

MEDICAL/DENTAL OFFICE CONDOS FOR SALE

OFFERING MEMORANDUM

516 WEST REMINGTON DRIVE | SUNNYVALE



SUNNYVALE DENTAL CENTER

For More Sale Information, Please Contact Exclusive Agents:

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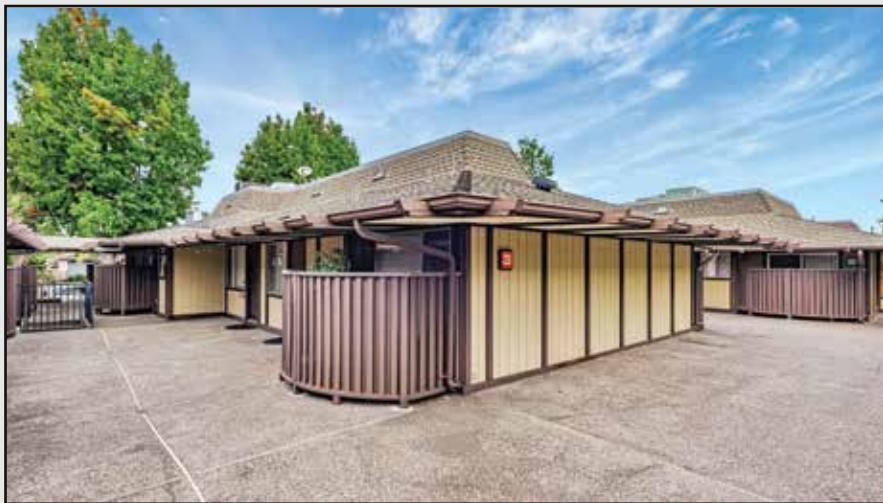
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RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

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DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

PROPERTY HIGHLIGHTS:



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).

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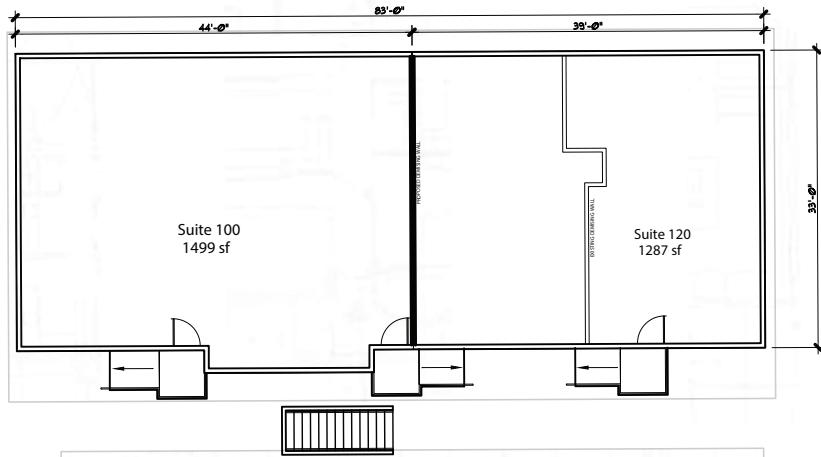
SUNNYVALE MEDICAL CONDOS FOR SALE

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

THIS PLAN IS ESTIMATE ONLY, DIMENSION
HAS NOT BEEN VERIFY



Building One

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

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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

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DEMOGRAPHICS:



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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

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AERIAL VIEW:

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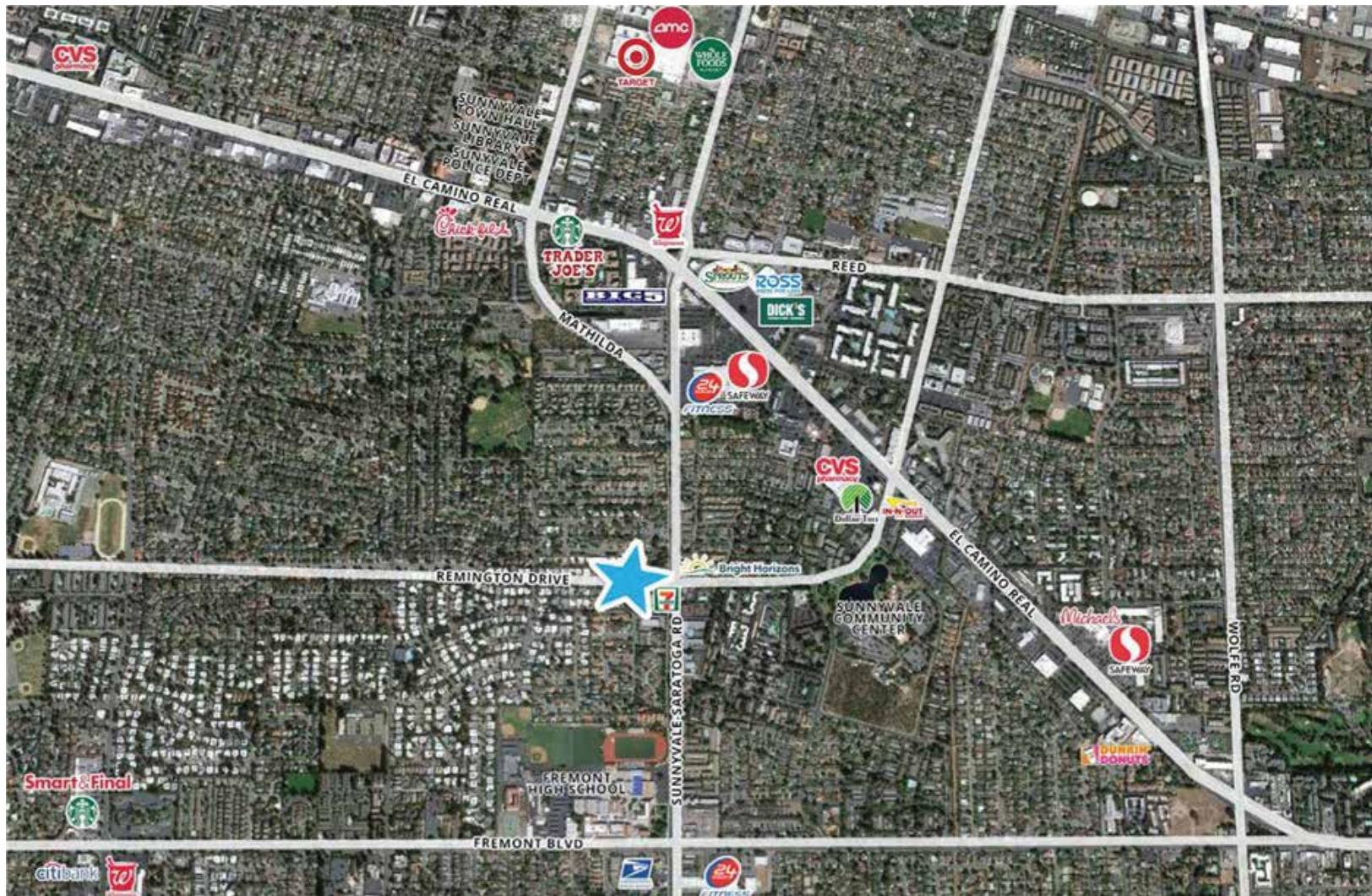
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AMENITIES MAP:

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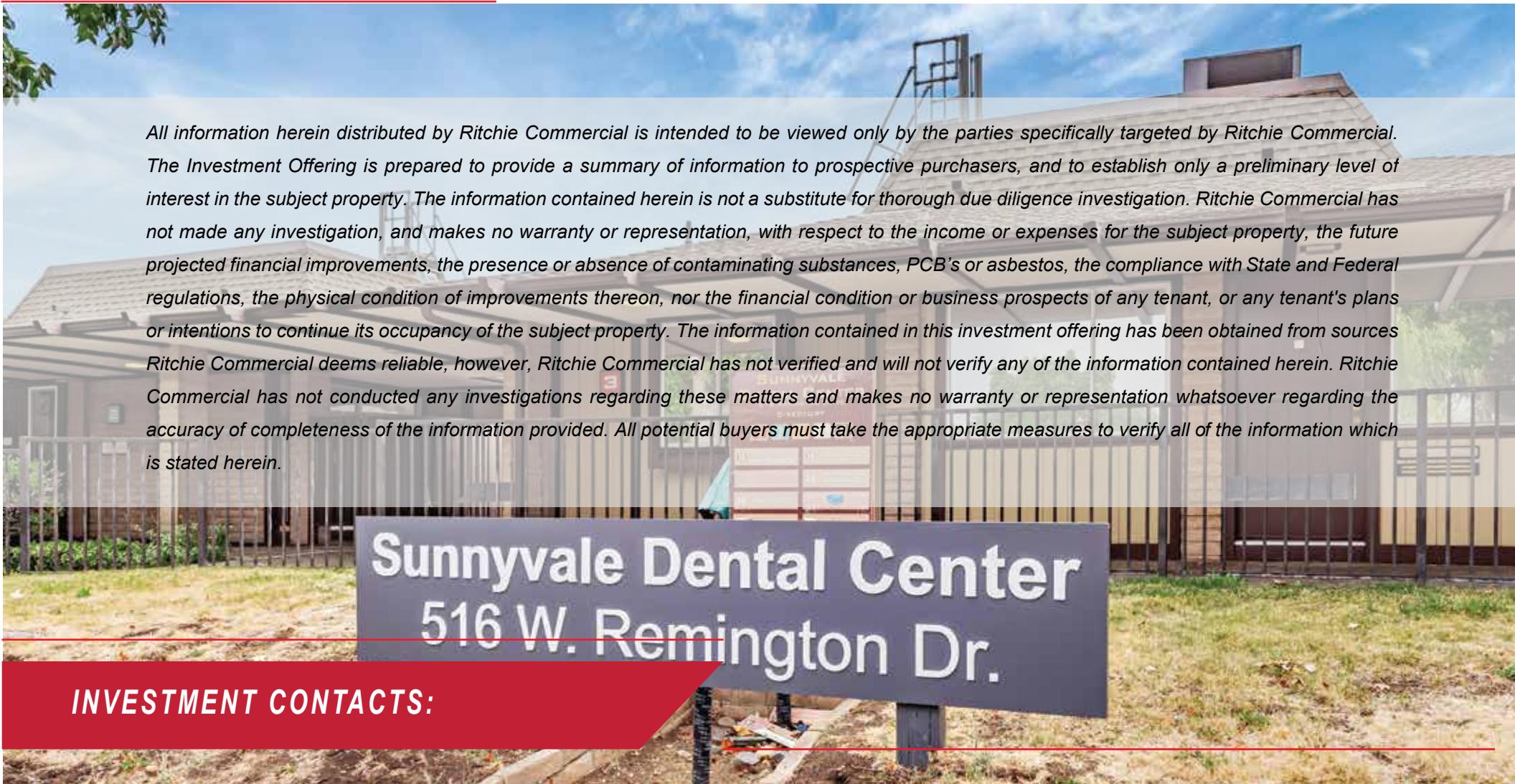
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