

100% TURN KEY DENTAL SUITE FOR LEASE

# 2410 Dyer Ln

**2410 DYER LN**

Fremont, CA 94536

**PRESENTED BY:**

**MIKE PRIOLO**

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CalDRE #01878385



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                                |
|-----------------------|--------------------------------|
| <b>LEASE RATE:</b>    | \$3.25 SF/month (NNN)          |
| <b>BUILDING SIZE:</b> | 1,552 SF                       |
| <b>LOT SIZE:</b>      | 6,532 SF                       |
| <b>YEAR BUILT:</b>    | 1998                           |
| <b>RENOVATED:</b>     | 2021                           |
| <b>MARKET:</b>        | East Bay                       |
| <b>SUB-MARKET:</b>    | Central District /<br>Parkmont |

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## PROPERTY OVERVIEW

2410 Dyer Ln offers the rare opportunity for a dentist, or dentists, to occupy a turn-key dental suite in a growing, core Bay Area city - Fremont, CA. In addition to the central location, close proximity to Washington and Kaiser Fremont hospitals, the suite is 100% turn-key. The entire building was recently renovated and features the following equipment: 4 dental chairs, 2 X-Ray machines located in such a way that all four dental chairs can offer X-Ray services, distributed hand sinks throughout, distributed compressed air to power cleaning tools, sterilization room, reception area, private offices, ADA restroom and 10 parking spaces (4 of which are in the parking lot of a neighboring building).

## PROPERTY HIGHLIGHTS

- Turn-Key Fully Built Out Dental Office
- Equipment List includes: 4 Dental Chairs, 2 X-Ray Machines, Distributed Compressed Air, Sterilization Room, 2 private offices, Reception Area
- NNN Expenses Estimated at \$0.90/SF per month

## ADDITIONAL PHOTOS



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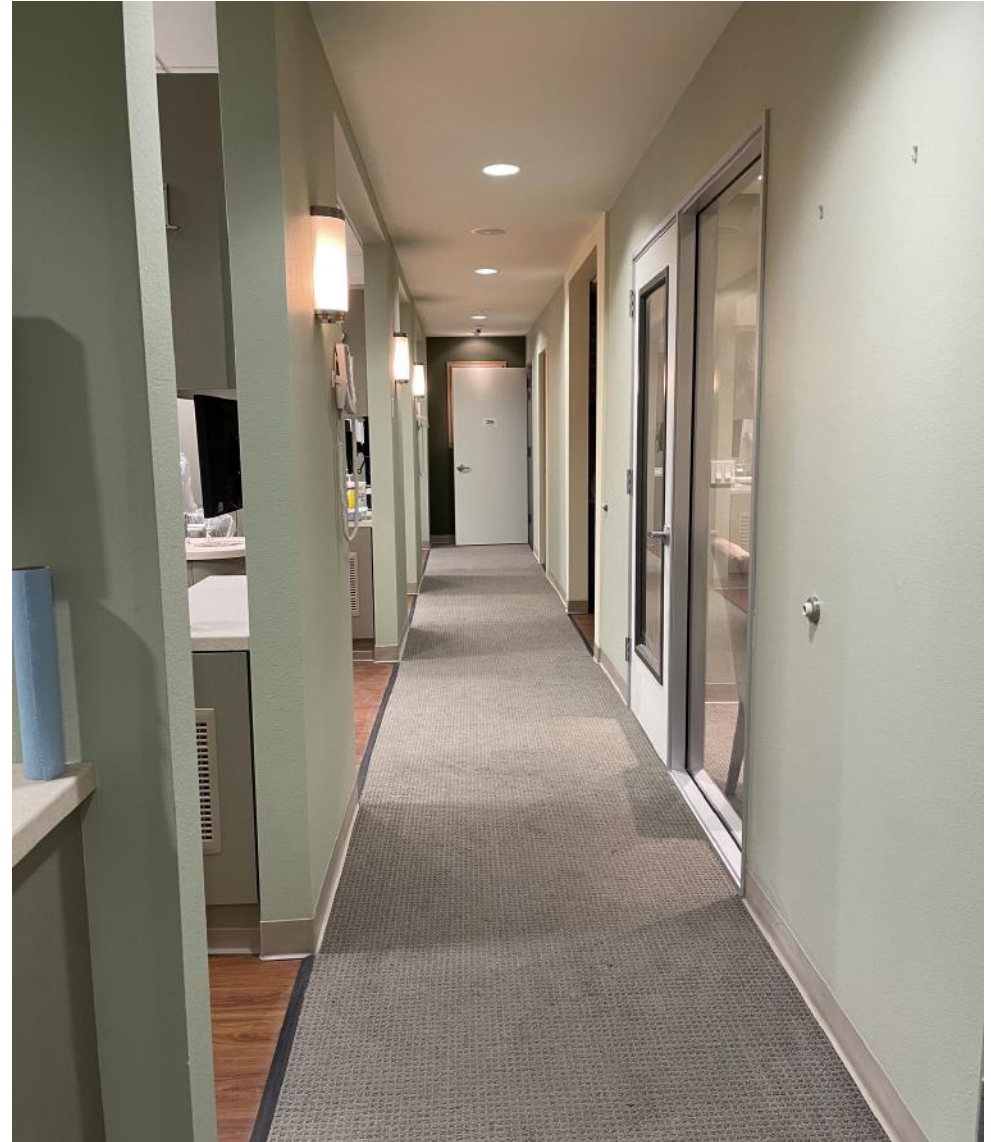


