

High End Veterinary Emergency Hospital & Surgical Center

2201 JUNIPERO SERRA BLVD, DALY CITY, CALIFORNIA



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 **SUCCESSION**
REAL ESTATE

Premises

- 14,731 +/- SF High End Vet Hospital & Surgical Center
 - » Demisable:
 - Suite C ~ +/- 4,050 RSF; First Floor – Operational Ready Emergency Veterinarian Office; \$5.00/SF/Mo NNN
 - Suite E ~ +/- 9,531 RSF; Second Floor – Highly Improved Veterinarian/Medical/Lab Space; \$2.75/SF/Mo/NNN
 - Suite L ~ +/- 1,150 RSF; Second Floor – Fully Built Out Diagnostics Lab Space; \$4.00/SF/ Mo NNN
 - NNN's: \$1.00/RSF/Mo
- Area Gap ~ No Competitive Centers Near By
- 3 Fully Built Out Surgical Suites
- Large Adjacent Sterile Supply Room
- CT Scan Room
- 2 X-Ray Imaging Rooms
- Endoscopy Room
- Ultrasound Room
- Oncology Room
- Compound Room
- 6 Exam Rooms
- Rehab Room
- Built in Cages with Drains
- Private Consultation Area
- Laundry & Food Prep Room
- Staff Break Room
- 2 Waiting Rooms
- Modernized Lobby & Reception Areas
- 47 Surface Parking Spaces (1/300 SF)
- \$3.85/SF/MO NNN w/ \$1.00/SF/MO Cam's

VIEW 3D MODEL



14,731 +/- RSF ~ HIGH END VET HOSPITAL

** DEMISABLE **



SUITE E ~ 9,531 RSF

SECOND FLOOR HIGHLY IMPROVED VET/MEDICAL/LAB SPACE



SUITE C ~ 4,050 RSF

FIRST FLOOR EMERGENCY VET OFFICE

Medical Facilities Upgrades

- \$5M in Medical Infrastructure and Facilities Upgrades
 - Med Gas Infrastructure for Oxygen and Nitrogen
 - Waste Anesthesia Gas System
 - Medical Suction System
 - Casework with Epoxy Cove Base
 - Shielded and Powered X-Ray and CT Scan Rooms
 - Diagnostic Wet Lab
 - Large 8' x 5'7" Elevator
 - Epoxy Paint and Floors
 - Medical Grade Finishes
 - Plumbing Distributed Throughout the Premises
 - Upgraded HVAC
 - 600 AMPs Dedicated Power
 - New 80kW Generac SG080 Emergency Generator



