

FOR SALE

Colliers

Small Medical Buildings & Professional Condominiums

2150 Appian Way & 1310-1430 Tara Hills Drive | Pinole, CA



Up to 100% Owner Occupant Financing Available

PINOLE PROFESSIONAL CENTER

BILL HILLIS, SIOR

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PROJECT HIGHLIGHTS

For Sale
8 Separate Medical Office Buildings
950 SF to 3,800 SF Buildings & Condos

- Professional Condos from 950 to 3,800 SF
- Entire Buildings can be Purchased
- Elevators in Each Building
- Abundant Landscaping
- Up to 100% Financing Available
- Custom Building Signage
- Own for Less than Leasing
- Excellent Access to Interstate 80



The Appian Professional Center is comprised of eight (8) separate professional/medical office buildings totaling approximately 45,736 square feet. Located on Appian Way one block from the Appian Way & Highway 80 interchange, this well-maintained and updated property is centrally located to transportation arteries and multiple new housing developments including the 154 residential units directly across Appian Way by DeNova Homes. The current Safeway across Tara Hills Drive at Pinole Square is scheduled for a new 105,000 square foot Safeway coupled with 40,000 sf retail space and a new Starbucks.

The Pinole Professional Center features multiple floor plan options with abundant parking suited for a wide variety of uses. Professional condos are available from 950 to 3,800 square feet or entire freestanding buildings may be purchased. The Center has recently undergone a substantial remodel including new paint, roofing systems and ADA upgrades. The park like setting is warm and inviting to the owners and their clients.

AMENITIES MAP

Pinole Vista Shopping Center

Lucky **BIG 5**
SPORTING GOODS

DOLLAR TREE

MOUNTAIN MIKE'S
PIZZA

KFC

Carl's Jr. **BEST BUY**

Pinole Vista Crossing

Michael's **PETSMART**

Burlington **TJ-maxx**

Mancini's **Starbucks** **IN-N-OUT** **Applebee's**
SLEEPWORLD BURGER GRILL + BAR

Panera **MIKE'S** **OUTBACK**
BREAD® LOVE & SANDWICHES STEAKHOUSE®

SAFEWAY

CVS
pharmacy


PINOLE PROFESSIONAL CENTER

 **KAISER PERMANENTE®**

Pinole Professional Center

SITE PLAN

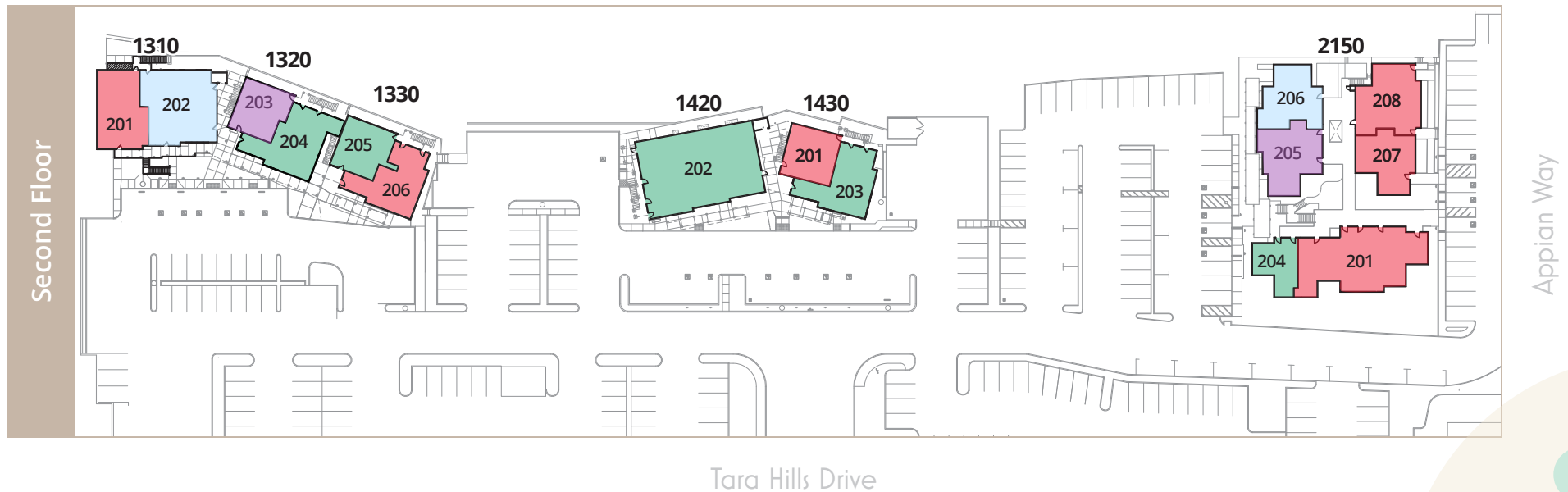
Medical Office Condominium Units Ready to Purchase

Medical Office Leased Investment

Sold

Coming Soon

Pending



AVAILABLE PROPERTIES

Bldg	Unit	SF	Price	Status	Floor Plans
1320 Tara Hills	104	1,275	\$479,900	Vacant	View
1320 Tara Hills	203	1,055	\$419,900	Coming Soon	View
1320 Tara Hills	204	1,602	\$639,900	Vacant	View
1330 Tara Hills	205	1,056	\$424,900	Vacant	View
1420 Tara Hills	202	3,551	\$1,249,900	Vacant	View
1430 Tara Hills	104	1,226	\$459,900	Vacant	View
1430 Tara Hills	105	1,209	\$489,900	Vacant	View
1430 Tara Hills	203	1,397	\$599,900	Vacant	View
2150 Appian Way	102	2,025	\$799,900	Coming Soon	View
2150 Appian Way	103	1,844	TBD	Vacant	View
2150 Appian Way	204	952	\$409,900	Vacant	View
2150 Appian Way	205	1,364	\$579,900	Coming Soon	View

Buildings: 1310 – 1330 Tara Hills

AVAILABLE PROPERTIES

Bldg	Unit	SF	Status	Floor Plans
1320 Tara Hills	104	1,275	Vacant	View
1320 Tara Hills	203	1,055	Coming Soon	View
1320 Tara Hills	204	1,602	Vacant	View
1330 Tara Hills	205	1,056	Vacant	View



