

# Highly Improved Veterinarian Surgery Center +/- 9,531 RSF / Demisable to +/- 6,000 RSF

2201 JUNIPERO SERRA BLVD, DALY CITY, CALIFORNIA



**MIKE PASSARELLI**

DRE #01073382

650-670-6776

Mike@succession-re.com

**KIRK MCKINNEY**

DRE #01514824

415-254-2517

Kirk@succession-re.com

**SUCCESSION REAL ESTATE**

1010 B Street, Suite 200,

San Rafael, CA 94901



# Turn Key Veterinarian Surgery Center

- Turn Key Veterinarian Surgery Center
  - » Suite E ~ +/- 9,500 RSF Full Suite @ \$2.75/RSF NNN
- Suite E.1 ~ +/- 6,000 RSF @ \$3.75/RSF NNN  
Turn Key Surgery Center
- Suite E.2 ~ +/- 3,500 RSF @ \$2.75 RSF NNN  
Improved Office/Lab/R&D Space
- Optional Diagnostics Lab Available
- NNN CAM Charges +/- \$1.06/RSF/Mo
- Veterinarian Surgery Buildout
- 3 Fully Built Out Surgery Rooms
- Sterile Supply Room
- Food Prep and Laundry Facilities
- Procedure Tables
- Casework with Epoxy Cove Base
- Epoxy Paint & Floor Coverings
- Medical Grade Finishes and More
- Elevator with Oversized Cab
- Medical Grade HVAC
- 600 Amps Dedicated Power
- New 80kW Generac SG080 Emergency Generator
- 5/1k SF Parking
- Hwy 280 Visibility and Signage

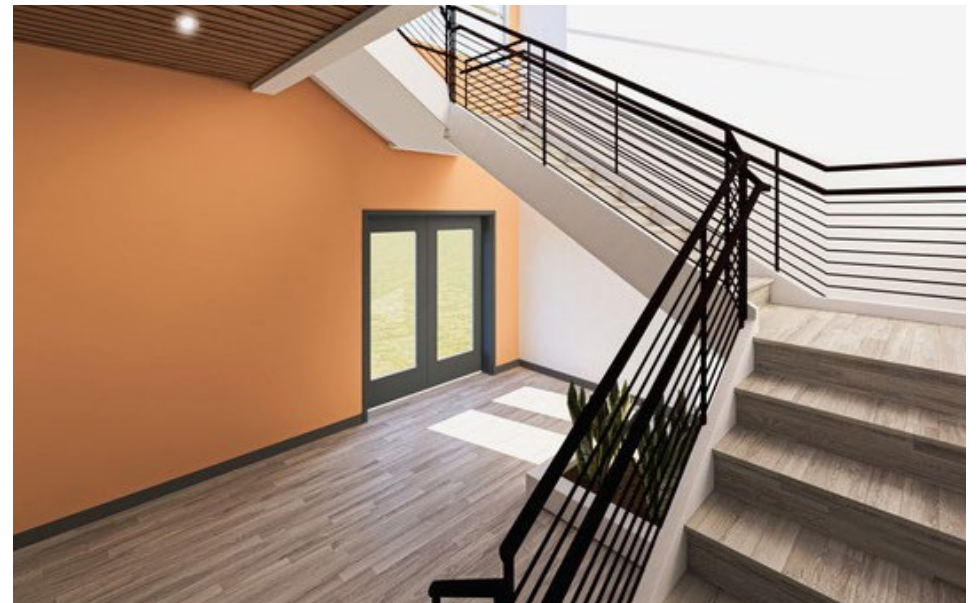
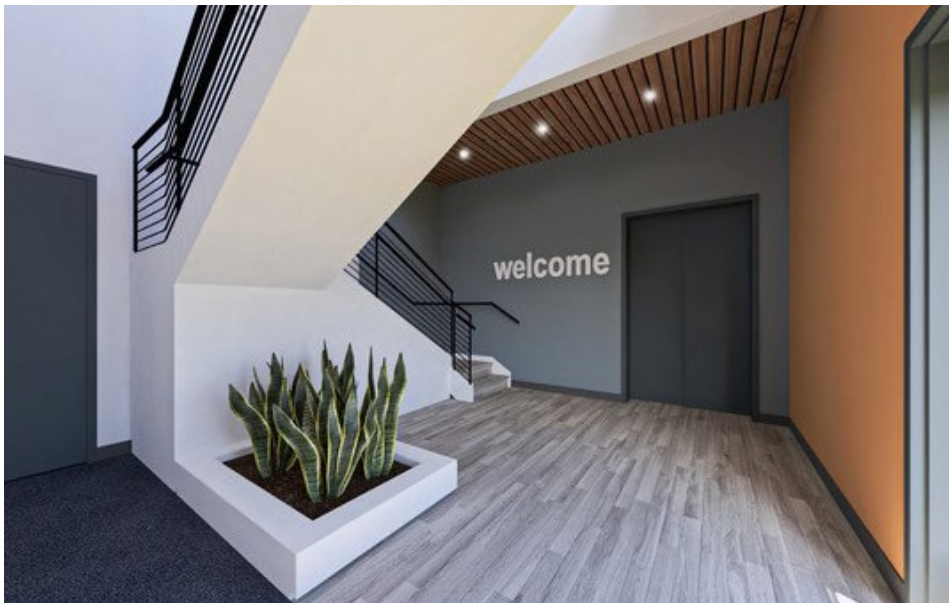
[VIEW 3D MODEL](#)



