

FOR SALE

Small Medical and Office Buildings and Condos

Colliers



PINOLE PROFESSIONAL CENTER



Up to 100% Owner Occupant Financing Available

2150 Appian Way | 1310, 1320, 1330, 1420 & 1430 Tara Hills Drive Pinole, CA

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PROJECT HIGHLIGHTS

For Sale 8 Separate Medical Office Buildings 950 SF to 3,800 SF Buildings & Condos

- Professional Condos from 950 to 3,800 SF
- Entire Buildings can be Purchased
- Elevators in Each Building
- Abundant Landscaping
- Up to 100% Financing Available
- Custom Building Signage
- Own for Less than Leasing
- Excellent Access to Interstate 80



The Pinole Professional Center is comprised of eight (8) separate professional/medical office buildings totaling approximately 45,736 square feet. Located on Appian Way one block from the Appian Way & Highway 80 interchange, this well-maintained and updated property is centrally located to transportation arteries and multiple new housing developments including the 154 residential units directly across Appian Way by DeNova Homes. The current Safeway across Tara Hills Drive at Pinole Square is scheduled for a new 105,000 square foot Safeway coupled with 40,000 sf retail space and a new Starbucks.

The Pinole Professional Center features multiple floor plan options with abundant parking suited for a wide variety of uses. Professional condos are available from 950 to 3,800 square feet or entire freestanding buildings may be purchased. The Center has recently undergone a substantial remodel including new paint, roofing systems and ADA upgrades. The park like setting is warm and inviting to the owners and their clients.

AMENITIES MAP

Pinole Vista Shopping Center

Lucky **BIG 5**
SPORTING GOODS

DOLLAR TREE

MOUNTAIN MIKE'S
PIZZA

KFC

Carl's Jr. **BEST BUY**

Pinole Vista Crossing

Michael's **PETSMART**

Burlington **TJ-maxx**

Mancini's **Starbucks** **IN-N-OUT BURGER** **Applebee's**
SLEEPWORLD GRILL + BAR

Panera **MIKE'S** **OUTBACK**
BREAD® LOVE & SANDWICHES® STEAKHOUSE®

SAFEWAY

CVS
pharmacy

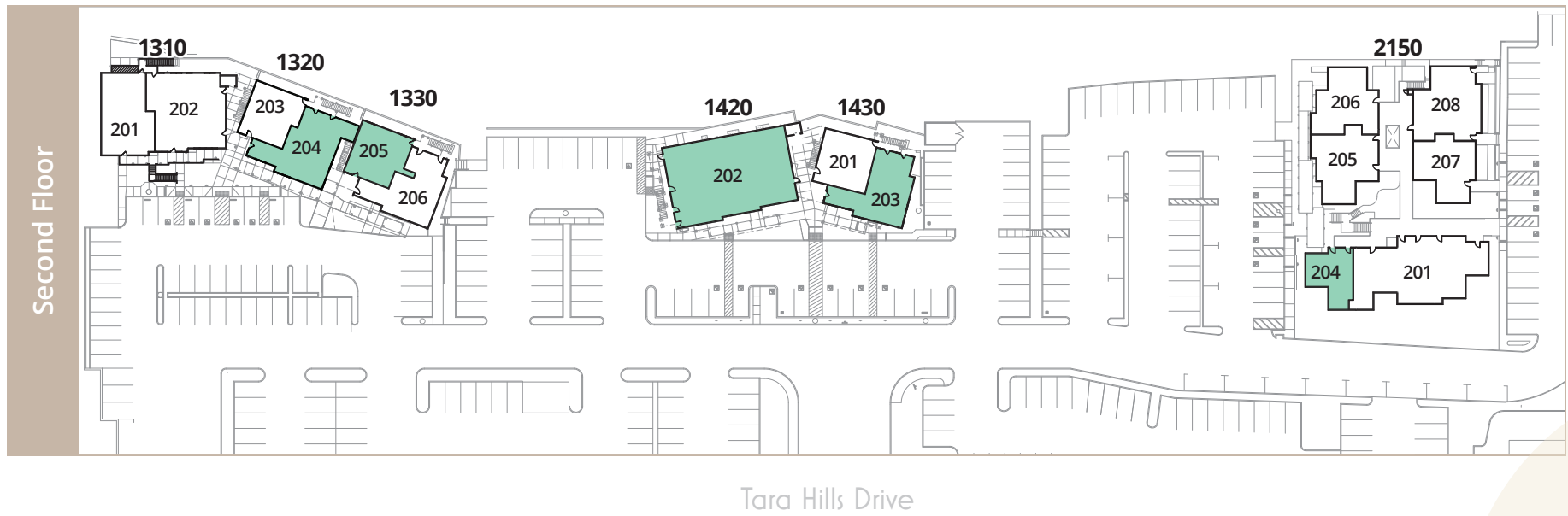
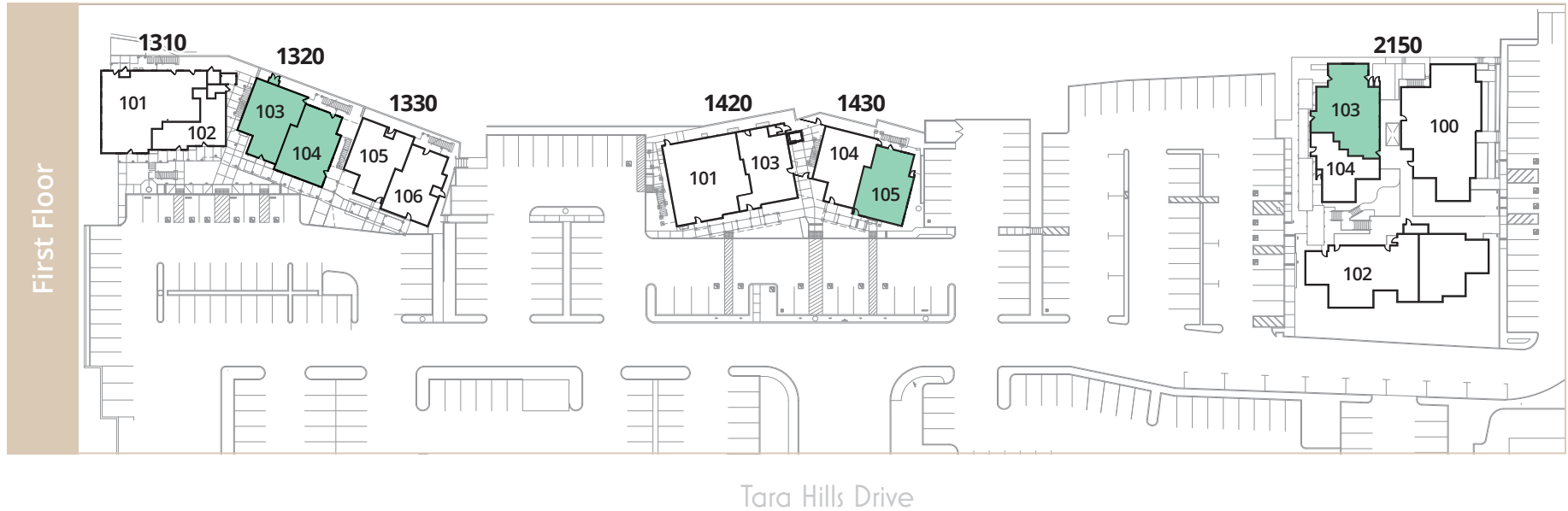

PINOLE PROFESSIONAL CENTER

 **KAISER PERMANENTE**®

Pinole Professional Center

SITE PLAN

Medical Office Condominium
Units Ready to Purchase



Buildings: 1310 – 1330 Tara Hills

AVAILABLE PROPERTIES

Bldg	Unit	SF	Price	Floor Plans
1320 Tara Hills	103	1,275	TBD	View
1320 Tara Hills	104	1,275	\$449,900	View
1320 Tara Hills	103 & 104	2,550	\$895,900	View
1320 Tara Hills	204	1,602	\$589,900	View
1330 Tara Hills	205	1,056	\$389,900	View



