

BAYSIDE REALTY PARTNERS PRESENTS

2700 Ygnacio Valley Road Walnut Creek, California

Single-User Health System / Medical Clinic Opportunity ($\pm 1,000$ SF up to $\pm 108,000$ SF)



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Walnut Creek, California

LOCATION

- Unique opportunity to create sizeable medical clinic space in 108,000 sf, 3-story modern building
- Approximately 75,000 sf available now, including approximately 37,000 sf on full floor
- In heart of residential and retail area with strong projected population growth

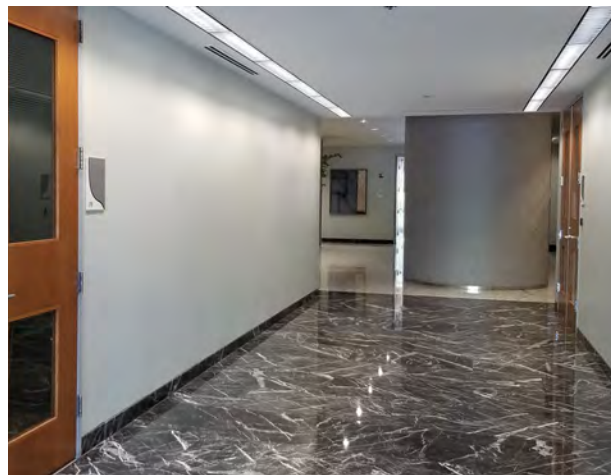


BUILDING

- Strategic location for convenient access to Walnut Creek, Pleasant Hill, Concord and Clayton population
- One block from The Orchards shopping center—a new destination with abundant retail and neighboring new residential
- Very high parking ratio of approximately 4.4 spaces per 1,000 sf
- Proximity to downtown Walnut Creek, high income residential and influential medical in surrounding area

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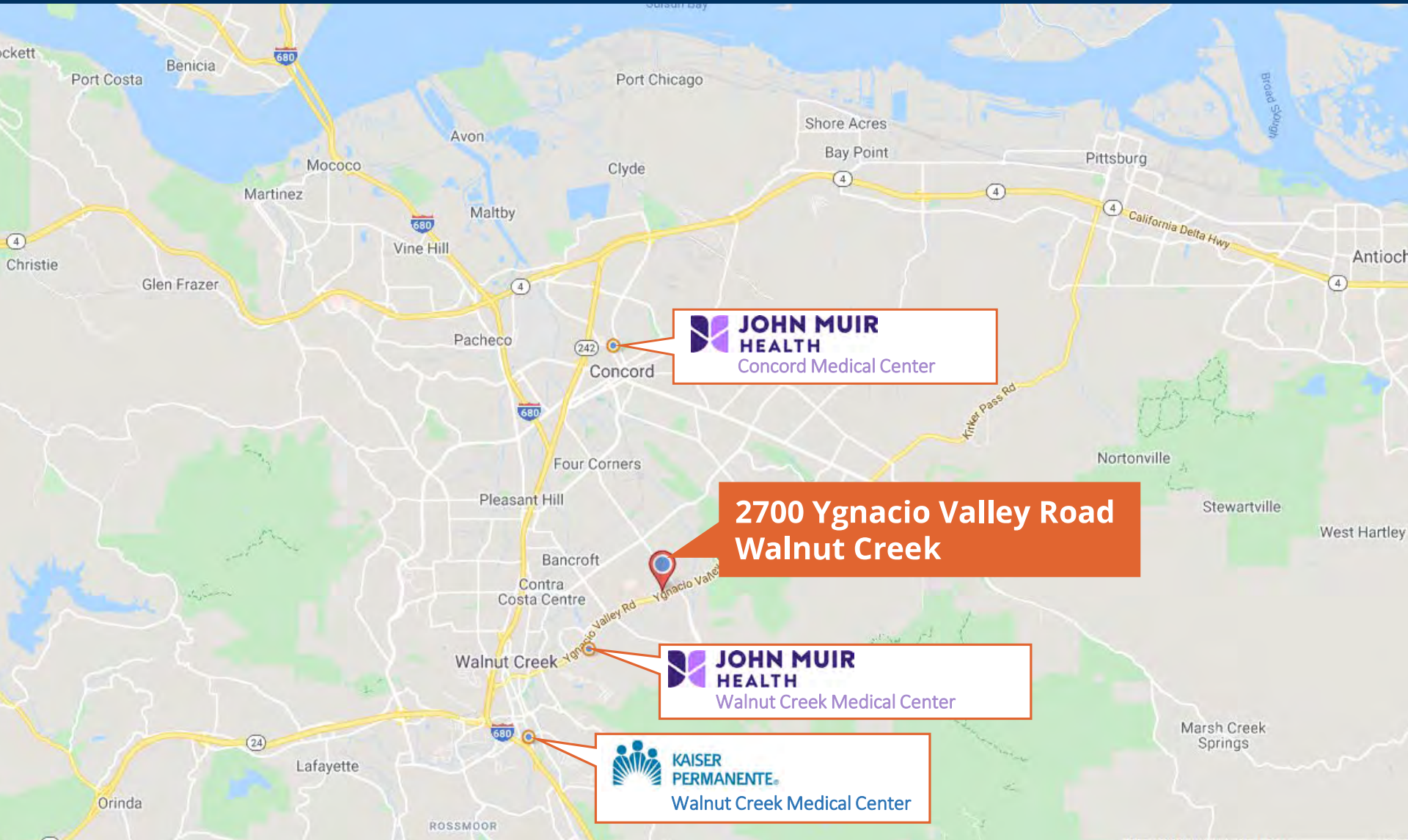


