

# 10

CROW CANYON CT  
SAN RAMON, CALIFORNIA



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

10

5,593± SF | 4 UNITS | SELLER FINANCING AVAILABLE!



# PRESENTED BY

ALEX PECK  
925-239-1414  
apeck@lee-associates.com  
LIC# 01981426

## TABLE OF CONTENTS

Executive Summary	3
Investment Highlights	4
Property Overview	5
Floor Plan	6
Area Overview	7-8
Property Photos	9
Location Overview	10
Financial Analysis	11-12
Fairfield/Market Overview	13





# EXECUTIVE SUMMARY



**\$1,875,000**  
Asking Price



**7.27%**  
Leveraged Cash on Cash Return  
\*Assuming Offered Seller Financing



**5.68%**  
Cap Rate



**70% LVT | 5% Interest Only | 3 YR Term**  
Seller Financing Offered  
\*Available to qualified buyers



**Four (4) Suites**  
Diversified Tenant Industries



**New Roof | Newly Renovated Restrooms**  
Recent Capital Expenditures

# THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire an exceptional investment opportunity in 10 Crow Canyon Court, located in San Ramon, CA. The Property presents a prime location just half a mile from Interstate 680, offering easy access for tenants and visitors alike. With its 5,593 SF office building divided into four (4) suites, this property boasts a stable income stream from diversified tenant industries, providing a favorable leveraged cash-on-cash return of 7.27% with seller financing options available. Featuring a serene setting surrounded by lush redwood trees and adjacent to a tranquil creek, the property offers a peaceful working environment for tenants. Recent capital expenditures, including a new roof and renovated restrooms, add to the property's appeal. Enjoy minimal management obligations with the Business Parks HOA overseeing maintenance items like landscaping, parking lot repairs and maintenance, and more. Don't miss out on this turnkey investment opportunity in a sought-after location with strong tenant occupancy and appealing amenities.



# INVESTMENT HIGHLIGHTS



## Stable Investment Opportunity

An investor to acquire a diversified tenant base with staggered lease expirations.



## Minimal Management Obligations

With the Business Parks HOA, an investor can minimize managing maintenance items like landscaping, parking lot, repairs and, paving, sewer lateral, etc.



## Serene Setting

Tenants love the peaceful location surrounded by mature redwood trees and adjacent to a creek.

# LOCATION HIGHLIGHTS



## I-60

Located just 1/2 mile from Interstate 680, the Property offers convenient access to both Northbound and Southbound I-680



## Restaurants & Shopping Centers

Located within 3 miles of Diablo Plaza, Crow Canyon Commons at Bishop Ranch and the new City Center Bishop Ranch