1320 TARA HILLS

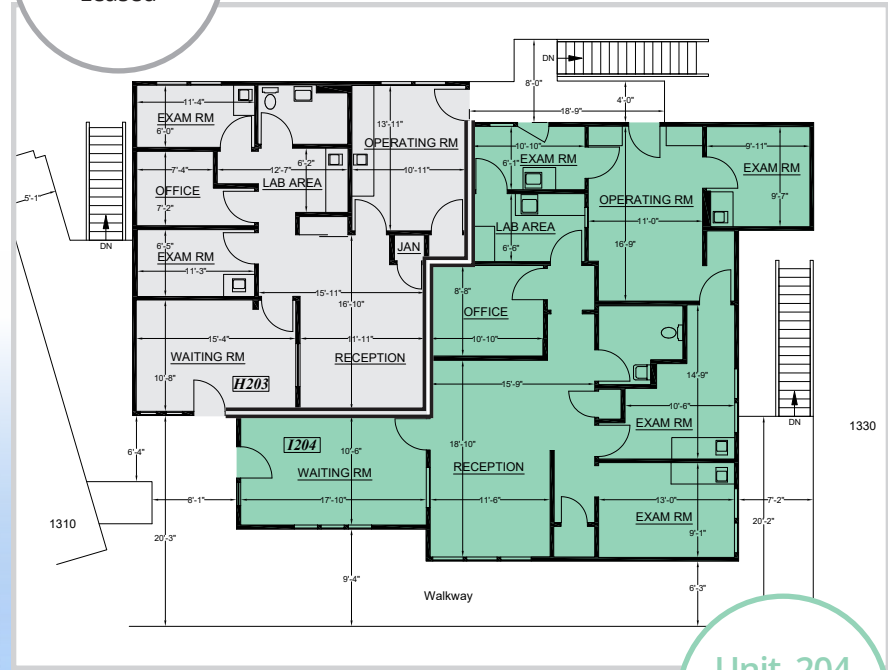
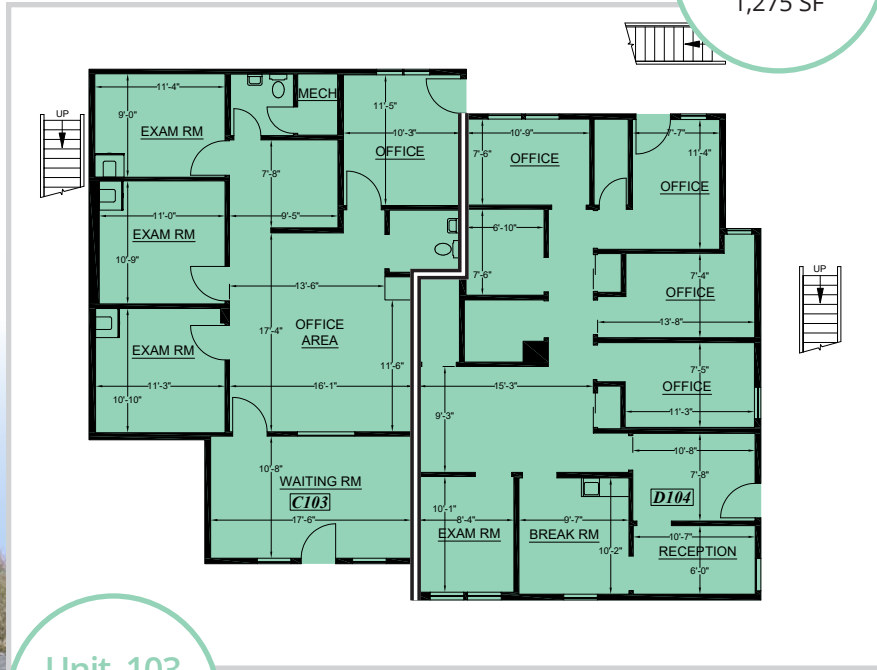
Medical Office Condominium
Units Ready to Purchase

First Floor

Second Floor

Unit 104
Vacant
1,275 SF

Unit 203
Leased



Unit 103
Vacant
1,275 SF

Unit 204
Vacant
1,901 SF

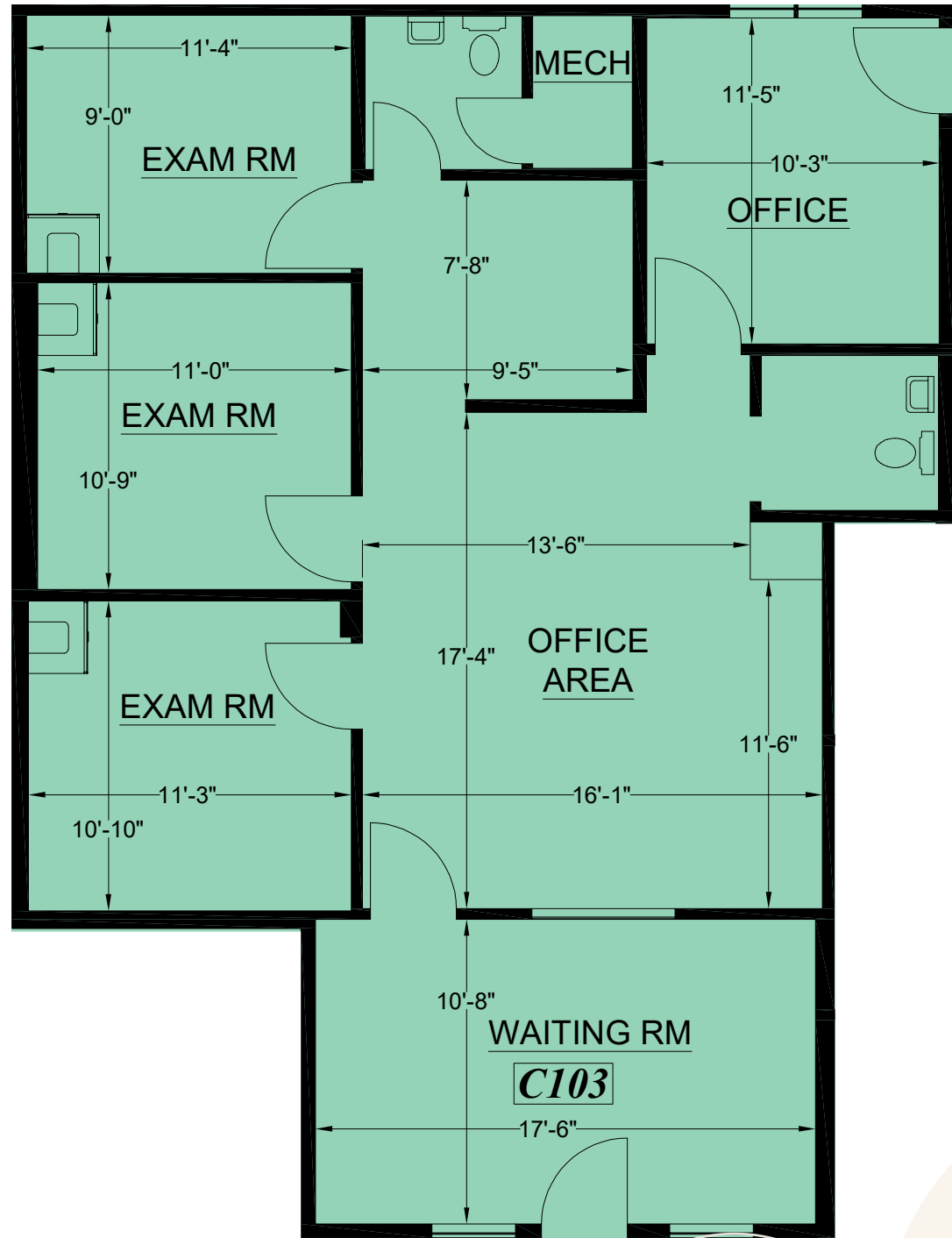
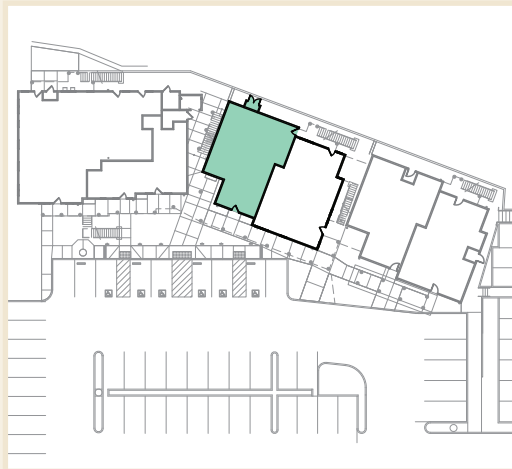


1320 Tara Hills

UNIT 103

SF: ±1,275 RSF
Price: TBD
Vacant

Ready for custom improvements
Large open floor plan with private restrooms
Can be combined with Unit 104 for 2,550 RSF