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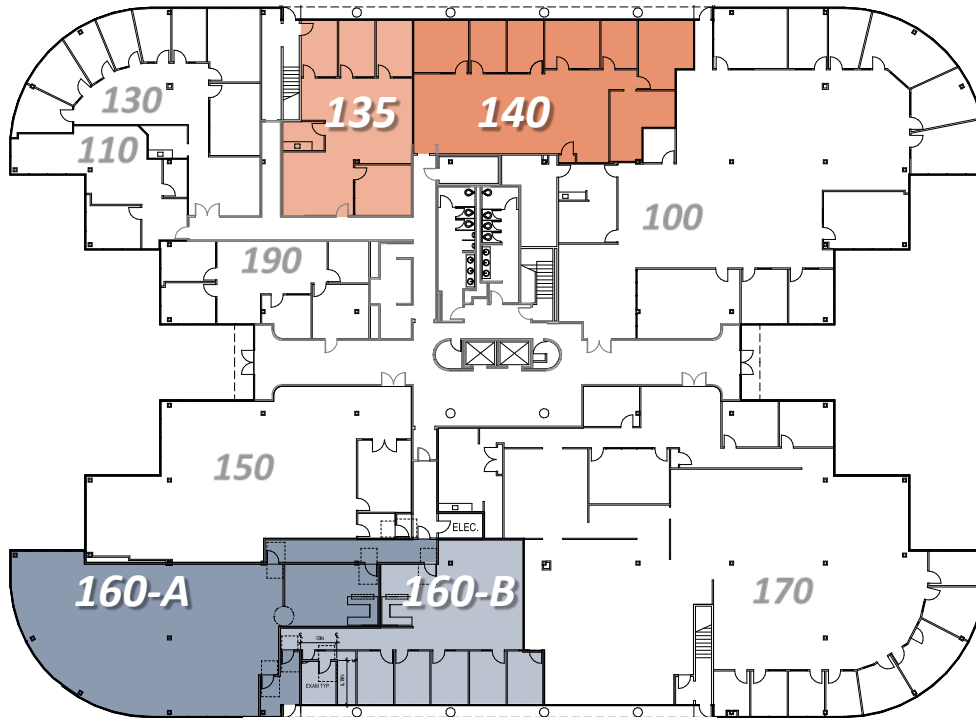
**JOHN MUIR
HEALTH**
Concord Medical Center

