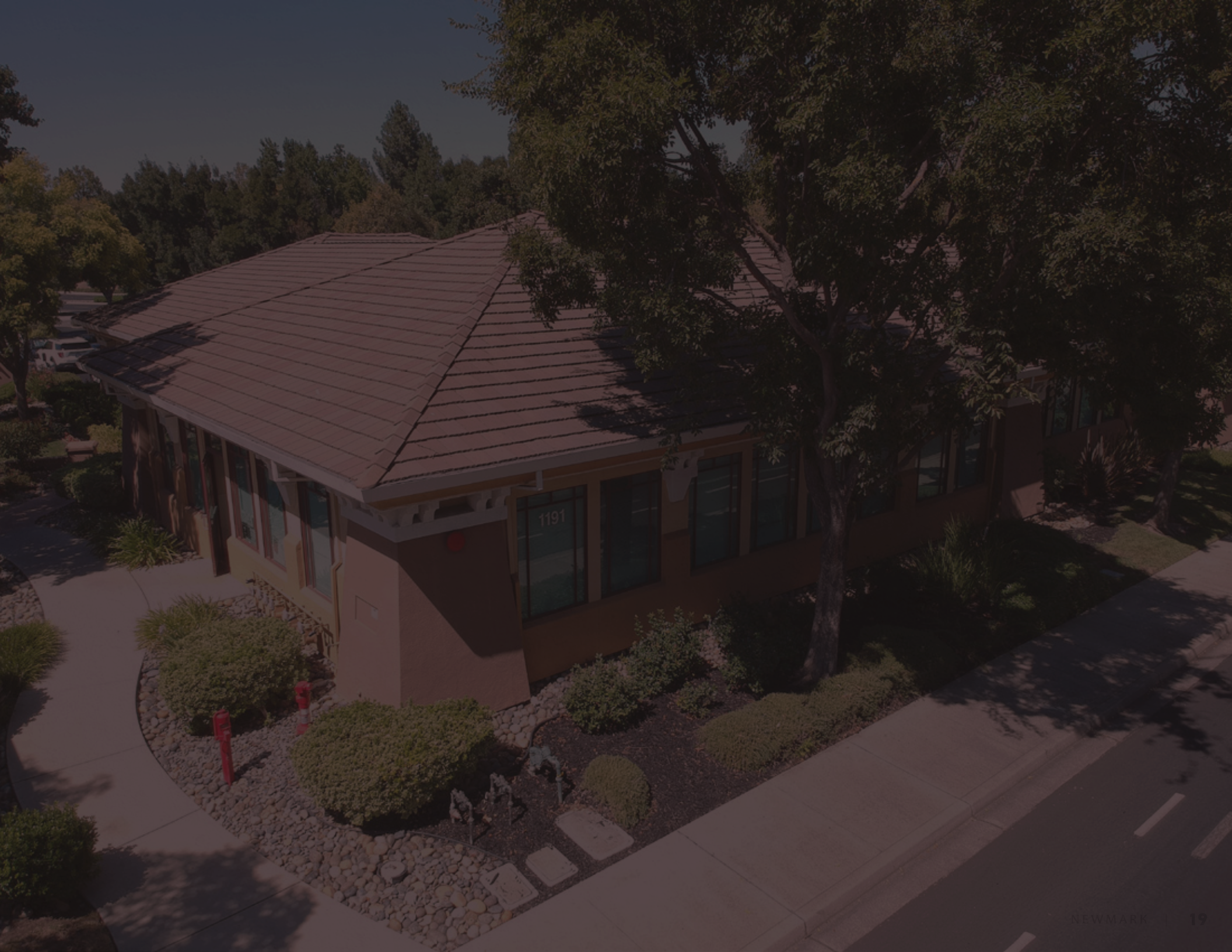


Jardin Family Chiropractic, located in Brentwood, CA, provides holistic chiropractic care aimed at achieving overall wellness. Unlike traditional medicine, which focuses on treating symptoms, Dr. Jardin and his team work to uncover the root causes of discomfort and pain through natural, non-invasive techniques. Whether addressing sports injuries or chronic pain, Jardin Family Chiropractic offers personalized wellness plans designed to promote healing and long-term health. Dr. Jardin's approach helps patients of all ages lead healthier, more balanced lives.

FLOORPLAN



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



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