

5249
DEER VALLEY RD
ANTIOCH, CALIFORNIA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



DENTAL/MEDICAL INVESTMENT SALE

PRESENTED BY

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EXECUTIVE SUMMARY



\$5,375,000
Asking Price



1.08 Acres
Lot Size



80%
Leased (On Current Usable SF, 5,167 RSF
Not on Leases)



2
Cell Phone Towers



24,638
Total Rentable Building Area



P-D (Planned Development)
Business Park Zoning

THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 5249 Deer Valley Road ("The Property"), a medical office building located in the city of Antioch, CA. Located off the CA-4 Freeway, the Property offers an exceptionally convenient location 1 mile from Kaiser Permanente Hospital. Located just 2 miles from Brentwood, 16 miles from Concord, and 23 miles from Walnut Creek.

Built in 1999, this 24,638 rentable square foot property offers an uncommon opportunity for an investor to acquire an immaculate medical property. Currently, the Property is 75% leased to Eight (8) tenants. There are Four (4) vacant units with an average suite size of 1,179 RSF. The vacant units all have medical or dental buildouts and will require minimum tenant improvements for a future owner. In summary, the Property offers a rare opportunity for an investor to benefit from a stabilized property with room for growth, while minimizing risk with a diversified tenant mix and suite sizes. Don't miss this opportunity to acquire this trophy asset!

INVESTMENT SUMMARY

Price	\$5,375,000
Price Per Square Foot	\$218
Current NOI	\$349,011
Cap Rate (Current)	6.49%
Cap Rate (ProForma)	8.62%





DEER
PROFESSOR



DEER VALLEY
PROFESSIONAL CENTER



INVESTMENT HIGHLIGHTS



Trophy Property

Excellent curb appeal and immaculately well-kept.



Stable Investment Opportunity

Rare opportunity to acquire an investment in the highly sought after medical/dental asset class.



Diversified Tenant Mix

A well diversified tenant mix that includes a variety of medical/dental specialities.



Diversified Suite Sizes

Suites range from 574 SF to 3,407 SF with an average size of 1,607 SF. The range of suite sizes allow a future owner to cater to an array of tenants needs.