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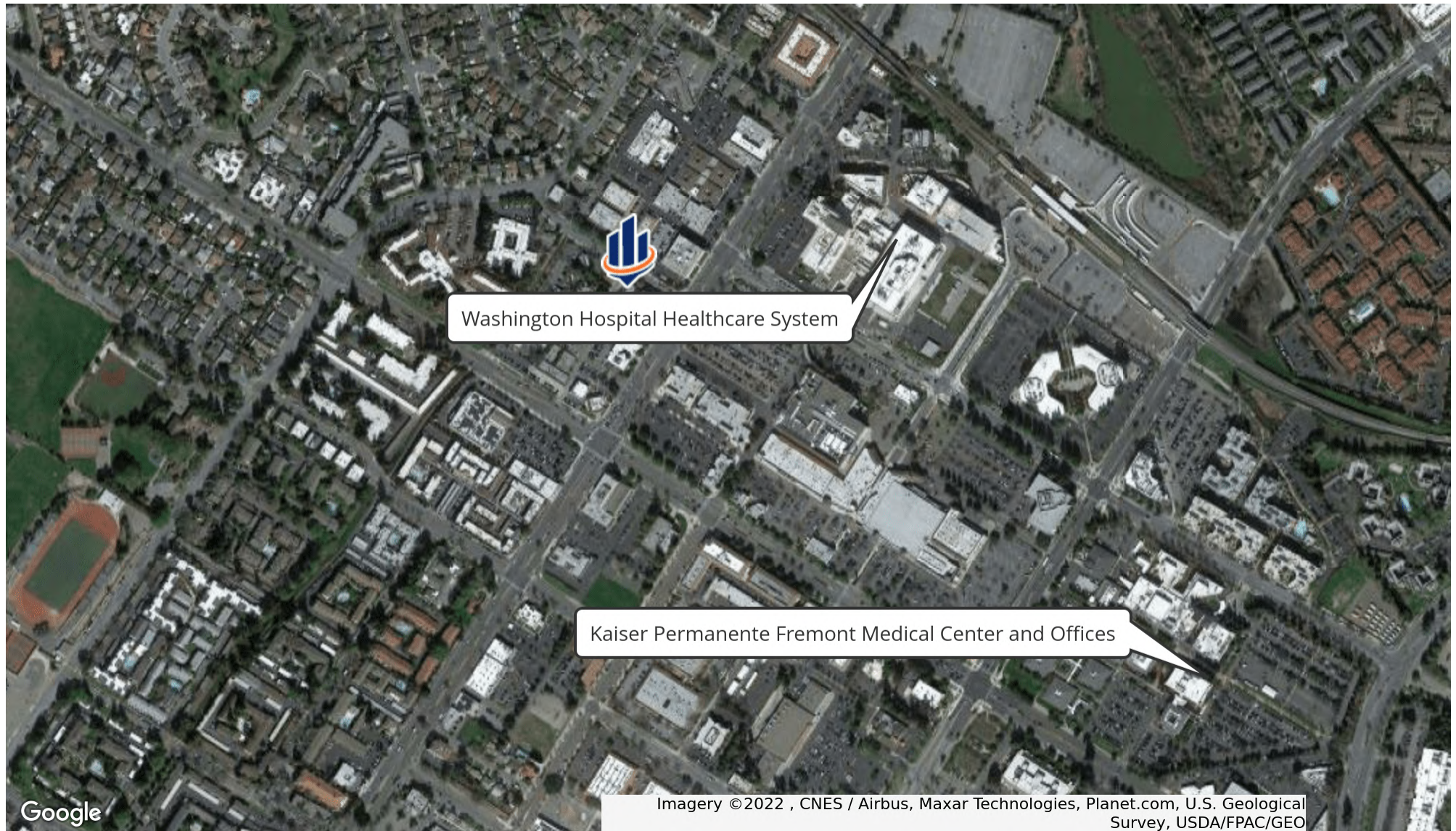
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## RETAILER MAP



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**SECTION 1**  
**Lease**  
**Comparables**



