



1110 W Robinhood Dr

STOCKTON, CA



OFFERING MEMORANDUM

KW COMMERCIAL
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Stockton, CA 95219

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PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

Property Summary



PROPERTY DESCRIPTION

KW Commercial is pleased to offer this net leased investment opportunity in the heart of Stockton, CA. This 3,300 square foot, immaculate, orthodontic office is the home of Samra Orthodontics, an established orthodontic practice with an immaculate reputation, strong operational history, and steady client base. The business was recently purchased by one of the leading dental service organizations (DSO) in the dental industry, Dentive, LLC, providing corporate strength and stability for the future. The interior was recently renovated, with a significant investment in new furniture, fixtures, and equipment, instilling confidence that they will be in the property long-term. The tenant has approximately 9 1/2 years remaining on a 10 year, NNN, corporate-guaranteed lease. Features 3% annual escalations, Two 5-Year Options to Renew, and limited landlord responsibilities.

Please do not disturb the tenant

OFFERING SUMMARY

Sale Price:	\$1,650,000
Cap Rate:	6.0%
Year 1 Net Operating Income:	\$99,000
Lease Type:	NNN
Building Area:	3,300 SF
Lot Size:	0.46 Acres



Property Details

LOCATION INFORMATION

Street Address	1110 W Robinhood Dr
City, State, Zip	Stockton, CA 95207
County	San Joaquin

BUILDING INFORMATION

Building Area	3,300 SF
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Year Built	1970
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Office
Zoning	Commercial Office (CO)
Lot Size	0.46 Acres
APN #	108-140-150
Power	Yes

PARKING & TRANSPORTATION

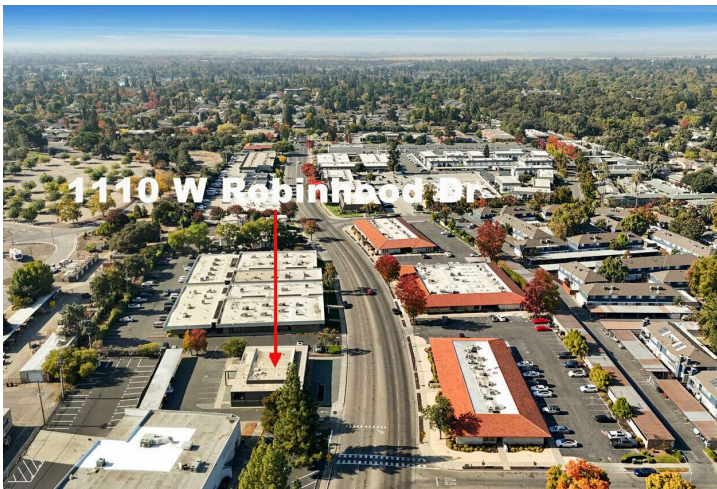
Parking Type	Surface
Number of Parking Spaces	22

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes



Complete Highlights



PROPERTY HIGHLIGHTS

- NNN lease with 3% annual escalations
- Minimal landlord obligations
- Roof Sealed & Silicone Coated in 2021 (20 Year Warranty)
- Parking Lot Paved and Striped in 2021
- Interior Fully Renovated
- On-Site Parking
- Orthodontic providers demonstrate resilience to economic downturns and e-commerce trends impacting conventional office/retail properties
- Strategically situated in a vibrant daytime employment area that provides services to over 95,000 households within a 5 mile radius
- Premier location in North Stockton near various restaurants, institutions of higher learning, professional offices, hotels, retail, and financial institutions



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LEASE INFORMATION

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LEASE OVERVIEW

TENANT PROFILE

Lease Overview



OVERVIEW

Business Name:	Samra Orthodontics
Guarantor:	Dentive, LLC
Guaranty:	Corporate
Initial Lease Term:	10 Years
Rent Commencement:	June 14, 2024
Lease Expiration:	June 30, 2034
Options to Extend:	Two 5-Year
Lease Type:	NNN
Rent Increases:	3% Annually
Annual Rent Year 1	\$99,000.00
Annual Rent Year 2	\$101,970.00
Annual Rent Year 3	\$105,029.16
Annual Rent Year 4	\$108,180.00
Annual Rent Year 5	\$111,425.40
Annual Rent Year 6	\$114,768.12
Annual Rent Year 7	\$118,211.16
Annual Rent Year 8	\$121,757.52
Annual Rent Year 9	\$125,410.20
Annual Rent Year 10	\$129,172.56