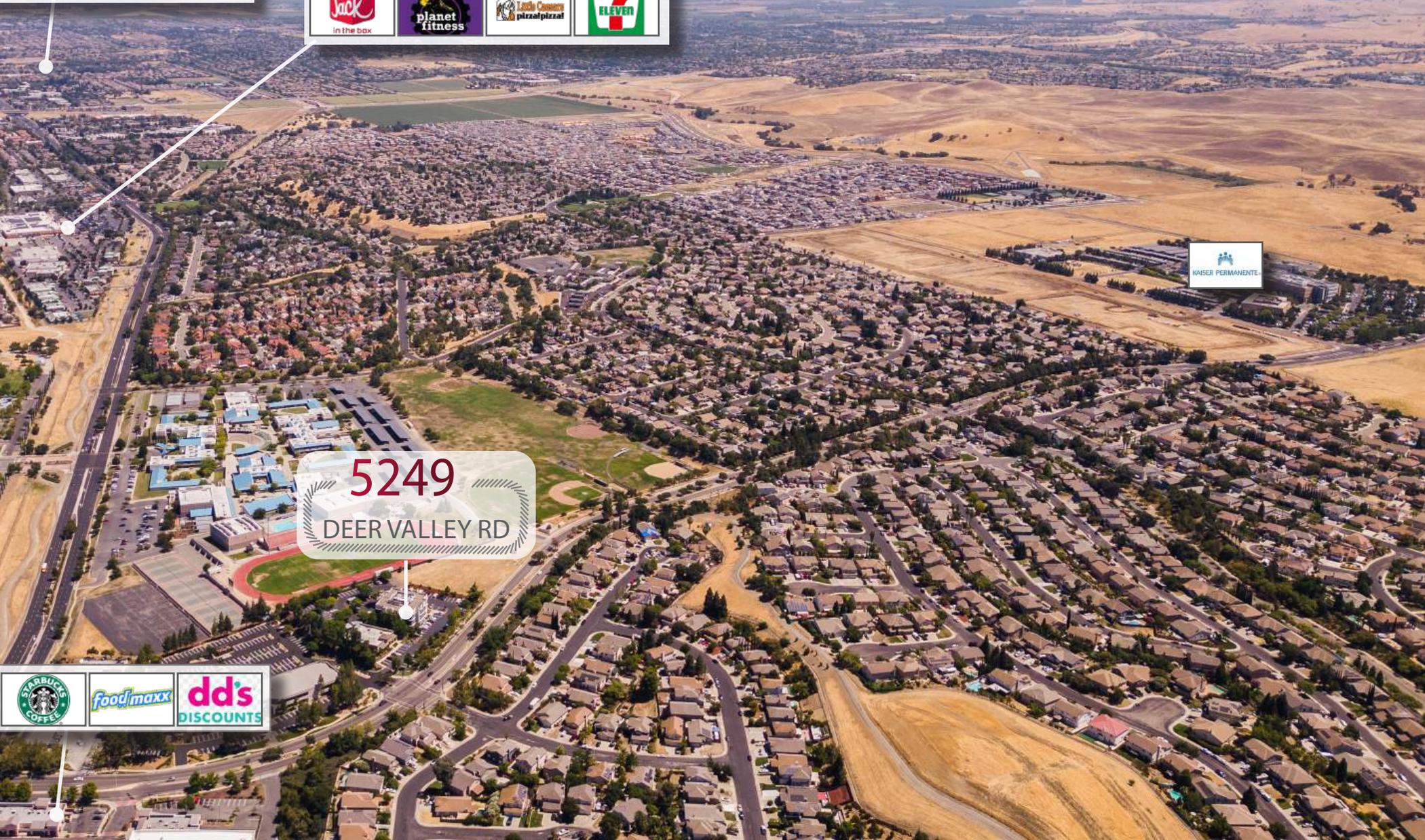


Recent CapEx Items and improvements completed

A new Pelican HVAC controller was installed, updated fire sprinkler heads, and a recent parking lot slurry coat.



