

MEDICAL/PROFESSIONAL OFFICE CAMPUS | FOR SALE

ANTIOCH MEDICAL PARK, ANTIOCH, CA 94509



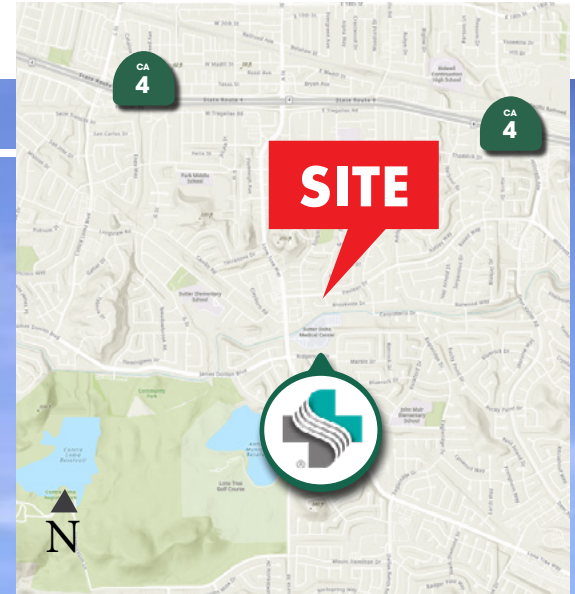
Eric Rehn, CCIM

Senior Director

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LIC: #01365267



6-BUILDING CAMPUS

LONE TREE WAY AT DAVISON DRIVE

MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH, CALIFORNIA 94509

SUMMARY

Price **\$8,650,000.00**

CAP Rate **7.24%**

NOI **\$626,483**

Total RSF **59,261 RSF**

Occupancy **93%**

Number of Tenants **30**

Location & Access

Nestled at the junction of Lone Tree Way & Davison Drive, Antioch Medical Park offers unmatched visibility and convenience—just one block from Sutter Delta Medical Center, a leading 145-bed Level II trauma and teaching hospital serving East Contra Costa County. The property benefits from direct frontage along Lone Tree Way, a key arterial providing swift access to Highway 4, Antioch BART, and the broader East Bay healthcare corridor.

Property Highlights

The Park consists of six medical/professional office buildings totaling approximately 62,240 SF, with flexible suites ranging from ~532 SF to 3,268 SF—ideal for clinics, specialty practices, or ambulatory care units. The units are delivered turn-key, streamlining tenant fit-outs and minimizing downtime. Nearby retail and dining amenities enhance tenant satisfaction and patient convenience.

Investment Appeal

- Strategic Hospital Proximity: One-block distance to a regional healthcare anchor ensures strong, stable demand from medical tenants.
- Flexible Unit Mix: From compact suites to larger footprints, the Park caters to a range of healthcare uses—primary care, imaging, outpatient therapy, and more.
- High Visibility & Traffic Flow: Lone Tree Way is a high-traffic corridor, maximizing branding and accessibility for practices.
- Turn-key Solutions: Fully built-out units reduce entry barriers for new tenants and accelerate lease-up.

Physician-ready and investor-friendly, Antioch Medical Park combines prime location, flexible unit mix, and strong healthcare adjacency. Just steps from Sutter Delta Medical Center and well-served by public transit and freeway access, this turnkey medical office campus is designed to support clinics, specialists, and allied health services with immediate operations and long-term stability.

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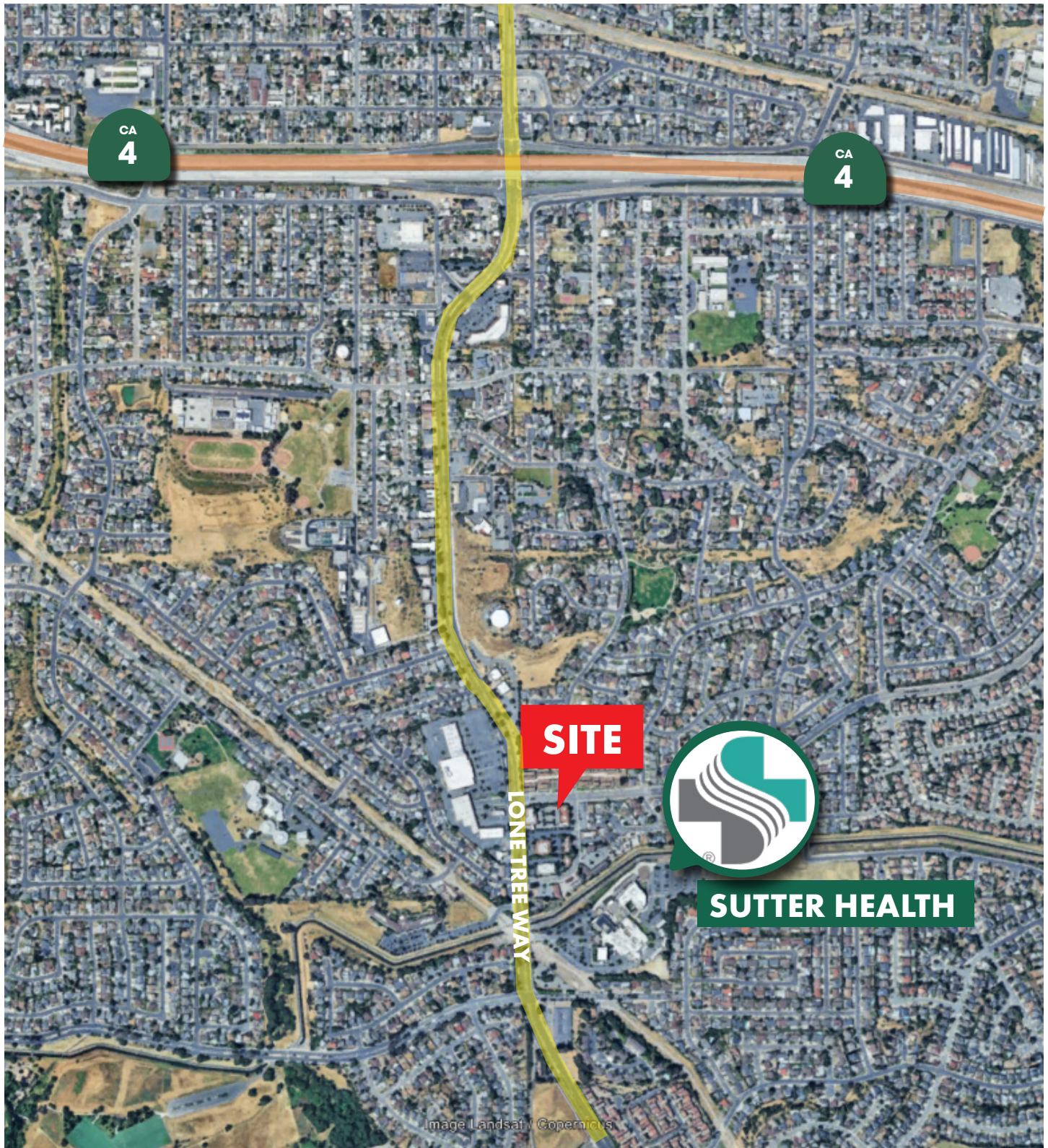
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July 2, 2026; JULY 2026 - JUNE 2027 Estimated NOI

