

333 Sunset Avenue

San Francisco Bay Area - Suisun City

For Sale

\$10,500,000 / \$140.00 Per SF

Deal Of the Century!



Carmen@CarmenGrayCRE.com

M: 925-785-0532

O: 707-410-5399

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Vintage | Sotheby's INTERNATIONAL REALTY | COMMERCIAL



Asking Price \$10,500,000

Property Type	Office	Sub Type	Medical
Investment Type	Value Add	Class	A
Stories	3	APN	0173-010-440
Square Footage	74,537	Buildings	1
Tenancy	Multi	Year Built /Rebuilt	1994
Occupancy	30%	Lot Size (acres)	4.03
Ground Lease	No	Price/SqFt	\$140.87

Investment Highlights:

- A Major Landmark in Suisun City
- Class A Building
- 74,537+/- square foot, 3-Story Professional Office Building with 4.3+/- acre parcel
- Year Built: 1994
- This Class A Office Building is ideally suited for medical office or memory care/assisted living
- Attractive local catchment area and feeder locations for owner/operator such as medical facilities, corporate head quarters etc.
- The most ideal central location in Northern California with easy access to a wide range of transportation infrastructure.
- Lower cost of housing and better lifestyle for Employees; Easy access to SF Bay Area Wine Country (Napa, Sonoma and Suisun Valley).
- Solano County / Fairfield-Suisun City, near the waterfront and restaurants (Convenient access to San Francisco Bay Area, Napa and Sacramento via I-80, I-680, Hwy-12, Amtrak, Ferry and Bus)



Buyer Scenarios

333 Sunset Ave, Suisun City CA

#1 Scenario

Buy, increase occupancy to 90+%, get attractive Cap Rate or sell to a 1031 Exchange investor

#2 Scenario

Buy, renovate to Owner/Operator needs, occupy and lease to self, sell for much higher price to 1031 Exchange/Investor for decent Cap Rate

#3 Scenario

Buy, repurpose and redevelop with agreement of City to a medical facility (Assisted Living, Memory Care or Apartments would be highest and best use). Lease/Sell to Operator

#4 Scenario

Seller to Finance in first position with \$5-\$7M down, interest only and refi/payoff in 2 years.

#5 Scenario

New owner to use a certain % of the building for their own purpose and lease out the remainder square footage of the building to tenants.

Video: <https://youtu.be/oeu4Vpcmw38>





This 74,537 square foot stunning building made of concrete, steel and granite is in a location of choice. Located between San Francisco and Sacramento (~ 45-minute drive time either direction). Surrounded by strong infrastructure and just minutes from the downtown waterfront, Yacht Club and Suisun Valley/Napa Valley wine regions.

With new build costs now up to at least \$450 per square foot, you can still own 74,537 square feet of prime building space on 4.03 acres with plentiful parking ...for approximately \$174.41 per square foot. You certainly can't build the equivalent out of the same steel, concrete and marble at anything close to this price.

Owner-Operators can keep their capital expenditure low, their balance sheet trim and ensure a healthy bottom line all while acquiring and customizing a building to their exact needs at a fraction of new build prices.

333 Sunset Avenue
Suisun City, California



Suisun City - Bay Area

Immediate Capital Gain upside:

- *Increase occupancy at current rents
- *Realize market Cap Rate of 5.5%

Ideal for 1031 Exchange Investor

Larger Capital Gain opportunity:

- *Increase occupancy at market's Class A Rents for the Area

Seller Financing available

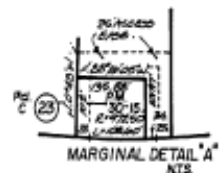
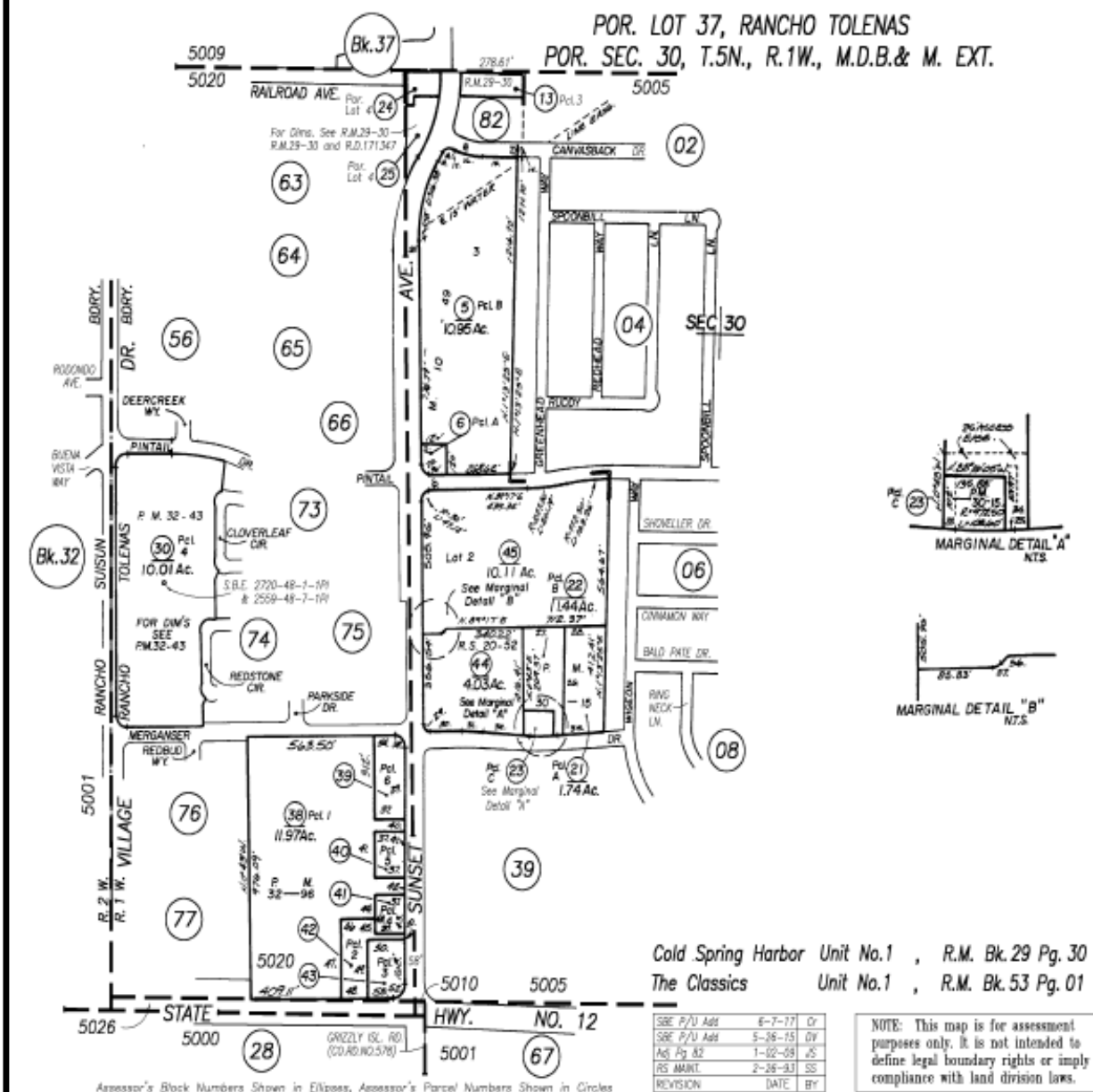
Ideal for User/Owner to renovate interior and customize to their exact needs

Sale-Leaseback opportunity for User/Owner

Smart Investment Opportunity

POR. LOT 37, RANCHO TOLENAS
 POR. SEC. 30, T.5N., R.1W., M.D.B. & M. EXT.