ONE TREE PLAZA



5249
DEER VALLEY RD



PROPERTY OVERVIEW

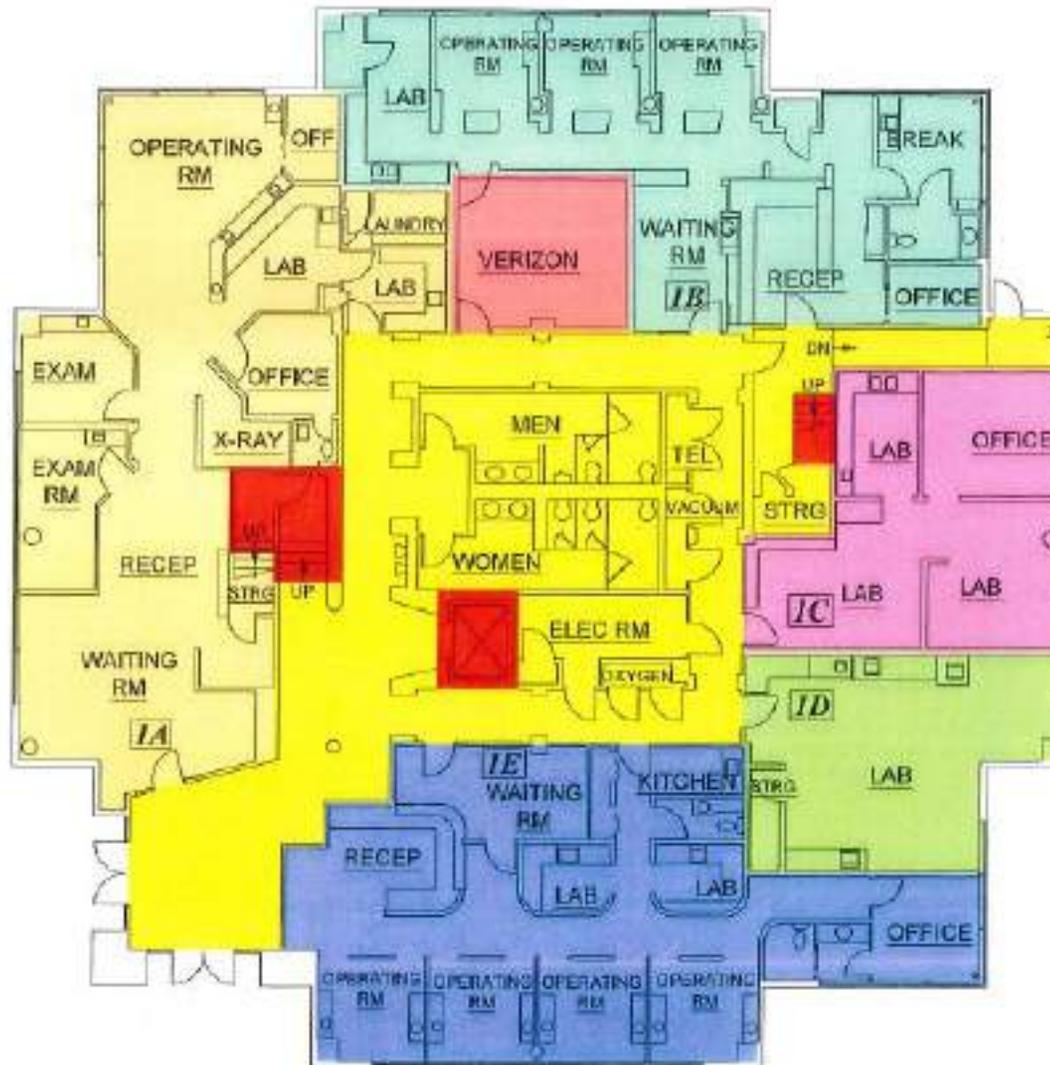
Address	5249 Deer Valley Rd Antioch, CA 94531
Net Rentable Area	24,638 RSF
Gross Building Area	26,382 SF
APN	055-170-015-6
Site Area	1.08 Acres (47,045 SF)
Percent Lease	80%
Submarket	South East Antioch
Year Built	1999
Zoning	P-D (Planned Development) Business Park
Parking	90 Spaces + 4 Handicap (4.6/1,000 SF)
Sprinklers	Yes

UTILITY/SERVICE	PROVIDER
Electricity	Pacific Gas & electric
Gas	Pacific Gas & Electric
Water/Sewer	City of Antioch
Garbage	Republic Services