Medical Office Condominium
Units Ready to Purchase

Medical Office
Leased Investment

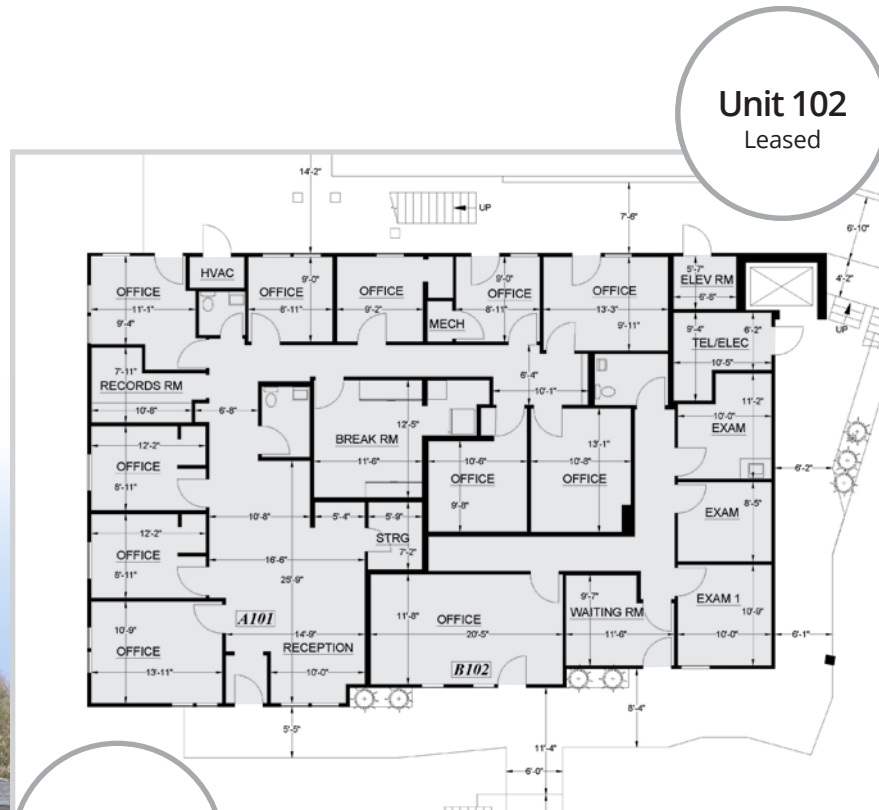
Sold

Coming Soon

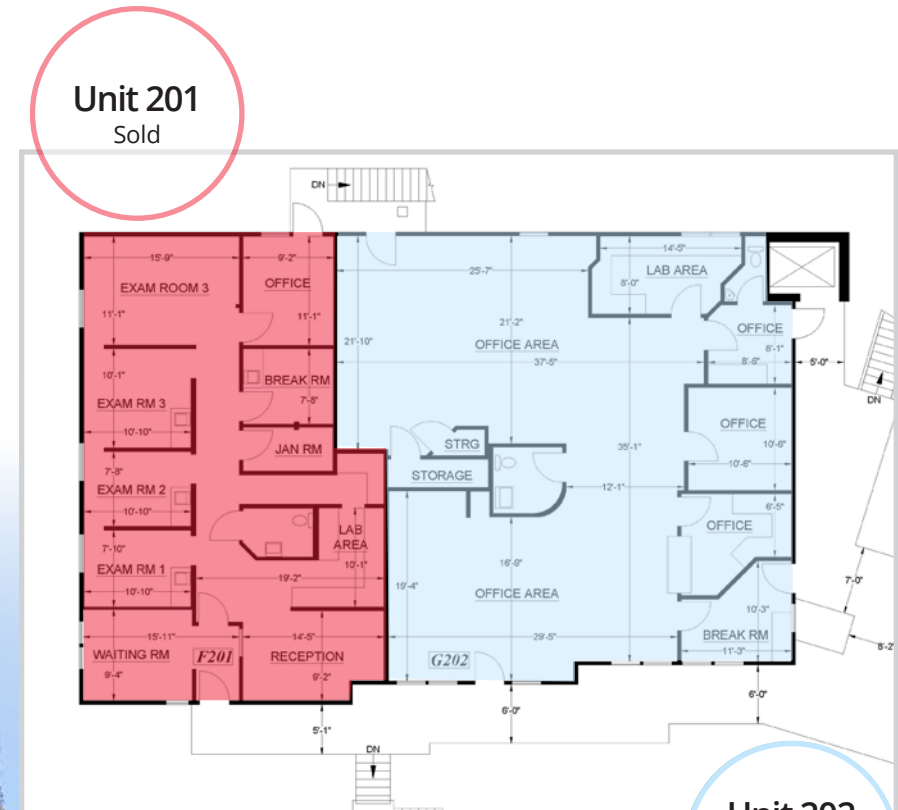
Pending

1310 TARA HILLS

First Floor

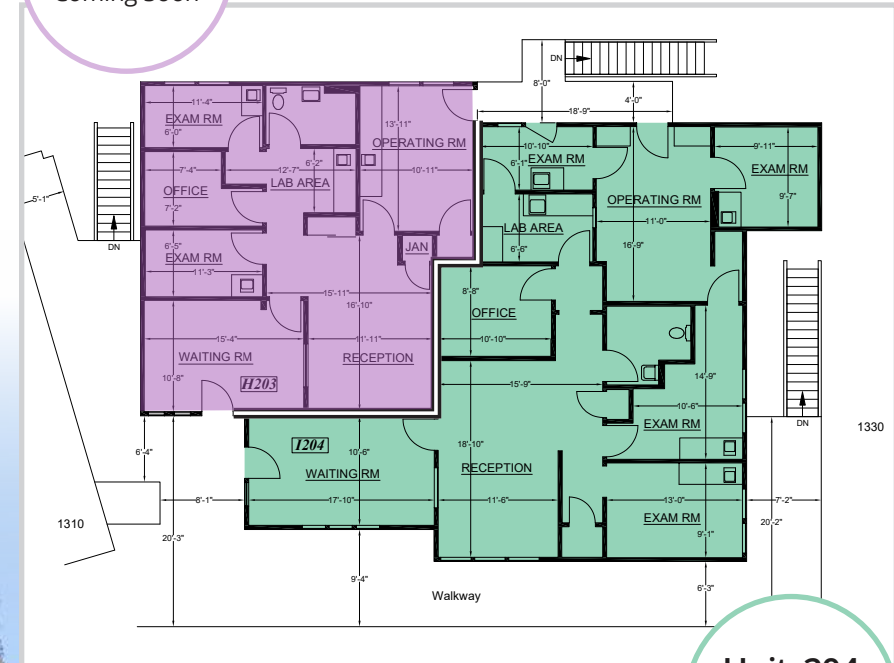


Second Floor



Pinole Professional Center

Unit 204
Vacant
1,901 SF



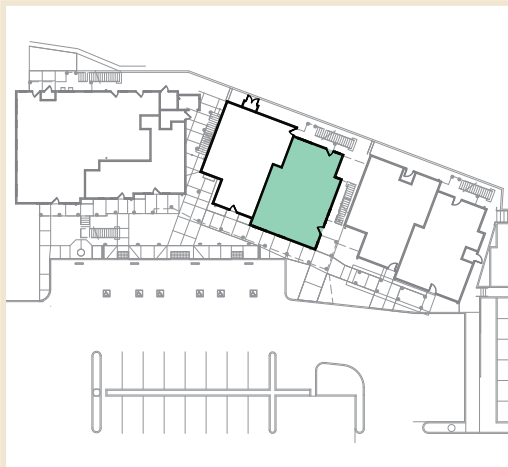
1320 Tara Hills

UNIT 104

SF: ±1,275 RSF
Price: \$479,900
Vacant

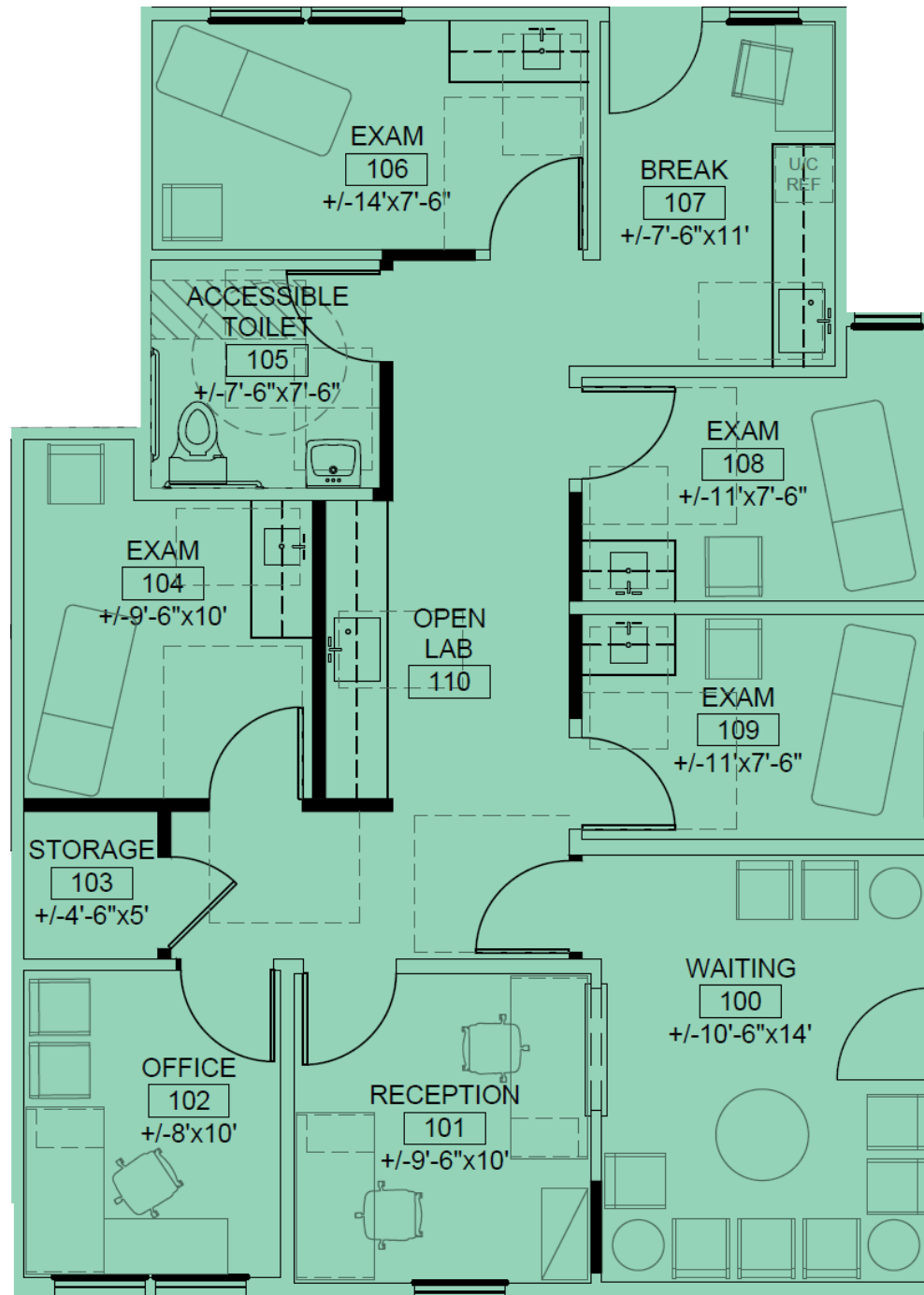
Partially demoed and ready for custom improvements

Sample floor plan shown



Sample Floor Plan

[Click Here to View All Availabilities](#)