Tenant Profile



TENANT OVERVIEW

Business Name:	Samra Orthodontics
Owner/Guarantor:	Dentive, LLC
Founded:	2019
Corporate Office:	5152 N Edgewood Drive, Ste 350, Provo, UT 84604
Ownership Status:	Privately Held
Financing Status:	Private Equity-Backed
Primary Industry:	Practice Management (Healthcare)
Other Industries:	Consulting Services (B2B)
Main Competitor:	Heartland Dental
Website:	https://www.godentive.com/
LinkedIn:	linkedin.com/company/dentive/

TENANT HIGHLIGHTS

- The fastest growing DSO in the United States.
- Providing doctors with a fresh perspective on practice experience.
- Only wanting to work with the best practitioners.
- Working with 5 different specialties in 9 different states.
- Allowing doctors to focus on things that only they can do.

OVERVIEW

Dentive, a dental service organization (DSO) that provides management services to dental practices, was founded in 2019 by Tom Clark and Austin McFee. Dentive's joint-ownership model allows partner doctors to remain equity owners and run their practices with full clinical autonomy. The common theme among all of Dentive's partner practices is the desire to grow even faster. Dentive enables this by providing ongoing education, support, and capital to its partners. The innovative model has fueled Dentive's rapid growth to nearly 70 locations across nine states. In January 2023, HGGC Advantaged Investing, a middle-market private equity firm, invested in Dentive.

HGGC is a leading middle market private equity firm with more than \$6.8 billion of cumulative capital commitments. Based in Palo Alto, California, HGGC is distinguished by its advantaged investing approach that enables the company to source and acquire scalable businesses through partnerships with management teams, founders, and sponsors who reinvest alongside HGGC, creating a strong alignment of interests. Since its inception in 2007, HGGC has completed more than 500 platform investments, add-on acquisitions, recapitalizations, and liquidity events with an aggregate transaction value of more than \$68 billion.



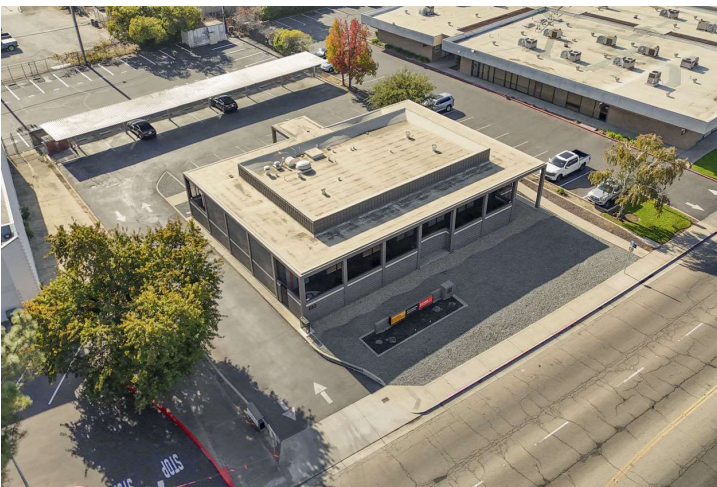
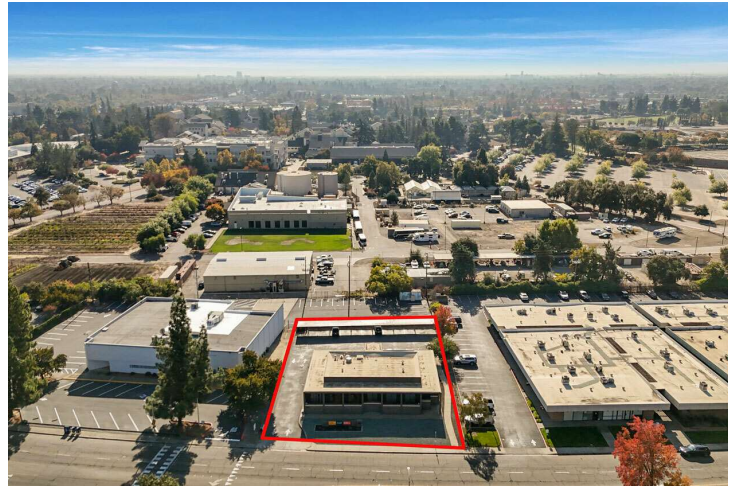
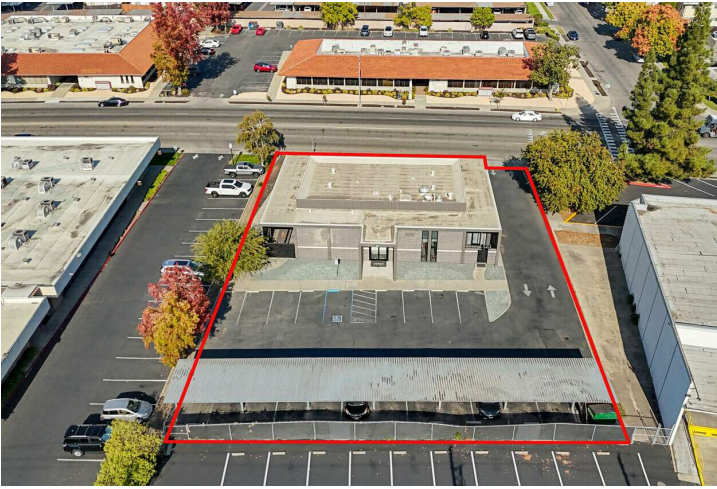
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PHOTOGRAPHY