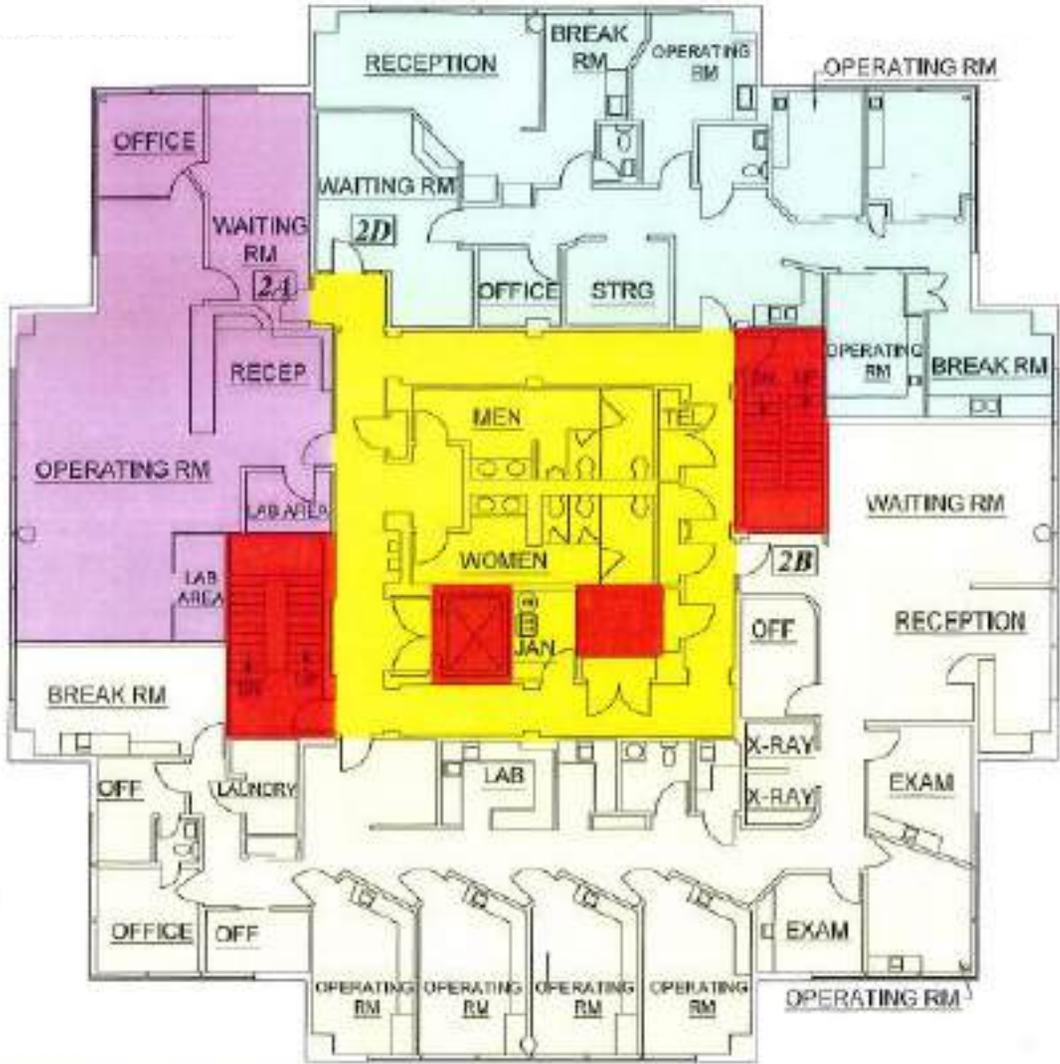


FLOOR PLAN - FIRST FLOOR



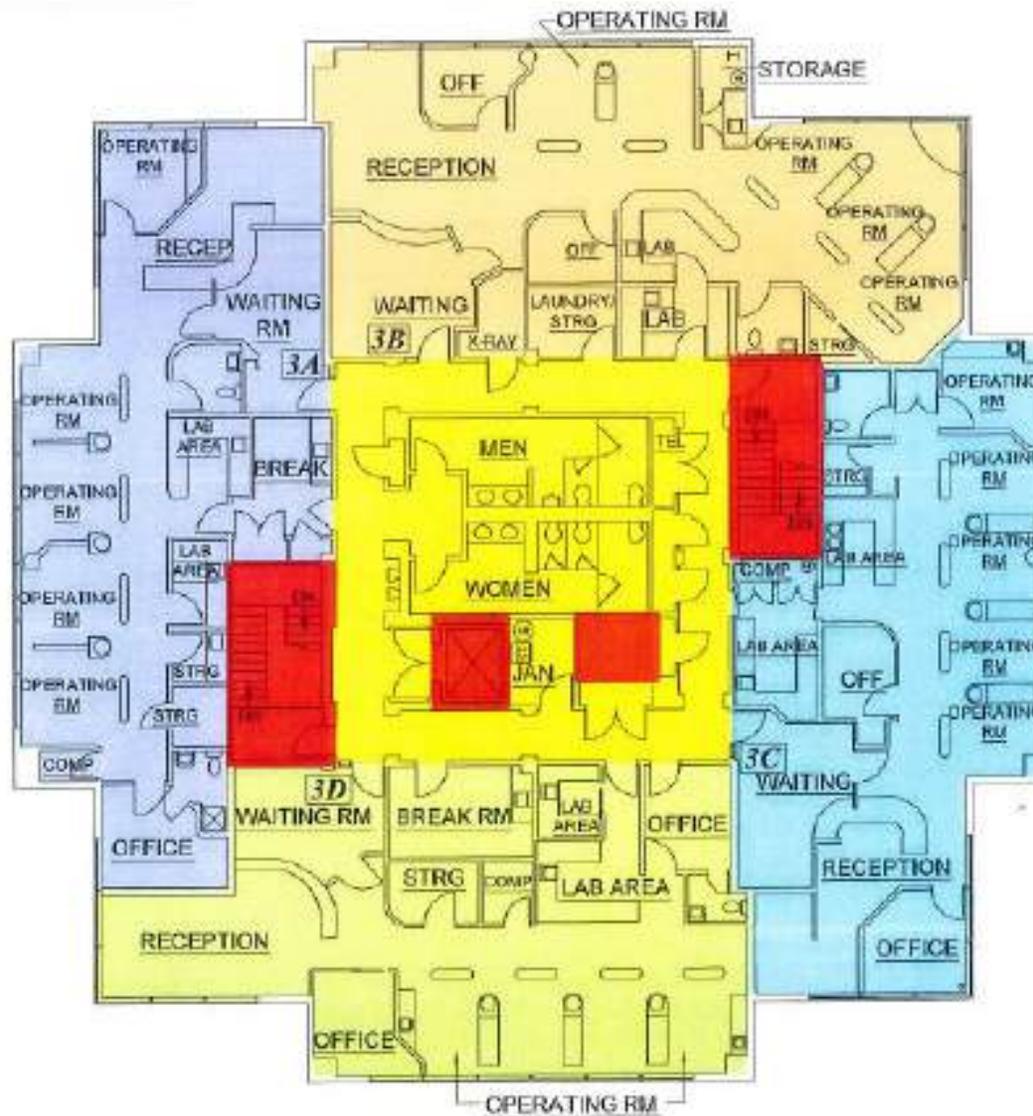
Suite	Tenant	Usable SF	Rentable SF	Lease Expiration
1A	Ann Marie Gorczyca, DMD	1808	2270	Oct-25
1B	Vancy Dubuk, DDS	1336	1677	Jun-29
1C	Home Health Care	704	884	May-30
1D	Vacant	576	723	-
1E	Everside Health, LLC	1522	1911	Aug-29
Verizon	Verizon	260	326	Jan-27

FLOOR PLAN - SECOND FLOOR



Suite	Tenant	Usable SF	Rentable SF	Lease Expiration
2A	Vacant	1338	1680	-
2B	McDonald & Deloso, DDS	3375	4237	Jul-25
2D	Vacant	1982	2489	-

FLOOR PLAN - THIRD FLOOR



Suite	Tenant	Usable SF	Rentable SF	Lease Expiration
3A	Jeffrey Haug, DDS	1730	2172	Apr-30
3B	Ryan Simarro, DMD	1778	2232	Apr-33
3C	Anu Aheer, DMD	1583	1987	Feb-33
3D	Amita K. Suvarne, DDS	1634	2051	Jan-26