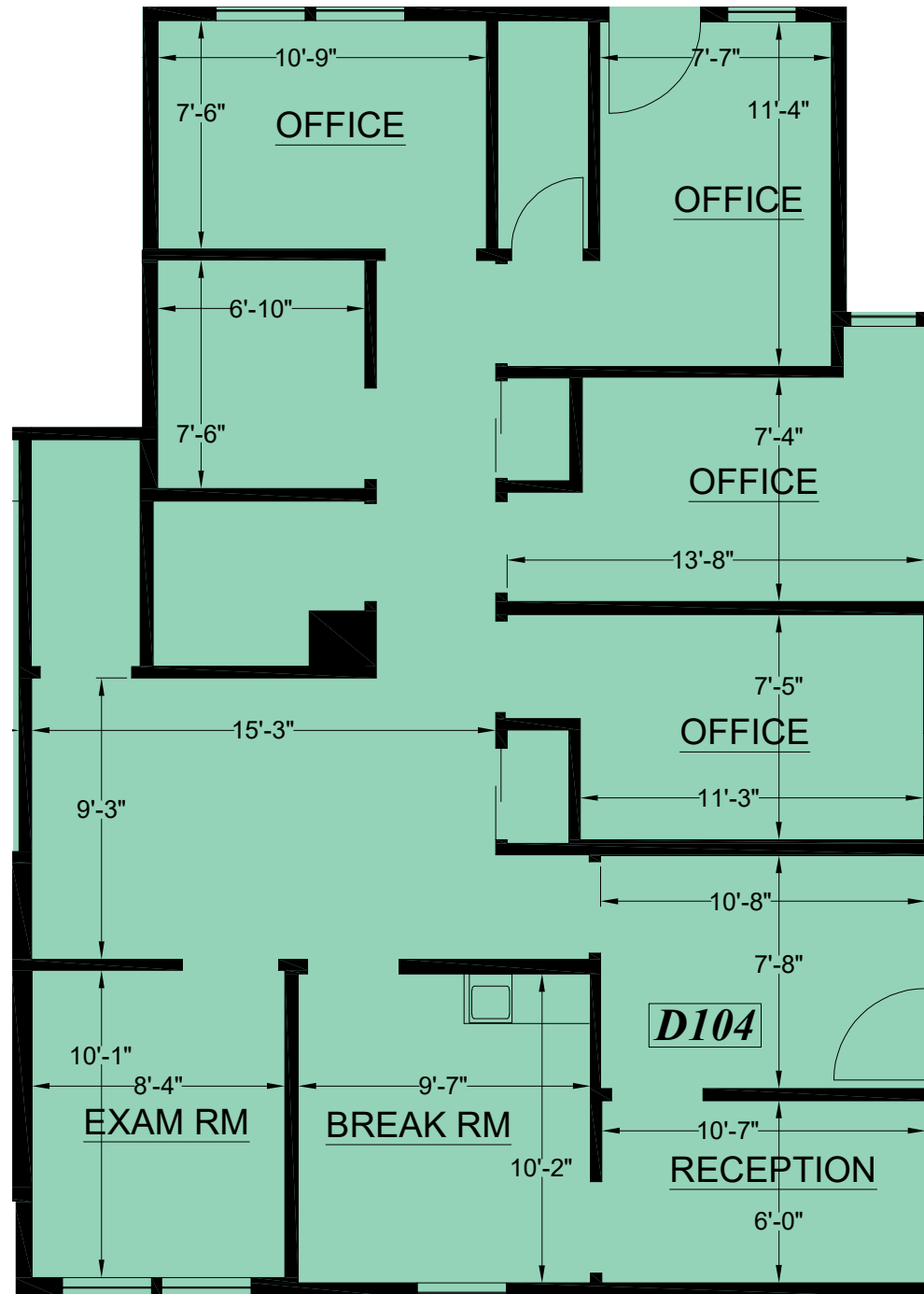
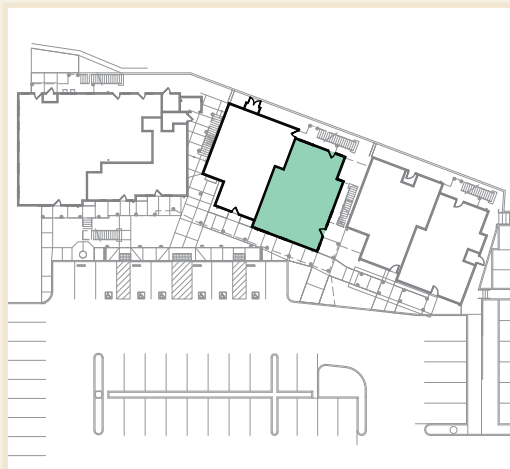


1320 Tara Hills

UNIT 104

SF: ±1,275 RSF
 Price: \$449,900
 Vacant

Ready for custom improvements
 Can be combined with Unit 104 for 2,550 RSF

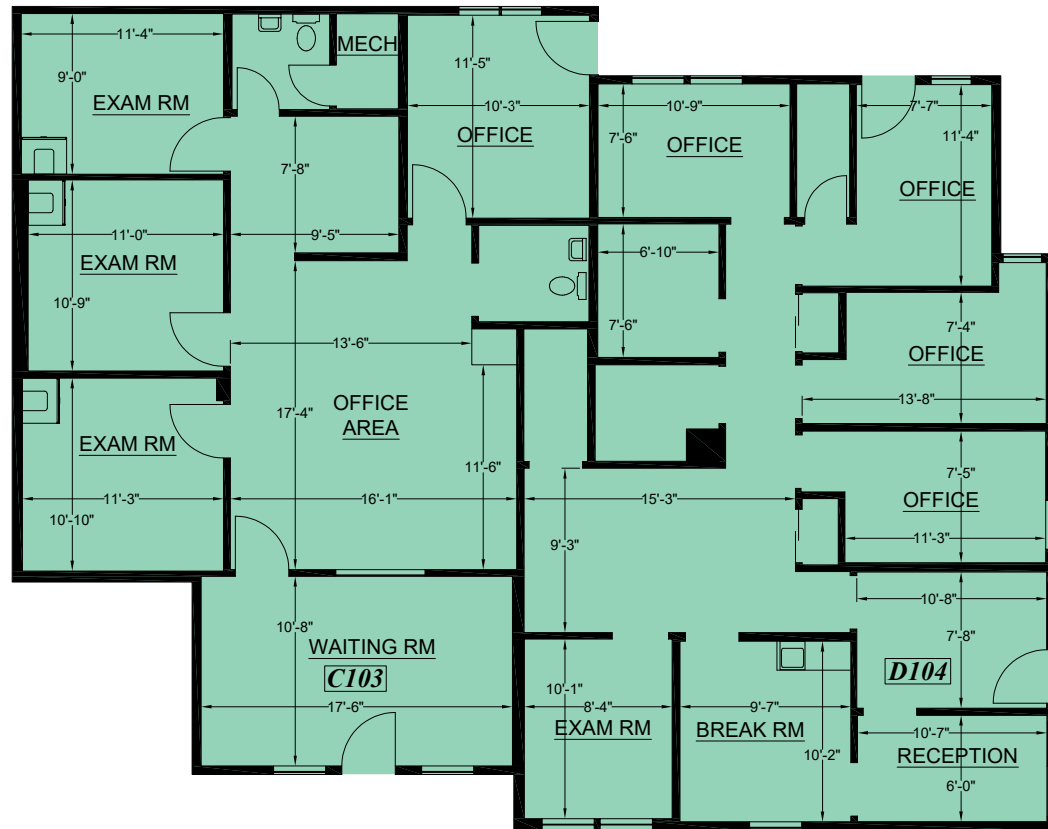
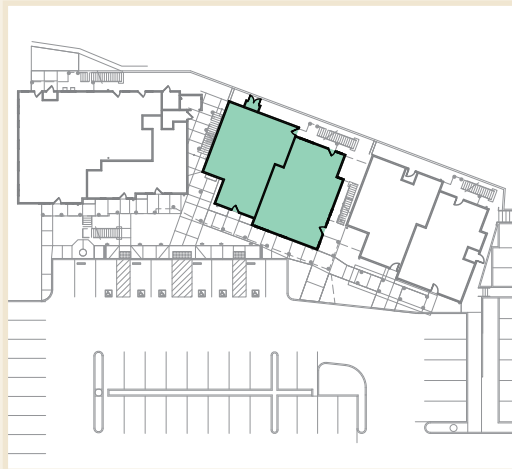


1320 Tara Hills

UNITS 103 & 104

SF: ±2,550 RSF
Price: \$895,900
Vacant

By combining Unitd 103 & 104, a buyer can occupy an entire floor or lease out a portion for income.

