



100% LEASED SINGLE TENANT, MEDICAL OFFICE BUILDING WITH 15.5 YEAR ABSOLUTE NET LEASE

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Property Address

2023 Vale Road
San Pablo, CA 94806

Single Tenant

LifeLong
Medical Care

Rentable Area

±25,113 Square Feet

Remaining Term

15.5 Years with two (2)
fixed ten (10) year renewal
options

% Leased

100%

Rent Increases

3% Annually

Investment Highlights



Prospering **Long-Term Tenancy**



Long Term Stable and Growing **Cash Flow**



Significant Tenant Commitment



Attractive Lease Structure



Strategically Located with Access to
Strong Population Base



Prospering Local Tenancy

20+ Locations

in the Bay Area, plus 7
mobile sites

Serves 55,000+

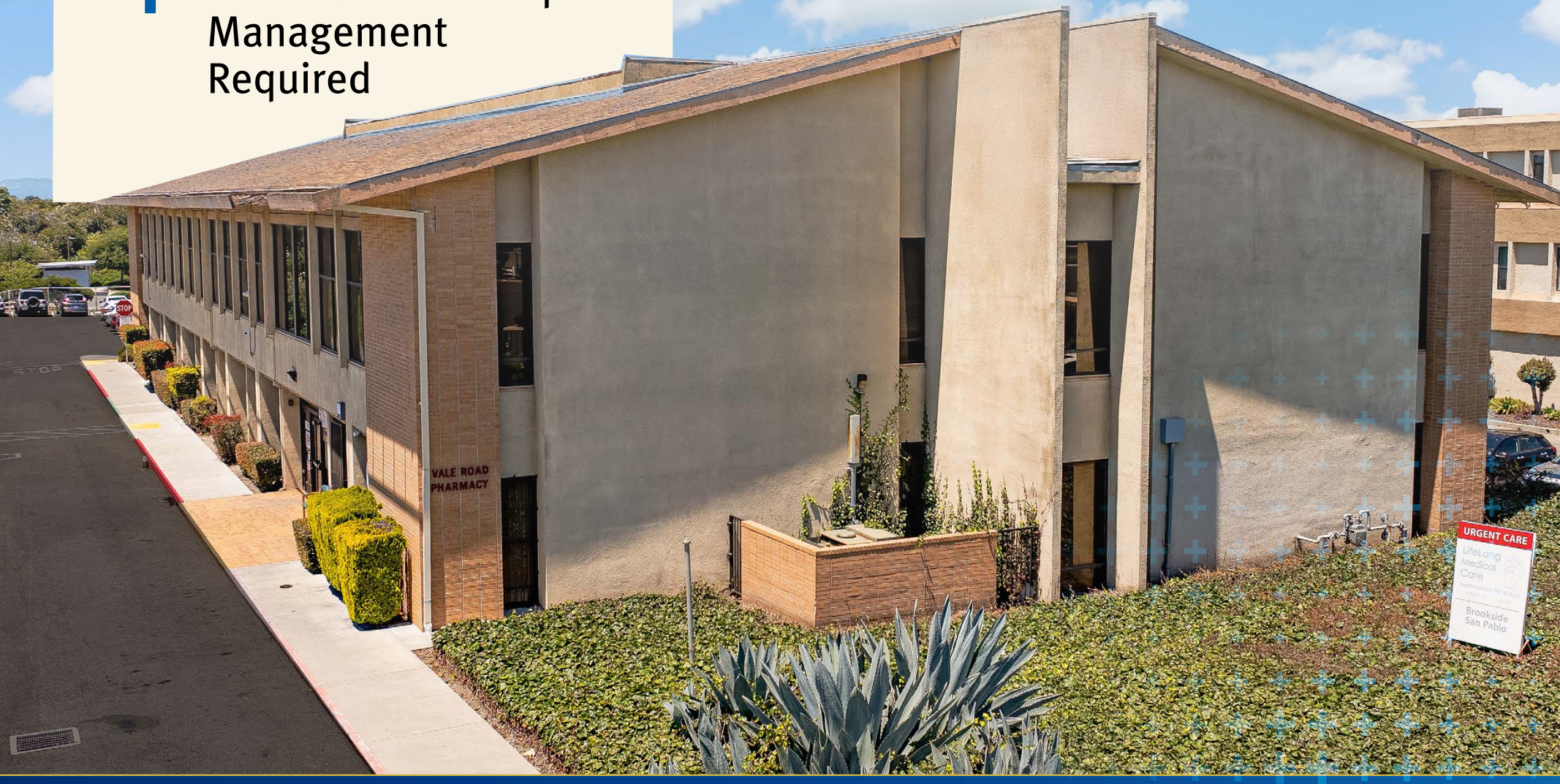
Patients each year

\$133M Revenue

in 2024, 12% Increase Y-O-Y

Attractive Lease Structure

- + 15.5 Lease Years Remaining with Two, 10 Year Options
- + Minimal Ownership Management Required



Medical Office Snapshot

East Bay

17.7M SF
Total Inventory

8.8%
Vacancy Rate

Richmond
San Pablo

546K SF
Total Inventory

2.7%
Vacancy Rate

No New Product Proposed or Under Construction