AERIAL OVERVIEW



5249
DEER VALLEY RD



LOCAL DEMOGRAPHICS



2
MILES

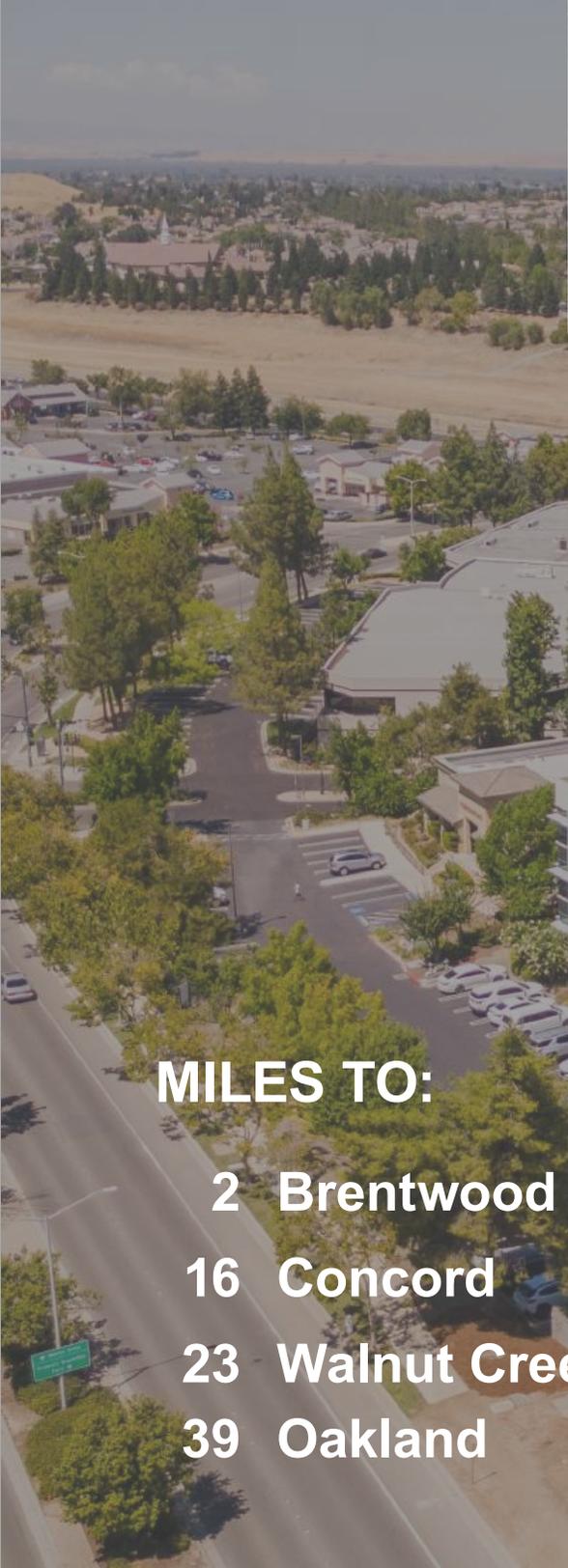
52,671	Population
\$133,880	Avg. Household Income
15,669	Households
1,412	Businesses
9,803	Employees

