

MEDICAL & DENTAL OFFICE

NEW 5 YEAR NNN LEASE



\$5,969,000.00



1275 Tharp Road, Yuba City CA 95993

Class A Modern Medical Office H.P.3 New 5 Year NNN lease signed, long term established tenant. This well-maintained, two-story building offers approximately 13,260 square feet of thoughtfully designed space, ideal for a variety of healthcare uses. Built in 2003, the property was extensively modified in 2017 to accommodate a modern medical design, supporting both dental and general medical practices. An elevator provides convenient access to both floors, enhancing patient and staff accessibility. This is a rare opportunity to acquire a modern, income-producing medical facility.

JOHN P. OCHIPINTI
BROKER LICENSE
#00560647



j@aztecred.com



469 Century Park
Drive, Yuba City
CA 95991



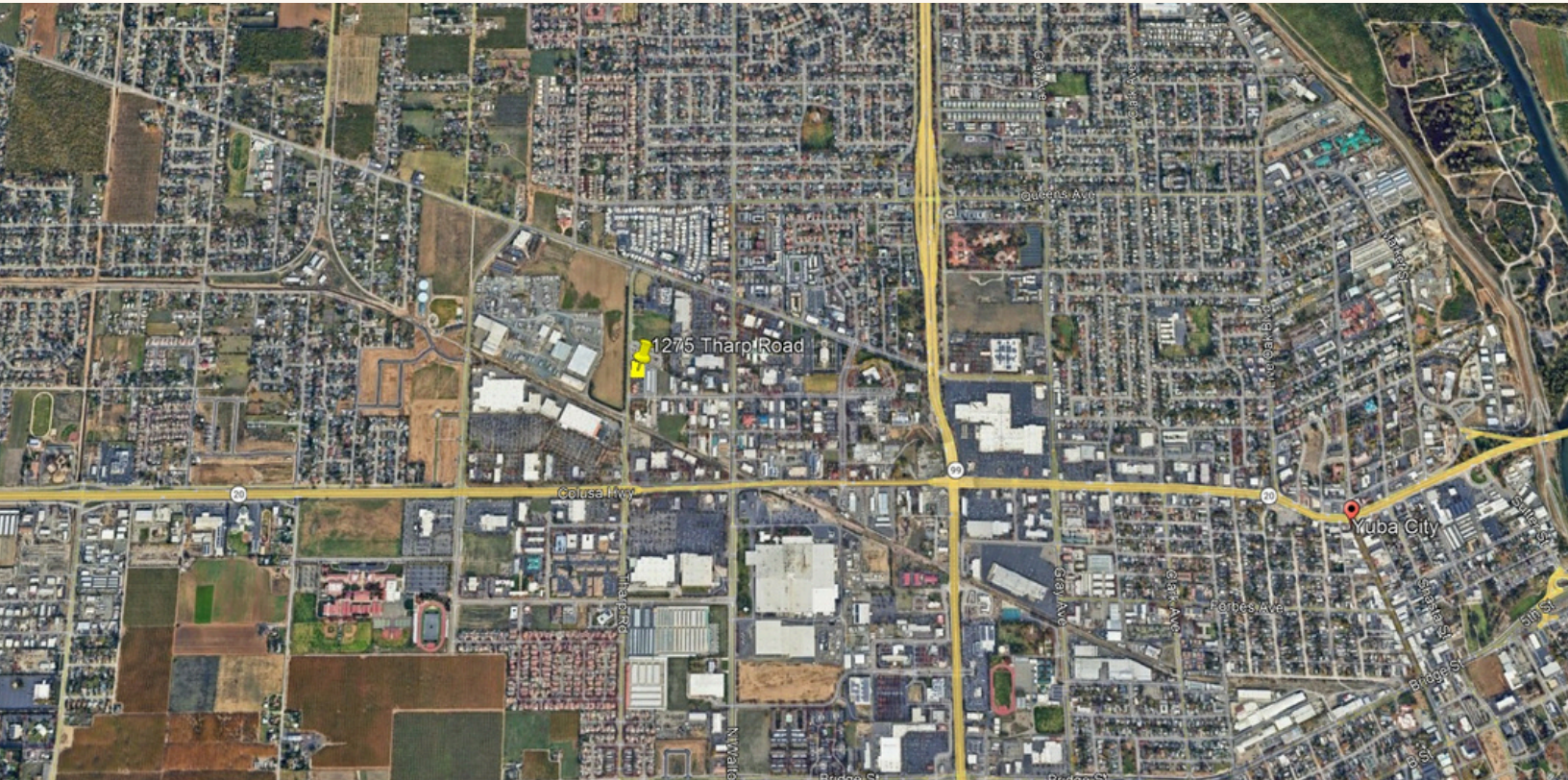
530-301-4422

***Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.**

1275 Tharp Road, Yuba City CA 95993



AZTEC



JOHN P. OCHIPINTI
BROKER LICENSE
#00560647



j@aztecred.com



469 Century Park
Drive, Yuba City
CA 95991



530-301-4422

***Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.**



1275 Tharp Road, Yuba City CA 95993

INVESTMENT HIGHLIGHTS

Offered at 6% CAP	\$5,969,000.00
New 5 Year Lease signed	5.5 Years Remaining
Single, Long term Tenant	100% Leased
NNN Lease	
Class A Modern Medical Office	H.P. 3
Multiple Exam Rooms	Medical & Dental
Elevator and Stairs	Large Parking Lot
Built 2003	Updated 2017
Well Maintained	Centrally Located

JOHN P. OCHIPINTI
BROKER LICENSE
#00560647



j@aztecred.com



469 Century Park
Drive, Yuba City
CA 95991



530-301-4422

*Disclaimer: This information is deemed reliable, but not guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.