# Proposed Updated Interior Entryway

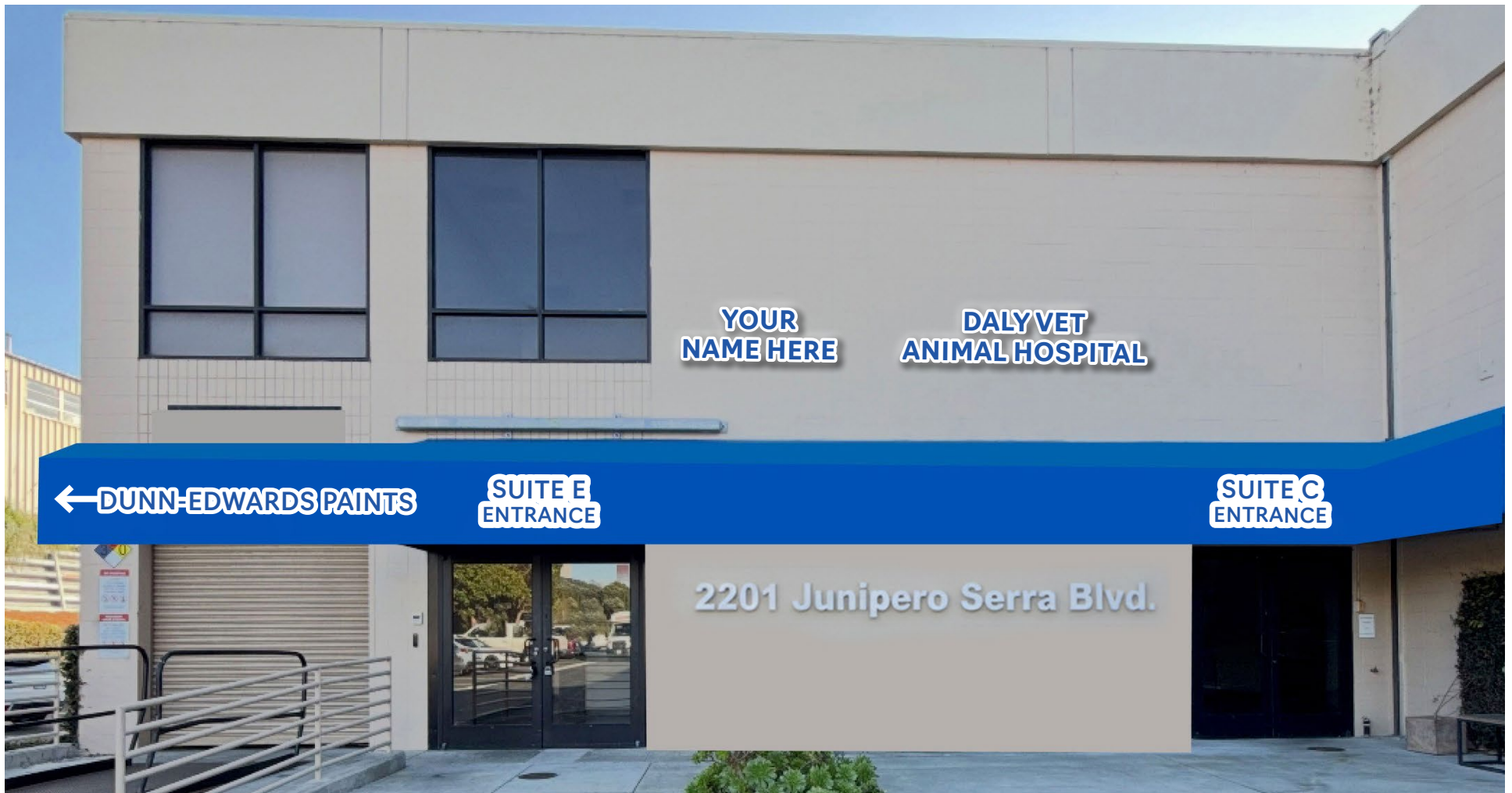


- » Refurbished Entry Way with Natural Light
- » Aesthetically Appointed Surfaces
- » Medical Grade Quality
- » Elevator Served

