

Approximately 263,000 SF of existing buildings • 8.3 acres of land

Closed Hospital • FOR SALE



\$20,000,000 • Redevelopment Opportunity



2000 Vale Road, San Pablo California 94806

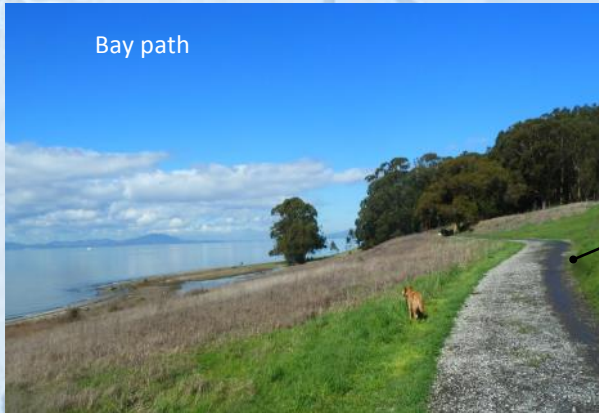
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West C
CLOSED HOSPITAL



HOSPITAL BUILDING INFORMATION			
Building Area	Built / Renovate	Square Feet	
1 Main Tower	1951 / 1999	168,035	
2 Boiler Addition	1990	2,607	
3 Lab Addition	1963	4,771	
4 Cobalt / SW	1967	40,015	
5 East Addition	1980 / 2001	29,740	
6 Generator	1988	960	
7 SW Addition	1961 / 1985	3070	
Clinic Cancer Center	1992 / 1997	13,996	



2000 Vale Road, San Pablo, CA 94806

- ◆ Located in the center of West Contra Costa County's growth
- ◆ Easy access to Interstate 80 and public transportation
- ◆ Ample retail and restaurants nearby
- ◆ 263,000± SF of improvements
- ◆ 8.3 acres of land
- ◆ Zoned: "Institutional, in the "Gateway District"
- ◆ Site is surrounded by "C1" Light Commercial, with "R3" Multi-family across the street and "R4" High Density Multi-family nearby
- ◆ City of San Pablo has Right of First Refusal

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Contra Costa County

TAL SITE



Large Employers in West Contra Costa County

BIO-RAD

Bio-Rad Laboratories



Walmart



University of California Berkeley



L-3 Communications



WILLIAMS-SONOMA
inspiring cooks everywhere

JoannPARKS



DiCon Fiberoptics

JCPenney



Target

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TIRE

COSTCO
WHOLESALE



thrive

Kaiser Permanente



Wine Warehouse



PALECEK



Blue Apron

NOR-CAL
PERLITE INC.

RH

Restoration Hardware



