



2415 HIGH SCHOOL AVE
CONCORD, CA

A ±10,156 square foot Medical Office Building



EXCLUSIVE AGENTS

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EXECUTIVE SUMMARY

Newmark Cornish & Carey is pleased to present the unique opportunity to purchase 2415 High School Avenue (the “Property”) in Concord, California within the San Francisco Bay Area. The approximately 10,156 square foot, two story medical office building is currently 100 percent leased by 8 tenants. The Property is located just east of Highway 242 within easy walking distance of Todos Santos Plaza, the Concord Bay Area Rapid Transit (BART) station, and Concord’s downtown retail core.

Considering its location immediately across the street from Concord’s John Muir Medical Center, 2415 High School Avenue benefits from the ideal location for a medical office building in the Concord sub-market. The Property is well suited for either an investor, or for an owner/user seeking to occupy a portion of the Property with the potential for future expansion as the existing leases expire.

OFFERING SUMMARY

Price:	\$3,425,000
Cap Rate:	6.60%
Net Operating Income:	\$225,924
Size:	±10,156 square feet
Occupancy:	100% (8 tenants)

OFFERING HIGHLIGHTS

- Directly across the street from John Muir Medical Center, a 245 bed hospital that serves Contra Costa and Southern Solano counties and has long been recognized as a preeminent center for cancer and cardiac care. A \$212 million dollar upgrade was completed in 2011
- 100% leased to 8 tenants, including many at the Property for over 10 years
- 5 minute walk to Concord’s downtown retail core with retailers including Peet’s Coffee, C.R.E.A.M, Old Spaghetti Factory, Capriotti’s, Starbucks, Chase, E.J. Phairs
- 10 minute walk to Concord BART (Bay Area Rapid Transit) station
- Central location with easy access from Interstate 680, Highway 242 and Highway 4



PROPERTY INFORMATION

Address:	2415 High School Avenue, Concord CA	Elevator:	Atlas hydraulic – 2,000lb capacity
APN:	112-164-012	Built:	1969
Building Size:	±10,156 square feet	Parking:	41 stalls (4.03 stalls/1,000 sf)
Parcel Size:	±0.60 acres	Zoning:	CO (Community Office)
Stories:	2		

PARCEL MAP



AERIAL

2415 High School Ave, Concord

SYCAMORE AVENUE

PORCECHICAGO HIGHWAY

SITE
2415 High School Ave

 **JOHN MUIR**
HEALTH
(Medical Office)



HIGH SCHOOL AVENUE

 **JOHN MUIR**
HEALTH
(245 Bed Hospital)

GRANT STREET

EAST STREET



5 Miles to
Walnut Creek

Sun Valley
Mall



Todos Santos
Square

Peets Coffee & Tea...



WILLOW PASS RD



CONCORD AVE

Mt. Diablo
High School

JOHN MUIR
HEALTH
(245 Bed Hospital)

JOHN MUIR
HEALTH

SITE

EAST STREET





2415 HIGH SCHOOL AVE CONCORD, CA

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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17-0371 | 03.17



Registration and Confidentiality Agreement

Property ID: 2415 Highschool Avenue, Danville, CA

Newmark Cornish & Carey ("NCC") has been retained as the Exclusive Agent of the owner of the referenced Property (the "Owner") to offer for sale the property identified above (the "Property"). The Owner requires that all communications regarding the Property be directed to Forrest Gherlone and Rick Steffens of NCC. Each prospective Purchaser ("Purchaser") shall agree to this Registration Agreement. The Agreement shall be valid for one year from the date of Execution of the Purchaser below.

1. NCC has available for review certain information concerning the Property (collectively "Information Materials"). NCC may disclose the Informational Materials to potentials purchasers only upon receipt of this Agreement executed by the potential Purchaser, and then subject to the following conditions:
2. All Informational Materials shall continue to be the property of the Owner and NCC. The Informational Materials will be used solely for the purpose of the Purchaser, and sent only to Purchaser, and may not be duplicated without NCC's written consent and must be returned to NCC immediately upon NCC's request.
3. The Informational Materials may only be disclosed to the Purchaser's partners, employees, legal counsel and lenders ("Related Parties") for the purpose of evaluating the potential purchase of the Property. Purchaser will (i) inform all Related Parties of the confidential nature of the Informational Materials and the other provisions of this Agreement, (ii) direct all Related Parties to keep all such information in the strictest confidence and to use such information only for the purpose of assisting or advising Purchaser in evaluating the Property, and (iii) be responsible for the failure by any Related Party to maintain the confidence of the Informational Materials or for the breach of this Agreement by any Related Party. Purchaser will take all necessary action to safeguard the Informational Materials from disclosure except as expressly permitted hereby.
4. The Purchaser understands and acknowledges that NCC and the Owner make no representation or warranty as to the accuracy or completeness of and do not guarantee the Informational Materials. The Purchaser must independently verify all information relating to the property prior to making a commitment to purchase.
5. The Purchaser indemnifies and holds harmless NCC and the Owner and their affiliates, successors and assigns against any loss, liability or expense, including attorney's fees, arising out of any breach of any terms if this Agreement.
6. The Property is subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer for any reason or no reason without notice.
7. This registration shall relate only to 2415 Highschool Avenue and not to any other Property or transaction.
8. To ensure buyers are not registered through multiple brokerage firms, Buyer must name the cooperating Broker as his/her Broker (if any) in writing prior to submission of informational materials. A cooperating brokerage commission of 2.00% of the Gross Purchase Price is payable at close of escrow to the broker if and only if the Properties are sold to the prospective Buyer registered below and NCC receives the commission as agreed to in the Listing Agreement with the Owner.

Return to: Forrest Gherlone 1333 N. California Blvd., Suite 343, Walnut Creek, CA 94596. Email: fgherlone@newmarkccarey.com

ACCEPTED & AGREED: THIS _____ DAY OF _____, 2017

Purchaser: _____
Signature: _____
By: _____
Phone: _____
Email: _____

Purchaser's Broker (if any): _____
Signature: _____
By: _____
Phone: _____
Email: _____