Projected Rental Revenue	July-Dec. 2026	Jan.-June 2027
	<u>\$309,396.00</u>	<u>\$315,357.00</u>

Total 12-Month Projected Rent \$624,753.00

Estimated NNN Revenue	July '26 - Jan. '27	Feb. - June '27
	<u>\$303,253.00</u>	<u>\$214,257.00</u>

Total 12-month projected NNN \$519,655.00

Property Tax	\$52,974.00	\$52,974.00
Property Ins.	\$13,867.00	\$13,867.00
Yard Maint.	\$12,167.00	\$12,167.00
Janitorial Service	\$11,400.00	\$11,400.00
Janitorial Supplies	\$1,447.00	\$1,447.00
A/C Repair & Maint.	\$7,925.00	\$7,925.00
Maint/Repair	\$25,615.00	\$25,615.00
Glass Vandalism	\$1,005.00	\$1,005.00
Security Alarm System	\$3,577.00	\$3,577.00
Security Patrol	\$40,200.00	\$40,200.00
Trash Pick-Up/Disposal	\$18,708.00	\$18,708.00
PG&E	\$28,768.00	\$28,768.00



VIEW FULL RENT ROLL

Water	\$11,088.00	\$11,088.00
Tax Preparation	\$3,425.00	
Computer Expenses	\$198.00	\$198.00
Bookkeeping Software	\$980.00	\$980.00
Fire Extinguisher Maint.	\$285.00	
Postage	\$89.00	\$89.00
Internet	\$600.00	\$600.00
Telephone	\$1,500.00	\$1,500.00
Property Management	\$25,000.00	\$25,000.00
	\$260,818.00	\$257,108.00

Total 12-month projected exp. \$517,926.00

Total 12-month projected NOI \$626,482.00

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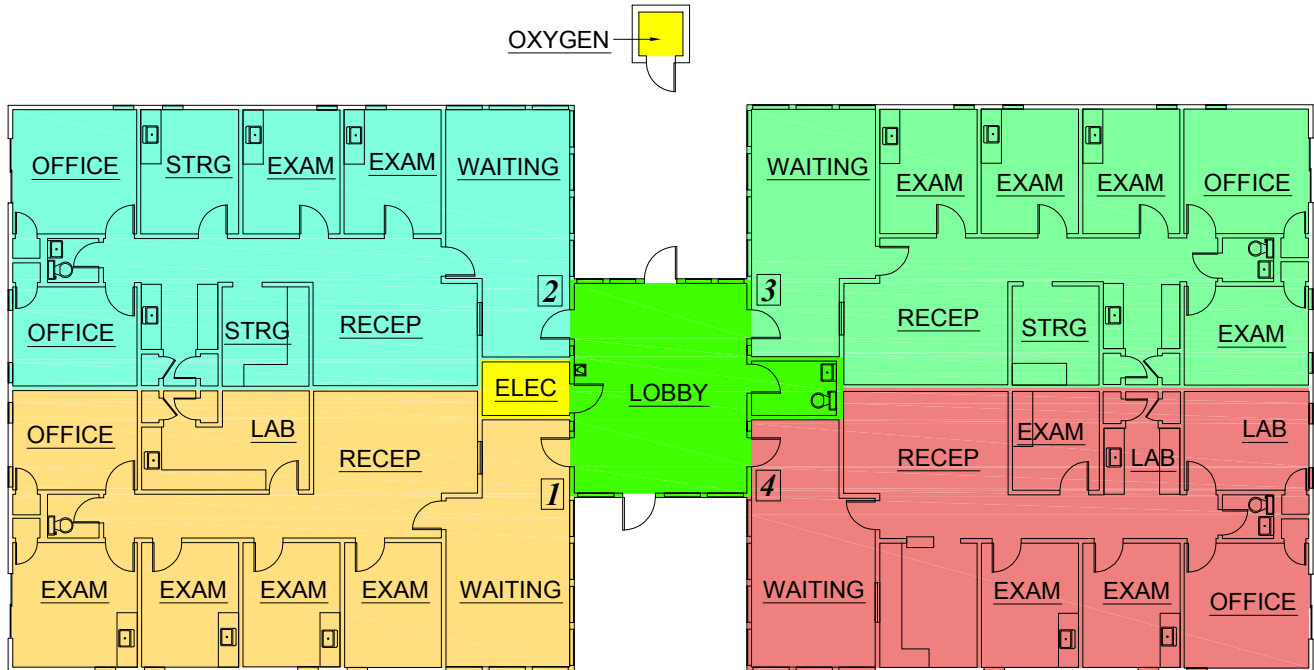
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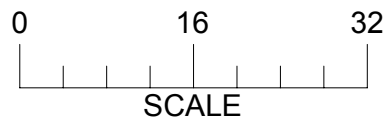
ANTIOCH MEDICAL PARK
3700 LONE TREE WAY
ANTIOCH, CA

