

GREAT INVESTMENT PROPERTY FOR SALE

180 PARKER AVENUE

RODEO, CA 94572

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

Parker Ave



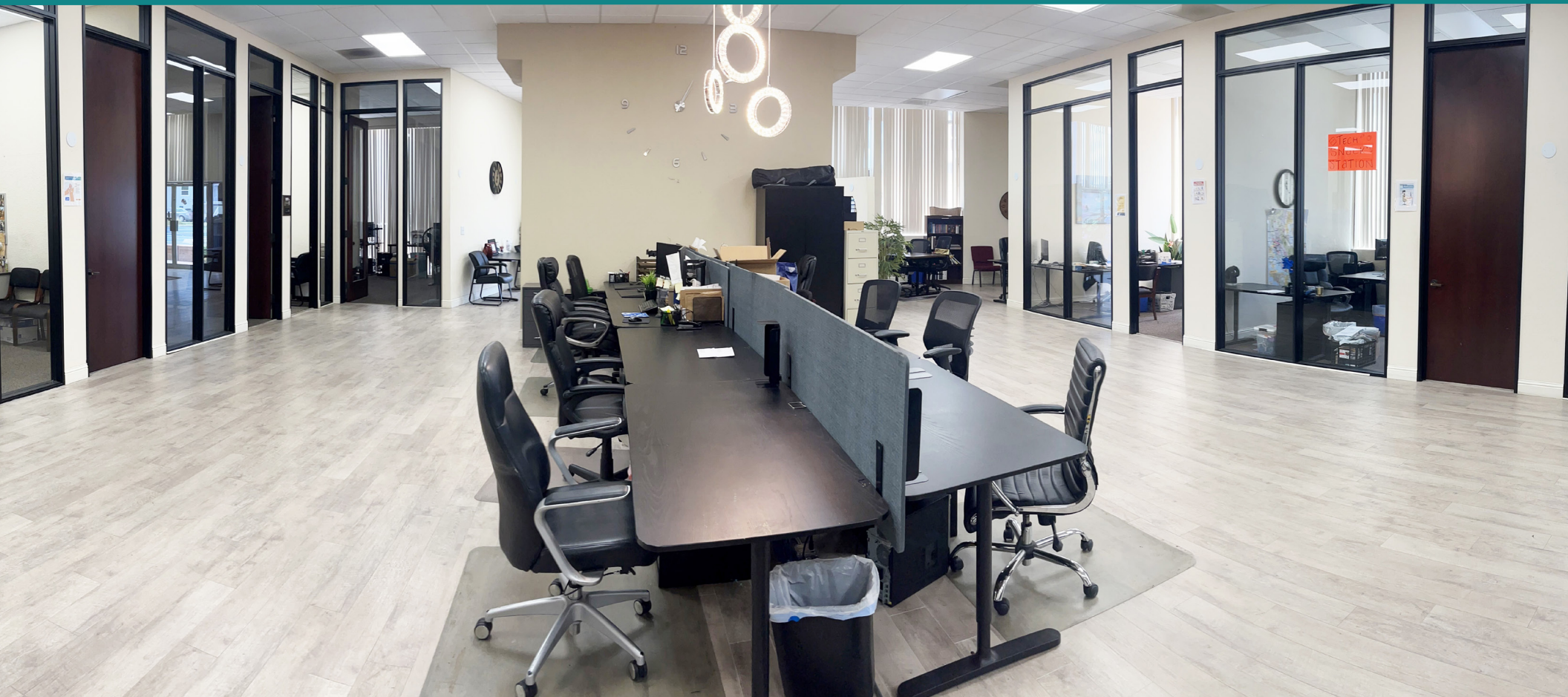
Price **REDUCED** ~~\$1,320,000~~ to **\$1,050,000**
Cap Rate - 6.72%