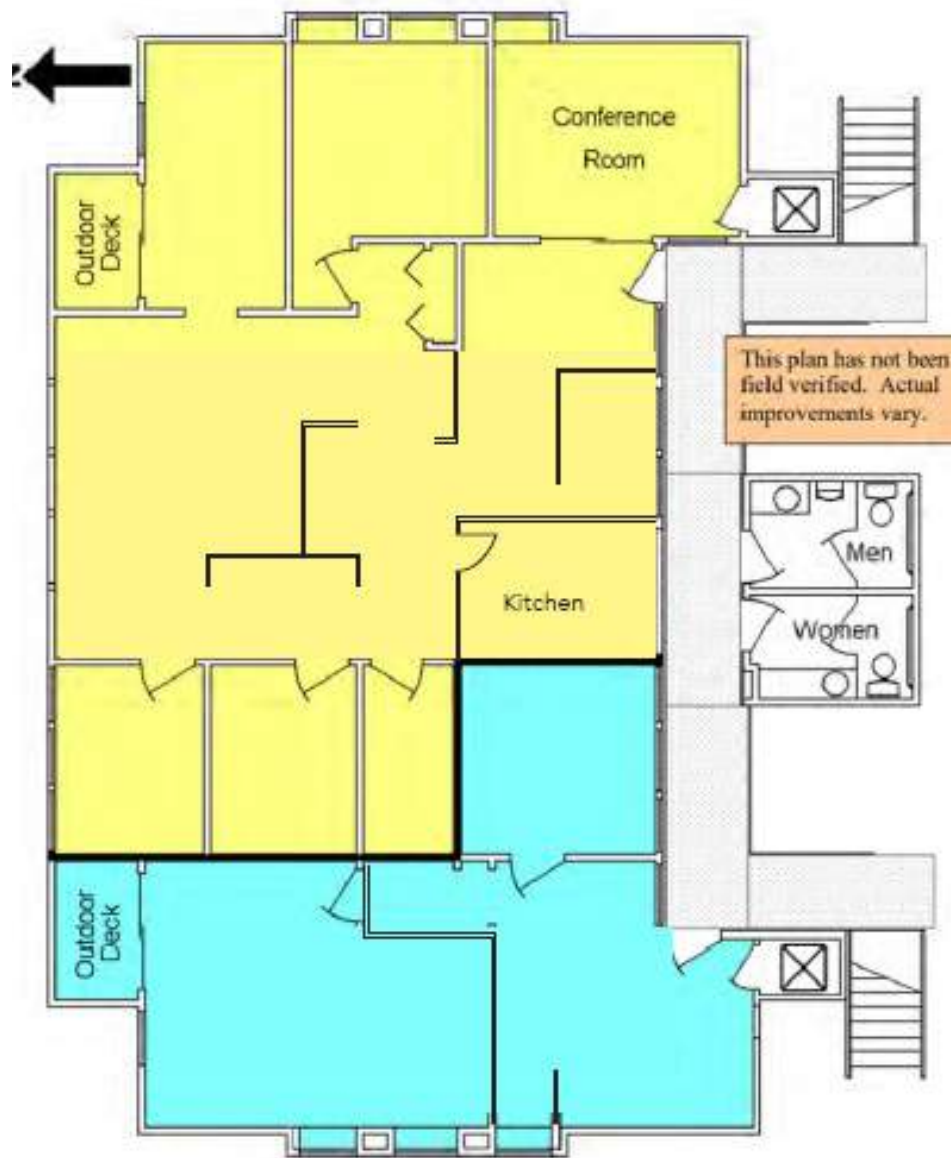


## PROPERTY OVERVIEW

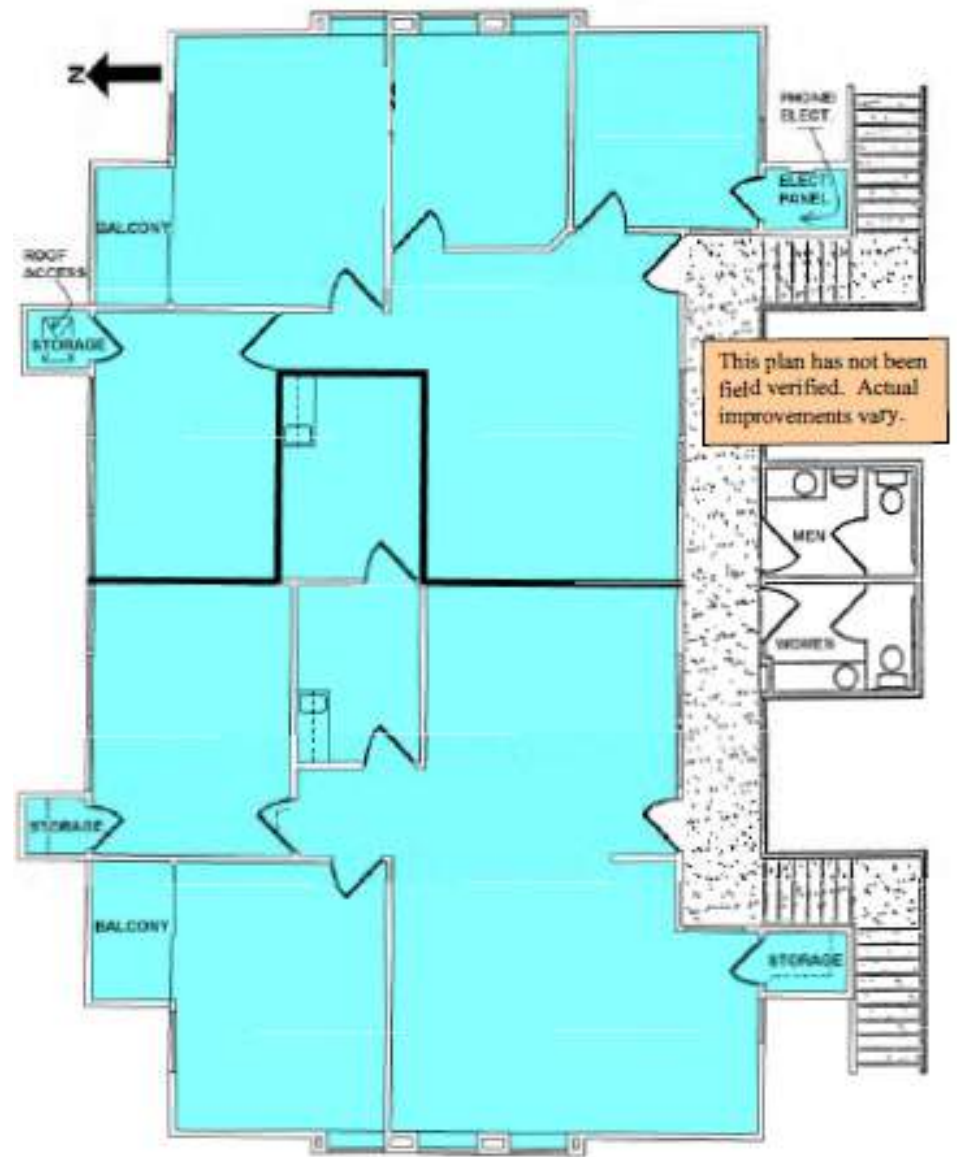
Address	10 Crow Canyon Ct, San Ramon, CA
APN	208-490-020-4
Property Type	Office Building
Elevator	No
Building Size	5,593 SF
Parcel Size	.08 Acres (3,357 SF)
Year Built	1982
Percent Leased	100% (Four Suites)
Complex	Crow Canyon Office Park
Zoning	Crow Canyon Specific Plan
Sprinklers	Yes
Numer of Stories	Two (2)
HVAC	Roof Mounted Package Units



# FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



# NEARBY AMENITIES

10  
CROW CANYON CT



## MAGNOLIA SQUARE



## CROW CANYON COMMONS



## CITY CENTER BISHOP RANCH



## DIABLO PLAZA



Great Clips



## TWIN CANYON SHOPPING CENTER



## BISHOP RANCH





# AERIAL OVERVIEW



10  
CROW CANYON CT

CROW CANYON  
OFFICE PARK

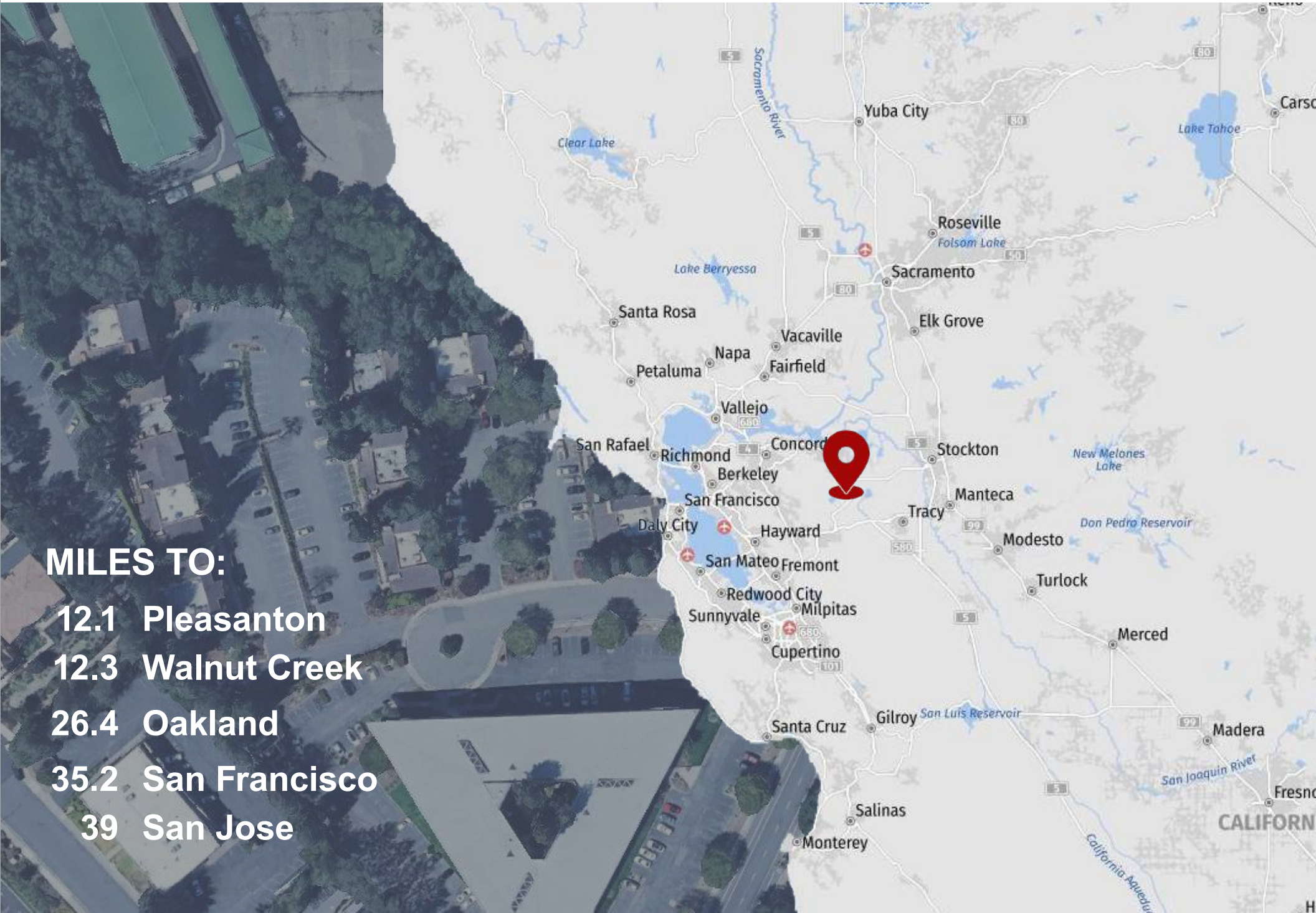


# PROPERTY PHOTOS





# LOCATION OVERVIEW



## MILES TO:

12.1 Pleasanton

12.3 Walnut Creek

26.4 Oakland

35.2 San Francisco

39 San Jose



# RENT ROLL & FINANCIALS (ESTIMATED)

Suite	Tenant	Use	Square Feet	% of Property	Commence	End	Annual Inc.	Monthly Rent	Monthly PSF	Annual Rent	Annual PSF
101	Michelle Ritenour	Therapist	1,890	33.8%	Mar-24	May-29	3%	\$4,185	\$2.21	\$50,225	\$26.57
110	Marlis Bruns	Office	855	15.3%	Aug-11	May-26	-	\$2,110	\$2.47	\$25,320	\$29.61
200	Tammie Piveronas	Spa	1,498	26.8%	Sep-17	Aug-27	3%	\$3,320	\$2.22	\$39,840	\$26.60
210	Gateway Home Health Corp.	Office	1,350	24.1%	Nov-19	Oct-27	3%	\$3,660	\$2.71	\$43,920	\$32.53
<i>Leased Space</i>			5,593	100.0%				\$13,275	\$2.37	\$159,305	\$28.48
<i>Vacant Space</i>			0	0.0%				\$0	\$0.00	\$0	\$0.00
<b>Totals &amp; Averages</b>			<b>5,593</b>	<b>100.0%</b>				<b>\$13,275</b>	<b>\$2.37</b>	<b>\$159,305</b>	<b>\$28.48</b>