FIRST FLOOR

(As Measured: October 2005)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	11,547
Total Rentable	11,330
Total Usable	10,456
Total Floor Common	814
Total Building Common	61
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,640
Total Usable	5,230
Combined R/U	1.0785
Floor Common	382
Building Common	61
Total Vertical	0

Suite #	Usable	Rentable
1	1,307.9	1,410.5
2	1,307.5	1,410.1
3	1,306.3	1,408.8
4	1,308.1	1,410.7

Survey Accuracy: +/- 0.08 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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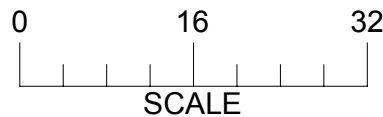
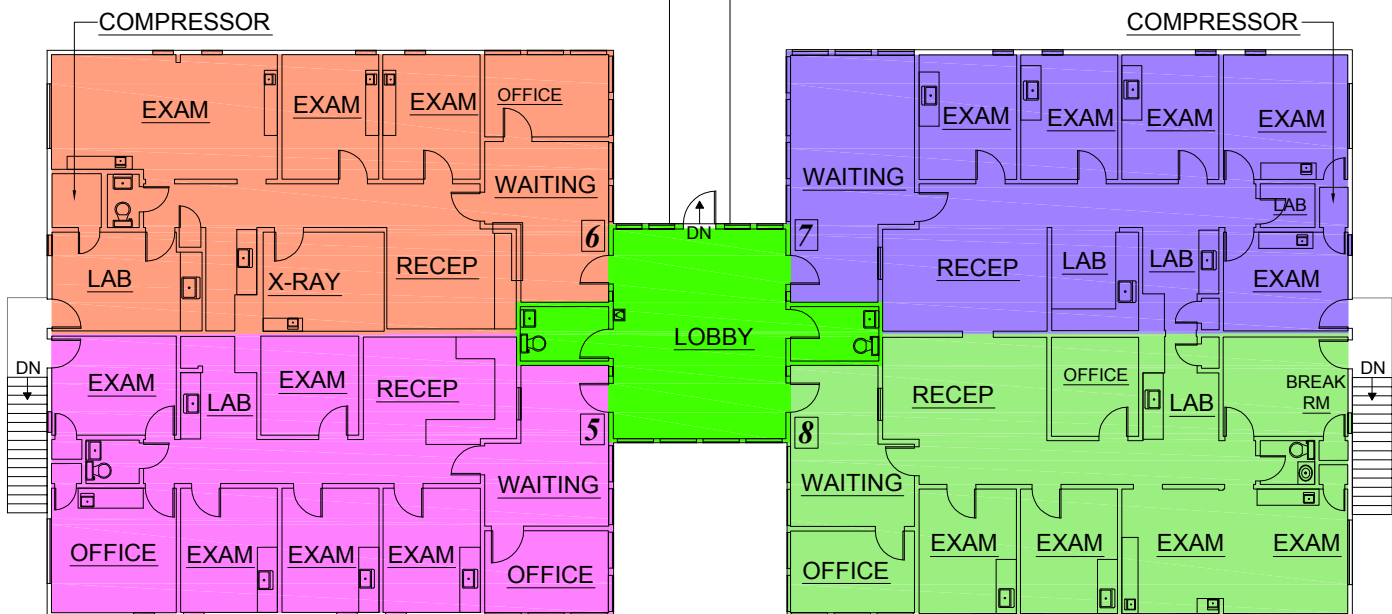
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ANTIOCH MEDICAL PARK
3700 LONE TREE WAY
ANTIOCH, CA

SECOND FLOOR

(As Measured: October 2005)



FLOOR SUMMARY	SQ.FT.
Total Rentable	5,690
Total Usable	5,226
Combined R/U	1.0888
Floor Common	431
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
5	1,307.4	1,423.5
6	1,305.2	1,421.1
7	1,308.1	1,424.3
8	1,305.5	1,421.5