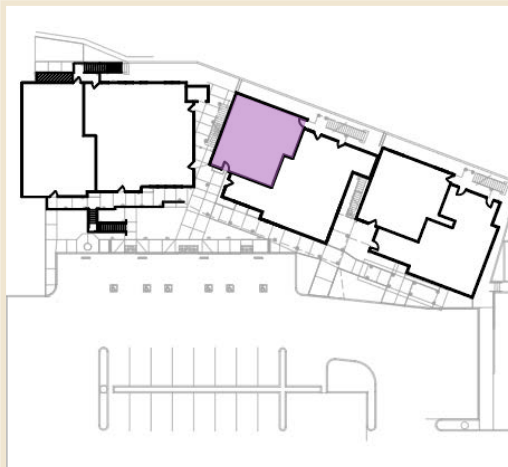
1320 Tara Hills

UNIT 203

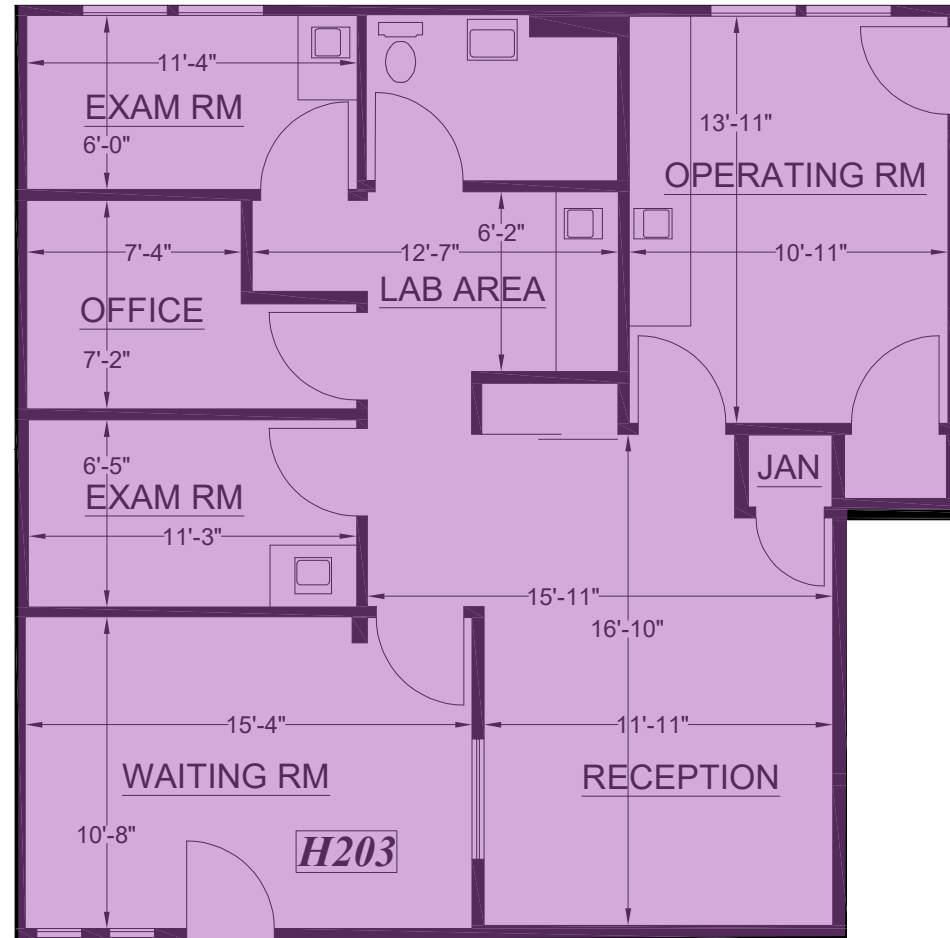
SF: ±1,055 RSF
Price: \$419,900
Coming Soon

Small medical office suite with 2-3 exam rooms and large procedure room. Unit is currently occupied.

Contact Broker for Details



[Click Here to View All Availabilities](#)

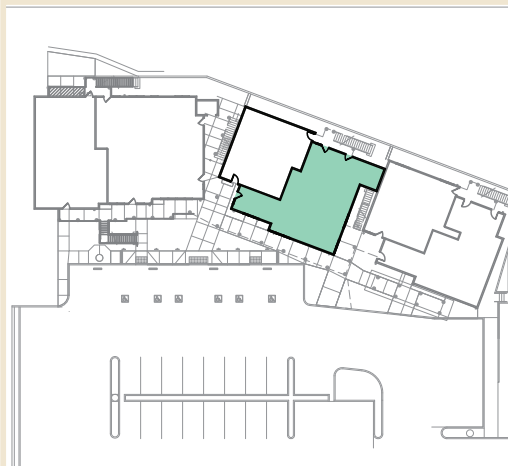


1320 Tara Hills

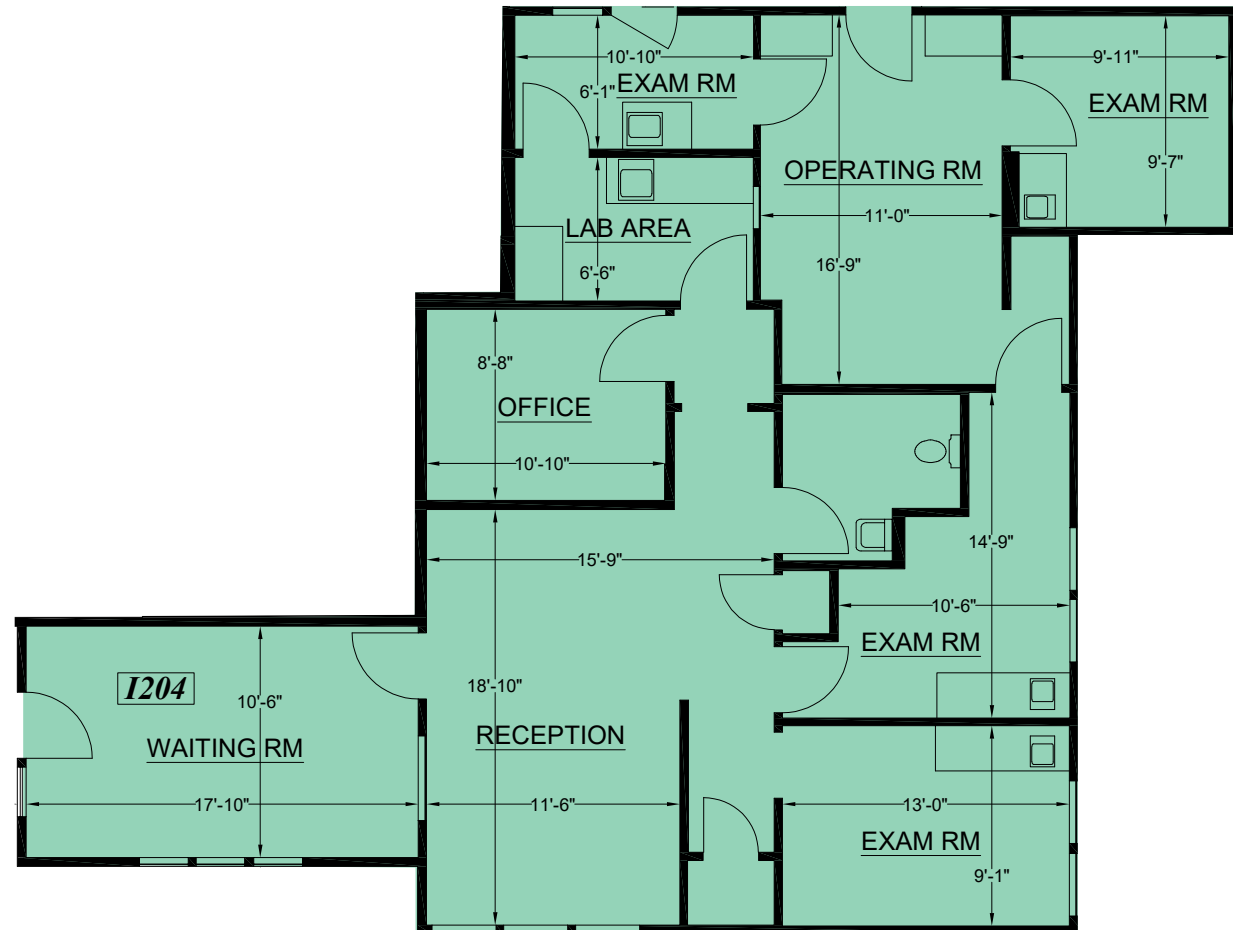
UNIT 204

SF: ±1,602 RSF
Price: \$639,900
Vacant

Beautiful second floor suite with multiple exam rooms, OR and Lab area. This unit can easily be modified for a wide variety of uses.



[Click Here to View All Availabilities](#)