## Income & Expense Summary

### Potential Gross Revenue

<i>Scheduled Base Rental Revenue</i>	<i>\$159,305</i>	<i>\$28.48</i>
--------------------------------------	------------------	----------------

### Effective Gross Revenue

	<i>\$159,305</i>	<i>\$28.48</i>
--	------------------	----------------

### Operating Expenses

Property Taxes	1.09%	\$20,368	\$3.64
Supplemental Tax		\$1,050	\$0.19
HOA		\$8,892	\$1.59
Insurance		\$4,000	0.72
Utilities		\$13,471	2.41
Janitorial		\$5,000	0.89
<b>Total Operating Expenses</b>	<b>33%</b>	<b>\$52,780</b>	<b>9.44</b>

### Net Operating Income

		<b>\$106,525</b>	<b>\$19.05</b>
--	--	------------------	----------------



# INVESTOR FINANCIAL OVERVIEW (ESTIMATED)

## Seller Financing Loan (70% LTV, 5% Int, Interest Only)

Loan Amount	\$1,312,500
Initial Equity	\$562,500
Interest Payment (Yr 1)	\$65,625
Cash Flow After Debt Service	\$40,900

Purchase Price + Capital Costs	\$1,875,000
NOI Yield	5.68%
Leveraged Cash on Cash Return	7.27%
Debt Yield	8.12%

## Financial Overview

<b>Offering Price</b>	<b>\$1,875,000</b>	<b>Cap Rate</b>	<b>5.68%</b>
<b>Price Per Square Foot</b>	<b>\$335</b>	<b>Leveraged Cash on Cash Return</b>	<b>7.27%</b>
<b>NOI</b>	<b>\$106,525</b>	<b>Debt Yield</b>	<b>8.12%</b>



# SAN RAMON OFFICE MARKET OVERVIEW

## Historical Rent Chart



## Office Market Summary (Buildings Under 10K SF)

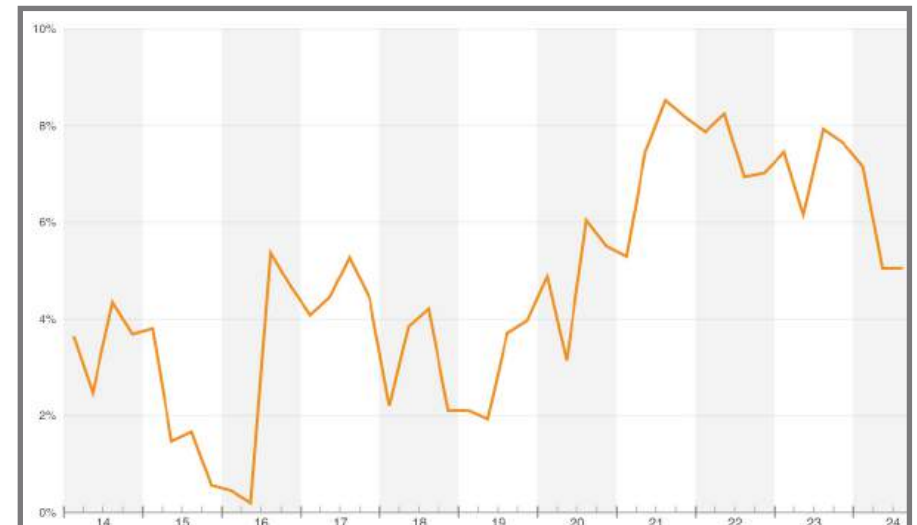
**356,000**  
Total Inventory SF

**94.9%**  
Occupancy

**\$2.39**  
Market Rent PSF

**5,100 SF**  
12 MO Net Absorption

## Historical Vacancy Chart





10

CROW CANYON CT  
SAN RAMON, CALIFORNIA

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

10





## OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 10 Crow Canyon Ct, San Ramon, 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.

10  
CROW CANYON CT  
SAN RAMON, CALIFORNIA

PRESENTED BY

ALEX PECK  
925-239-1414

[apeek@lee-associates.com](mailto:apeek@lee-associates.com)

LIC# 01981426