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AERIAL PHOTOS

Aerial Photos



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LOCATION INFORMATION

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LOCATION DESCRIPTION

REGIONAL MAP

LOCATION MAP

RETAILER MAP

Location Description



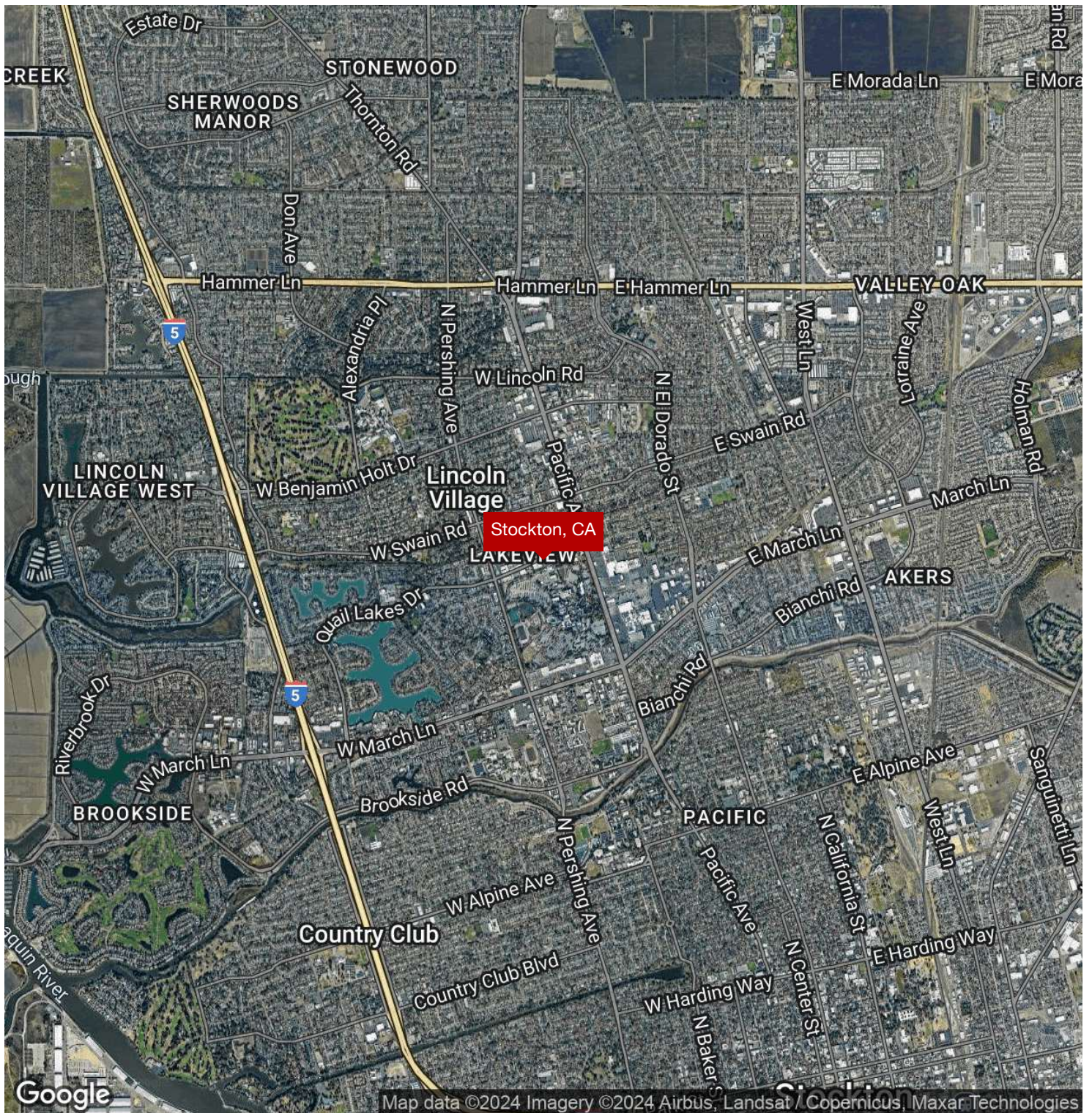
LOCATION DESCRIPTION

Stockton is a city in, and the county seat of, San Joaquin County in the Central Valley of the U.S. state of California. The city is located on the San Joaquin River in the northern San Joaquin Valley and had an estimated population of 312,697 by the California Department of Finance for 2019. Stockton is the 13th largest city in California and the 62nd largest city in the United States. It was named an All-America City in 1999, 2004, 2015 and again in 2017.