GREG SMYTH | First Vice President
+1 510 541 1387 (cell) | greg.smyth@cbre.com

CBRE

INVESTMENT HIGHLIGHTS

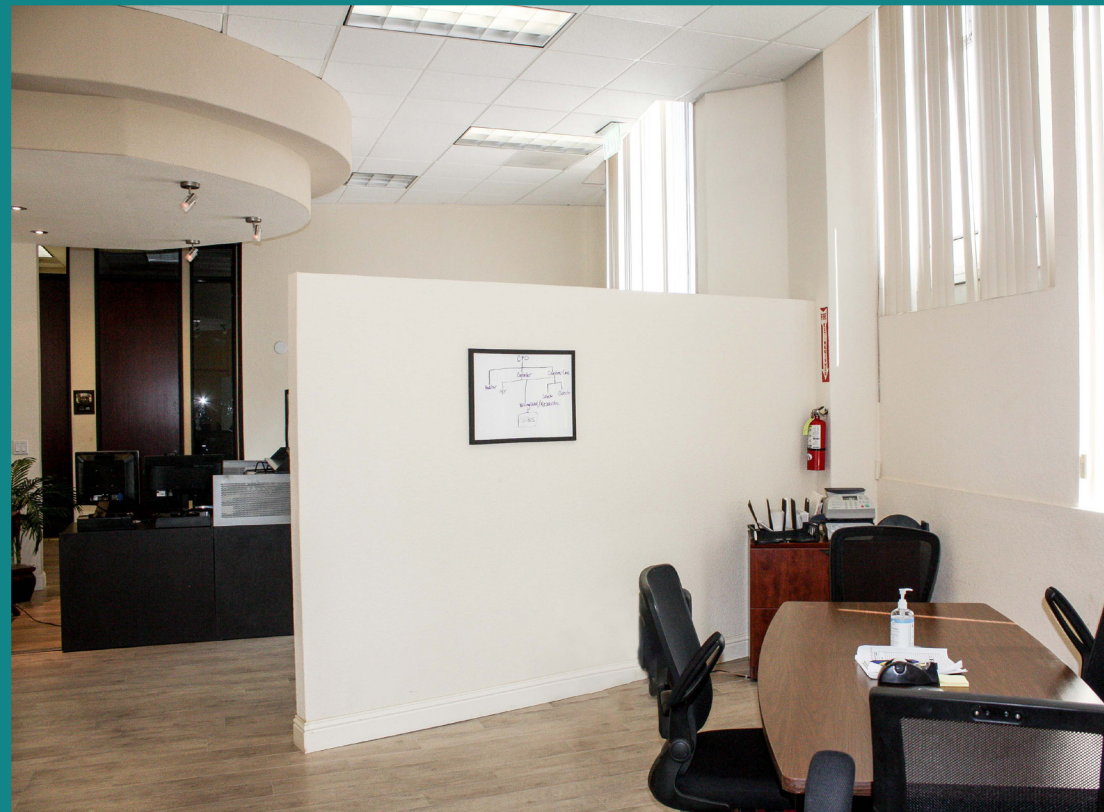
- Great Triple Net Leased Investment with Medical On-Site Health and Safety Tenant
- 100% Occupancy - Single Tenant
- 6.72% Cap Rate - \$70,560 Annual NOI
- New LED Light Fixtures Throughout Building; Newer Roof
- New 3 Year Lease Renewal starting October 1, 2024
- High Ceilings with Recent Exterior and Interior Renovations
- 2 Blocks from San Pablo Bay
- Signalized Corner, Well Located Bay Area Property
- ±5,982 Square Foot Building
- SALE PRICE: ~~\$1,320,000~~ Now \$1,050,000



PHOTOS



PHOTOS



180 PARKER AVENUE

RODEO, CA 94572



CONTACT US

GREG SMYTH

First Vice President

510 541 1387 (cell)

greg.smyth@cbre.com

Lic. 01131484

www.cbre.us/walnutcreek

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.