

# GREAT INVESTMENT PROPERTY FOR SALE

## 180 PARKER AVENUE

RODEO, CA 94572

**TRIPLE NET LEASED INVESTMENT  
WITH MEDICAL ON-SITE HEALTH &  
SAFETY TENANT**

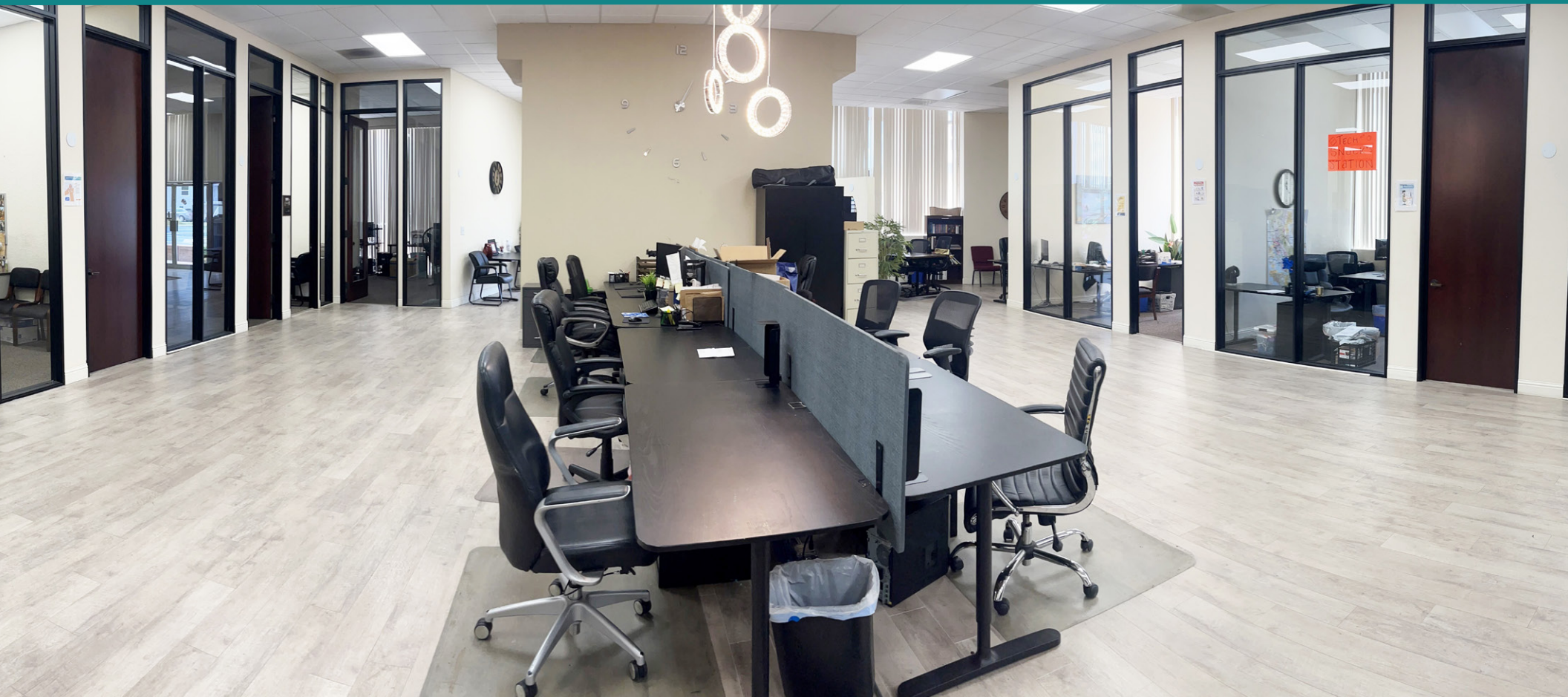


**Price REDUCED ~~\$1,100,000~~ to \$1,025,000**  
Cap Rate - 7.1%

**CBRE**

# INVESTMENT HIGHLIGHTS

- Great Triple Net Leased Investment with Medical On-Site Health and Safety Tenant
- 100% Occupancy - Single Tenant (Long Term)
- 7.1% Cap Rate - \$72,677 Annual NOI
- New LED Light Fixtures Throughout Building; Newer Roof
- Recent Lease Renewal through September 30, 2028
- High Ceilings with Recent Exterior and Interior Renovations
- 2 Blocks from San Pablo Bay
- Signalized Corner, Well Located Bay Area Property
- ±5,982 Square Foot Building
- SALE PRICE: ~~\$1,100,000~~ Now \$1,025,000



# PHOTOS



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## CONTACT US

**GREG SMYTH**

First Vice President

510 541 1387 (cell)

greg.smyth@cbre.com

Lic. 01131484

[www.cbre.us/walnutcreek](http://www.cbre.us/walnutcreek)

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