Survey Accuracy: +/- 0.08 %

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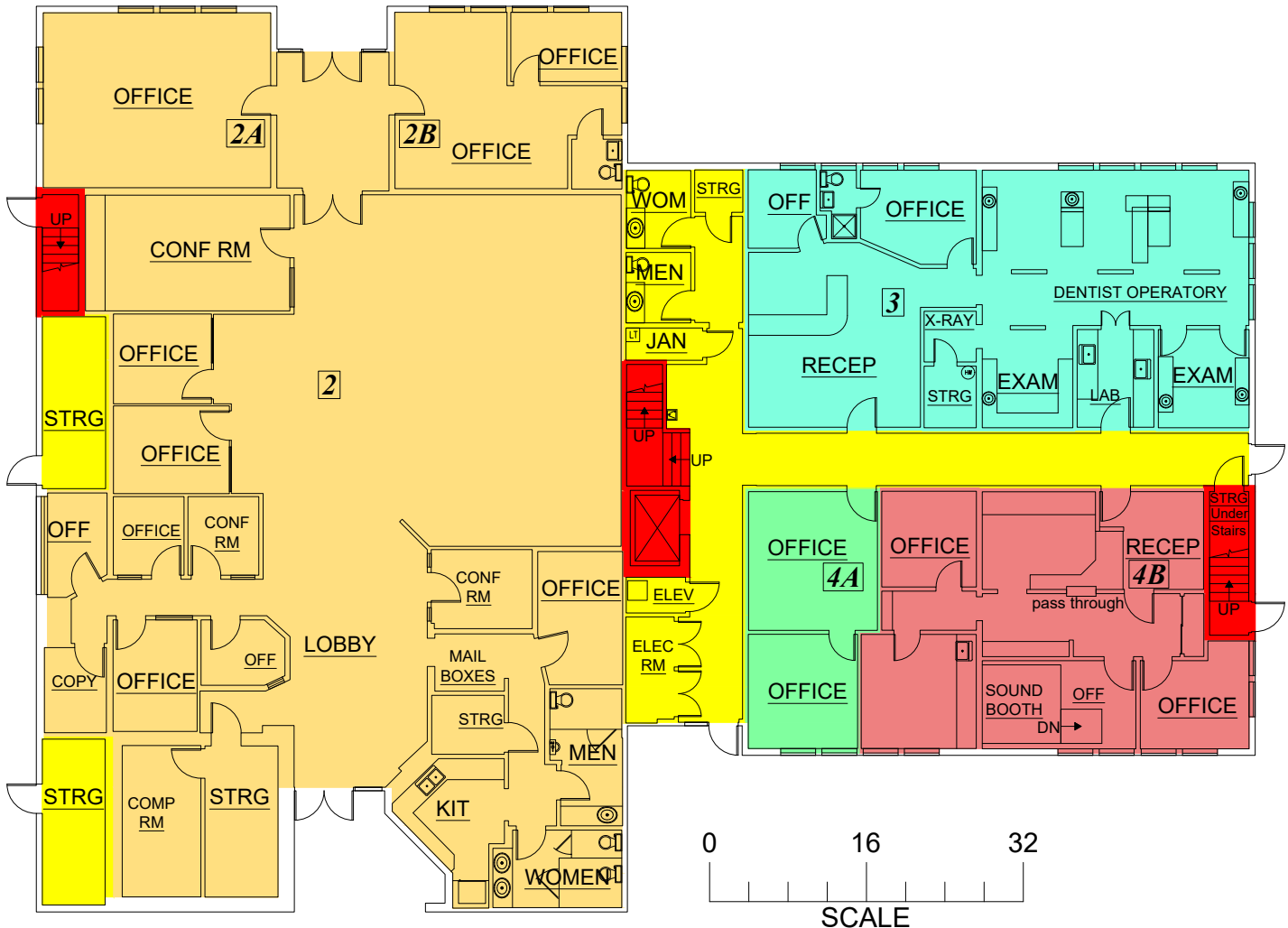
**ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509**

**ANTIOCH MEDICAL PARK
3701 LONE TREE WAY
ANTIOCH, CA**

FIRST FLOOR

(As Measured: October 2005)

(Last Updated: October 2025)



BUILDING SUMMARY	SQ.FT.
Gross Building Area	18,872
Total Rentable	17,520
Total Usable	15,189
Total Floor Common	1,147
Total Building Common	1,185
Total Vertical	687

FLOOR SUMMARY	SQ.FT.
Total Rentable	8,100
Total Usable	7,548
Combined R/U	1.0732
Floor Common	0
Building Common	1,117
Total Vertical	287

Suite #	Usable	Rentable
2	4,857.5	5,213.0
3	1,382.8	1,484.0
4A	341.1	366.1
4B	966.6	1,037.3

