

OFFICE/MEDICAL BUILDING FOR SALE

790 SAN RAMON VALLEY BOULEVARD, DANVILLE

LISTING DATA

AVAILABLE SF: 4,797±SF

PROPERTY INFORMATION:

Lee & Associates is pleased to present the opportunity to acquire 790 San Ramon Valley Boulevard, located in Danville, California, a two story suburban office building built in 1978. This uniquely located owner-user opportunity contains a total of 4,797± square feet and is situated on approximately .42± of an acre in the heart of Downtown Danville.

- Unique owner-user opportunity: up to 3,500±SF immediately available to occupy
- Abundant parking (27 designated stalls and 5.6 per 1,000 SF ratio)
- Limited comparable properties
- 0-1 limited office district (general office use including medical use)
- New roof 2009
- First floor tenants are currently medical uses and second floor tenants are currently office uses

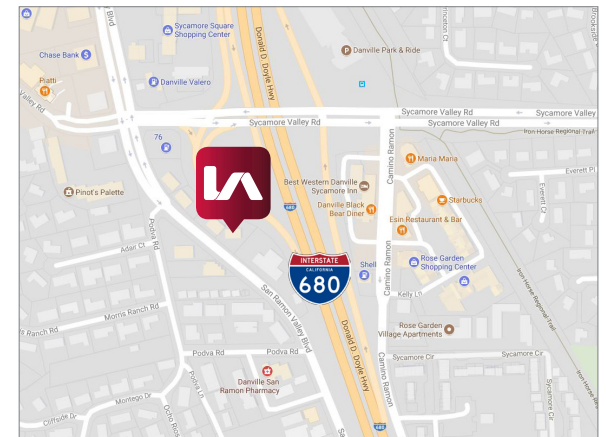


ECONOMIC DATA

SALE PRICE: Asking \$2,280,000 (\$475/SF)

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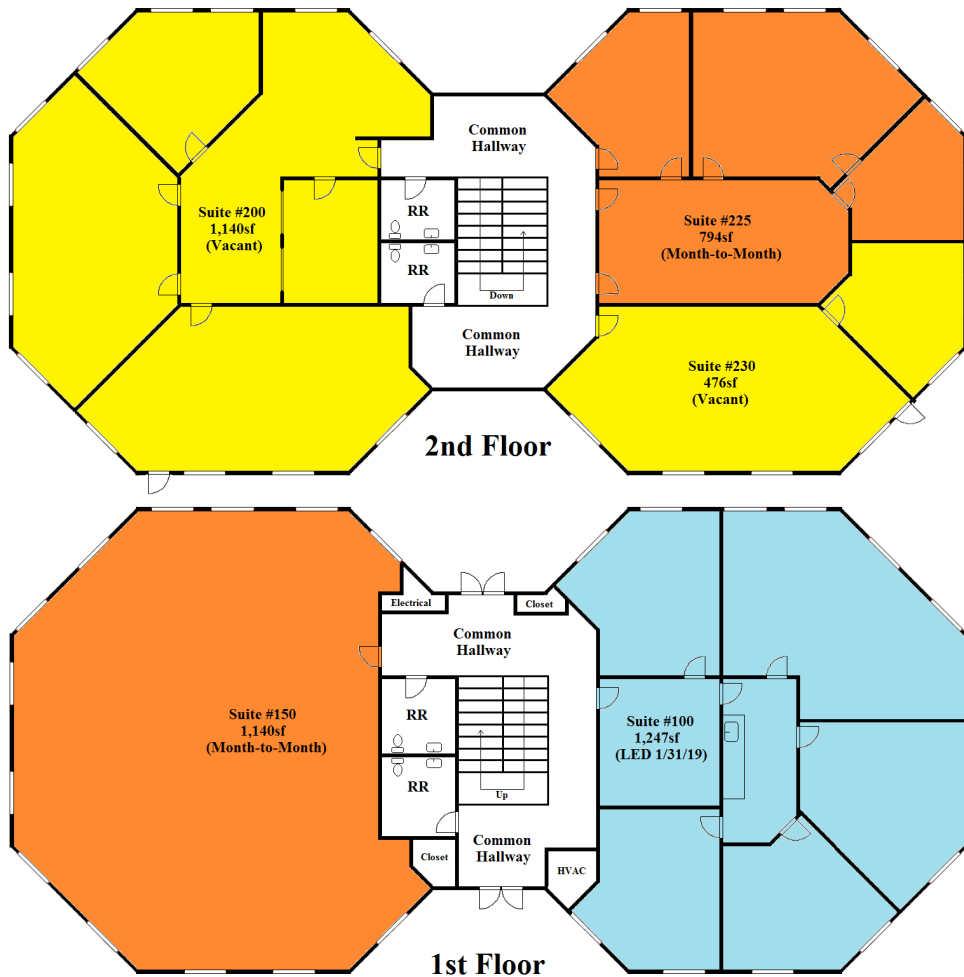
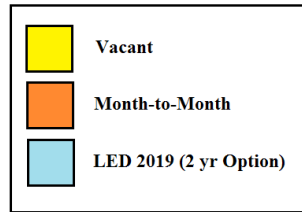
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FLOOR PLAN



INCOME/EXPENSES

OPERATING EXPENSES

RE Taxes	\$26,220
Property Insurance	\$2,103
Landscaping	\$1,666
Repairs	\$1,155
Janitorial Service	\$735
Common Utilities (PG&E)	\$7,713
Allied Waste	\$1,233
EBMUD (Water)	\$1,023
Miscellaneous	\$743
TOTAL	\$42,591

RENT ROLL

Suite #	Name	Size	Type of Lease	Lease Expiration	Monthly Base Rent	Per SF
#100	Kure Wellness Retreat, Inc.	1,247	Gross	1/31/2019	\$2,750.00	\$2.21
					\$2,850.00	\$2.29
#150	Health2O	1,140	Gross	M-to-M	\$2,700.00	\$2.37
#200	Vacant	1,140	Gross			\$0.00
#230	Vacant	476	Gross			\$0.00
#225	RW3 Technology	794	Gross	M-to-M	\$1,595.00	\$2.01
Totals:		4,797			\$7,045.00	