

# MEDICAL/DENTAL OFFICE CONDOS FOR SALE

## OFFERING MEMORANDUM

### 516 WEST REMINGTON DRIVE | SUNNYVALE



## SUNNYVALE DENTAL CENTER

For More Sale Information, Please Contact Exclusive Agents:

JANA GLUCKMAN, Senior Vice President  
Tel: +1 408 529 7988  
[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)  
CA License No. 01217517

BRIAN COSTELLO, Senior Vice President  
Tel: +1 408 316 7447  
[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)  
CA License No. 01914680

**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113  
408.971.2700 fax: 408.971.1600  
DRE #01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)

*San Francisco | San Jose | Santa Cruz*



## PROPERTY HIGHLIGHTS:



For More Sale Information, Please Contact Exclusive Agents:

**JANA GLUCKMAN**

Tel: +1 408 529 7988

[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)

CA License No. 01217517

**BRIAN COSTELLO**

Tel: + 1 408 316 7447

[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)

CA License No. 01914680

## 516 W. REMINGTON DRIVE | SUNNYVALE, CA. SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

### INVESTMENT SUMMARY:

SUITE #	SQUARE FEET	PRICE	DESCRIPTION
Building 1:	±2,786	\$3,343,200	2 Suites , Owner/User with Income
Building 3:	±2,134	\$2,560,800	2 Suites, Owner/User with Income

### INVESTMENT HIGHLIGHTS:

- Location: Southeast Corner of Busy W. Remington Drive & Tilton Drive
- Project: Consists of Five Free-Standing Medical Condos
- Visibility: Corner Location With Partial Frontage on Sunnyvale-Saratoga Road
- Major Employers: Apple Park (2-miles SE) Google (5-Miles NW)
- Parking: 5.29/1000 - Large Lot w/Frontage on Sunnyvale-Saratoga Road
- Zoning: Per The City of Sunnyvale, the Property is zoned R2 (Multi-Family), General Plan is Designed RLM (Residential Low Medium Density).

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

SUNNYVALE DENTAL CENTER

# SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, UNIT 1

±2,786 Square Feet | Price: \$3,343,200

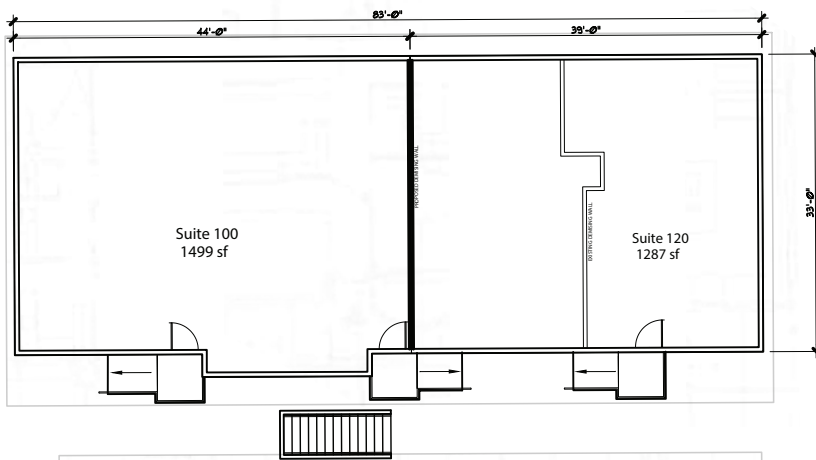
Highlights: Building 1 Consists of 2 Dental Offices: Units 1A, 1B

**UNIT 1B: ±1,287 SF - Vacant**

**UNIT 1A: ±1,499 SF - Leased**

- Tenant: Steven J. Gee, DDS
- Base Rent: \$7,570 Per Month
- Operating Expenses: \$2,518
- Storage: \$50
- Annual Increases Based on CPI
- Lease Expires: September 30, 2028
- Renewal Options: None

THIS PLAN IS ESTIMATE ONLY, DIMENSION  
HAS NOT BEEN VERIFY



Building One

Please Contact Exclusive Agents For More Sale Information or To Tour:

**BRIAN COSTELLO**, Senior Vice President  
bcostello@ritchiecommercial.com  
1 408.316.7447 DRE # 01914680

**JANA GLUCKMAN**, Vice President  
jgluckman@ritchiecommercial.com  
1 408.529.7988 DRE # 00693034

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
DRE # 01209214 | www.ritchiecommercial.com  
1 408.971.2700 f 1 408.971.1600

The information contained herein has been obtained from sources we deem reliable.  
We cannot, however assume responsibility for its accuracy.