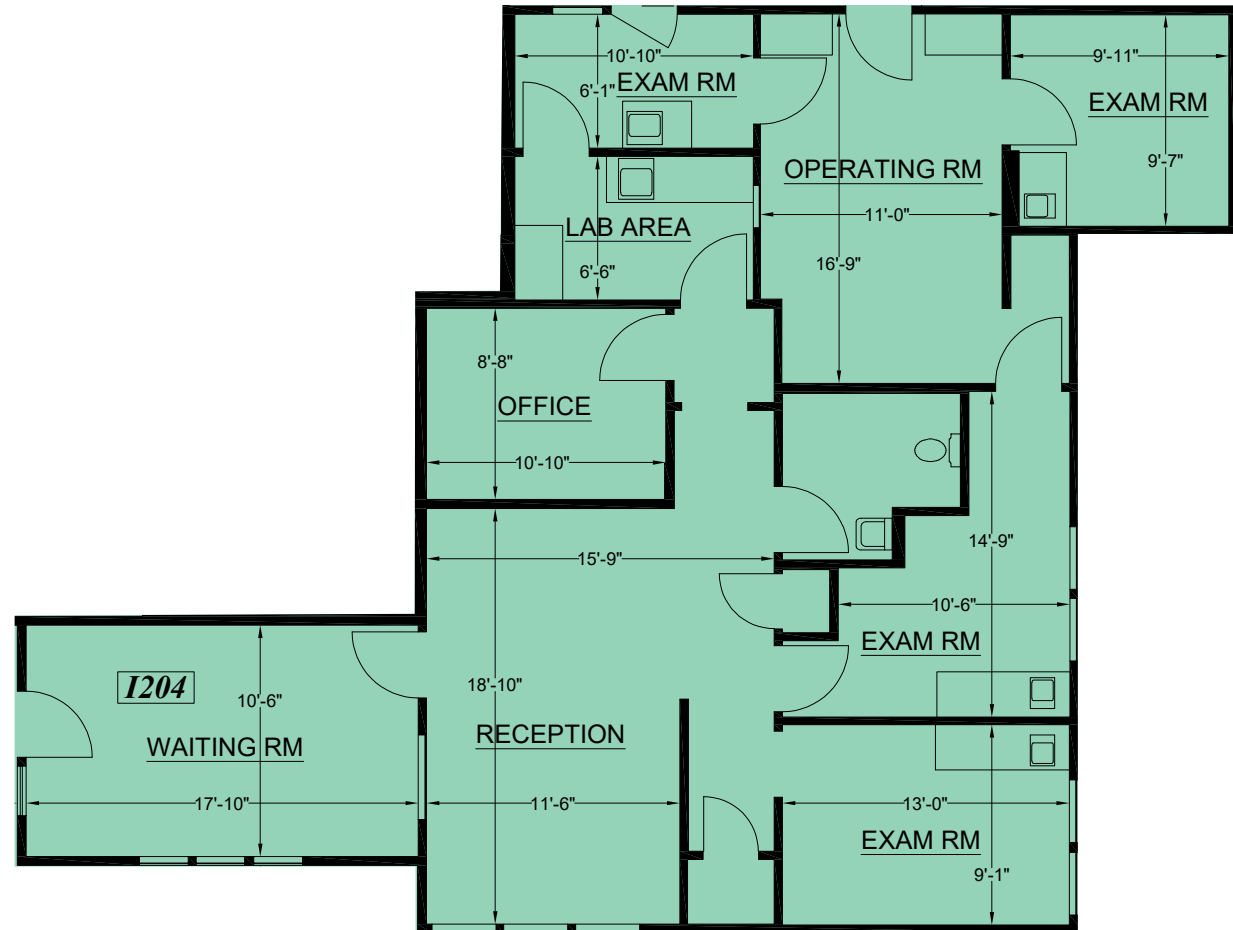
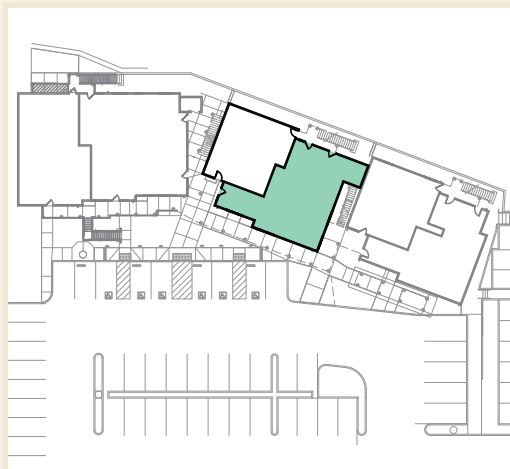


1320 Tara Hills

UNIT 204

SF: ±1,602 RSF
Price: \$589,900
Vacant

Beautiful second floor suite with multiple exam rooms, OR and Lab area. This unit can easily be modified for a wide variety of uses.