## LEASE COMPS

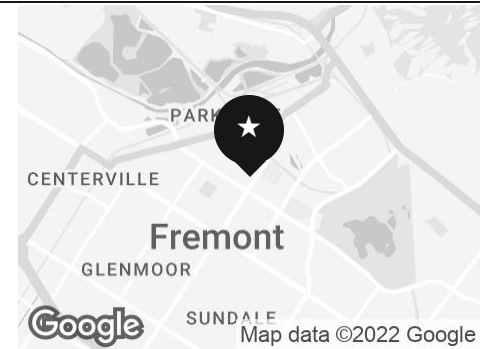


### 2410 DYER LN

Fremont, CA 94536

**LEASE RATE** \$3.25 /SF/m  
**SPACE SIZE:** 1,552 SF  
**NO. UNITS:** 1

**LEASE TYPE:** NNN  
**LEASE TERM:** Negotiable

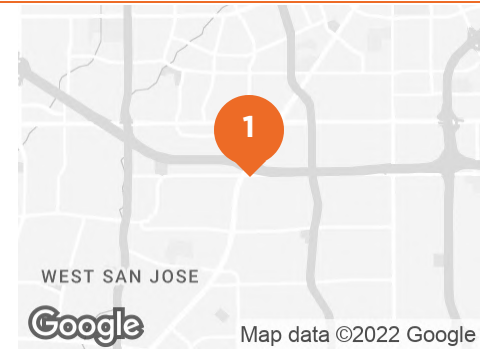


### 4110 MOORPARK AVE

4110 Moorpark Ave , San Jose, CA 95117

**LEASE RATE** \$2.75 /SF/m  
**SPACE SIZE:** 1,360 SF

**LEASE TYPE:** NNN

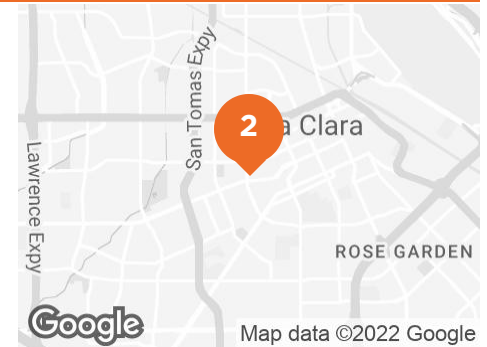


### 885 SCOTT BLVD

Santa Clara, CA 95050

**LEASE RATE** \$3.21 /SF/m  
**SPACE SIZE:** 1,292 SF

**LEASE TYPE:** Modified Gross  
**LEASE TERM:** 120 months



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## LEASE COMPS

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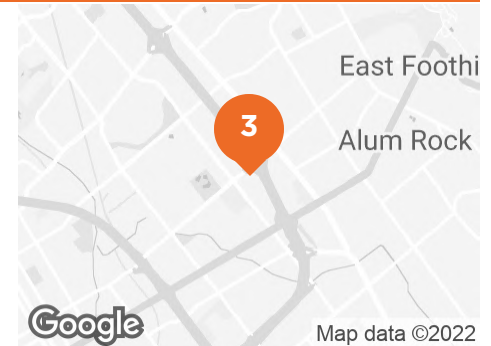


### 2395 MONTPELIER DR

San Jose, CA 95116

**LEASE RATE** \$2.50 /SF/m  
**SPACE SIZE:** 4,345 SF

**LEASE TYPE:** NNN



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### 19000 COX AVE

Saratoga, CA 95070

**LEASE RATE** \$3.33 /SF/m  
**SPACE SIZE:** 1,050 SF

**LEASE TYPE:** NNN  
**LEASE TERM:** 60 months



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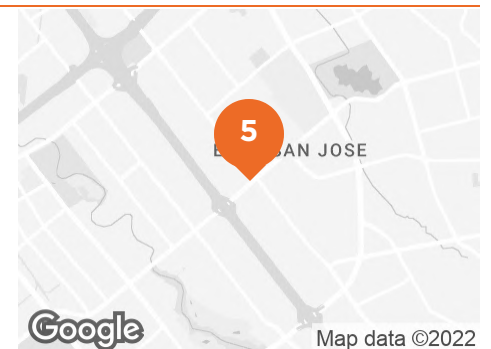


### 1655-1663 TULLY RD

San Jose, CA 95122

**LEASE RATE** \$3.70 /SF/m  
**SPACE SIZE:** 1,340 SF

**LEASE TYPE:** NNN



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2410 DYER LN | Fremont, CA 94536

SVN | CAPITAL WEST PARTNERS

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RENT COMPS SUMMARY

| SUBJECT PROPERTY                           | PRICE/SF/YR | AVAILABLE SF | BLDG SF   |
|--------------------------------------------|-------------|--------------|-----------|
| 2410 Dyer Ln<br>Fremont, CA 94536          | \$3.25      | 1,552 SF     | 1,552 SF  |
| RENT COMPS                                 | PRICE/SF/YR | AVAILABLE SF | BLDG SF   |
| 1 4110 Moorpark Ave<br>San Jose, CA 95117  | \$33.00     | 1,360 SF     | 10,230 SF |
| 2 885 Scott Blvd<br>Santa Clara, CA 95050  | \$38.52     | 1,292 SF     | 1,292 SF  |
| 3 2395 Montpelier Dr<br>San Jose, CA 95116 | \$30.00     | 4,345 SF     | 4,354 SF  |
| 4 19000 Cox Ave<br>Saratoga , CA 95070     | \$39.96     | 1,050 SF     | 3,454 SF  |
| 5 1655-1663 Tully Rd<br>San Jose, CA 95122 | \$44.40     | 1,340 SF     | 13,611 SF |
|                                            | PRICE/SF/YR | AVAILABLE SF | BLDG SF   |
| TOTALS/AVERAGES                            | \$37.18     | 1,877 SF     | 6,588 SF  |

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