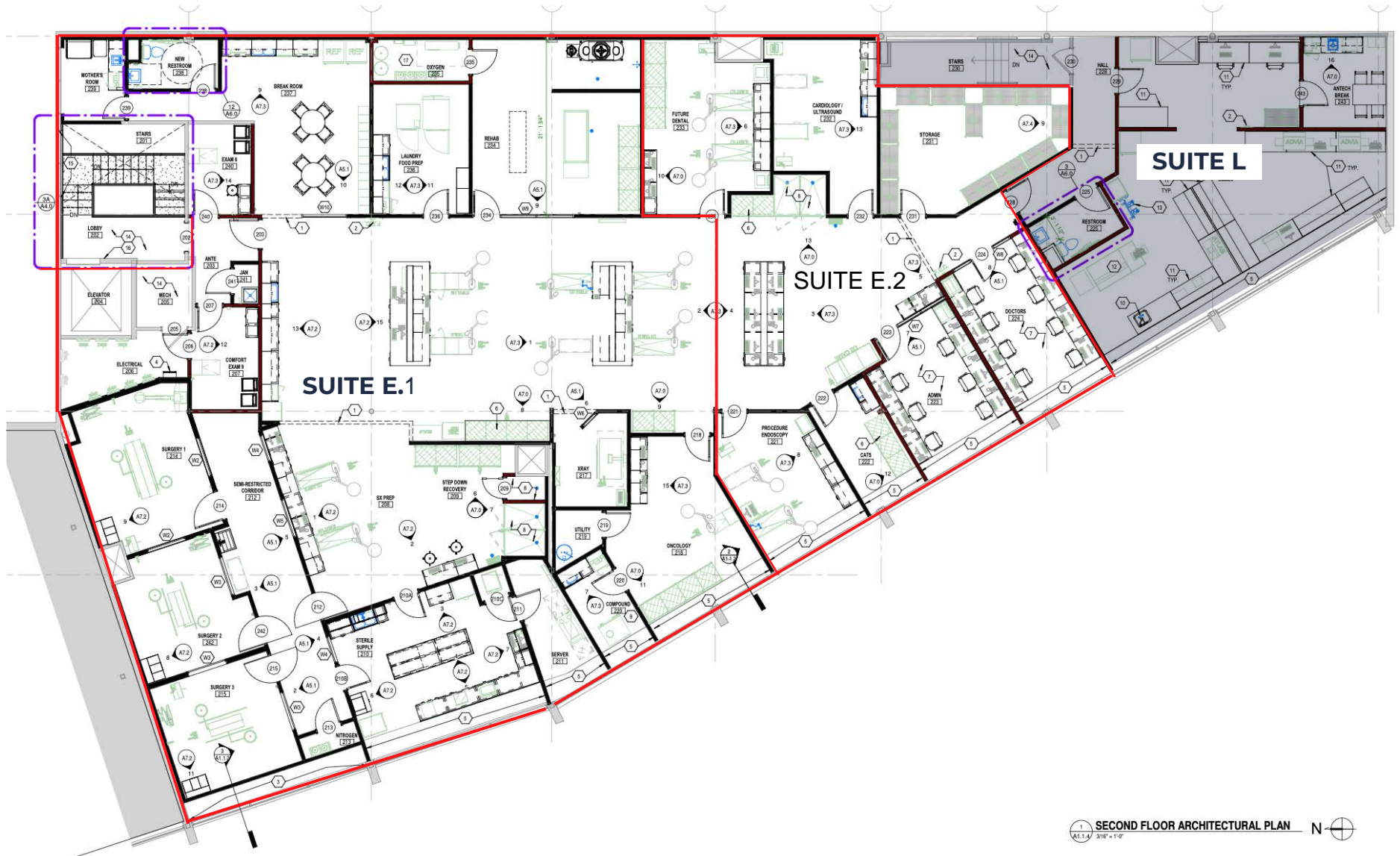


# Proposed Updated Exterior Entryway

- » Planned Remodeled Professional Entrance
- » Updated Entry Way with Natural Light
- » Electrical Cabinets Covered w/your Logo