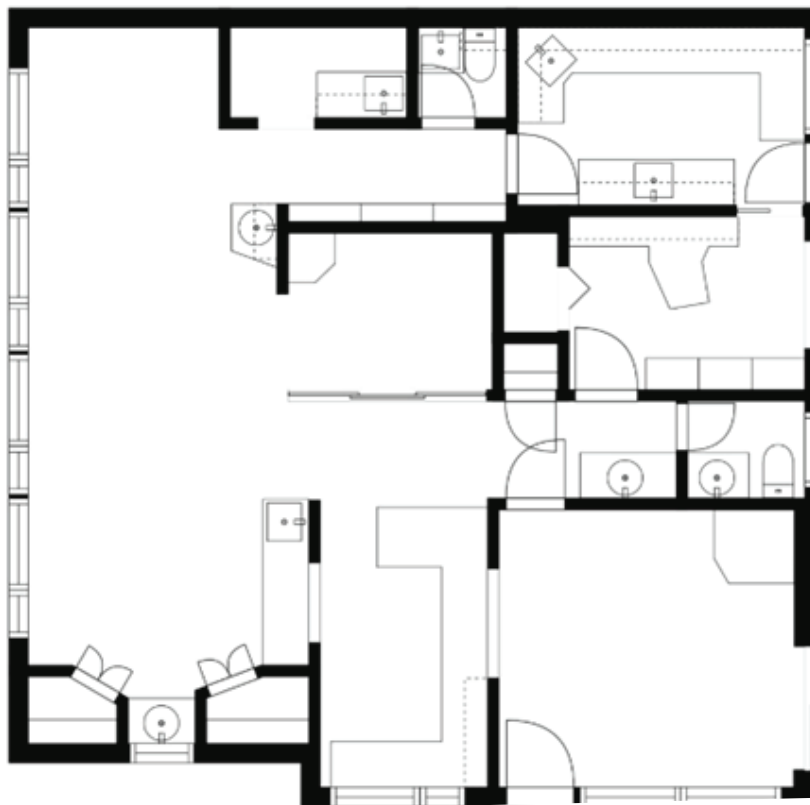
San Francisco | San Jose | Santa Cruz

## SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, UNIT 3

±2,134 Square Feet | Price: \$2,560,800

Highlights: Building 3 Consists of 2 Dental Offices: Units 3A, 3B



**Suite 3A: 1,229 SF**

**UNIT 3A: ±1,229 SF - Vacant**

**UNIT 3B: ±905 SF - Leased**

- Monthly Rent: \$4,354 Per Month
- Operating Expenses: \$1,498
- Annual Increases Based on CPI
- Renewal Options: Two (2) Five (5) Year Renewal Options  
7/1/2029 & 7/1/2034
- Lease Expires: June 30, 2029
- Tenant: James Doran DDS
- Storage: \$75

Please Contact Exclusive Agents For More Sale Information or To Tour:

**BRIAN COSTELLO**, Senior Vice President  
bcostello@ritchiecommercial.com  
1 408.316.7447 DRE # 01914680

**JANA GLUCKMAN**, Vice President  
jgluckman@ritchiecommercial.com  
1 408.529.7988 DRE # 00693034

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
DRE # 01209214 | www.ritchiecommercial.com  
1 408.971.2700 f 1 408.971.1600

The information contained herein has been obtained from sources we deem reliable.  
We cannot, however assume responsibility for its accuracy.

*San Francisco | San Jose | Santa Cruz*



## DEMOGRAPHICS:



For More Sale Information, Please Contact Exclusive Agents:

**JANA GLUCKMAN**

Tel: +1 408 529 7988

[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)

CA License No. 01217517

**BRIAN COSTELLO**

Tel: + 1 408 316 7447

[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)

CA License No. 01914680

## 516 W. REMINGTON DRIVE | SUNNYVALE, CA.

### SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

## DEMOGRAPHICS:

	1 Mile	2 Miles	5 Miles
2024 Population:	30,407	228,983	481,528
2024 Households:	11,347	84,816	178,516
Median HH Income:	\$169,148	\$182,341	\$171,566
Daytime Employees:	9,478	91,612	241,480

## Traffic 2025

Collection Street	Cross Street	Traffic Volume
Sunnyvale-Saratoga Road	Sunnyvale-Saratoga	42,876

**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

SUNNYVALE DENTAL CENTER







**AERIAL VIEW:**

**516 W. REMINGTON DRIVE | SUNNYVALE, CA.**  
SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE



For More Sale Information, Please Contact Exclusive Agents:

**JANA GLUCKMAN**

Tel: +1 408 529 7988

[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)

CA License No. 01217517

**BRIAN COSTELLO**

Tel: + 1 408 316 7447

[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)