**JOHN MUIR
HEALTH**
Walnut Creek Medical Center

**KAISER
PERMANENTE**
Walnut Creek Medical Center

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FIRST FLOOR

Suite 135 1,700 RSF

Very convenient and visible suite with excellent window line just off main lobby of building. Currently built out with 3 offices and a break room. Can be converted to medical or dental suite. *Can be combined with Suite 140 for a total of 4,417 RSF.*

Suite 140 2,717 RSF

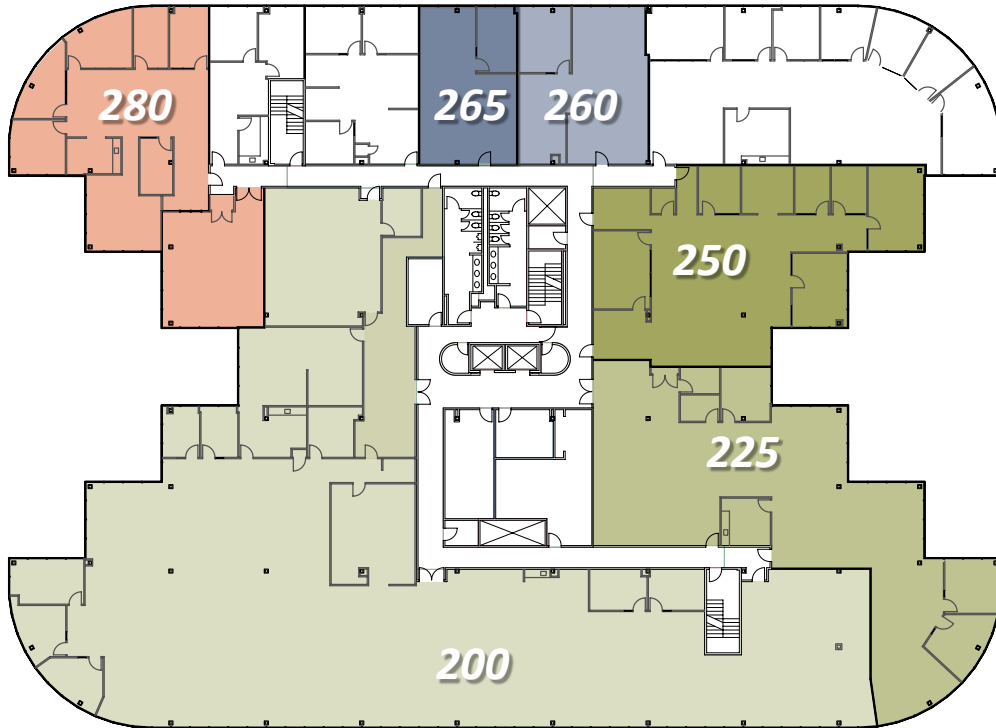
6 offices, open space. *Can be combined with Suite 135 for a total of 4,417 RSF.*

Suite 160 2,249–5,519 RSF

Partially build out space with 6+ offices along window line. Private entrance/exit. *Can be demised into approx. 2,249 RSF to 5,519 RSF.*

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SECOND FLOOR

Suite 200 **15,026 RSF**
8+ offices, open area / office intensive

Suite 280 **3,613 RSF**
Corner location with excellent natural light,
4 private offices, 1 large conference room