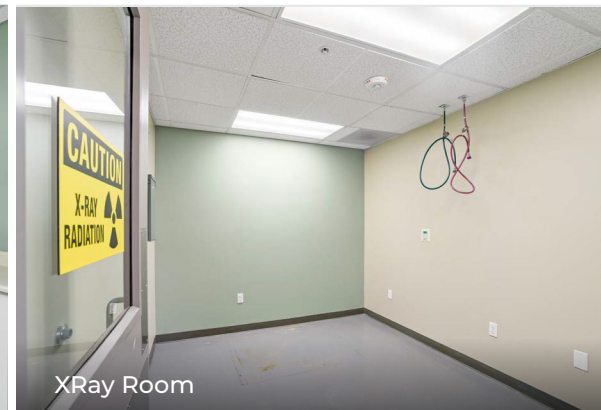
Exam Room



Operating Room



CAT Scan Room



XRay Room



Procedure Room

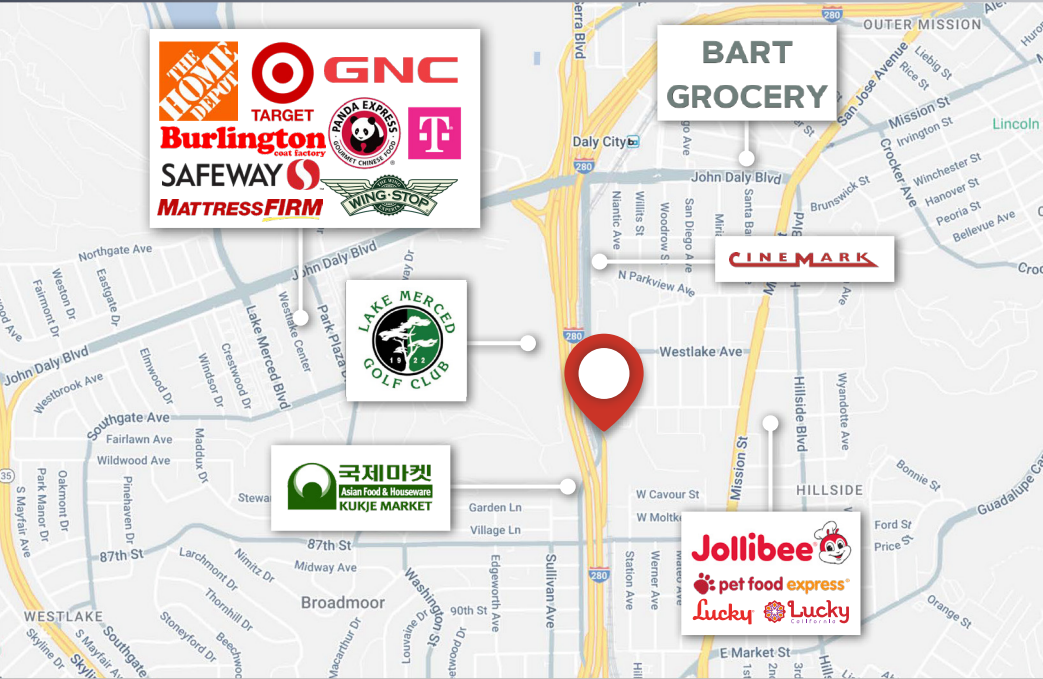


Sterile Supply Room

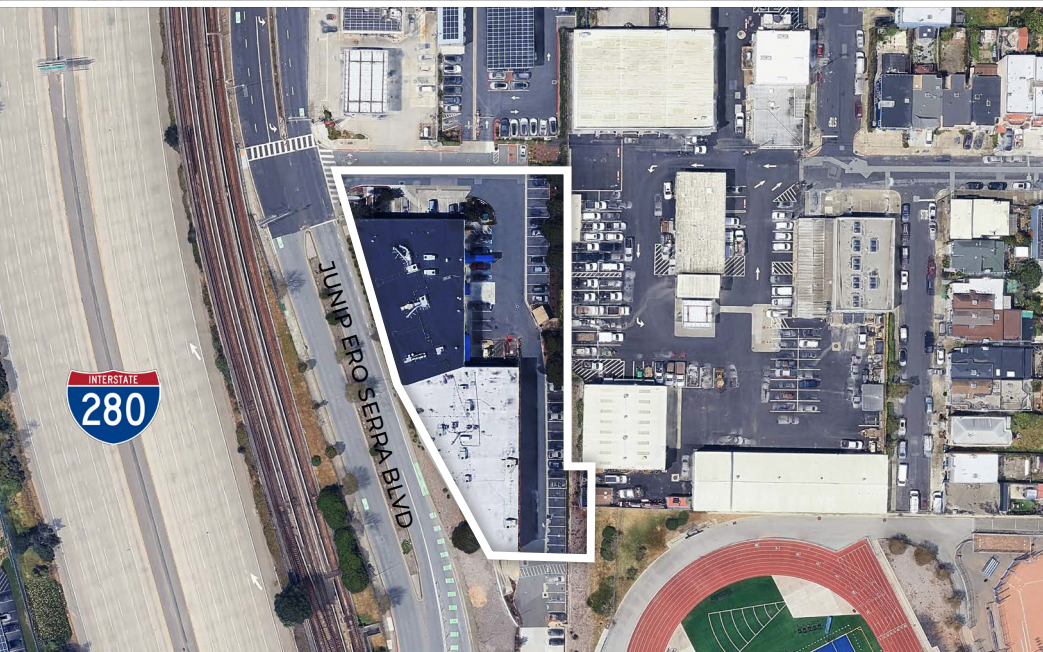


Cages

Location Overview



- No 24 Hour Emergency Hospitals Near By
- Easy Access to HWY 280 With Visibility and Signage
- Near Amenities and Services
- Gateway between San Francisco and San Mateo
- Zoned C-1, Light Commercial, Medical Use Permitted