Survey Accuracy: +/- 0.09 %

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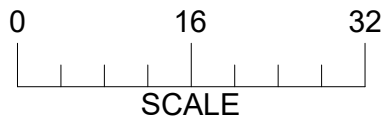
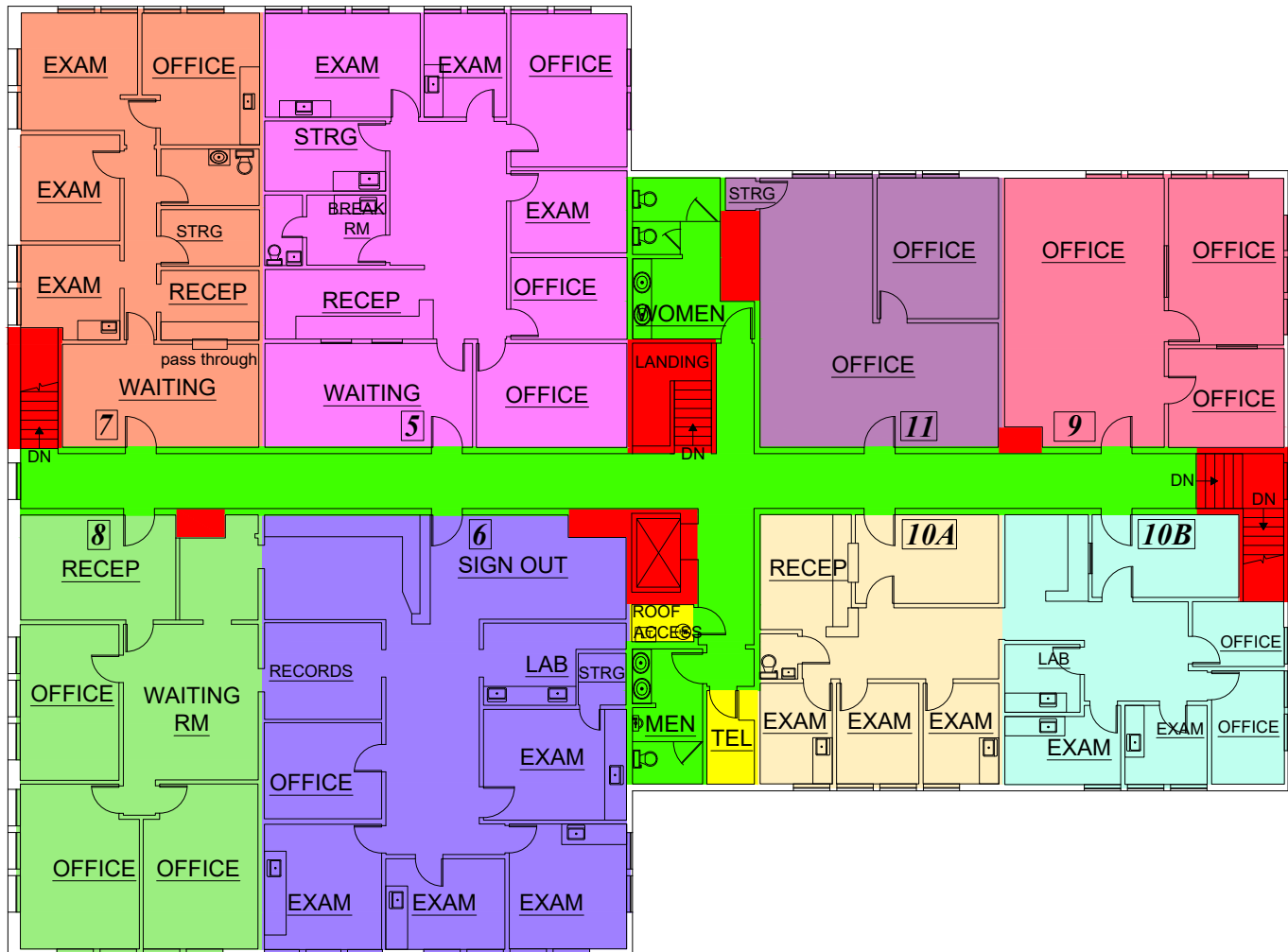
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ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3701 LONE TREE WAY
ANTIOCH, CA

SECOND FLOOR

(As Measured: October 2005)
(Last Updated: October 2025)



FLOOR SUMMARY	SQ.FT.
Total Rentable	9,420
Total Usable	7,641
Combined R/U	1,2328
Floor Common	1,147
Building Common	68
Total Vertical	400

Suite #	Usable	Rentable
5	1,514.2	1,866.8
6	1,504.2	1,854.4
7	956.4	1,179.1
8	994.5	1,226.1
9	721.9	890.0
10A	625.1	770.7
10B	692.1	853.3
11	632.4	779.6