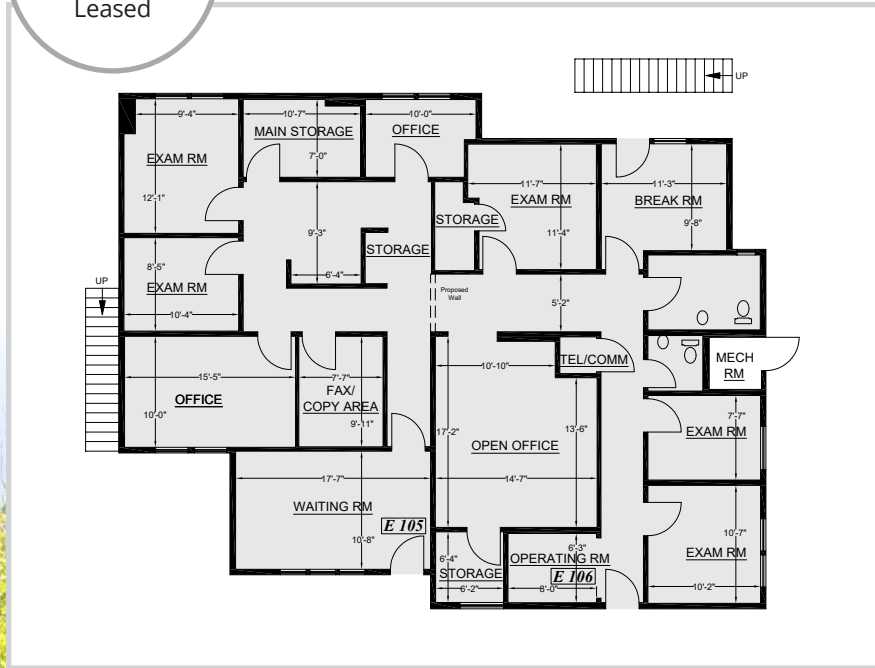


1330 TARA HILLS

Medical Office Condominium
Units Ready to Purchase

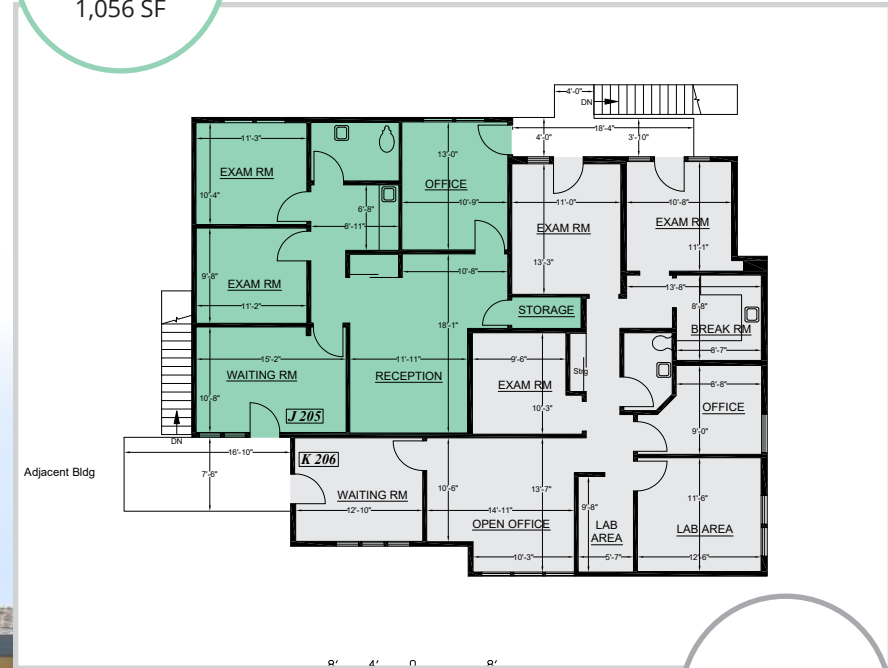
First Floor

Units 105
& 106
Leased



Second Floor

Unit 205
Coming Soon
1,056 SF



Unit 206
Leased

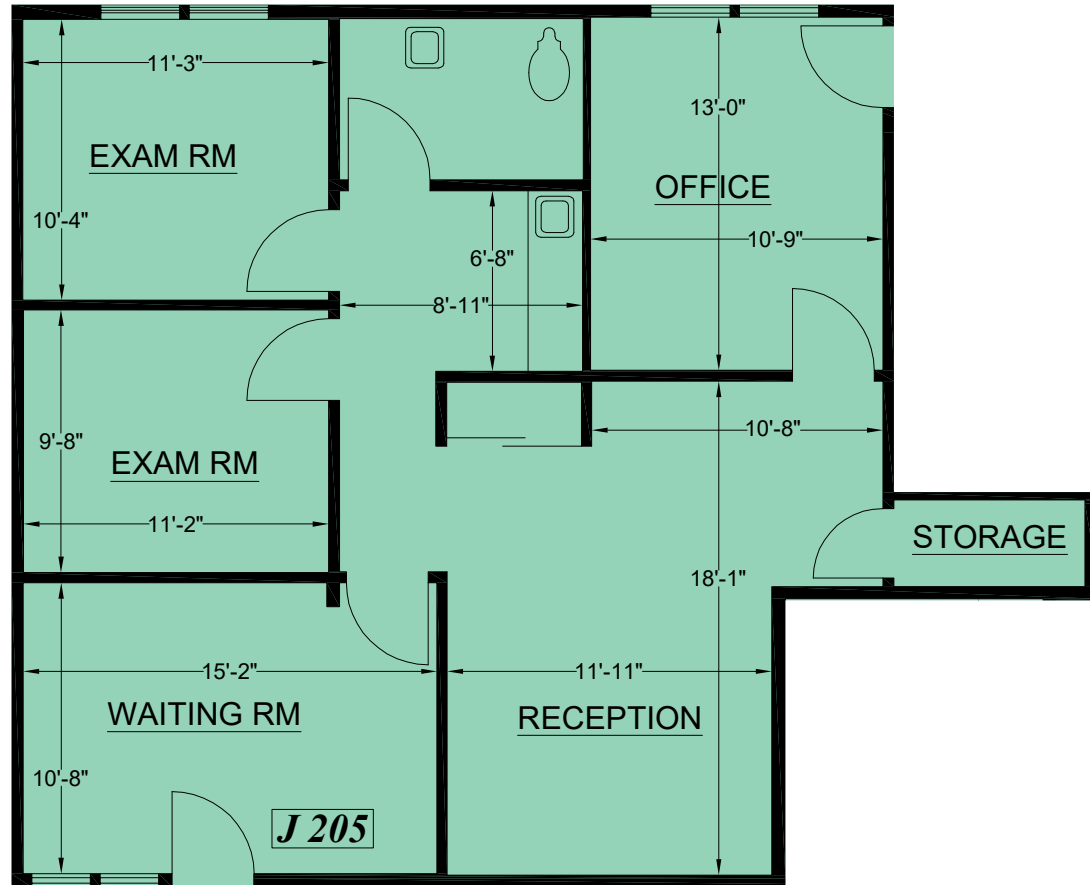
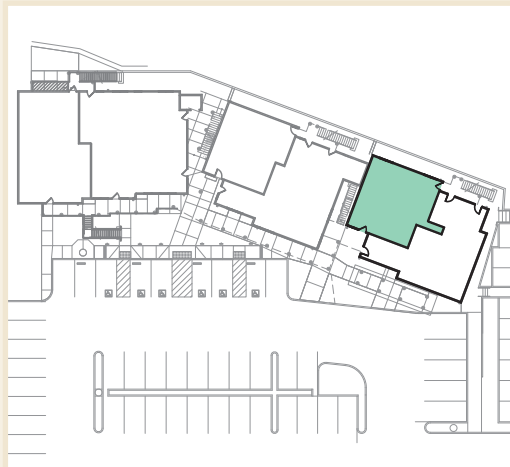


1330 Tara Hills

UNIT 205

SF: ±1,056 Rsf
Price: \$389,900
Vacant

Ready for occupancy, this newly remodeled unit features a flexible floor plan for many office and medical uses.



Buildings: 1420 – 1430 Tara Hills

AVAILABLE PROPERTIES

Bldg	Unit	SF	Price	Floor Plans
1420 Tara Hills	202	3,551	\$1,249,900	View
1430 Tara Hills	105	1,209	\$439,900	View
1430 Tara Hills	203	1,397	\$509,900	View



