


FOR SALE

MacLennan 
Investment Group

3105 LONE TREE WAY ANTIOCH, CA 94509



MacLennan 
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OFFICE/MEDICAL
~6,364 SF

COMMERCIAL OFFICE FOR SALE

Owner-user or
leased investment

MacLennan Investment Group, Inc.
Commercial Real Estate & Property Management
CA DRE # 01871809
<https://www.maclennaninvestments.com>



\$875,000

OFFERING MEMORANDUM



PROPERTY OVERVIEW

Excellent property for an owner-user or investor. Property consists of 4 units, ranging in size from 1,200 SF to 2,264 SF. Property is conveniently located near Highway 4 with ample on-site parking.

Suite D is vacant, providing the perfect opportunity for an owner-user to occupy. Zoning allows for both professional and medical uses.

SUMMARY

- Currently split into four (4) units offered as a leased investment or owner-user
- Mix of long-term and new tenants
- Currently constructed as general office building
- Zoned C-2 Neighborhood/Community Commercial

PROPERTY DETAILS

- Number, Street: **3105 Lone Tree Way**
- City, State: **Antioch, CA**
- Zip: **94509**
- Year Built: **1974**
- Total Sale SF: **6,364**
- Unit SF: **1,200-2,264**
- Occupancy: **36%**

Asking Price: \$875,000

Offered at 8.07% Cap on Pro Forma Income

PREPARED BY PETER MACLENNAN

925-385-8798

peter@macleNNaninvestments.com

CA DRE: 01801793

LOCATION



HIGHLIGHTS

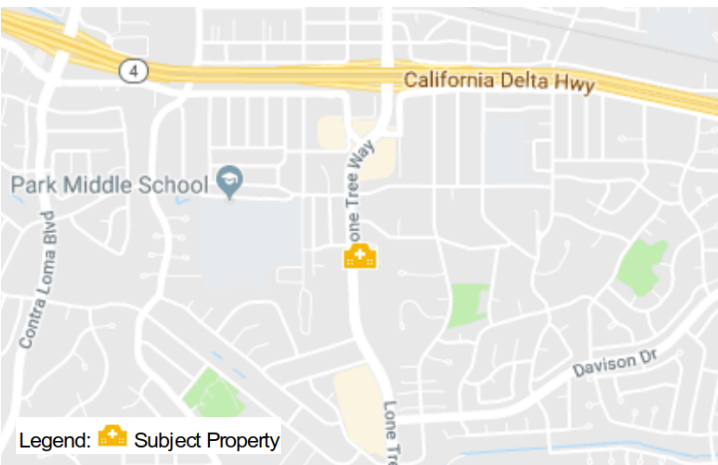
- High visibility on Lone Tree Way
- Close to California Hwy 4
- On-site parking
- Proximity to dining, retail

UTILITIES

- Sewer - City Sewer
- Water - City Water
- Gas - Natural

TENANTS

- Unit A - Pappas & Pappas-Rajotte, LLP ~1,700 SF
- Unit B - Healthy Day Spa ~1,200 SF
- Unit C - Antioch Family Chiropractic ~1,200 SF
- Unit D - VACANT ~2,264 SF



Images - Google Maps & City of Antioch

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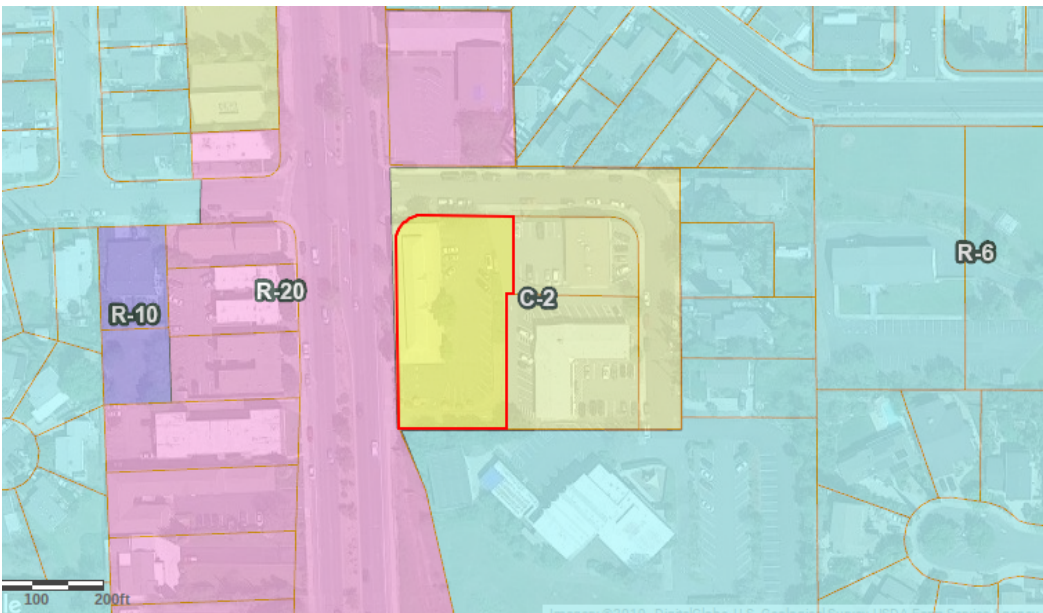
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3105 LONE TREE WAY

WEB LISTING

<https://www.maclennaninvestments.com/3105-lone-tree-way-antioch>



ZONING

- Zoning Code C-2
- Neighborhood/Community Commercial District
- Allows for Professional & Medical Office Uses

<http://www.antiochprospector.com/>

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INTERIOR - VACANT UNIT



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FINANCIAL ANALYSIS

Pro Forma Income Statement						
	Sq. Ft.		6,364			
	Current \$1.13/sf/mo			Potential \$1.50/sf/mo		
INCOME		Monthly	Annually		Monthly	Annually
Gross Rental Income	\$ 1.13	\$ 7,191.32	\$ 111,522	\$ 1.50	\$ 9,546.00	\$ 114,552
Less: Vacancy	36%	\$ (2,558.32)	\$ (30,700)	15%	\$ (1,431.90)	\$ (17,183)
Effective Rental Income		\$ 4,633.00	\$ 55,596.00		\$ 8,114.10	\$ 97,369.20
Other Income			N/A			N/A
TOTAL INCOME			\$ 55,596.00			\$ 97,369.20
EXPENSES						
Maintenance	5%		\$ 2,780	5%		\$ 4,868
Management	6%		\$ 3,336	6%		\$ 5,842
Property Insurance			\$ 2,500			\$ 2,500
Property Tax	1.11%		\$ 9,687	1.11%		\$ 9,687
Utilities			\$ 1,856			\$ 1,856
Fees/Licenses/Permits			N/A			N/A
Property Owner's Association			N/A			N/A
Special Assessments			\$ 2,003			\$ 2,003
TOTAL EXPENSES			\$ 22,162			\$ 26,757
NET INCOME			\$ 33,434.22			\$ 70,612.36
Purchase Price			\$ 875,000.00			\$ 875,000.00
Cap Rate			3.82%			8.07%

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ADDITIONAL PHOTOS



Rear exterior



DISCLAIMER

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Financial projections are based upon current ownership and may differ from actual results. Any estimates of market rents and/or projected rents do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental restrictions and regulations, as well as market conditions, vacancy factors and other issues in order to determine appropriate property rent. Legal or tax questions should be discussed by the party with an attorney or certified public accountant, respectively.

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