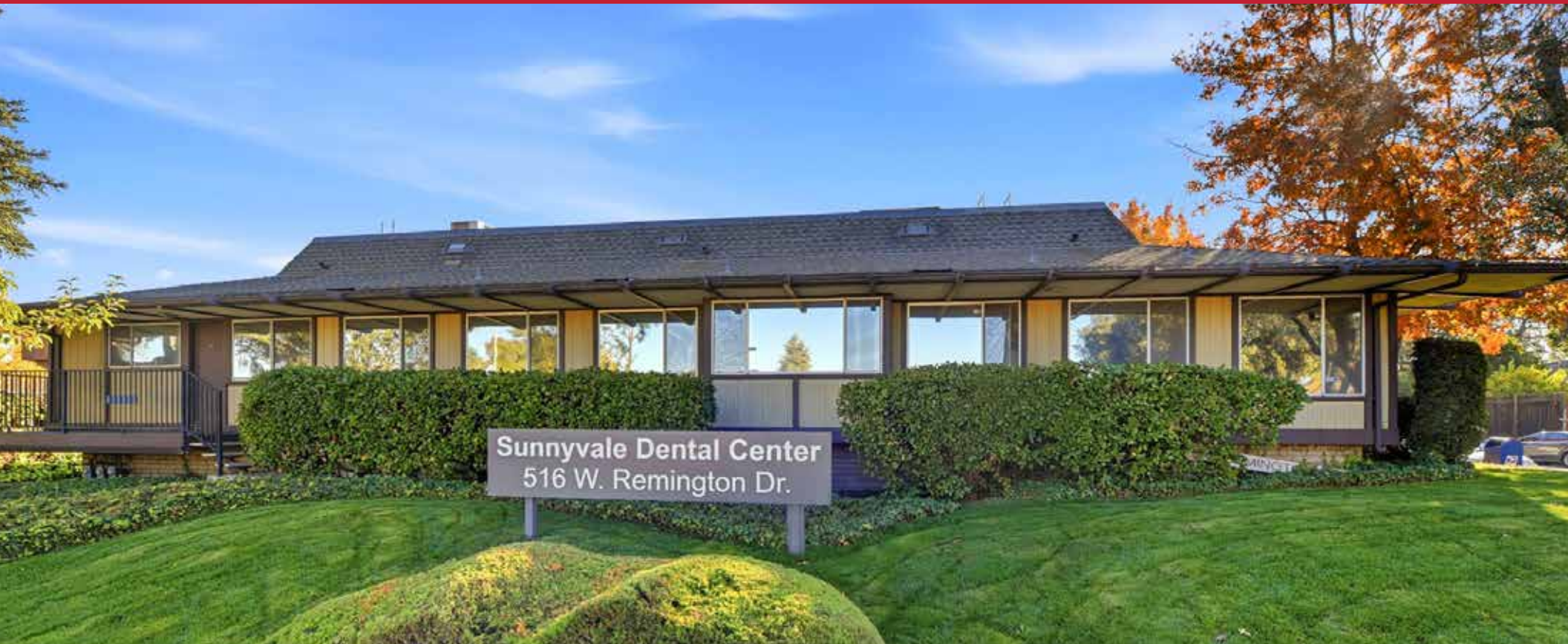


MEDICAL/DENTAL OFFICE CONDOS FOR SALE

OFFERING MEMORANDUM

516 WEST REMINGTON DRIVE | SUNNYVALE



SUNNYVALE DENTAL CENTER

For More Sale Information, Please Contact Exclusive Agents:

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RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113
408.971.2700 fax: 408.971.1600
DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

PROPERTY HIGHLIGHTS:



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516 W. REMINGTON DRIVE | SUNNYVALE, CA. SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

INVESTMENT SUMMARY:

SUITE #	SQUARE FEET	PRICE	DESCRIPTION
Building 1:	±2,786	\$3,343,200	2 Suites , Owner/User with Income
Building 3:	±2,134	\$2,560,800	2 Suites, Owner/User with Income

INVESTMENT HIGHLIGHTS:

- Location: Southeast Corner of Busy W. Remington Drive & Tilton Drive
- Project: Consists of Five Free-Standing Medical Condos
- Visibility: Corner Location With Partial Frontage on Sunnyvale-Saratoga Road
- Major Employers: Apple Park (2-miles SE) Google (5-Miles NW)
- Parking: 5.29/1000 - Large Lot w/Frontage on Sunnyvale-Saratoga Road
- Zoning: Per The City of Sunnyvale, the Property is zoned R2 (Multi-Family), General Plan is Designed RLM (Residential Low Medium Density).