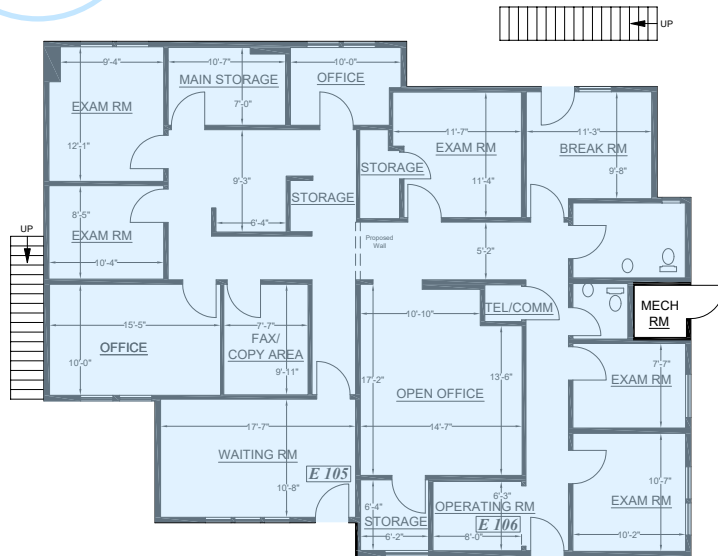
1330 TARA HILLS

Medical Office Condominium
Units Ready to Purchase

Pinole Professional Center

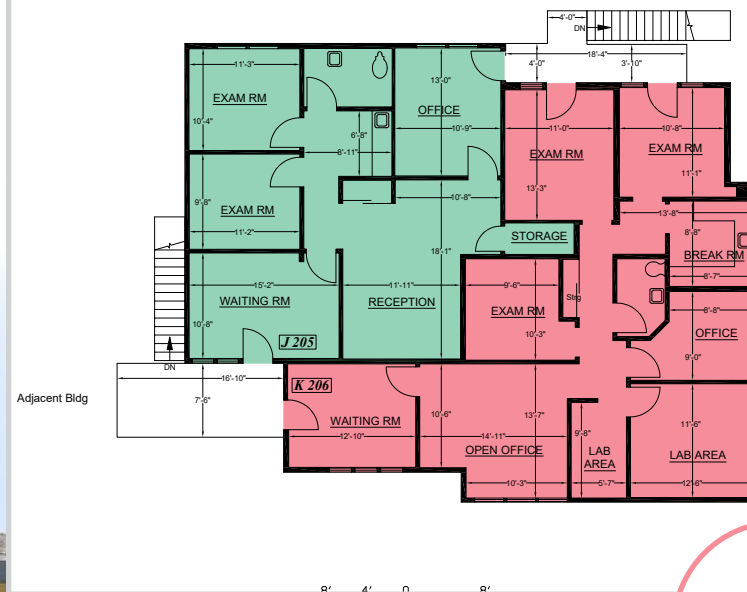
First Floor

Units 105
& 106
Leased



Second Floor

Unit 205
Available
1,056 SF



Unit 206
Sold

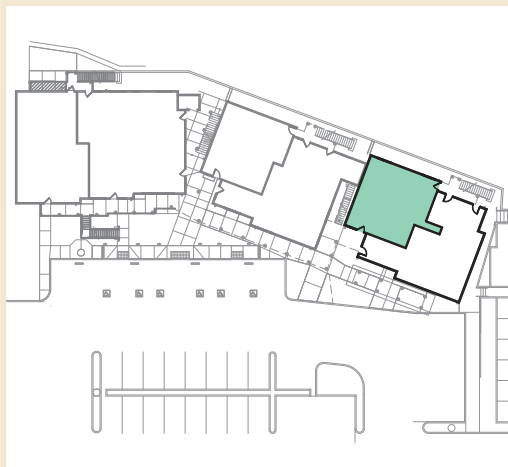


1330 Tara Hills

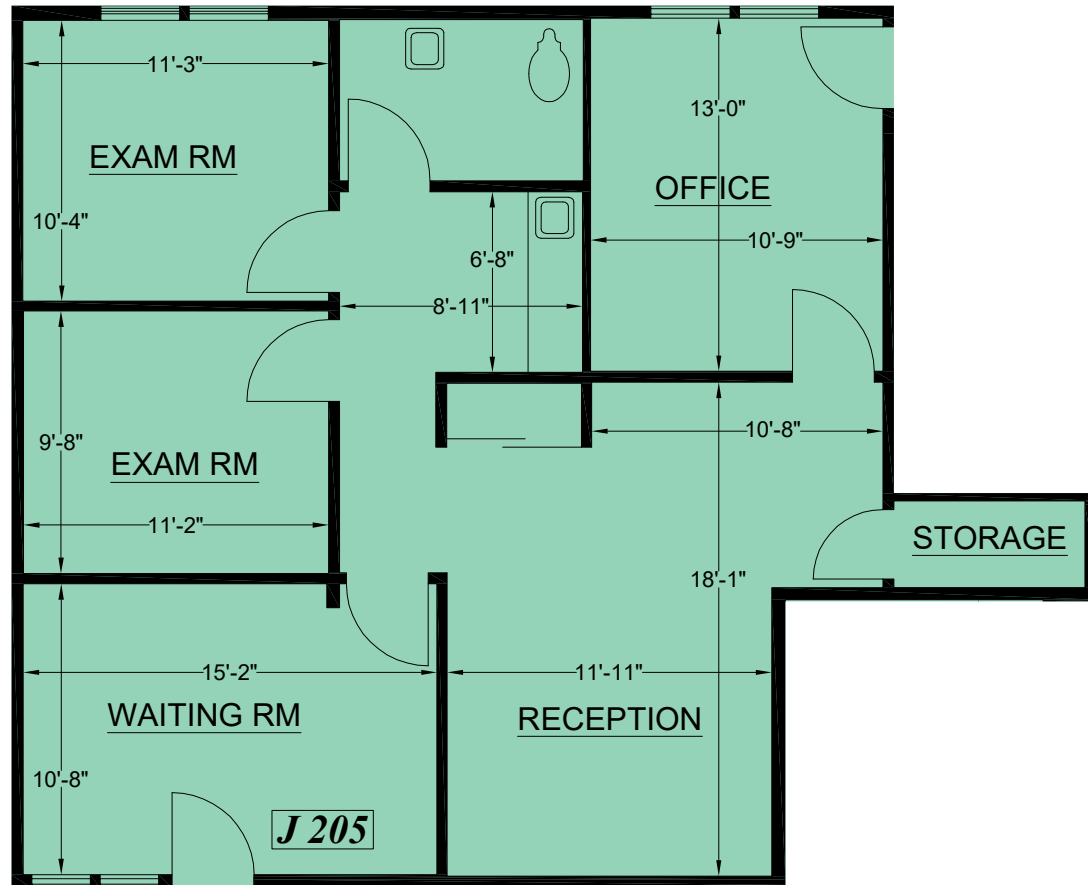
UNIT 205

SF: ±1,056 Rsf
Price: \$424,900
Vacant

Ready for occupancy, this newly remodeled unit features a flexible floor plan for many office and medical uses.



[Click Here to View All Availabilities](#)



Buildings: 1420 – 1430 Tara Hills

AVAILABLE PROPERTIES

Bldg	Unit	SF	Status	Floor Plans
1420 Tara Hills	202	3,551	Vacant	View
1430 Tara Hills	104	1,226	Vacant	View
*Units can be combined				
1430 Tara Hills	105	1,209	Vacant	View
1430 Tara Hills	203	1,397	Vacant	View