1420 TARA HILLS

Medical Office Condominium
Units Ready to Purchase

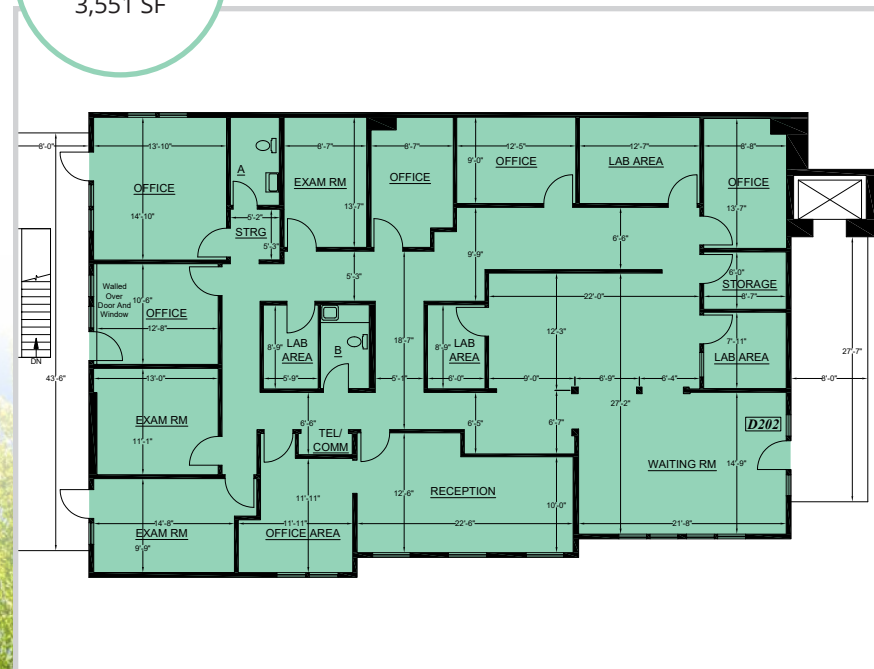
First Floor

Unit 101
Leased

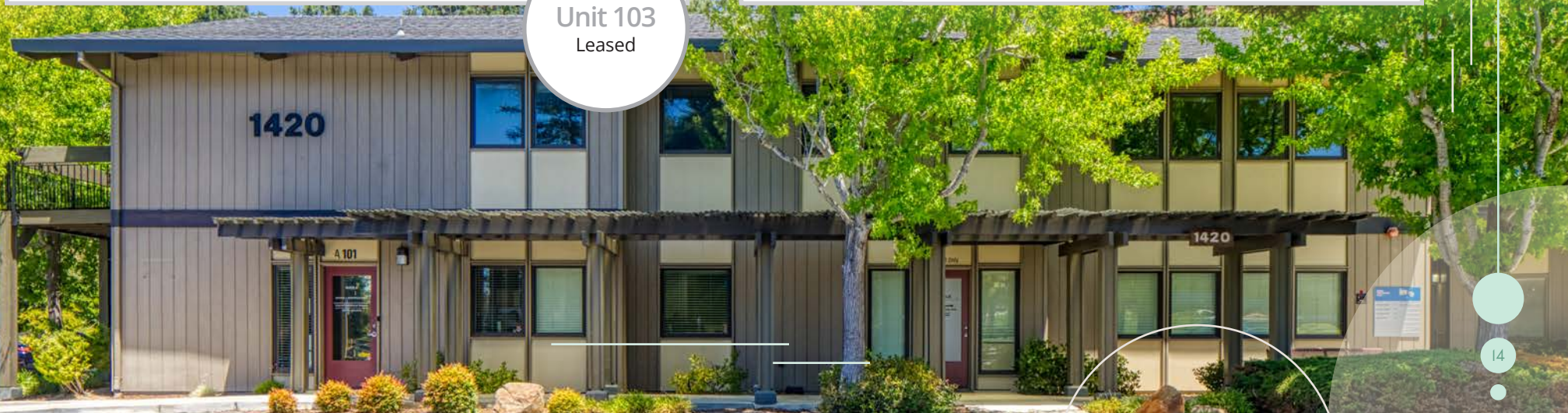


Second Floor

Unit 202
Vacant
3,551 SF



Unit 103
Leased

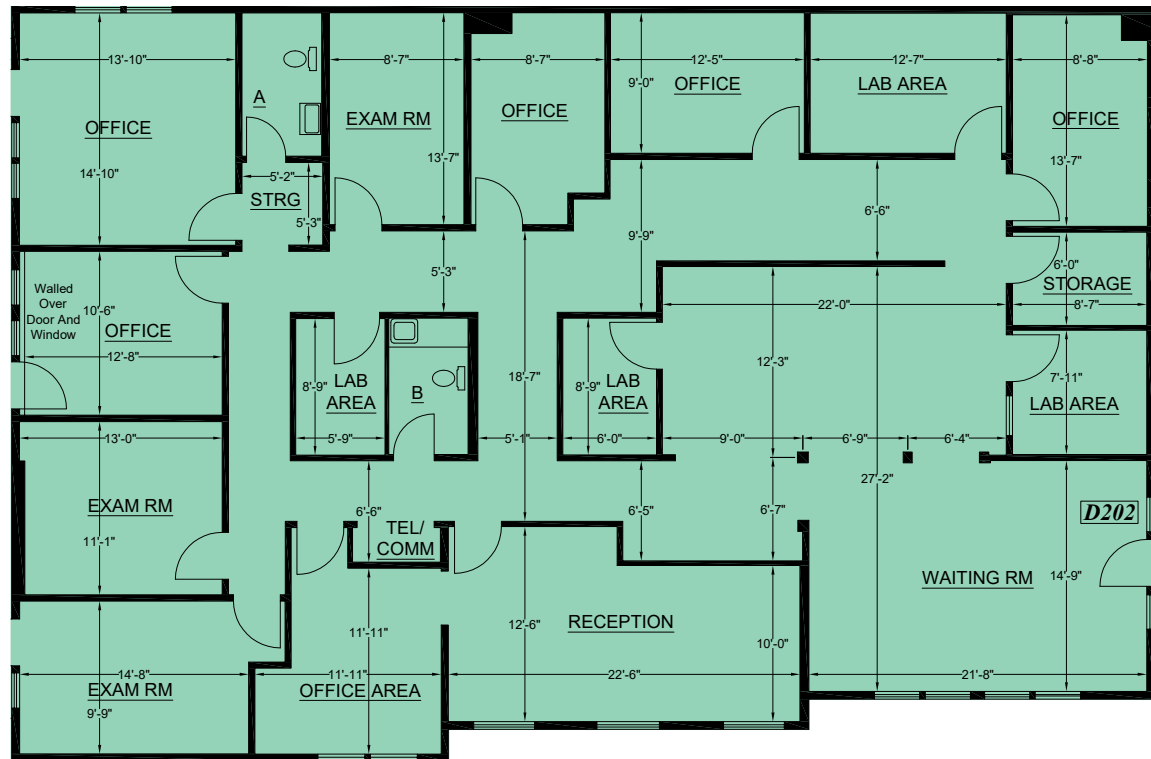
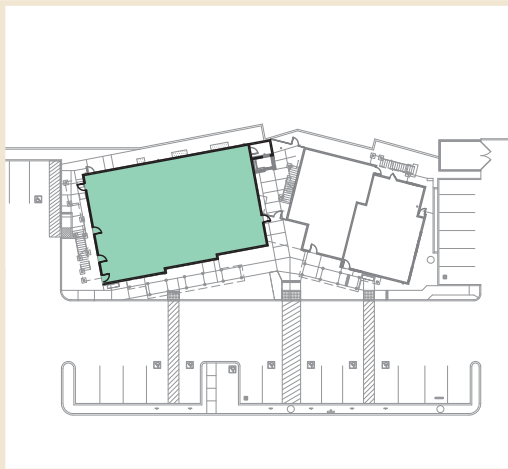


1420 Tara Hills

UNIT 202

SF: ±3,551 RSF
Price: \$1,249,900
Vacant

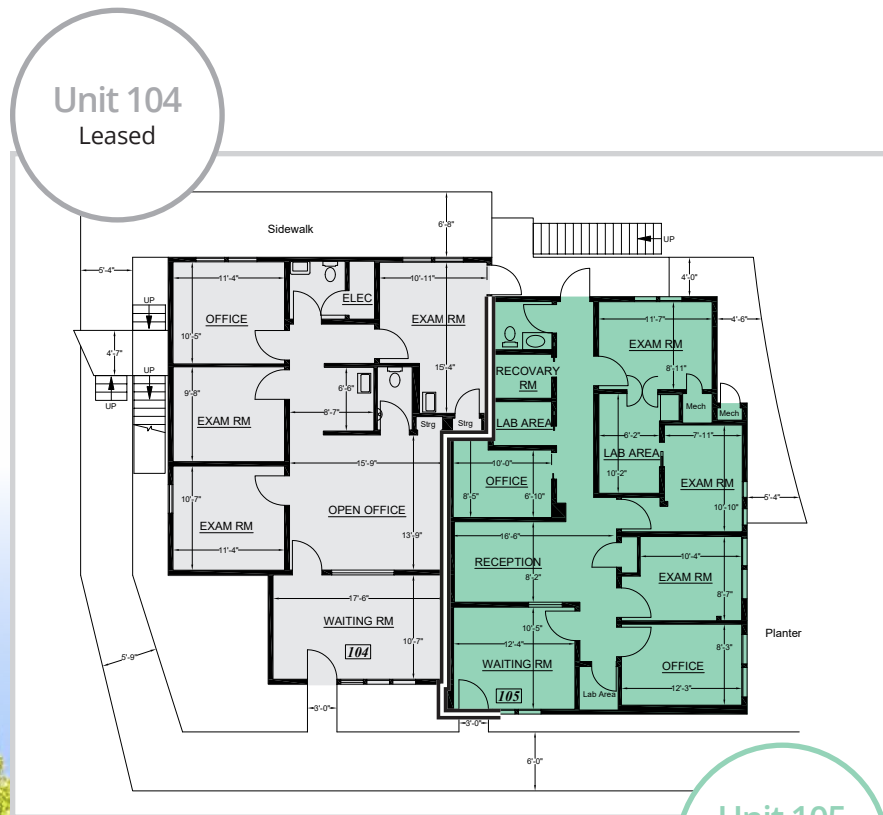
This second floor property is substantially improved with multiple offices or exam rooms. We can offer custom space planning and improvements to make this property perfect for your business or practice.