Survey Accuracy: +/- 0.09%

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/ISO 7654 (1996) STANDARD



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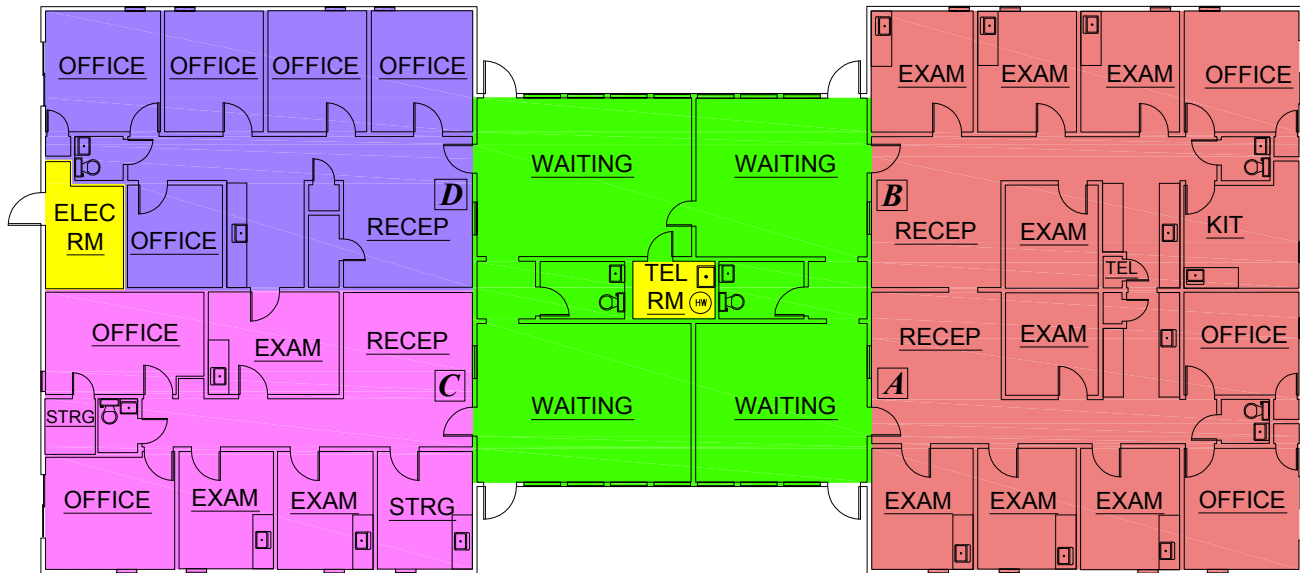
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MEDICAL OFFICE AVAILABLE FOR SALE

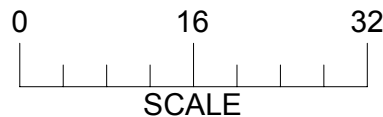
ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3720 LONE TREE WAY
ANTIOCH, CA

(As Measured: October 2005)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	5,498
Total Rentable	5,373
Total Usable	3,978
Total Floor Common	1,277
Total Building Common	119
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	5,373
Total Usable	3,978
Combined R/U	1,3508
Floor Common	1,277
Building Common	119
Total Vertical	0

Suite #	Usable	Rentable
A/B	2,029.1	2,740.8
C	1,014.3	1,370.0
D	934.8	1,262.6

Survey Accuracy: +/- 0.06 %

AREAS COMPUTED IN ACCORDANCE
WITH ANSI/BOMA Z65.1 (1996) STANDARD



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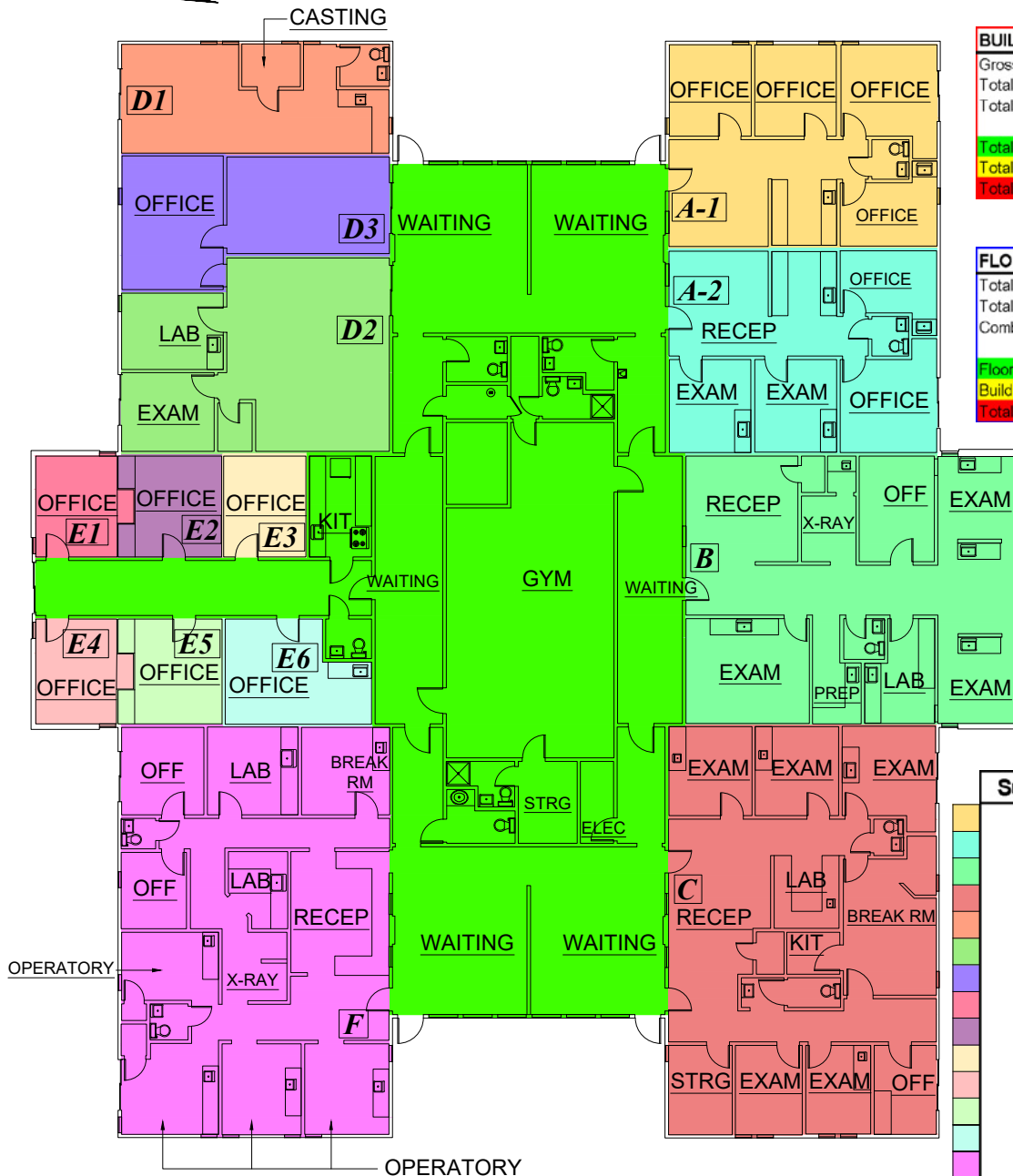
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MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3725 LONE TREE WAY
ANTIOCH, CA