Suite 250 **3,741 RSF**
6 offices, open area

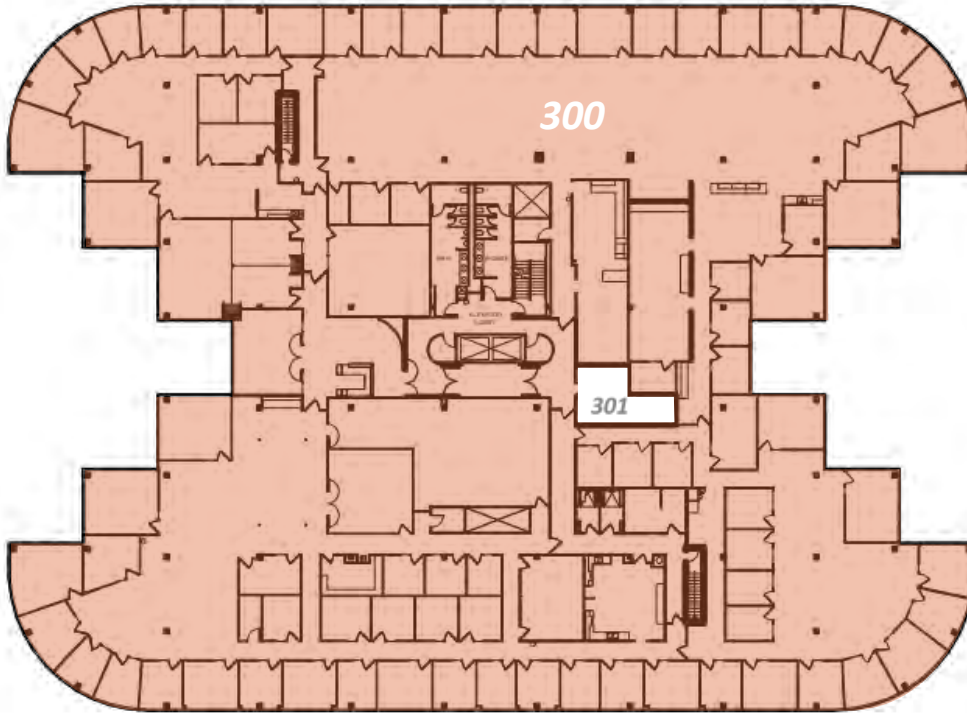
Suite 260 **1,468 RSF**
1 office, open/reception area

Suite 265 **1,083 RSF**
1 office, open/reception area

Suite 225 **4,794 RSF**
7+ offices, large open space

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THIRD FLOOR

Suite 300 37,162 RSF
56 offices, open space, men's/women's
restrooms, entire floor

Health System Clinic Concept Plan

3rd Floor ~37,000 SF

QUADRANT A

EXAM: 14
 PROCEDURE: 2
 OFFICE: 3
 SHARED OFFICE: 1 (SEATS 2)
 MA: 6 SEATS
 TD: 6 SEATS
 STAFF LOUNGE/LOCKERS: 1
 LACTATION: 2 SEATS
 HSK CLOSE: 1
 STAFF TOILET: 1
 TOILET: 1
 VITALS: 1 (SEATS 2)
 LAB: 1
 SERVER: 1
 SMALL CONFERENCE: 1 (SEATS 6)
 EQUIP ROOM: 1
 EQUIP ALCOVE: 1

SHARED BETWEEN A & B
 HSK W/ FLOOR SINK: 1
 NURSE PRAC: 1
 SOILED UTILITY: 1
 MED SUPPLY: 1
 CLEAN UTILITY: 1
 SCHEDULERS: (SEATS 5)

QUADRANT C

EXAM: 16
 PROCEDURE: 2
 OFFICE: 3
 SHARED OFFICE: 1 (SEATS 2)
 CASE MANAGER: 1
 CHECK OUT: 1 (SEATS 2)
 MA: 6 SEATS
 TD: 6 SEATS
 TOILET: 1
 VITALS: 1 (SEATS 2)
 LAB: 1
 SERVER: 1
 CONFERENCE: 1 (SEATS 12)
 EQUIP ROOM: 1
 EQUIP ALCOVE: 1
 ELEC ROOM: 1

SHARED BETWEEN C & D
 HSK W/ FLOOR SINK: 1
 NURSE PRAC: 1
 SOILED UTILITY: 1
 MED SUPPLY: 1
 CLEAN UTILITY: 1
 SCHEDULERS: (SEATS 6)

QUADRANT AQUADRANT BQUADRANT B

EXAM: 16
 PROCEDURE: 2
 OFFICE: 3
 SHARED OFFICE: 1 (SEATS 2)
 CASE MANAGER: 1
 MA: 6 SEATS
 TD: 5 SEATS
 BLOOD DRAW: 2 SEATS
 - 1 TOILET
 - 1 LAB
 - SUB WAITING: SEATS 5
 TOILET: 1
 VITALS: 1 (SEATS 2)
 LAB: 1
 CONFERENCE: 1 (SEATS 12)
 EQUIP ROOM: 1
 EQUIP ALCOVE: 1
 ELEC ROOM: 1