Tax Area Code **173-01**
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Cold Spring Harbor Unit No. 1 , R.M. Bk. 29 Pg. 30
 The Classics Unit No. 1 , R.M. Bk. 53 Pg. 01

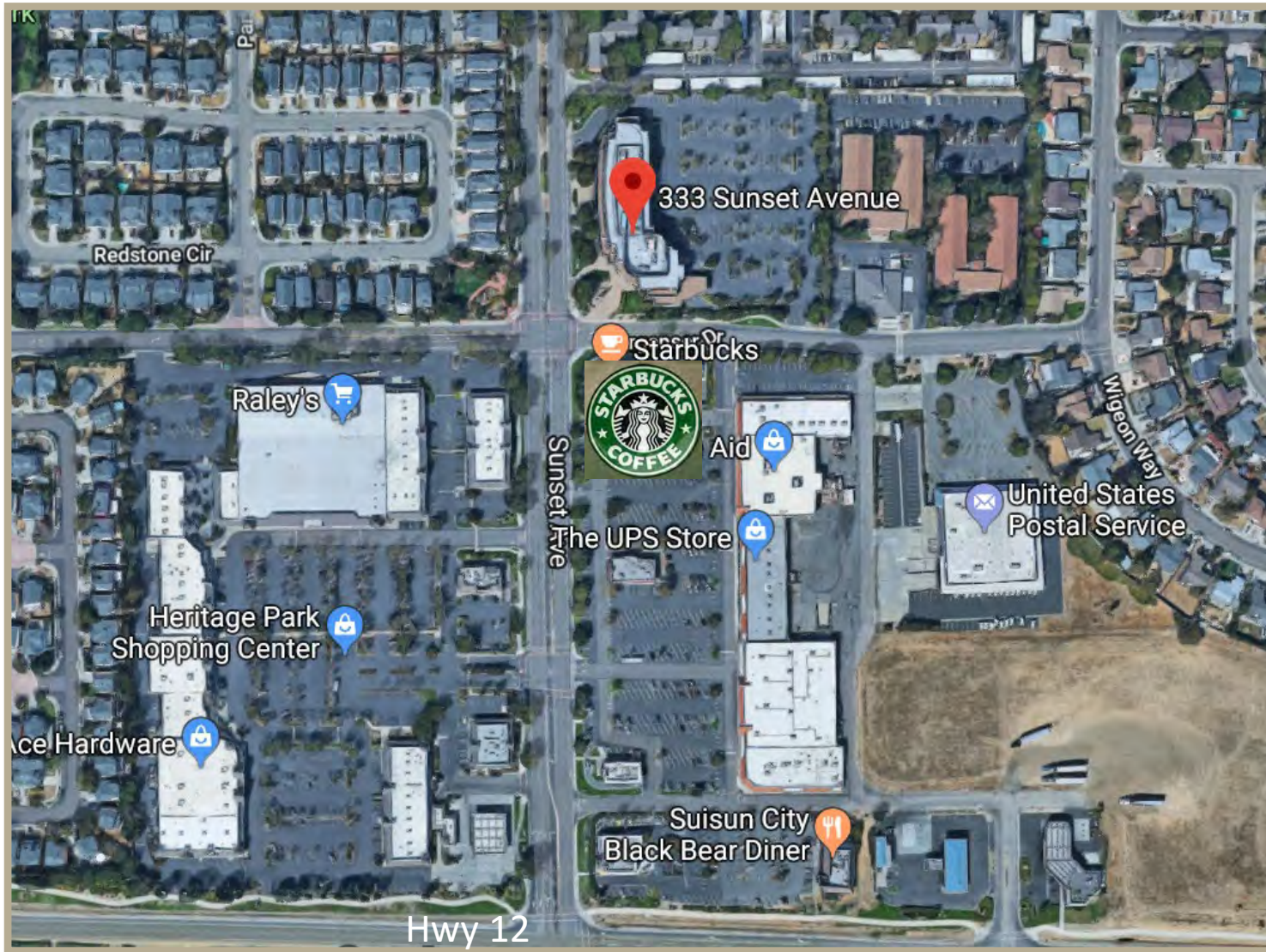
CITY OF SUISUN
 Assessor's Map Bk. 173 Pg. 01
 County of Solano, Calif.