- » Awnings Personalized w/ your Logo
- » Aesthetically Appointed Surfaces
- » Reserved Parking



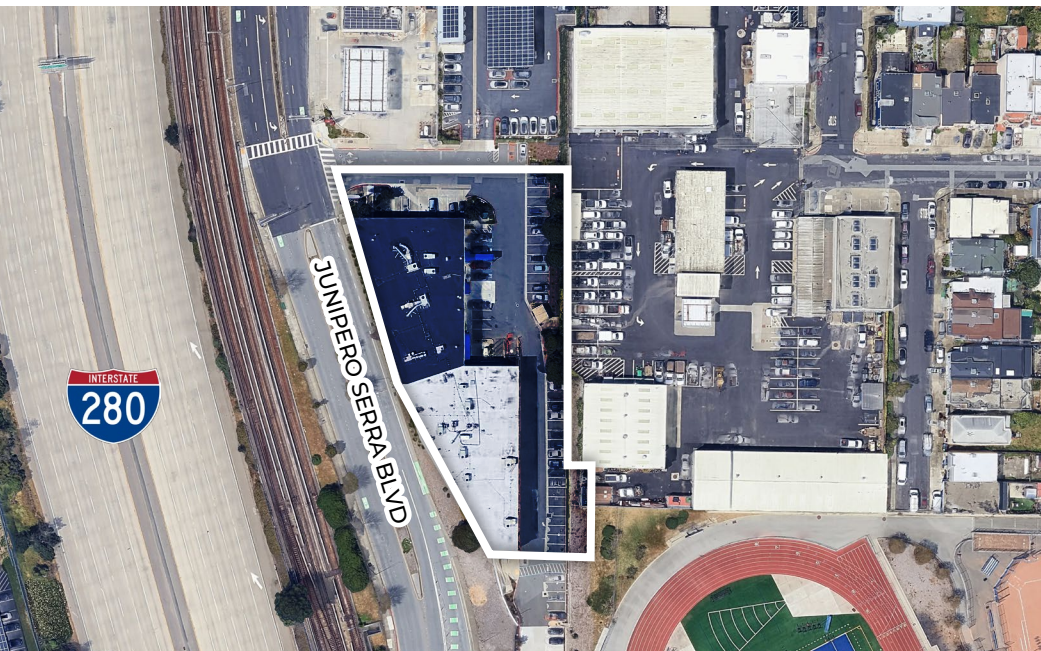
## 10,681 +/- RSF ~ Demisable to 6,000 +/-RSF High End Veterinarian Surgery Center