Medical Office Condominium
Units Ready to Purchase

Medical Office
Leased Investment

Sold

Coming Soon

Pending

1420 TARA HILLS

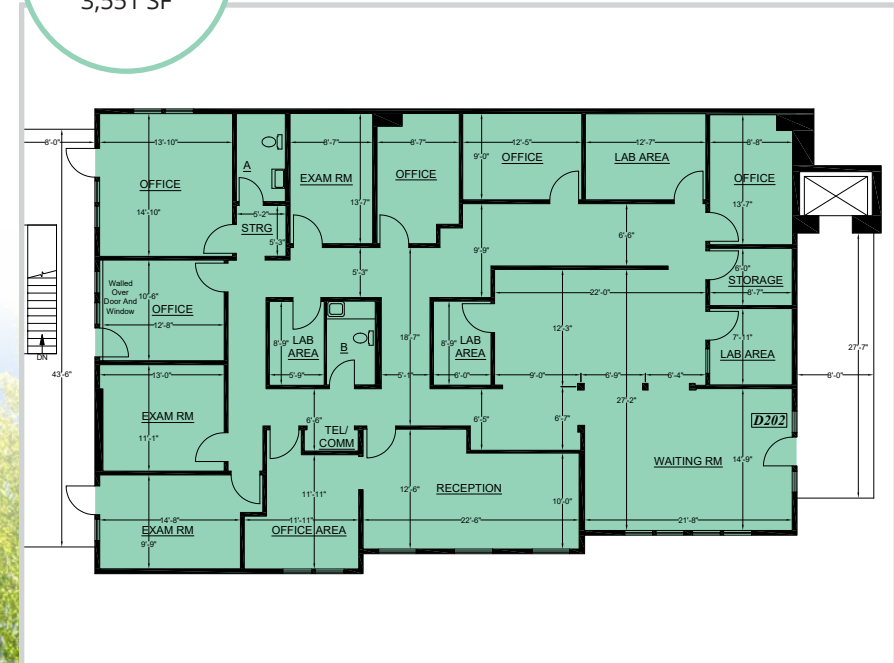
First Floor

Unit 101
Sold



Second Floor

Unit 202
Vacant
3,551 SF



Unit 103
Leased

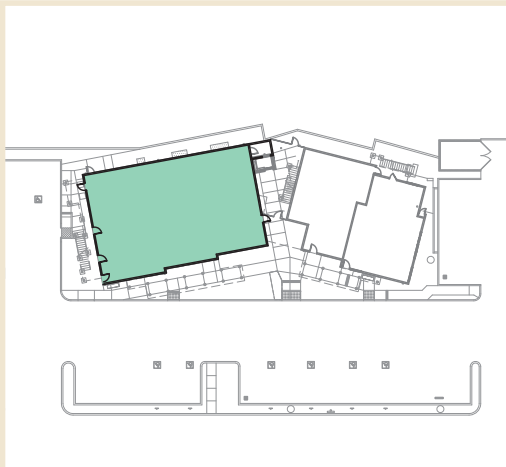


1420 Tara Hills

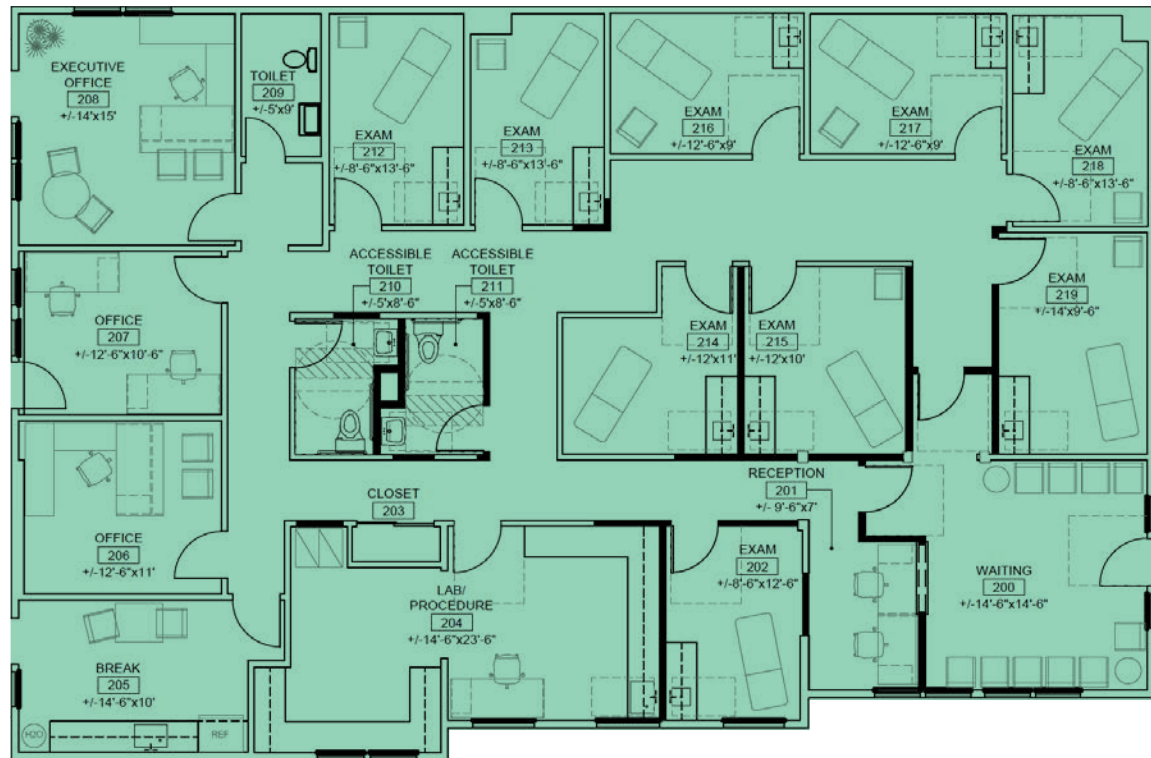
UNIT 202

SF: ±3,551 RSF
Price: \$1,249,900
Vacant

This second floor property is substantially improved with multiple offices or exam rooms. We can offer custom space planning and improvements to make this property perfect for your business or practice.



[Click Here to View All Availabilities](#)



Sample Floor Plan

Medical Office Condominium
Units Ready to Purchase

Medical Office
Leased Investment

Sold

Coming Soon

Pending

1430 TARA HILLS

First Floor

Unit 104
1,226 SF



Unit 105
Vacant
1,209 SF

Second Floor

Unit 201
Sold



Unit 203
Vacant
1,397 SF



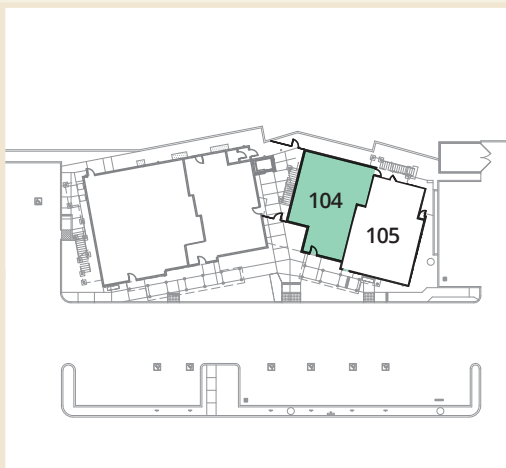
1430 Tara Hills

UNIT 104

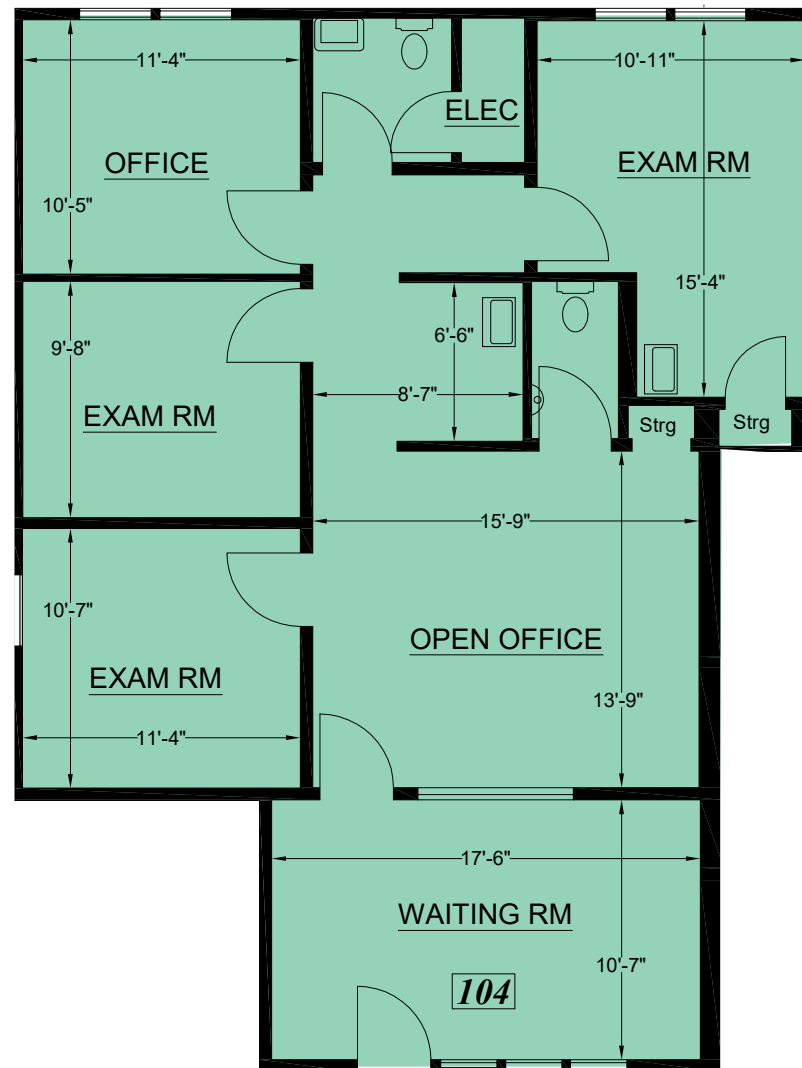
SF: 1,226 SF
PRICE: \$459,900
Vacant

Ready for occupancy with new carpet, paint and interior upgrades. This floor plan is perfect for a small practice with multiple exams rooms, lab, reception area, waiting room and new private restroom.

*Can be combined with unit 105



[Click Here to View All Availabilities](#)



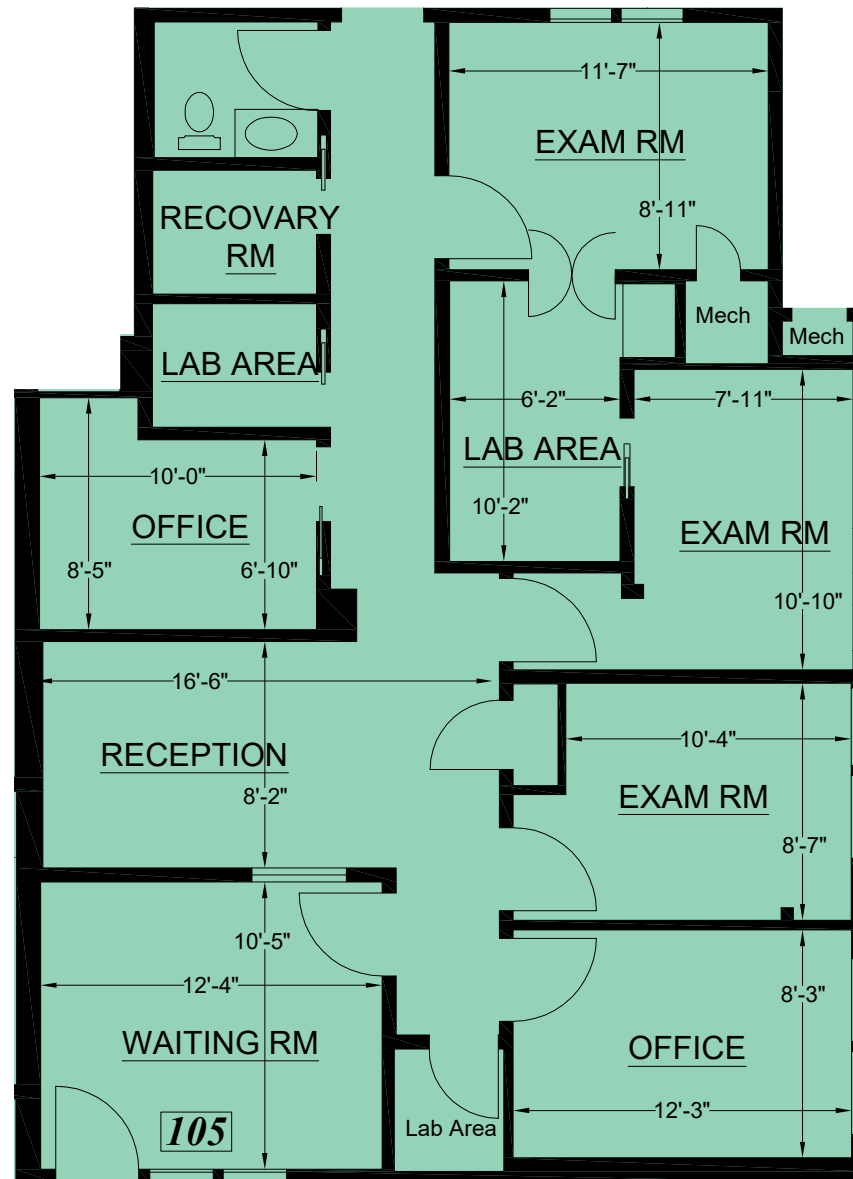
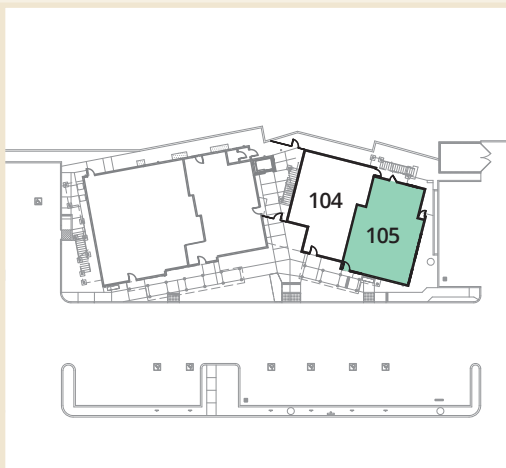
1430 Tara Hills