SHARED BETWEEN A & B
 HSK W/ FLOOR SINK: 1
 NURSE PRAC: 1
 SOILED UTILITY: 1
 MED SUPPLY: 1
 CLEAN UTILITY: 1
 SCHEDULERS: (SEATS 5)

WAITING AREA

SEATS: 102
 BARIATRIC CHAIR: 7
 INFO STATIONS: 2

QUADRANT D

EXAM: 14
 PROCEDURE: 2
 OFFICE: 3
 SHARED OFFICE: 1 (SEATS 2)
 SITE MANAGER: 1
 CHECK OUT: 1 (SEATS 2)
 MA: 6 SEATS
 TD: 6 SEATS
 STAFF LOUNGE/LOCKERS: 1
 HSK CLOSE: 1
 STAFF TOILET: 1
 TOILET: 1
 VITALS: 1 (SEATS 2)
 LAB: 1
 EQUIP ROOM: 1
 EQUIP ALCOVE: 1

SHARED BETWEEN C & D
 HSK W/ FLOOR SINK: 1
 NURSE PRAC: 1
 SOILED UTILITY: 1
 MED SUPPLY: 1
 CLEAN UTILITY: 1
 SCHEDULERS: (SEATS 6)



PINNACLE
 CAPITAL MANAGEMENT SERVICES

TYPICAL EXAM ROOM SF (L x W)

WINDOW LINE EXAM ROOMS: 12' X 8'-11" (107 SF)
 INTERIOR EXAM ROOMS: 12' X 9'-6" (114 SF)
 WINDOW LINE PROCEDURE ROOMS: 12' X 15'-11" (191 SF)
 INTERIOR PROCEDURE ROOMS: 12'-8" X 15'-0" (195 SF)

TOTALS:

EXAM: 60
 PROCEDURE: 8
 OFFICE: 12
 SHARED OFFICE: 4 (SEATS 8)
 CASE MANAGER: 2
 SITE MANAGER: 1
 MA: 24 SEATS
 TD: 23 SEATS
 STAFF LOUNGE/LOCKERS: 2
 LACTATION ROOM: 1
 BLOOD DRAW: 1
 HSK CLOSE: 2
 STAFF TOILET: 2
 TOILET: 4
 VITALS: 4
 LAB: 4
 SERVER: 2
 SMALL CONFERENCE: 1
 LARGE CONFERENCE: 2
 EQUIP ROOM: 4
 EQUIP ALCOVE: 4
 ELEC ROOM: 2
 HSK W/ FLOOR SINK: 2
 NURSE PRAC: 2
 SOILED UTILITY: 2
 MED SUPPLY: 2
 CLEAN UTILITY: 2
 CHECK OUT: 2
 SCHEDULERS: 2 (SEATS 11)
 REGISTRATION AREA: 8 (GUEST CHAIRS 16)
 WAITING AREA: 109 SEATS