5
MILES

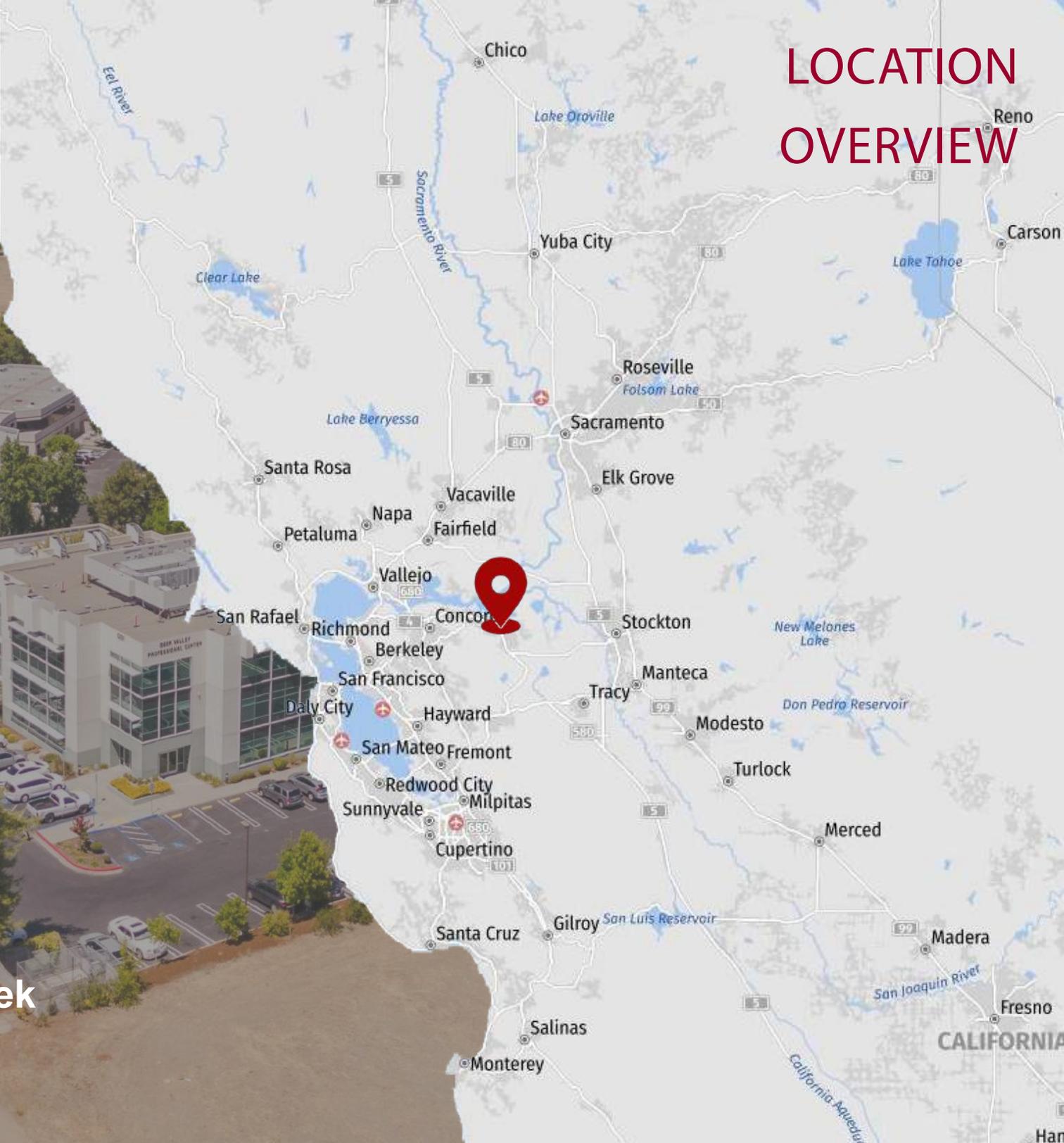
201,774	Population
\$123,374	Avg. Household Income
65,285	Households
5,557	Businesses
41,208	Employees

10
MILES

338,186	Population
\$122,900	Avg. Household Income
109,509	Households
8,909	Businesses
68,750	Employees



LOCATION OVERVIEW



MILES TO:

- 2 Brentwood
- 16 Concord
- 23 Walnut Creek
- 39 Oakland

CURRENT RENT ROLL

Suite	Tenant	Use	Square Feet	% of Property	Commence	End	Options	Monthly Rent	Monthly PSF	Annual Rent	Annual Increases	Lease Type	Fixed Nets Monthly
1-A	Ann Marie Gorczyca, DMD	Orthodontist	1,740	8.9%	Jul-13	Oct-25	2, 5 Yr @ CPI	\$3,463	\$1.99	\$41,551	3% on 11/1	NNN	
1-B	Nancy Dubuk, DDS	Dental	1,331	6.8%	Mar-17	Jun-29	1, 5 Yr @ FMV	\$2,261	\$1.70	\$27,136	2% on 7/1	NNN w/ Fixed Nets	\$1,949
1-C	Home Health Care	Administrative	704	3.6%	Jun-25	May-30	-	\$1,232	\$1.75	\$14,784	CPI (3-6%)	NNN	
1-D	Vacant	-	576	3.0%	-	-	-	\$0	-	\$0	-	-	
1-E	Everside Health, LLC	Primary Care	1,533	7.9%	Aug-23	Aug-29	2, 5 Yr @ 96% of FMV	\$2,605	\$1.70	\$31,264	3% on 8/15	NNN	
2-A	Vacant	-	1,338	6.9%	-	-	-	\$0	\$0.00	\$0	-	-	
2-B	McDonald & Deloso, DDS	Oral Surgery	3,407	17.5%	Jan-13	Jul-25	1, 5 Yr @ FMV	\$5,295	\$1.55	\$63,543	2% on 8/1	NNN	
2-D	Vacant	-	1,982	10.2%	-	-	-	\$0	\$0.00	\$0	-	-	
3-A	Jeffrey Haug, DDS	Dental	1,764	9.1%	Jan-13	Apr-30	1, 5 Yr @ 3% Inc.	\$5,909	\$3.35	\$70,913	3% on 5/1	Gross	
3-B	Ryan Simarro, DMD	Dental	1,691	8.7%	Jan-13	Apr-33	2, 5 Yr @ 95% of FMV	\$3,328	\$1.97	\$39,937	2.5% on 5/1	NNN	
3-C	Anu Aheer, DMD	Dental	1,597	8.2%	Nov-22	Feb-33	2, 5 Yr @ FMV	\$2,711	\$1.70	\$32,530	3% on 3/1	NNN	
3-D	Amita K. Suvarna, DDS	Dental	1,508	7.7%	Oct-13	Jan-26	1, 5 Yr @ FMV	\$2,625	\$1.74	\$31,500	2% on 2/1	NNN w/ Fixed Nets	\$2,156
Cell 1	Verizon Wireless	Cell Tower	300	1.5%	Feb-02	Jan-27	None	\$2,886	-	\$34,631	None	-	
Cell 3	T-Mobile	Cell Tower	-	-	Sep-08	Sep-28	1, 5 Yr @ 3% Inc	\$3,949	-	\$47,393	3% on 9/12	-	
<i>Leased Space</i>			14,871	80.0%				\$36,265	\$2.44	\$435,181			\$4,106
<i>Vacant Space</i>			4,600	20.0%				\$0	\$0.00	\$0			\$0
<i>Rentable SF Not on Existing Leases*</i>			5,167					\$0	\$0.00	\$0			\$0
Totals & Averages			24,638	100.0%				\$36,265	\$2.44	\$435,181			\$4,106