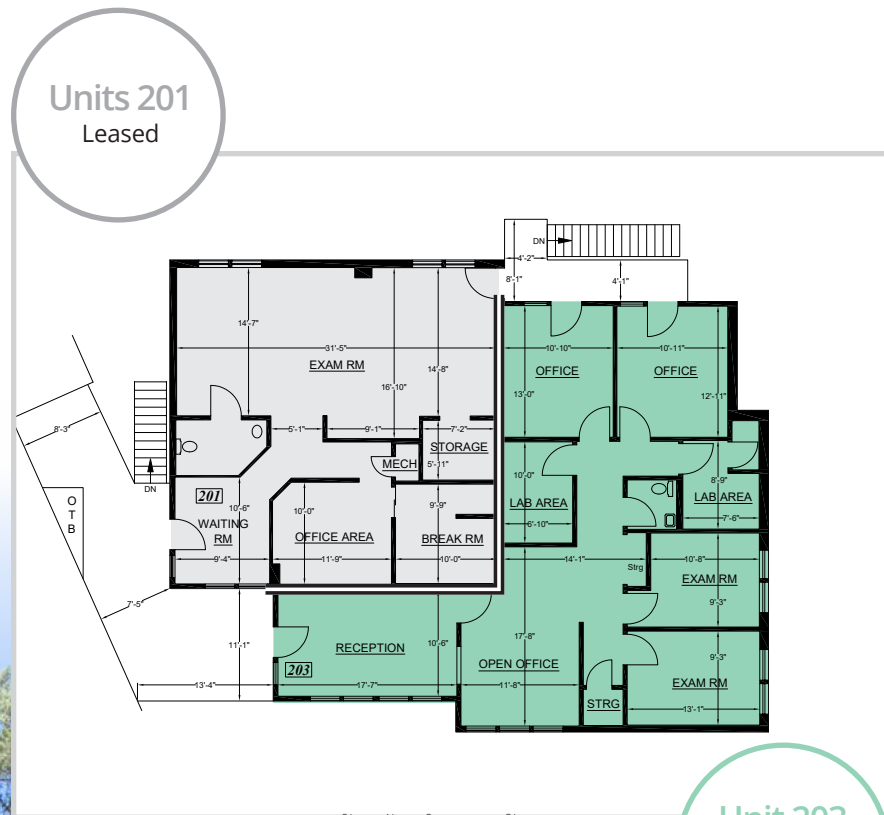
1430 TARA HILLS

Medical Office Condominium
Units Ready to Purchase

First Floor



Second Floor



Unit 105
Vacant
1,209 SF

Unit 203
Vacant
1,397 SF

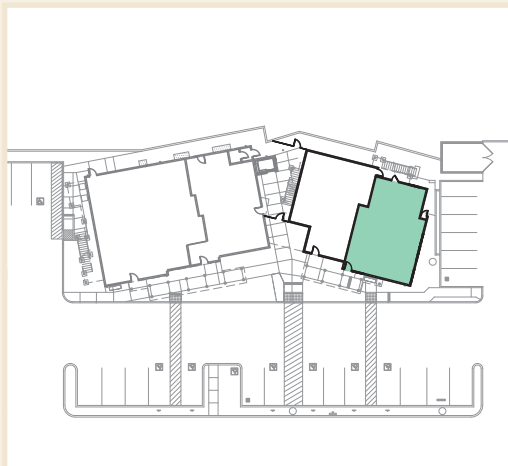
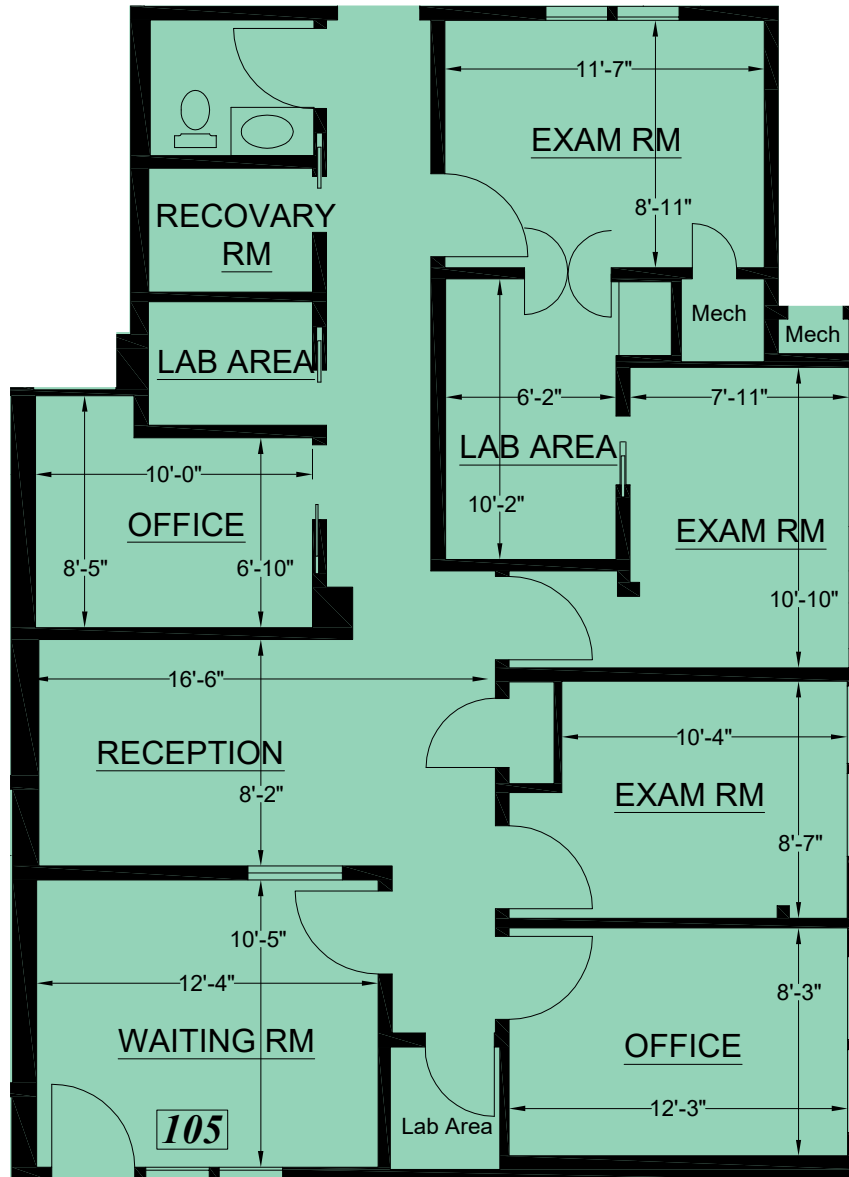


1430 Tara Hills

UNIT 105

SF: 1,209 SF
PRICE: \$439,900
Vacant

Ready for occupancy with new carpet, paint and interior upgrades. This floor plan is perfect for a small practice with multiple exams rooms, lab, reception area, waiting room and new private restroom.

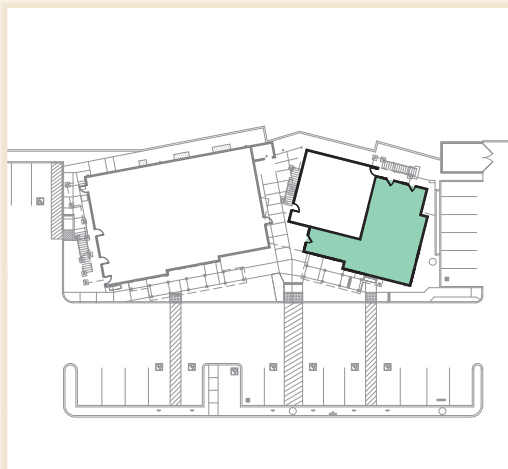


1430 Tara Hills

UNIT 203

SF: ±1,397 RSF
Price: \$509,900
Vacant

Beautiful spacious floor plan with vaulted ceilings and instead of has multiple offices, exam rooms, lab area and inviting reception area. This property is ideally suited for office or medical uses and our team can provide upgrades or changes to make it perfect for your use.



Buildings: 2150 Appian Way

AVAILABLE PROPERTIES

Bldg	Unit	SF	Price	Floor Plans
2150 Appian Way	103	1,844	TBD	View
2150 Appian Way	204	952	\$389,900	View