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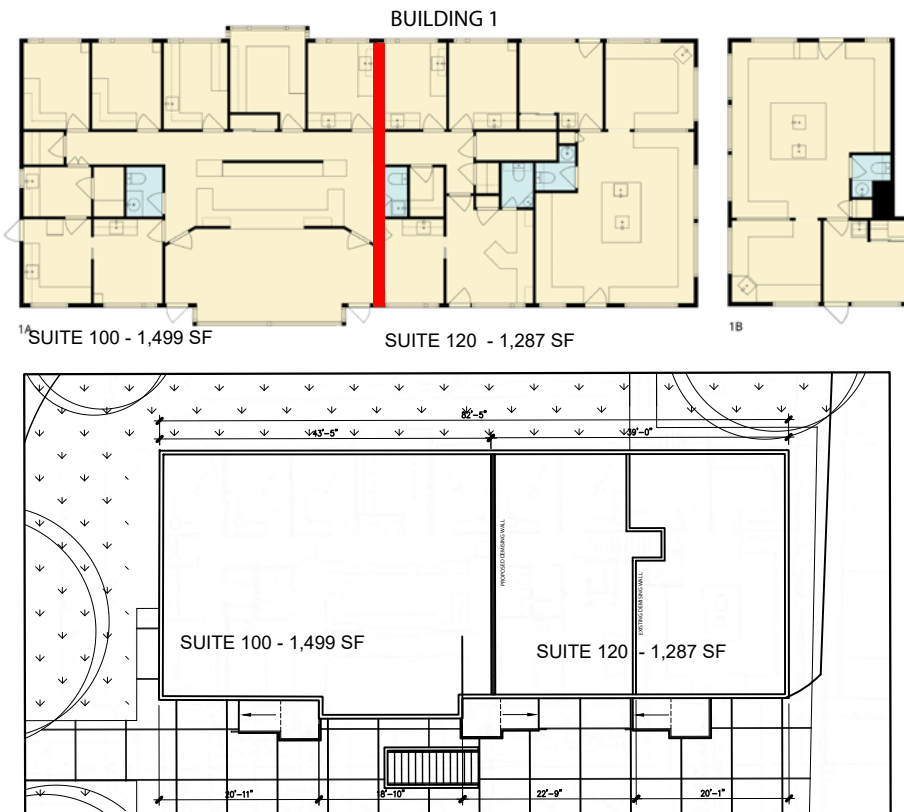
SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, BUILDING 1

±2,786 Square Feet | Price: \$3,343,200

Building 1 Consists of 2 Dental Offices: Suites 100, 120

Floor Plan & Architectural Drawing



SUITE 120: ±1,287 SF - Vacant

SUITE 100: ±1,499 SF - Leased

- Tenant: Steven J. Gee, DDS
- Base Rent: \$7,570 Per Month
- Operating Expenses: \$2,518
- Storage: \$50
- Annual Increases Based on CPI
- Lease Expires: September 30, 2028
- Renewal Options: None

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SUNNYVALE MEDICAL CONDOS FOR SALE

516 W. REMINGTON DRIVE, BUILDING 3

±2,134 Square Feet | Price: \$2,560,800

Building 3 Consists of 2 Dental Offices: Suites 3A, 3B



Suite 3A: 1,229 SF

SUITE 3A: ±1,229 SF - Vacant

SUITE 3B: ±905 SF - Leased

- Monthly Rent: \$4,354 Per Month
- Operating Expenses: \$1,498
- Annual Increases Based on CPI
- Renewal Options: Two (2) Five (5) Year Renewal Options
7/1/2029 & 7/1/2034
- Lease Expires: June 30, 2029
- Tenant: James Doran DDS
- Storage: \$75

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DEMOGRAPHICS:



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516 W. REMINGTON DRIVE | SUNNYVALE, CA.

SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

DEMOGRAPHICS:

	1 Mile	2 Miles	5 Miles
2024 Population:	30,407	228,983	481,528
2024 Households:	11,347	84,816	178,516
Median HH Income:	\$169,148	\$182,341	\$171,566
Daytime Employees:	9,478	91,612	241,480

Traffic 2025

Collection Street	Cross Street	Traffic Volume
Sunnyvale-Saratoga Road	Sunnyvale-Saratoga	42,876

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SUNNYVALE DENTAL CENTER



AERIAL VIEW:

516 W. REMINGTON DRIVE | SUNNYVALE, CA.
SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE



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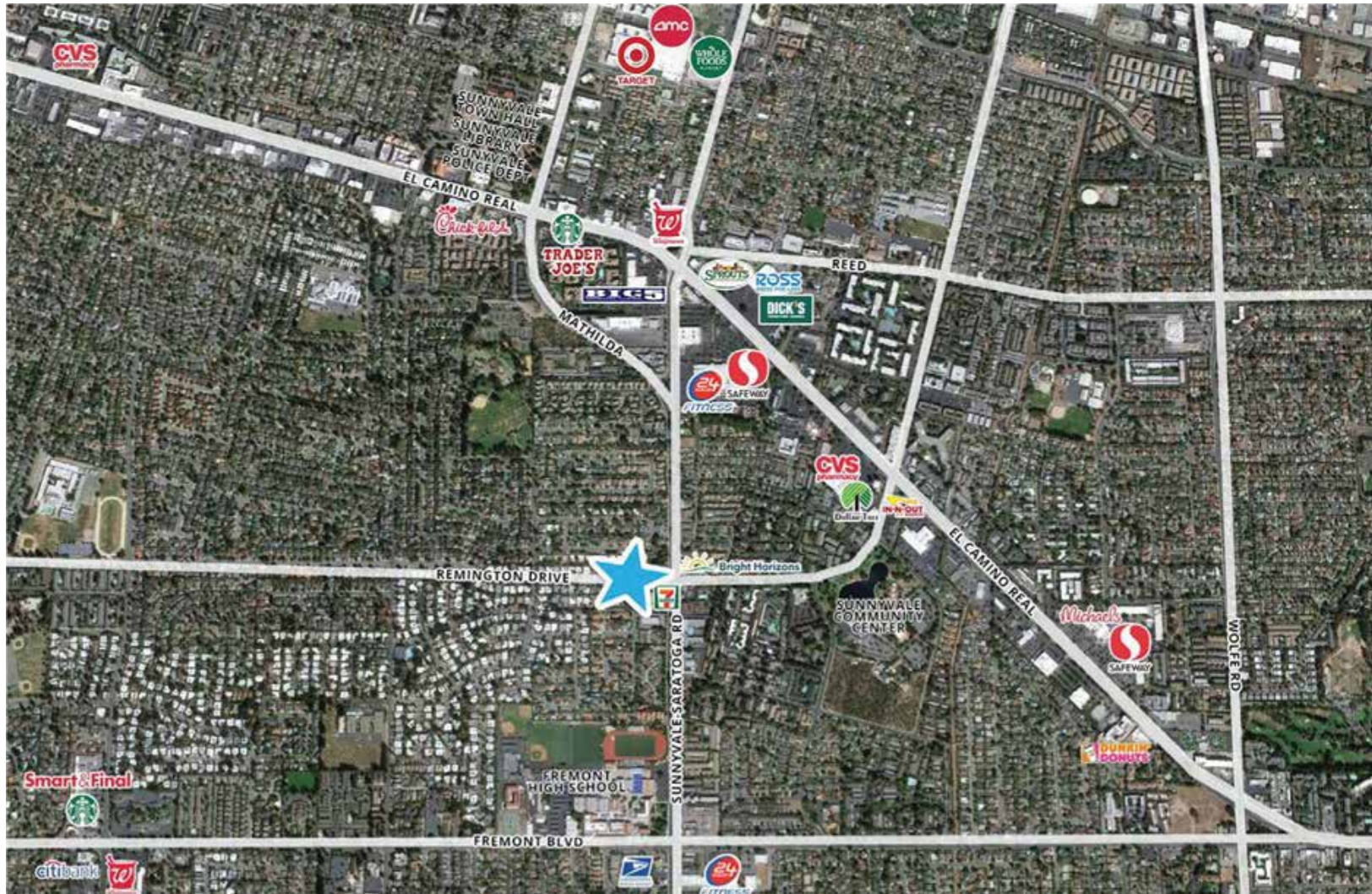
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SUNNYVALE DENTAL CENTER

AMENITIES MAP:

516 W. REMINGTON DRIVE | SUNNYVALE, CA.
SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE



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SUNNYVALE DENTAL CENTER

DISCLAIMER

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SUNNYVALE DENTAL CENTER / MEDICAL CONDOS FOR SALE

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