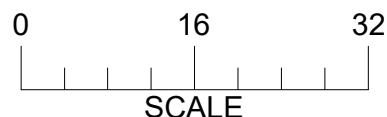
(As Measured: October 2005)
(Last Updated: October 2025)



BUILDING SUMMARY	SQ.FT.
Gross Building Area	12,115
Total Rentable	11,916
Total Usable	8,104
Total Floor Common	3,813
Total Building Common	0
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	11,916
Total Usable	8,104
Combined R/U	1.4705
Floor Common	3,813
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
A1	752.3	1,106.2
A2	753.7	1,108.3
B	1,242.9	1,827.8
C	1,505.3	2,213.6
D1	408.6	600.8
D2	673.6	990.5
D3	420.2	618.0
E1	122.5	180.1
E2	140.8	207.1
E3	117.7	173.1
E4	126.6	186.1
E5	147.0	216.2
E6	187.4	275.5
F	1,505.0	2,213.2



Survey Accuracy: +/- 0.13 %

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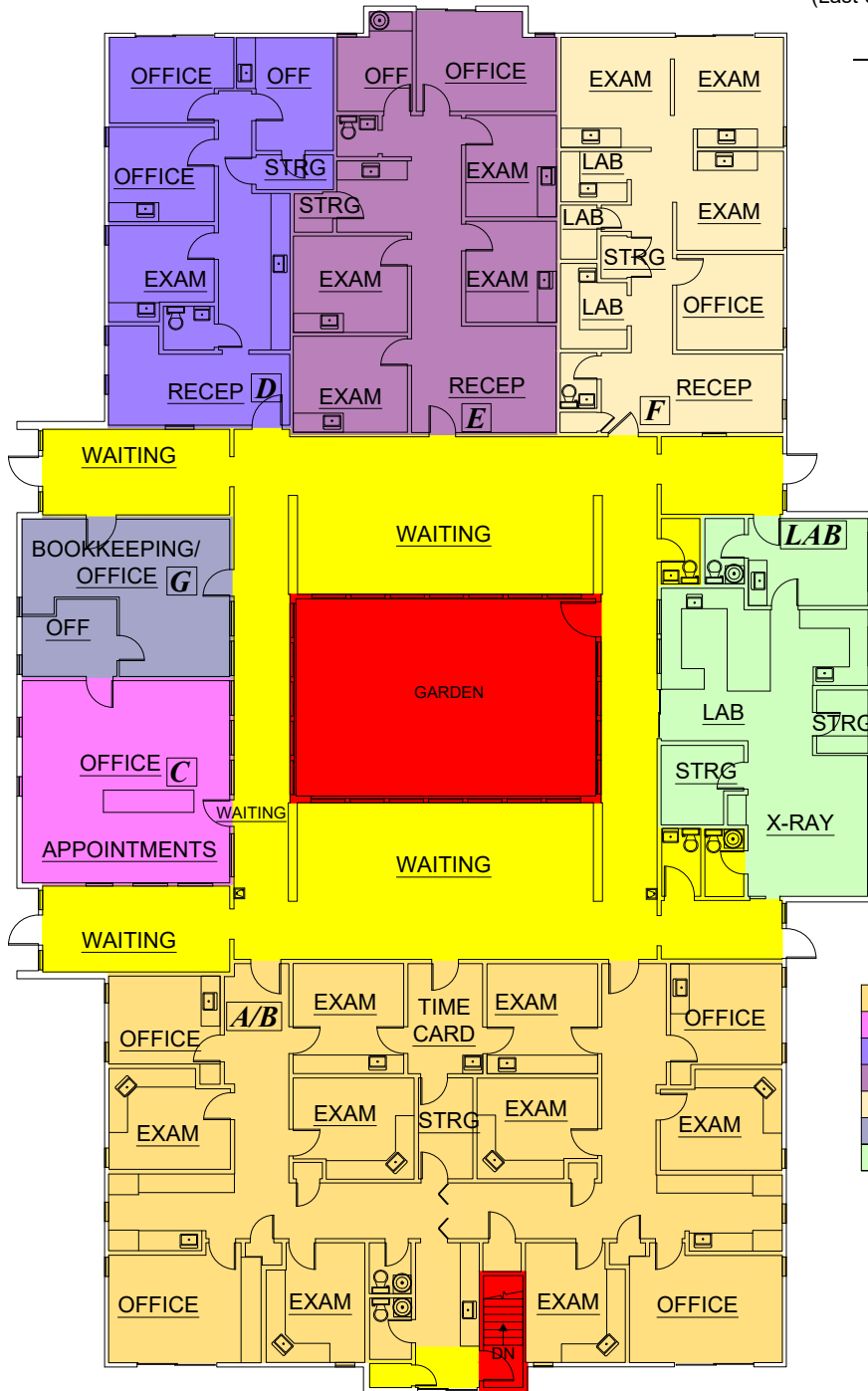
MEDICAL OFFICE AVAILABLE FOR SALE

ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3737 LONE TREE WAY
ANTIOCH, CA

FIRST FLOOR

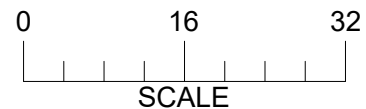
(As Measured: October 2005)
(Last Updated: March 2025)



BUILDING SUMMARY	SQ.FT.
Gross Building Area	9,979
Total Rentable	9,053
Total Usable	6,804
Total Floor Common	0
Total Building Common	2,250
Total Vertical	702

FLOOR SUMMARY	SQ.FT.
Total Rentable	9,053
Total Usable	6,804
Combined R/U	1,3307
Floor Common	0
Building Common	2,250
Total Vertical	702

Suite #	Usable	Rentable
A/B	2,631.9	3,502.2
C	431.0	573.5
D	779.5	1,037.3
E	1,030.1	1,370.7
F	893.1	1,188.3
G	338.4	450.3
LAB	699.7	931.0



Survey Accuracy: +/- 0.11 %

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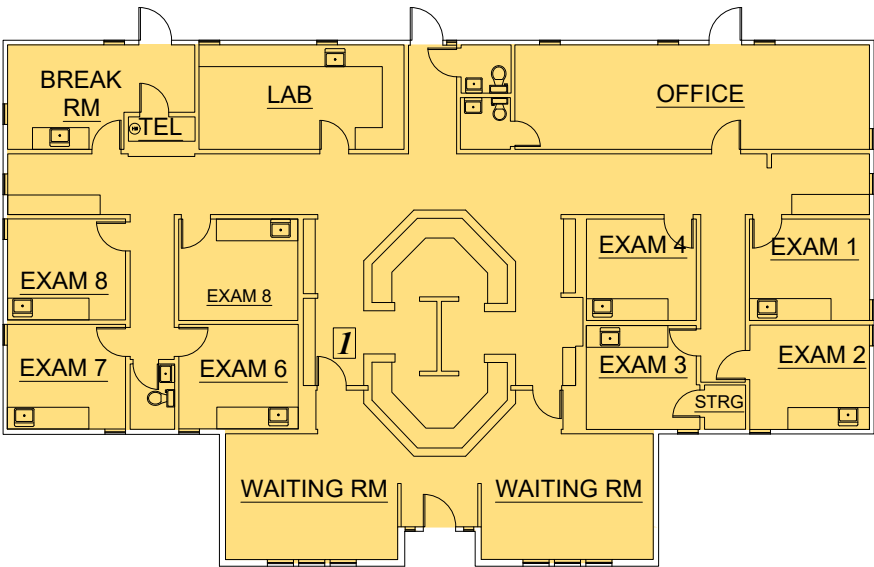
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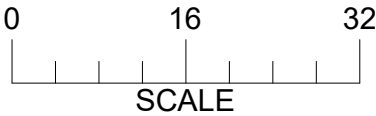
ANTIOCH PROFESSIONAL PARK, ANTIOCH,
CALIFORNIA 94509

ANTIOCH MEDICAL PARK
3737A LONE TREE WAY
ANTIOCH, CA

(As Measured: October 2005)
(Last Updated: October 2025)



SUNSET LANE



BUILDING SUMMARY	SQ.FT.
Gross Building Area	3,395
Total Rentable	3,268
Total Usable	3,268
Total Floor Common	0
Total Building Common	0
Total Vertical	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	3,268
Total Usable	3,268
Combined R/U	1.0000
Floor Common	0
Building Common	0
Total Vertical	0

Suite #	Usable	Rentable
1	3,268.3	3,268.3

Survey Accuracy: +/- 0.11 %

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ANTIOCH
CALIFORNIA



City of Antioch, California

Strategic East Bay Location

Antioch is one of the Bay Area's fastest-growing cities, located along the San Joaquin River in Contra Costa County. With immediate access to Highway 4, BART commuter rail, and the greater San Francisco Bay Area, Antioch serves as a major hub for logistics, advanced manufacturing, healthcare, and retail distribution.

Business & Workforce Advantages

- Population: ±116,000 (2023 est.) with a young, diverse labor pool
- Workforce: Strong base in healthcare, education, retail, and industrial trades
- Top Employers: Kaiser Permanente, Antioch Unified School District, Sutter Delta Medical Center, Costco, Walmart, Contra Costa County services

Quality of Life

- More than 30 city parks and 6,500 acres of regional open space nearby
- Waterfront access with marinas, fishing piers, and recreational boating
- Active cultural amenities including the historic El Campanil Theatre, community festivals, and performing arts

Education

- Served by Antioch Unified School District and specialized campuses such as Dozier-Libbey Medical High School
- Access to Contra Costa Community College District and nearby universities in the East Bay

Investment Outlook

Antioch is positioned as a cost-competitive alternative to core Bay Area markets, offering:

- Lower land and lease costs compared to inner Bay Area cities
- Strong housing growth supporting retail and service demand
- Expanding healthcare and industrial sectors driving long-term stability

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