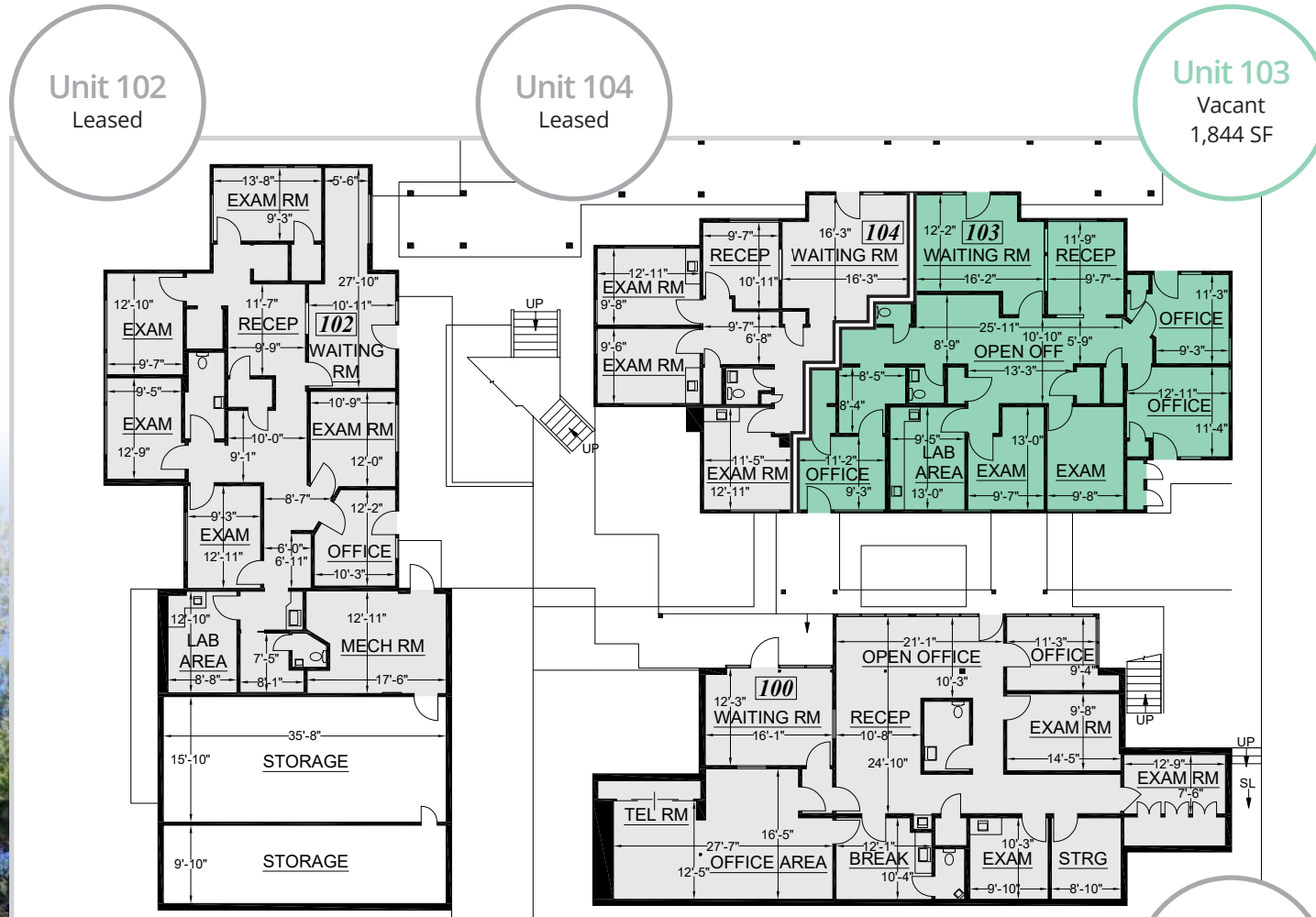


2150 APPIAN WAY

Medical Office Condominium
Units Ready to Purchase

Pinole Professional Center

First Floor

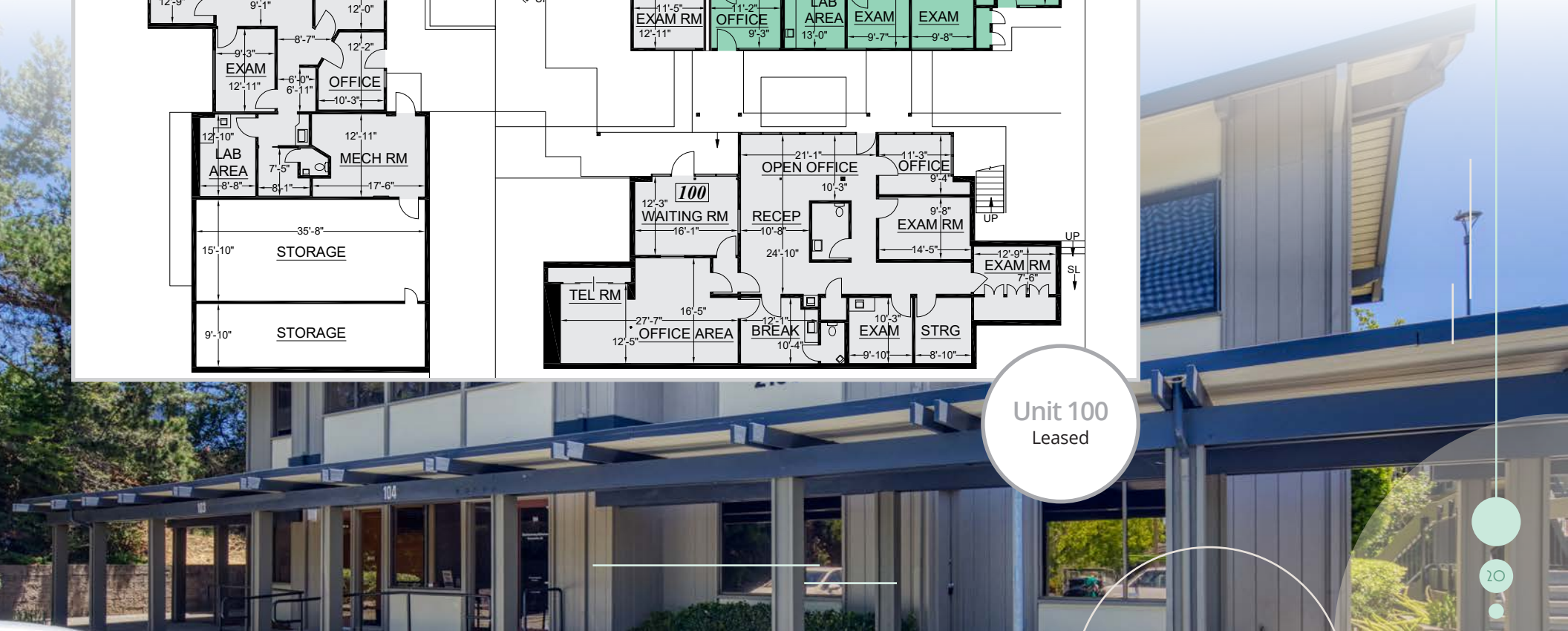


Unit 102
Leased

Unit 104
Leased

Unit 103
Vacant
1,844 SF

Unit 100
Leased

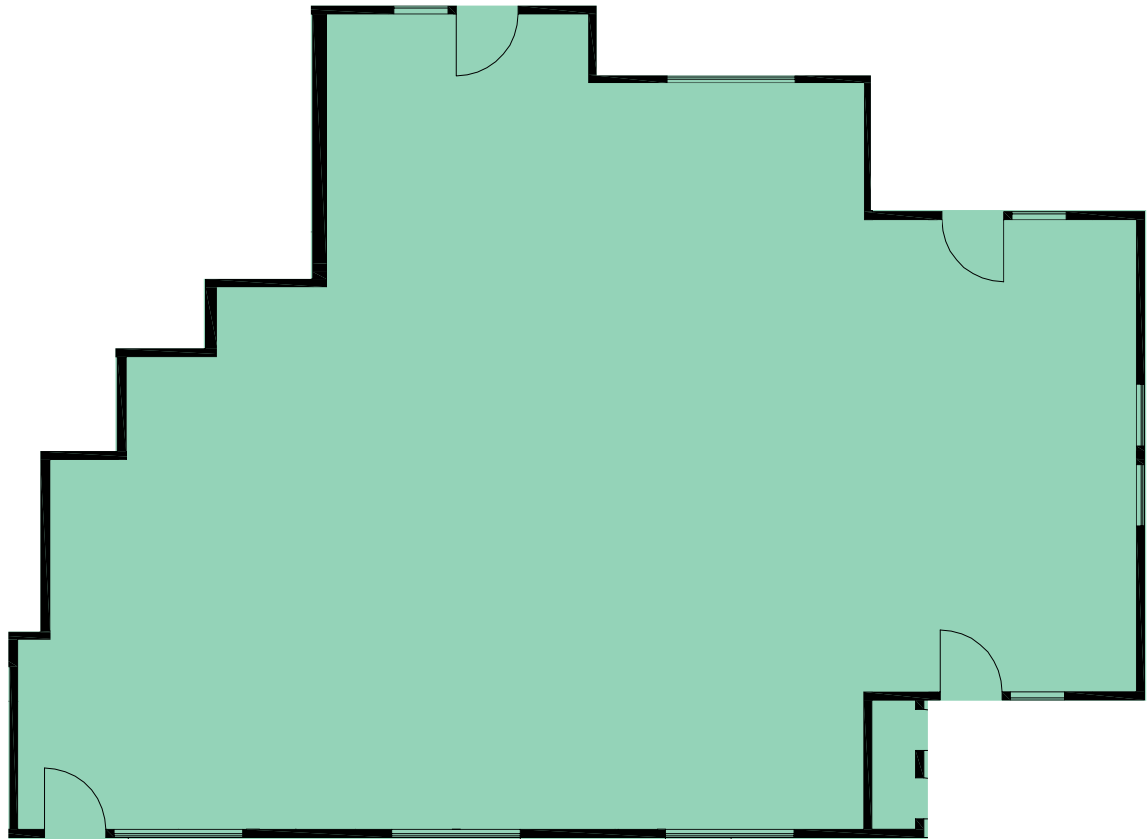
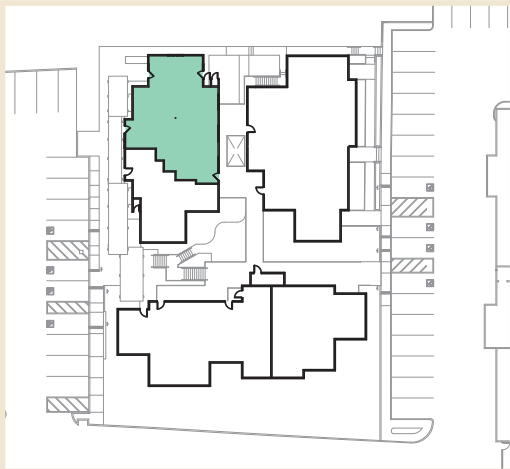


2150 Tara Hills

UNIT 103

SF: 1,844 SF
Price: TBD
Vacant

This unit has been completely demoed and is in shell condition ready for your custom improvements. Our architectural and construction team will design the perfect space for your business or practice and help provide financing to cover 90-100% of the total cost. Multiple entrances allows a buyer to lease a portion of the space for your future expansion if needed.



2150 APPIAN WAY

Medical Office Condominium
Units Ready to Purchase

Second Floor

Unit 204

Vacant
952 SF

Unit 205

Leased

Unit 206

Leased



Unit 201

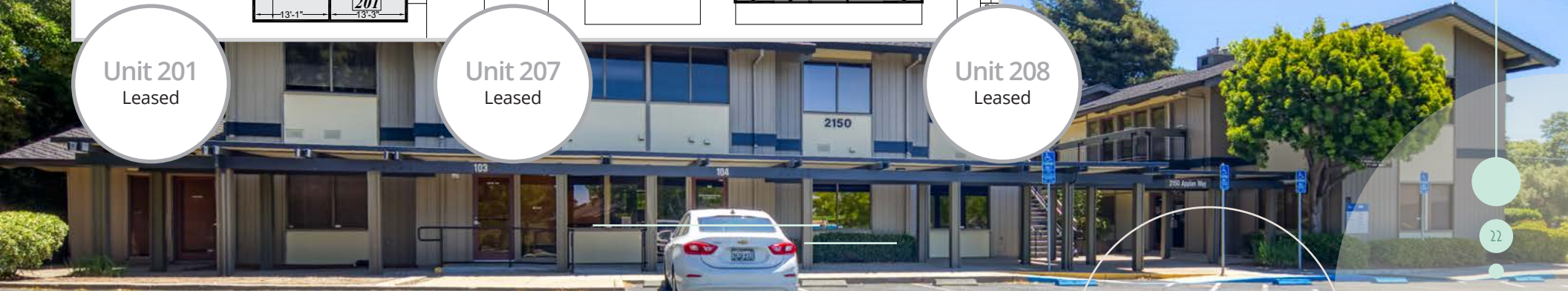
Leased

Unit 207

Leased

Unit 208

Leased



2150 Tara Hills

UNIT 204

SF: 952 SF
Price: \$389,900
Vacant

Ready for immediate occupancy with new carpet, lighting and paint, this corner suite has a floor plan that suited a wide variety of uses. Ample glass line and vaulted ceilings in the reception area makes this space one of our favorites in the center.