*Current leases are all on usable SF not rentable SF. A Buyer can convert to rentable when leases turnover.

**Current Lease Rates as of 7/1/25 Close Date

INCOME & EXPENSES

		Current	PSF		ProForma (EOY 1)	PSF
Potential Gross Revenue						
Scheduled Base Rental Revenue		\$435,181	\$17.66		\$522,274	\$21.20
CAM Reimbursements		\$213,535	8.67		\$272,995	\$11.08
Vacancy Factor (5% ProForma)		\$0	0.00		\$26,114	\$1.06
Effective Gross Revenue		\$648,717	\$26.33		\$769,156	\$31.22
						\$0.00
Operating Expenses						
Property Taxes (Reassessed)	1.03%	\$55,561	\$2.26	2% Inc	\$56,673	\$2.30
Insurance		\$10,456	\$0.42	2% Inc	\$10,665	\$0.43
R&M Recoverable	3% of GCI	\$13,055	0.53	3% of GCI	\$15,668	\$0.64
Garbage		\$11,354	0.46	2% Inc	\$11,582	\$0.47
Elevator Phone		\$2,243	\$0.09	2% Inc	\$2,288	\$0.09
Janitorial		\$12,892	\$0.52	2% Inc	\$13,150	\$0.53
Janitorial Supplies		\$2,356	\$0.10	2% Inc	\$2,403	\$0.10
Elevator Maintenance		\$6,485	\$0.26	2% Inc	\$6,614	\$0.27
Landscaping		\$11,148	\$0.45	2% Inc	\$11,371	\$0.46
Pest & Weed Abatement		\$2,705	\$0.11	2% Inc	\$2,759	\$0.11
Fire/Security Alarm Service		\$26,194	\$1.06	2% Inc	\$26,718	\$1.08
PG&E		\$110,905	\$4.50	2% Inc	\$113,123	\$4.59
Water & Sewer		\$12,593	\$0.51	2% Inc	\$12,844	\$0.52
Property Management	5% of GCI	\$21,759	\$0.88	5% of GCI	\$26,114	\$1.06
Total Operating Expenses (% of GCI)	46.2%	\$299,706	\$12.16	39.74%	\$305,700	\$12.41
						\$0.00
Net Operating Income		\$349,011	\$14.17		\$463,456	\$18.81

OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 5249 Deer Valley Rd, Antioch, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.

2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.

3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.

5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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