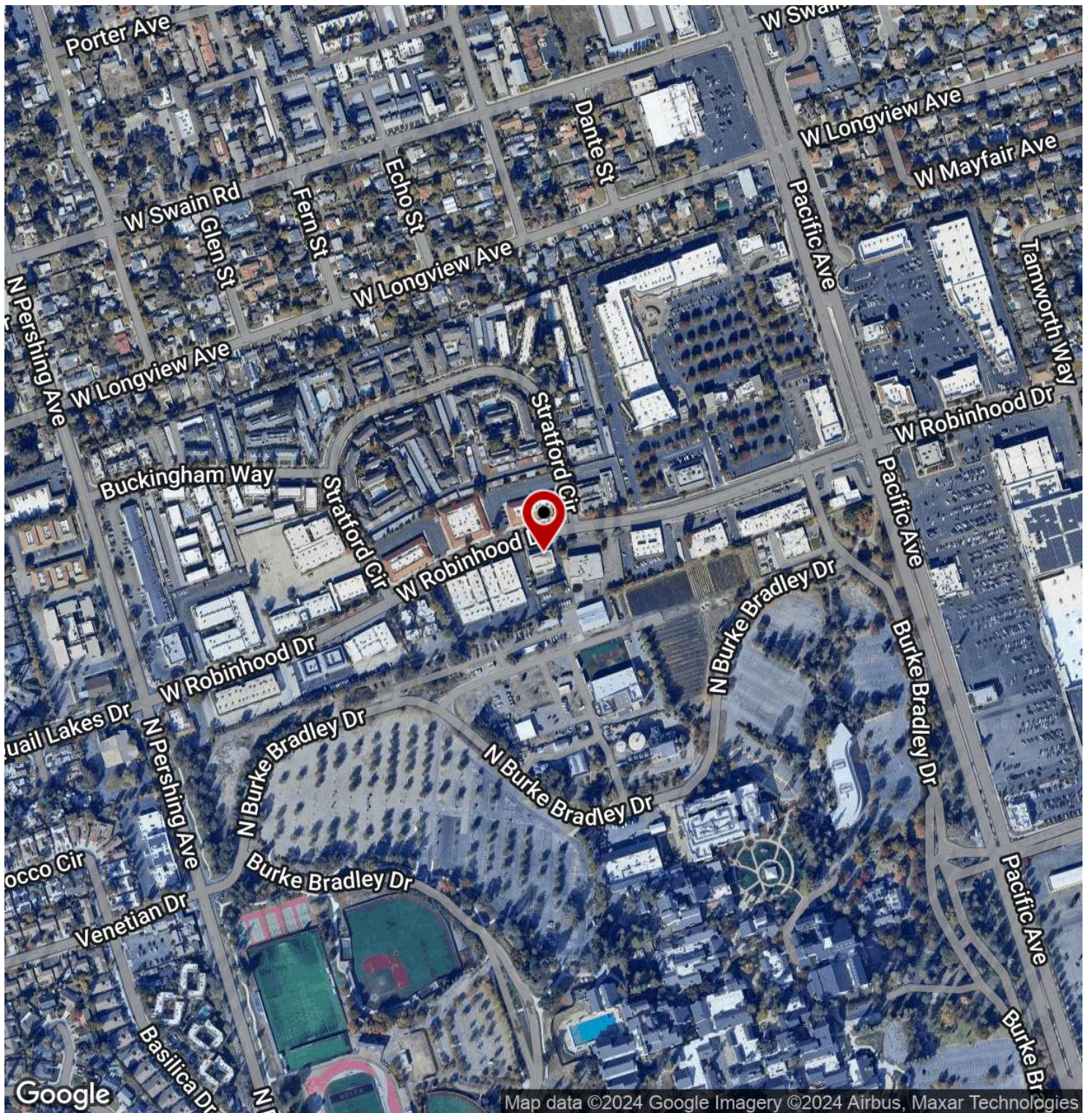
Due to its location at the "crossroads" of the Central Valley and a relatively extensive highway system, Stockton is easily accessible from virtually anywhere in California. Interstate 5 and State Route 99, California's major north-south thoroughfares, pass through the city limits. The east-west highway State Route 4 also passes through the city, providing access to the San Francisco Bay Area as well as the Sierra Nevada and its foothills. Stockton is the western terminus of State Route 26 and State Route 88, which extends to the Nevada border. In addition, Stockton is within an hour of Interstate 80, Interstate 205 and Interstate 580.