UNIT 105

SF: 1,209 SF
PRICE: \$489,900
Vacant

Ready for occupancy with new carpet, paint and interior upgrades. This floor plan is perfect for a small practice with multiple exams rooms, lab, reception area, waiting room and new private restroom.

*Can be combined with unit 104



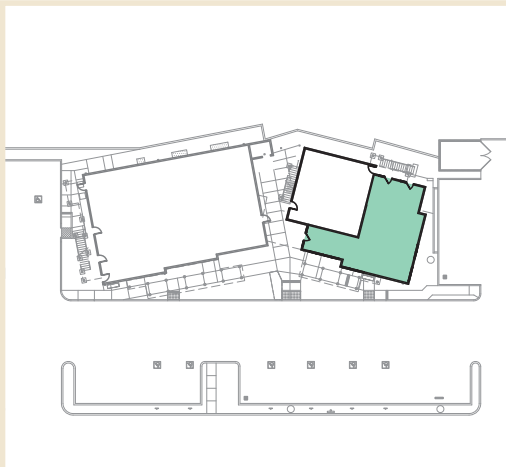
[Click Here to View All Availabilities](#)

1430 Tara Hills

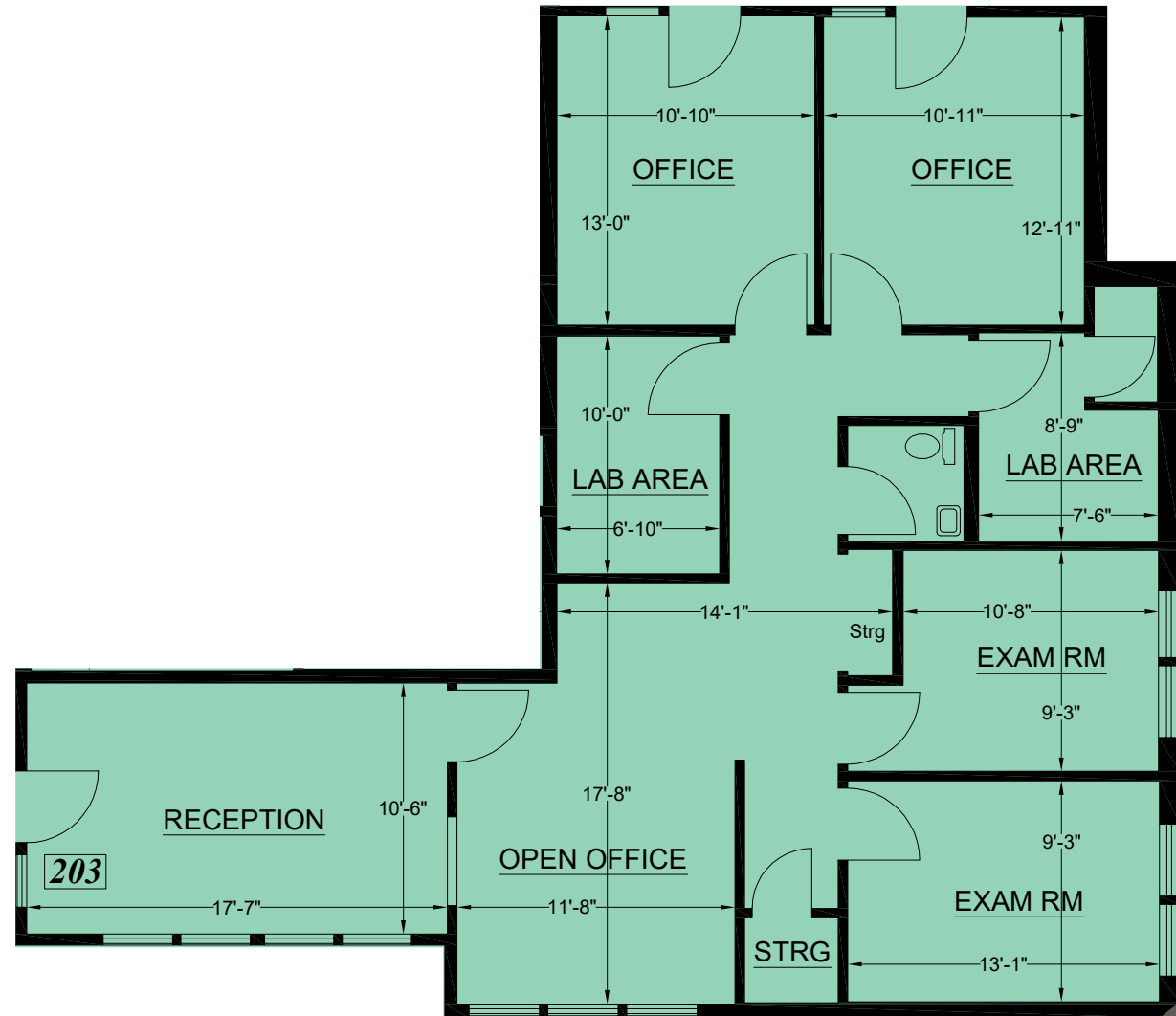
UNIT 203

SF: ±1,397 RSF
Price: \$599,900
Vacant

Beautiful spacious floor plan with vaulted ceilings and instead of has multiple offices, exam rooms, lab area and inviting reception area. This property is ideally suited for office or medical uses and our team can provide upgrades or changes to make it perfect for your use.



[Click Here to View All Availabilities](#)



Buildings: 2150 Appian Way

AVAILABLE PROPERTIES

Bldg	Unit	SF	Status	Floor Plans
2150 Appian Way	102	2,025	Coming Soon	View
2150 Appian Way	103	1,844	Vacant	View
2150 Appian Way	204	952	Vacant	View
2150 Appian Way	205	1,364	Coming Soon	View