FULL FLOOR MEDICAL CLINIC

2700 YGNACIO VALLEY ROAD
 3RD FLOOR
 WALNUT CREEK, CA 94598

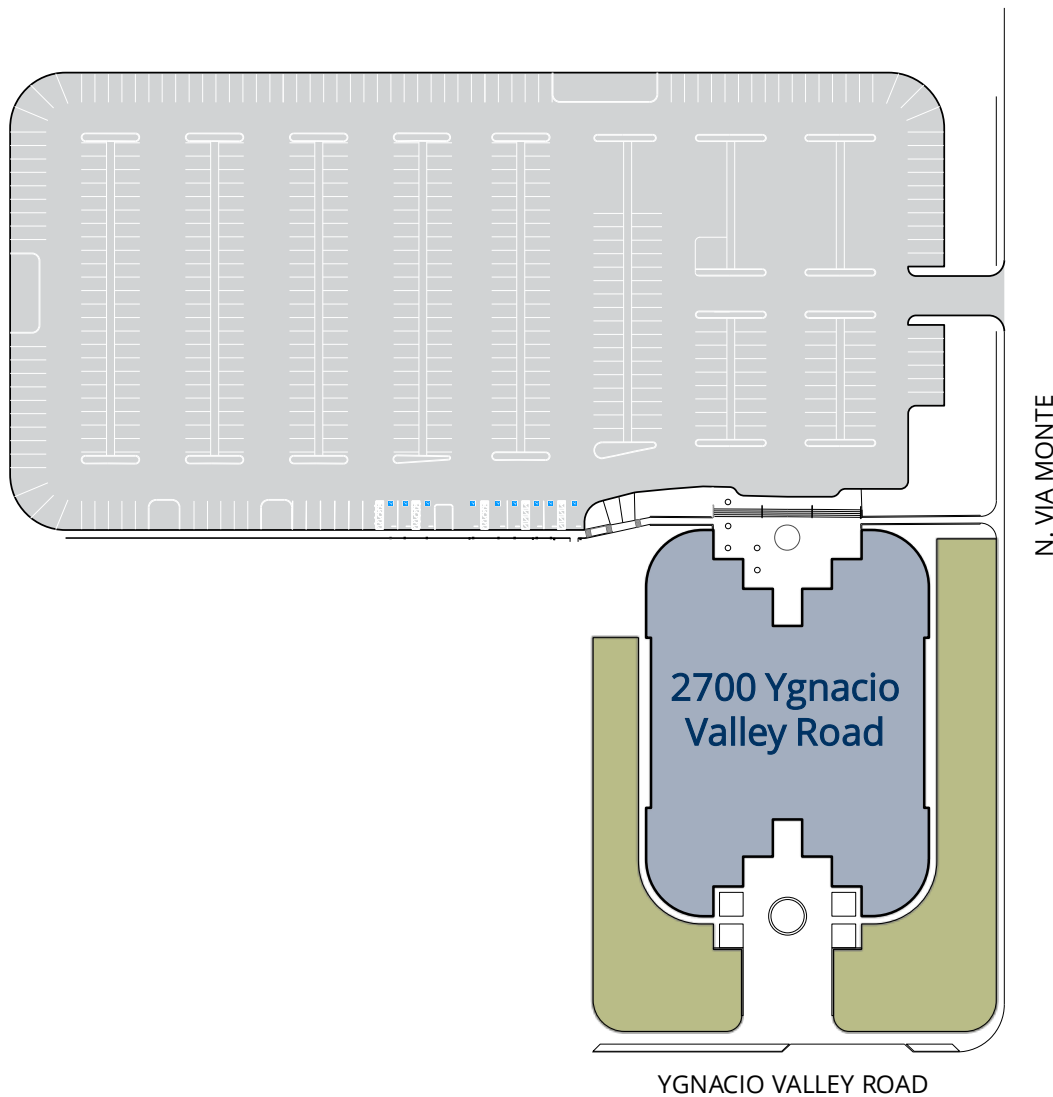


**ROBERTS
 BOCHÉ
 ASSOCIATES**

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 BENICIA, CA 94510
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Walnut Creek, California



SITE PLAN

477 Parking Stalls

(4.4 per 1,000 SF)

BAYSIDE REALTY PARTNERS PRESENTS

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Walnut Creek, California



2020						
Demographics	3-mile		5-mile		10-mile	
Population	115,904		264,667		515,265	
Households	46,201		105,481		194,928	
Median Household Income	\$105,808		\$106,733		\$110,609	
Population 65+ years	18.30%		19.50%		19.50%	
Median Age	40.9		42.3		42.4	
Medical Care (Total Spend)	\$136,833		\$320,308,244		\$1,186,536,291	
Health Insurance (Total Spend)	\$254,648,976	%	\$594,205,257	%	\$1,186,536,291	%
Blue Cross/Blue Shield	\$72,836,980	29%	\$169,259,450	28%	\$339,856,052	29%
Fee for Service Health Plan	\$54,945,664	22%	\$127,279,210	21%	\$256,357,096	22%
HMO	\$59,397,533	23%	\$136,782,032	23%	\$268,531,316	23%
Medicare Payments	\$27,615,106	11%	\$66,113,870	11%	\$132,128,619	11%
Medicaid Premiums	\$664,272	0%	\$1,489,474	0%	\$2,787,361	0%
Tricare/Military Premiums	\$350,699	0%	\$309,789	0%	\$1,610,612	0%