CA License No. 01914680

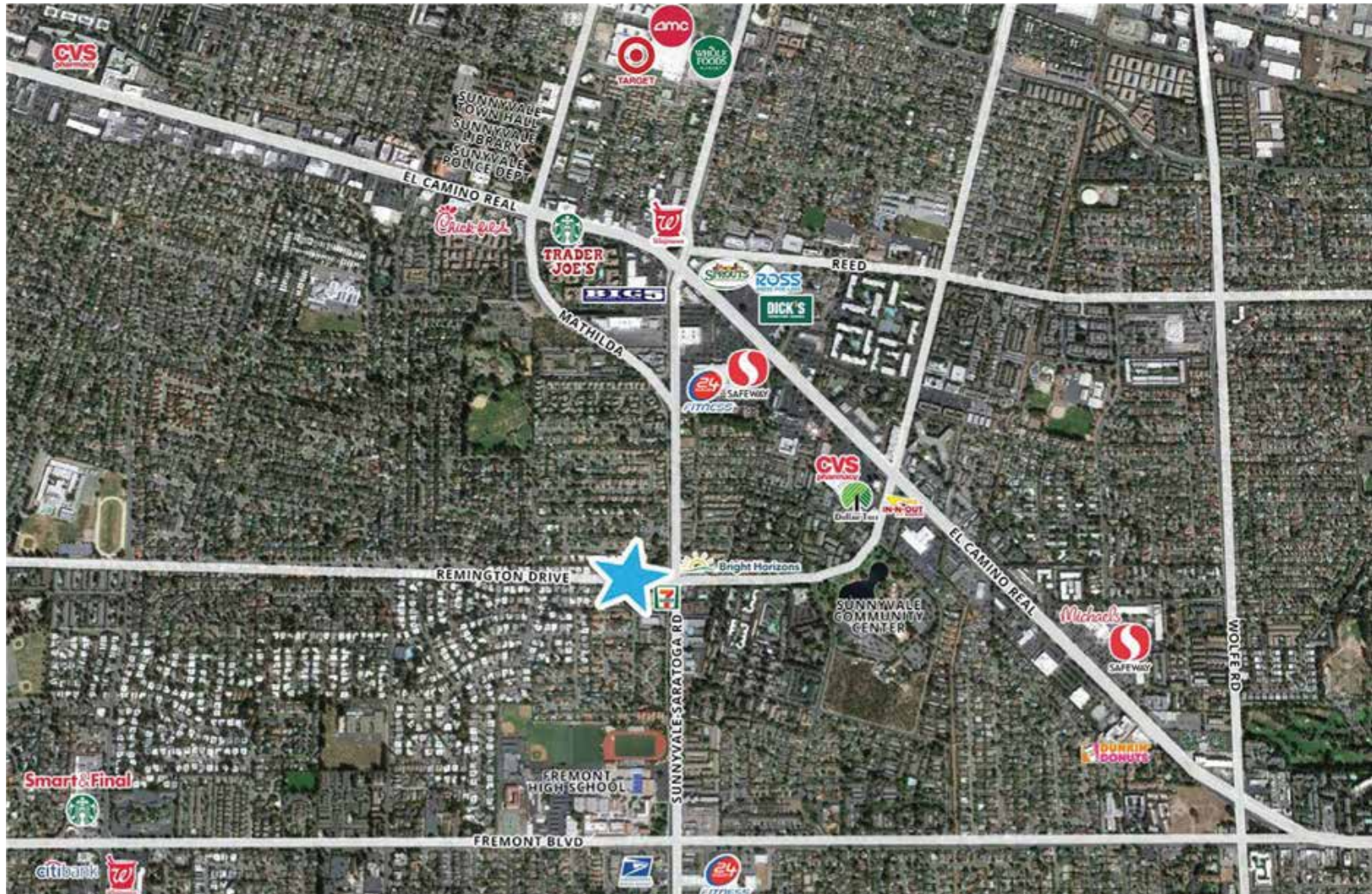
**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

SUNNYVALE DENTAL CENTER



## AMENITIES MAP:

516 W. REMINGTON DRIVE | SUNNYVALE, CA.  
SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE



For More Sale Information, Please Contact Exclusive Agents:

**JANA GLUCKMAN**

Tel: +1 408 529 7988

[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)

CA License No. 01217517

**BRIAN COSTELLO**

Tel: +1 408 316 7447

[bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)

CA License No. 01914680

**RITCHIE** Commercial  
RESPONSIBLE REAL ESTATE

SUNNYVALE DENTAL CENTER



## DISCLAIMER

**516 W. REMINGTON DRIVE | SUNNYVALE, CA.**  
SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

*All information herein distributed by Ritchie Commercial is intended to be viewed only by the parties specifically targeted by Ritchie Commercial. The Investment Offering is prepared to provide a summary of information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for thorough due diligence investigation. Ritchie Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, nor the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this investment offering has been obtained from sources Ritchie Commercial deems reliable, however, Ritchie Commercial has not verified and will not verify any of the information contained herein. Ritchie Commercial has not conducted any investigations regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information which is stated herein.*

**Sunnyvale Dental Center**  
**516 W. Remington Dr.**

## INVESTMENT CONTACTS:

For More Sale Information, Please Contact Exclusive Agents:

JANA GLUCKMAN, Vice President  
Tel: +1 408 529 7988  
jgluckman@ritchiecommercial.com  
CA License No. 01217517

BRIAN COSTELLO, Vice President  
Tel: +1 408 316 7447  
bcostello@ritchiecommercial.com  
CA License No. 01914680

**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113  
408.971.2700 fax: 408.971.1600  
DRE #01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)

*San Francisco | San Jose | Santa Cruz*