# Location—Highly Visible, Easy Access



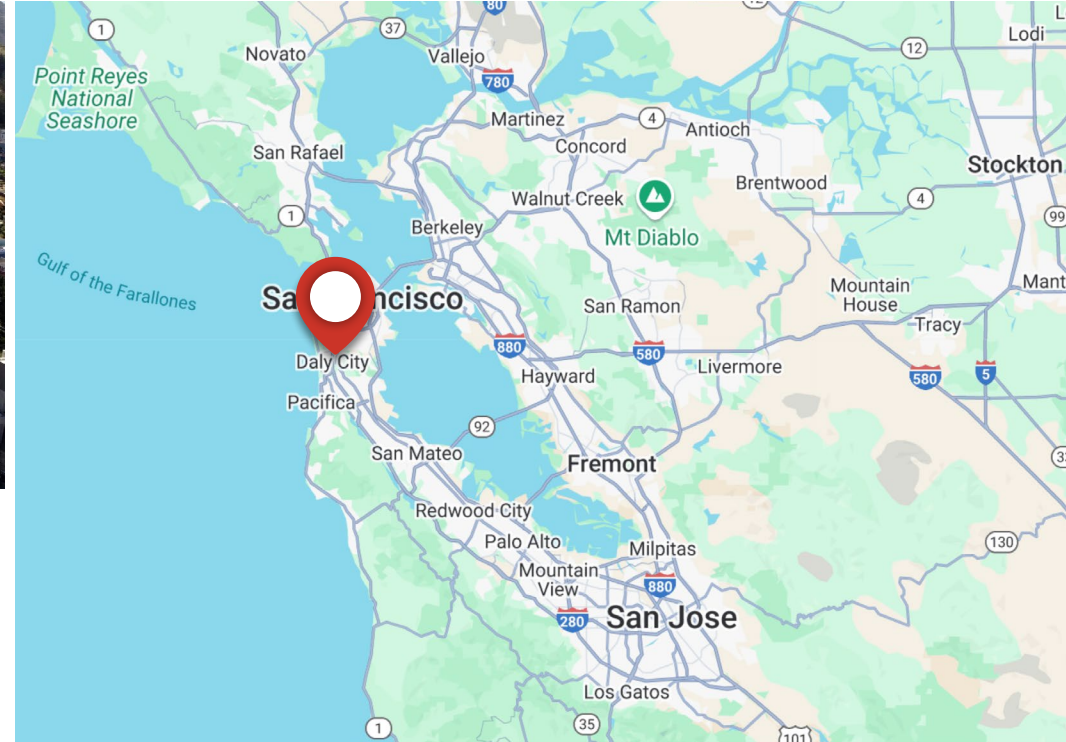
- No 24 Hour Emergency Hospitals Near By
- Easy Access to HWY 280 With Visibility and Signage
- Near Amenities and Services
- Gateway between San Francisco and San Mateo
- Zoned C-1, Light Commercial, Medical Use Permitted



High- End Veterinarian Surgery Center & Hospital



# 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.





**WORK WITH SUCCESSION**

Contact us.

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