Medical Office Condominium
Units Ready to Purchase

Medical Office
Leased Investment

Sold

Coming Soon

Pending

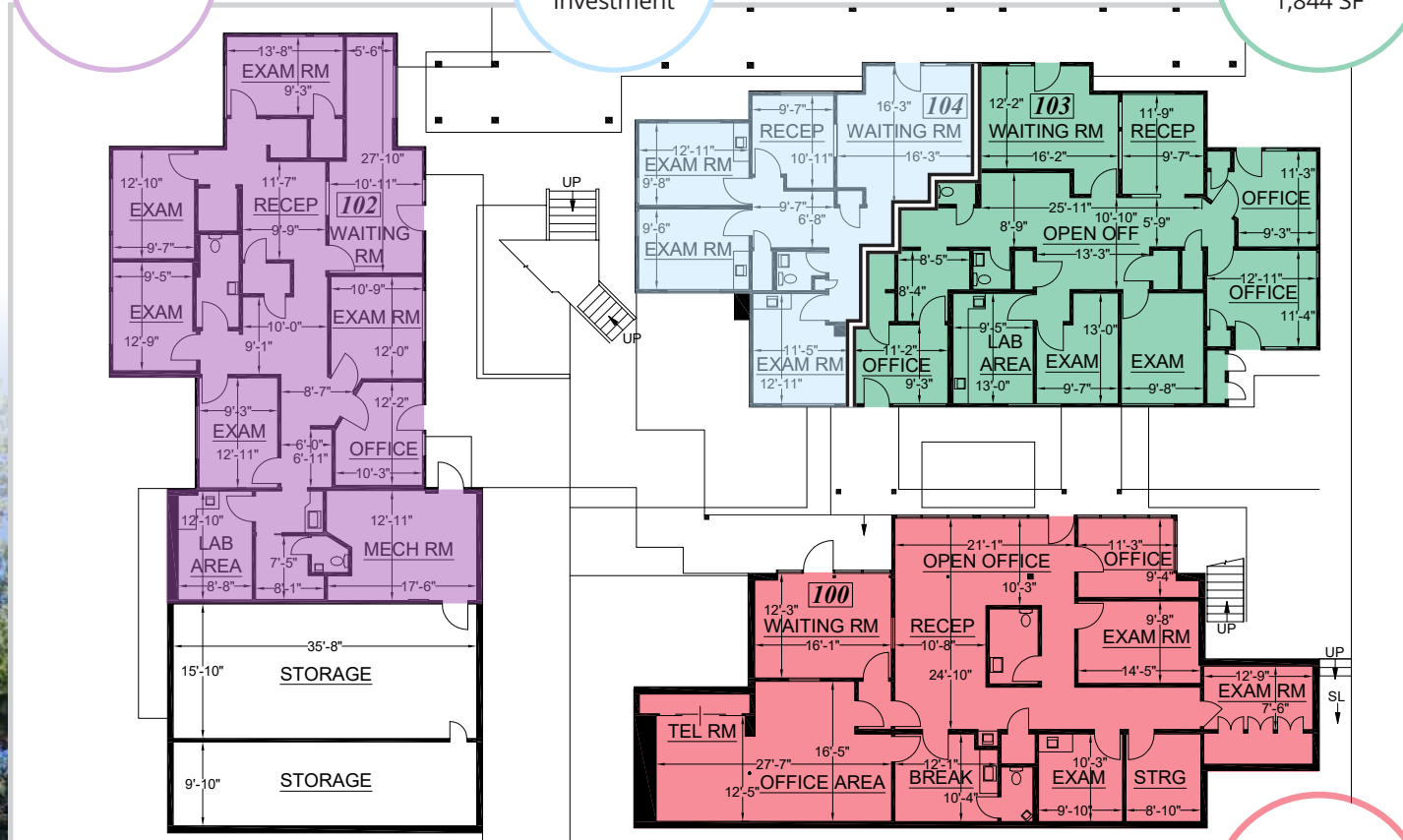
2150 APPIAN WAY

First Floor

Unit 102
Coming Soon

Unit 104
Leased
Investment

Unit 103
Vacant
1,844 SF



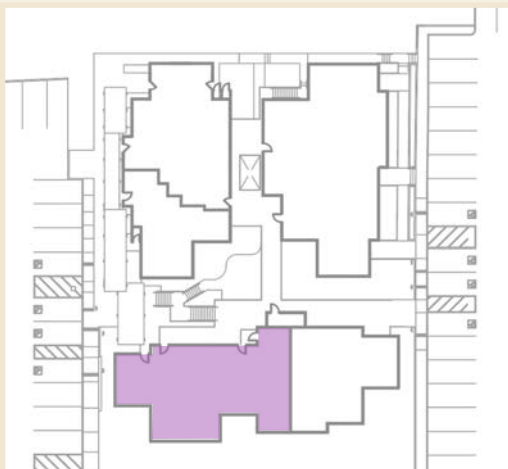
Unit 100
Sold

2150 Tara Hills

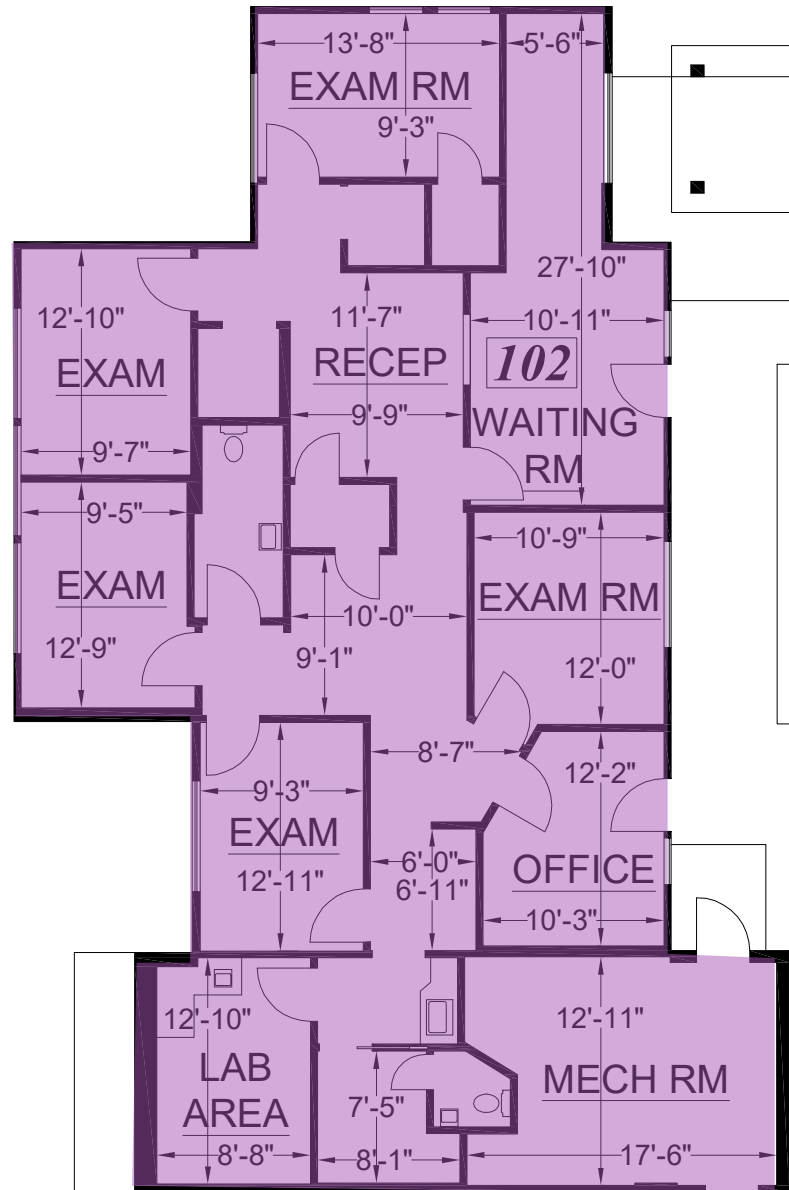
UNIT 102

SF: ±2,025 SF
Price: \$799,900
Coming Soon

Contact Broker for Details



[Click Here to View All Availabilities](#)

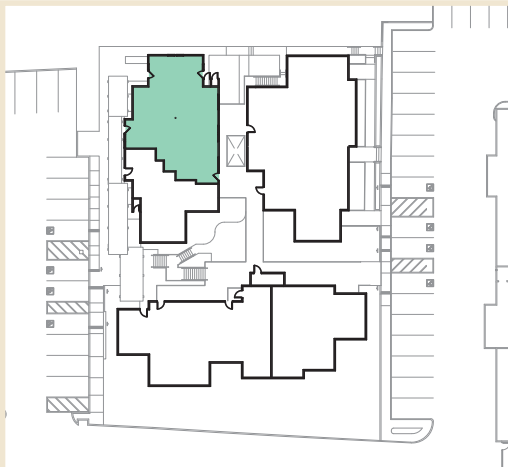


2150 Tara Hills

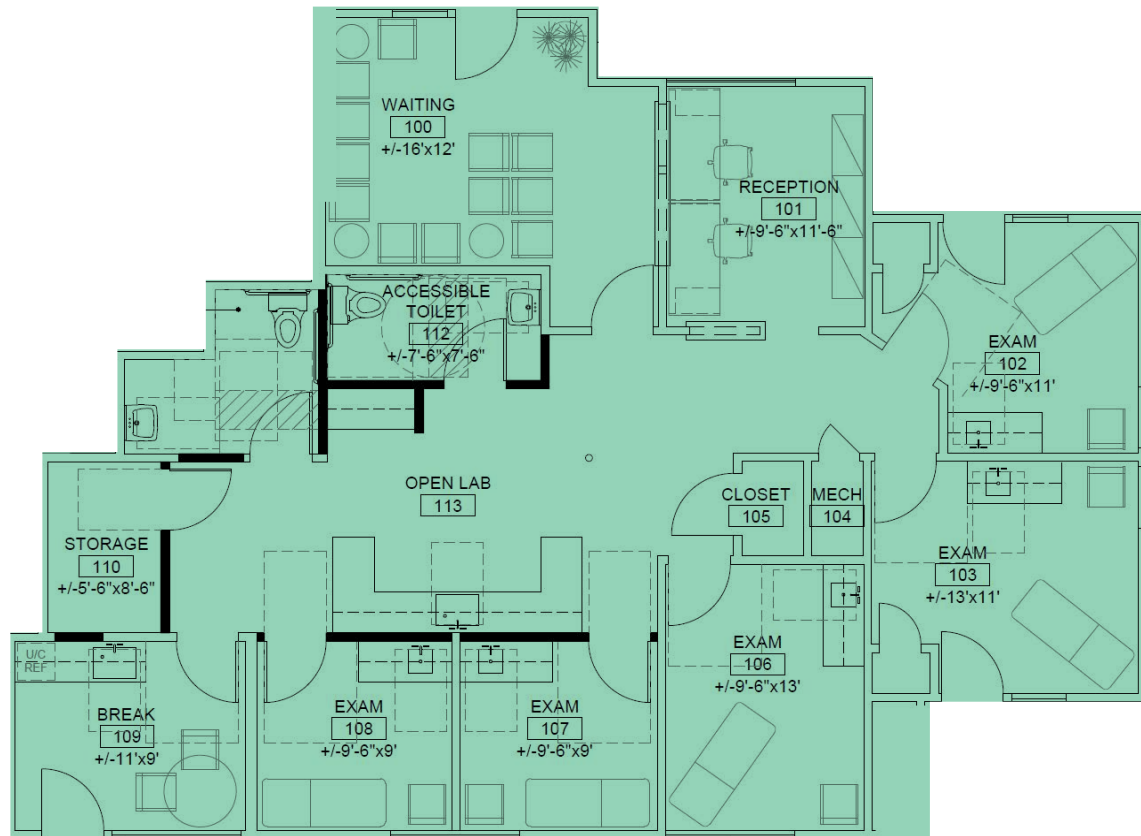
UNIT 103

SF: 1,844 SF
Price: TBD
Vacant

This unit has been completely demoed and is in shell condition ready for your custom improvements. Our architectural and construction team will design the perfect space for your business or practice and help provide financing to cover 90-100% of the total cost. Multiple entrances allows a buyer to lease a portion of the space for your future expansion if needed.