Source: ESRI July 2020

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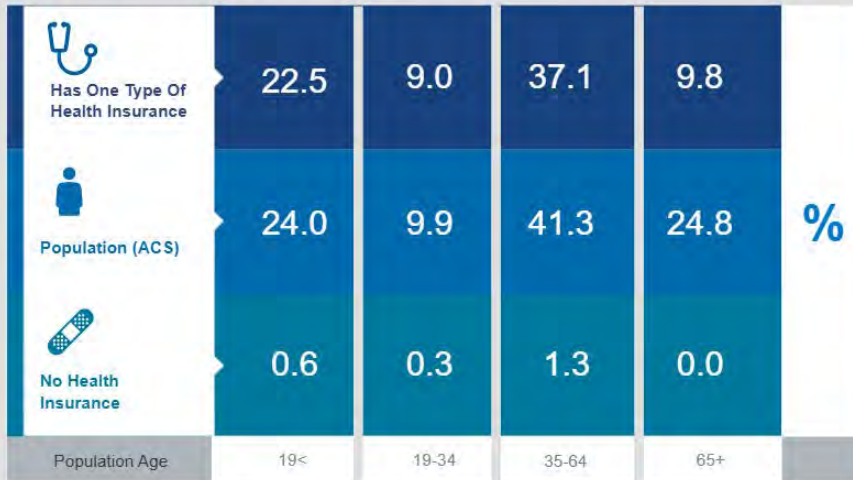
2700 Ygnacio Valley Road

Walnut Creek, California

Health Care & Insurance

2700 Ygnacio Valley Rd, Walnut Creek, California, 94598
Ring of 1 mile

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



11,054

Civilian Noninstitutionalized Population (ACS)



Source: This infographic contains data provided by ACS (2020-2024), Esri-U.S. BLS (2020), Esri-MRI-Simmons (2020).

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Exercise (Percent of Adults)



53.0%

Exercise at home 2+ times per week



19.6%

Exercise at club 2+ times per week

Health Care Expenditure



\$10,233

Annual Health Insurance Expenditures



\$5,599

Medical Care



Medicare:
Population 65+

934

Medicare Only

556

Direct-Purch & Medicare

649

Employer & Medicare

84

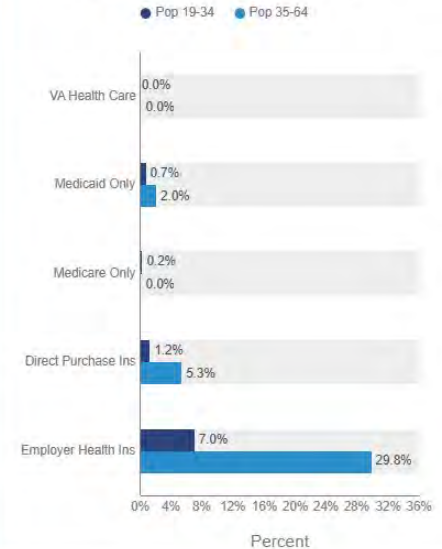
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$2,873.3
Medicare Payments	\$2,054.7
Physician Services	\$597.3
Dental Services	\$1,352.5
Eyecare Services	\$181.4
Lab Tests/X-rays	\$166.2
Hospital Room & Hospital Service	\$672.3
Convalescent/Nursing Home Care	\$52.2

Health Insurance Coverage (ACS)



Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

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- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



DOMINANT FOOTPRINT

- 2 million SF leased & managed
 - 50+ MOB portfolio
 - 10,000-240,000 SF
 - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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