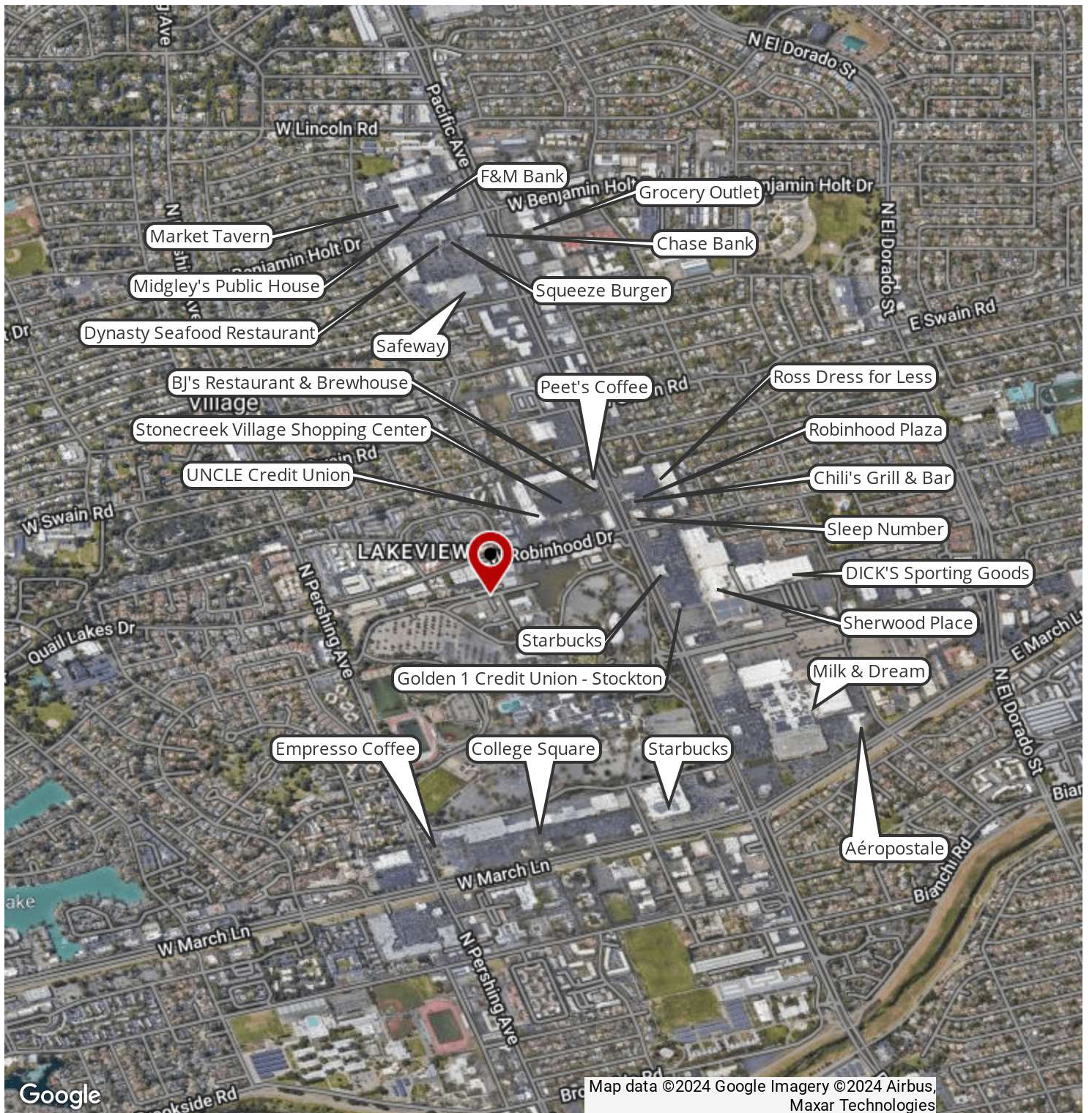
Regional Map



Location Map



Retailer Map



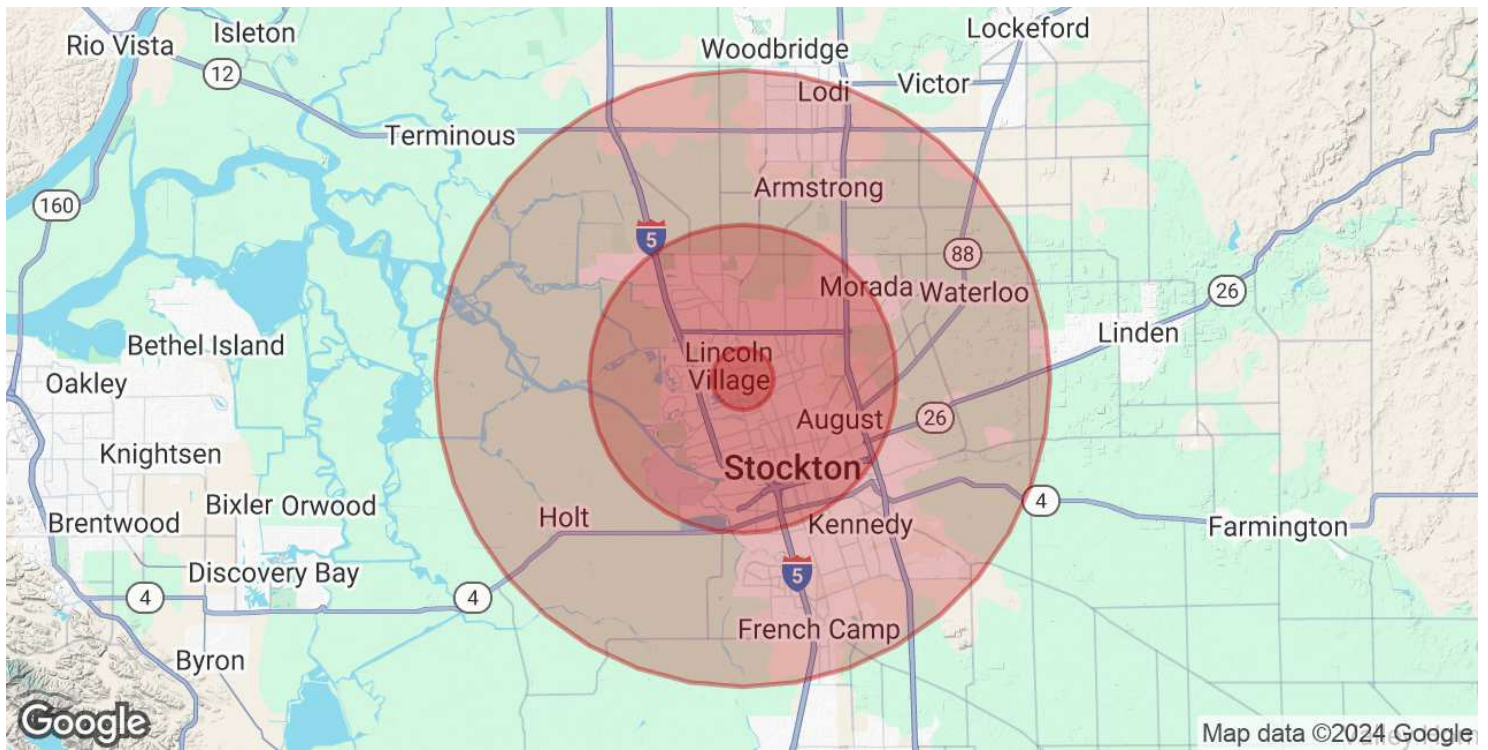
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	21,371	304,780	474,588
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,035	96,939	148,976
# of Persons per HH	2.7	3.1	3.2
Average HH Income	\$85,483	\$97,329	\$98,069
Average House Value	\$475,982	\$481,089	\$491,351

Demographics data derived from AlphaMap