[Click Here to View All Availabilities](#)



Sample Floor Plan

Medical Office Condominium
Units Ready to Purchase

Medical Office
Leased Investment

Sold

Coming Soon

Pending

2150 APPIAN WAY

Second Floor

Unit 204

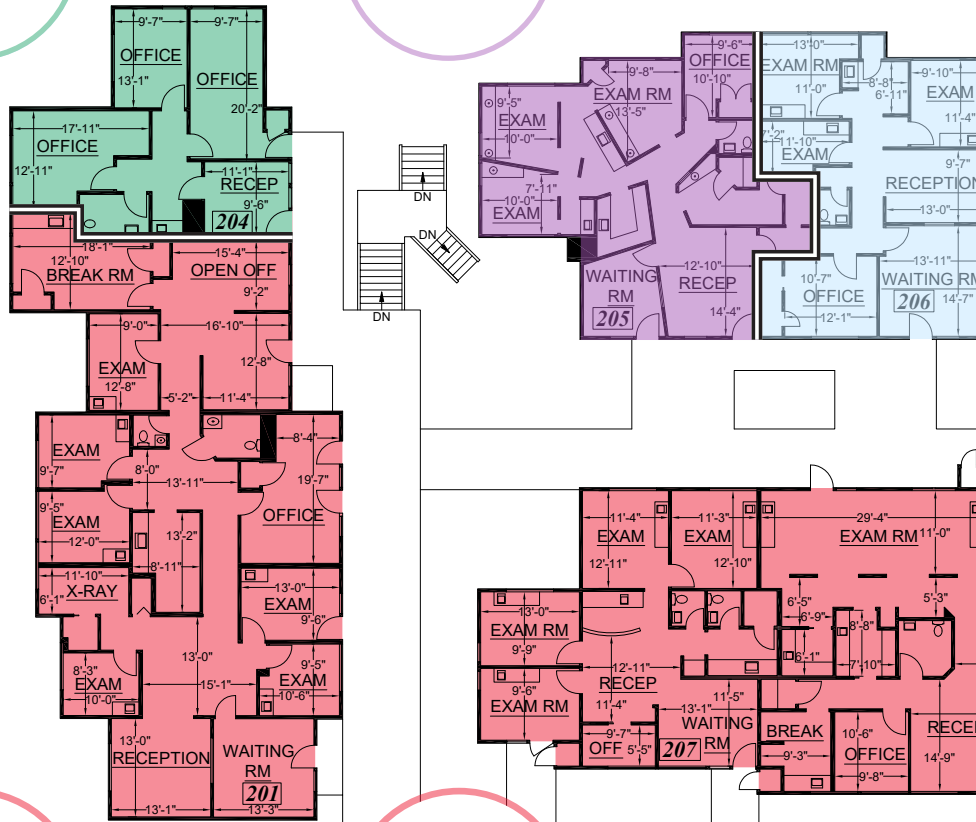
Vacant
952 SF

Unit 205

Coming Soon

Unit 206

Leased
Investment



Unit 201

Sold

Unit 207

Sold

Unit 208

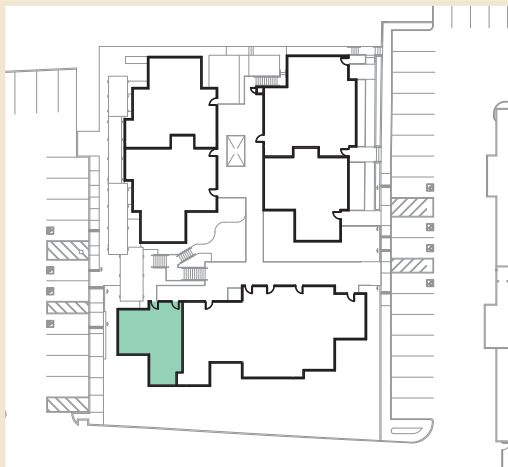
Sold

2150 Tara Hills

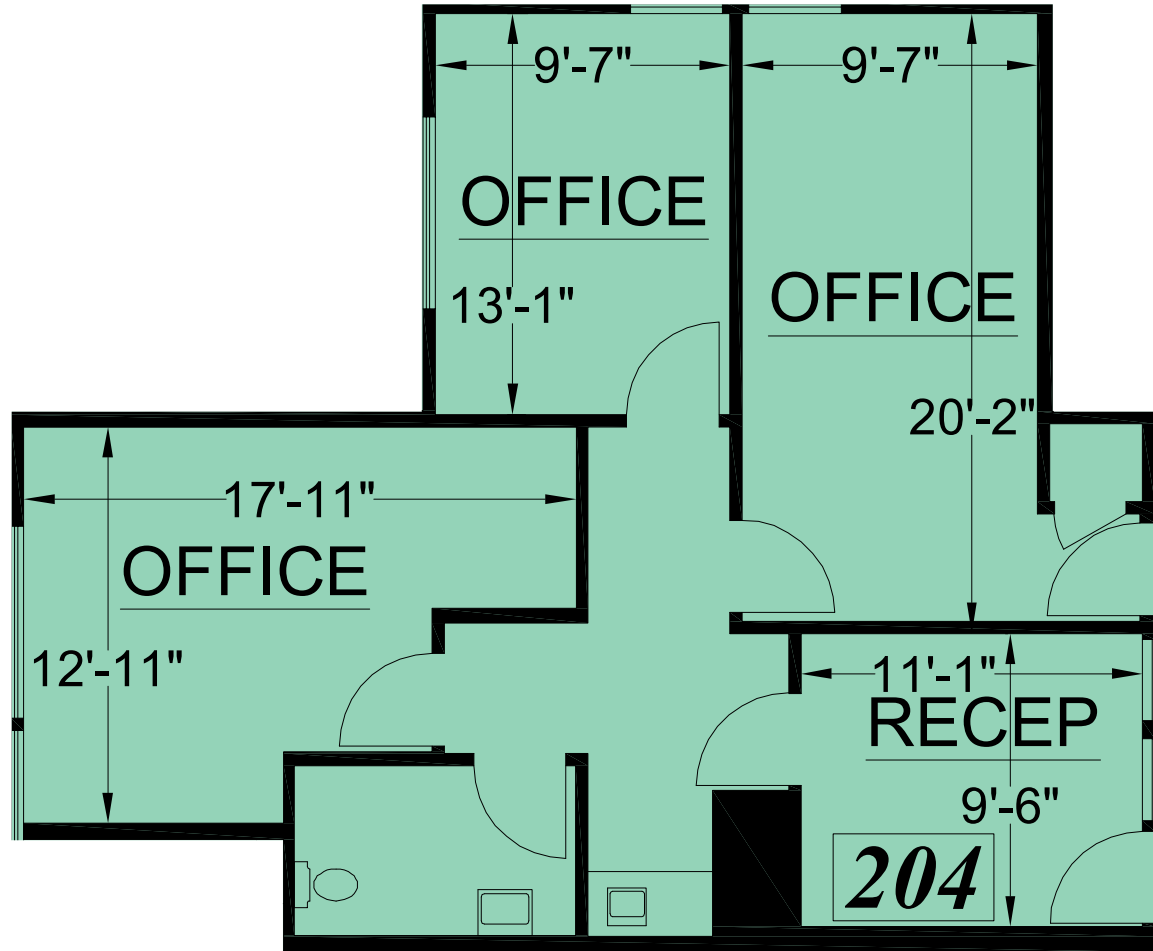
UNIT 204

SF: 952 SF
Price: \$409,900
Vacant

Ready for immediate occupancy with new carpet, lighting and paint, this corner suite has a floor plan that suited a wide variety of uses. Ample glass line and vaulted ceilings in the reception area makes this space one of our favorites in the center.



[Click Here to View All Availabilities](#)



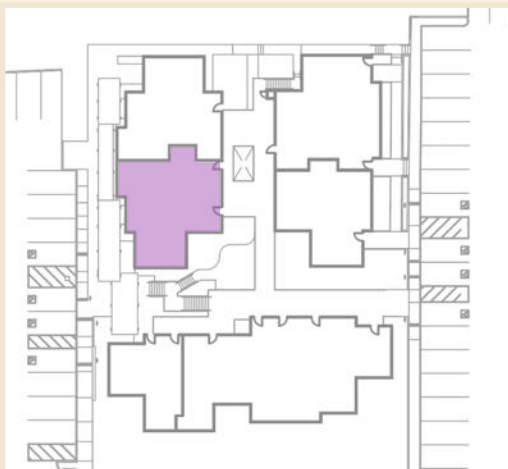
2150 Tara Hills

UNIT 205

SF: ±1,364 SF
Price: \$579,900
Coming Soon

Dental suite with 3-4 exams rooms and extensive cabinetry and plumbing. Currently occupied.

Contact Broker for Details



[Click Here to View All Availabilities](#)