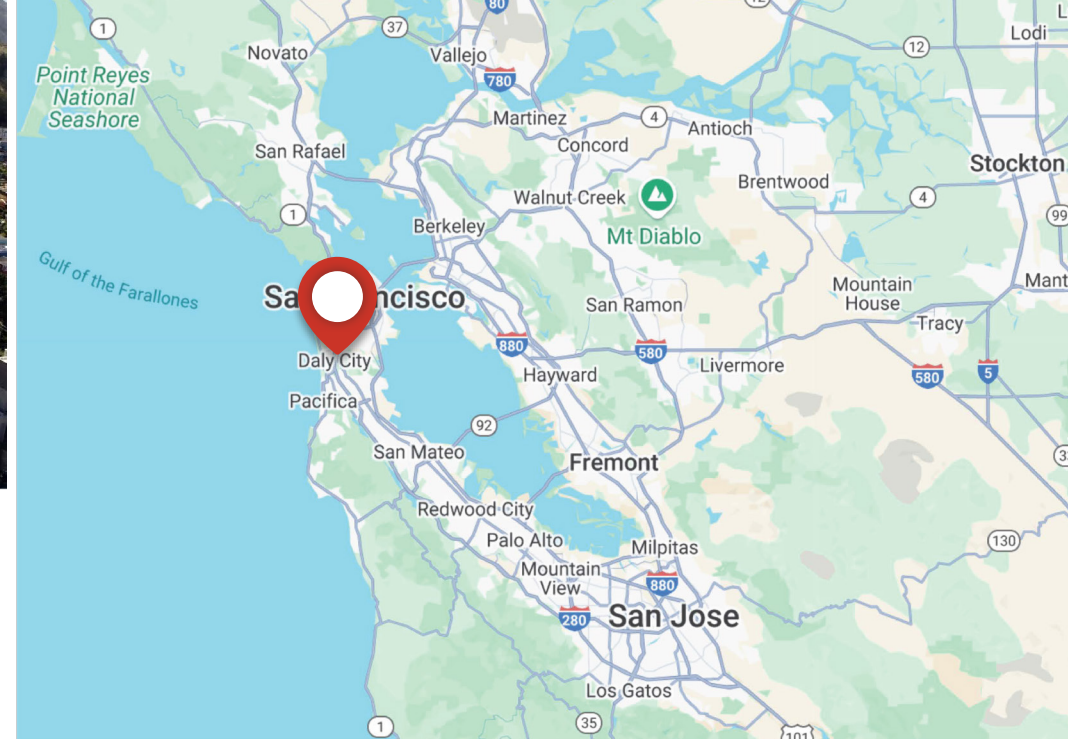
Daly City Overview



DALY CITY is the second most populous city in San Mateo County and known as the Gateway to the Peninsula. Daly City is centrally located between two of the Bay Area's major job growth zones; San Francisco and San Mateo counties. It has become a regional hub for healthcare, retail, and small business. Due to its central location, diversified economy, excellent transportation links, Daly City's future for economic growth is bright.

Moving around and through Daly City is easy as State Routes 1, 35, 82 and Interstate 280 are all within easy access. Interstate 280, which bisects Daly City, is a primary transportation corridor linking San Francisco with San Mateo and Santa Clara Counties. Numerous surface streets and coordinated traffic lights make avoiding the Hwy's an easy alternative for getting around.

The San Francisco Bay Area is one of the leading healthcare centers in the world with Stanford HealthCare, UCSF Medical Centers, Sequoia Hospital, and Kaiser Redwood City. This is a natural area to start and grow a healthcare business, especially at the newly remodeled healthcare center located at 2201 Junipero Serra Blvd. Daly City.





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