SRE P/U Add	6-7-17	DY
SRE P/U Add	5-28-15	DY
Asst Pg 82	1-02-09	JS
RS AMNT.	2-28-03	SS
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

333 Sunset Avenue

Suisun City, California



Airport Drive Times

12 Minutes to **SUU**
Travis AFB

50 Minutes to **SFO**
San Francisco

45 Minutes to **SMF**
Sacramento

45 Minutes to **OAK**
Oakland

50 Minutes to **STS**
Santa Rosa

20 Minutes to **APC**
Napa

1.2 miles to Downtown Waterfront | 5.9 miles to I-80 | 7.1 miles to I-680

333 Sunset Avenue

Suisun City, California

First Floor Plan

+/-21,400 rentable square feet



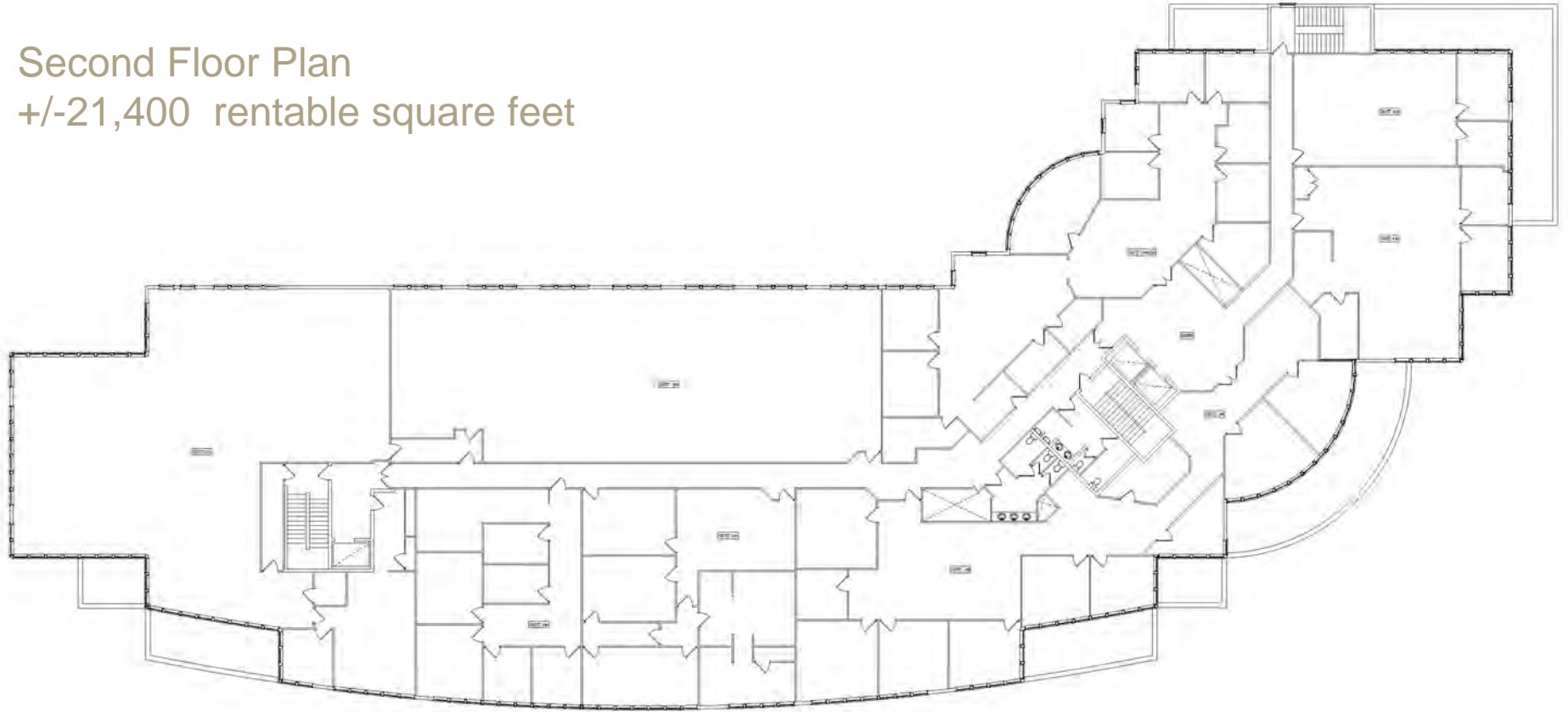
STATE OF THE ART CLIMATE CONTROL | AFTER HOURS SECURITY ACCESS SYSTEM | ABUNDANT ON-SITE PARKING FOR CLIENTS & EMPLOYEES

333 Sunset Avenue

Suisun City, California

Second Floor Plan

+/-21,400 rentable square feet



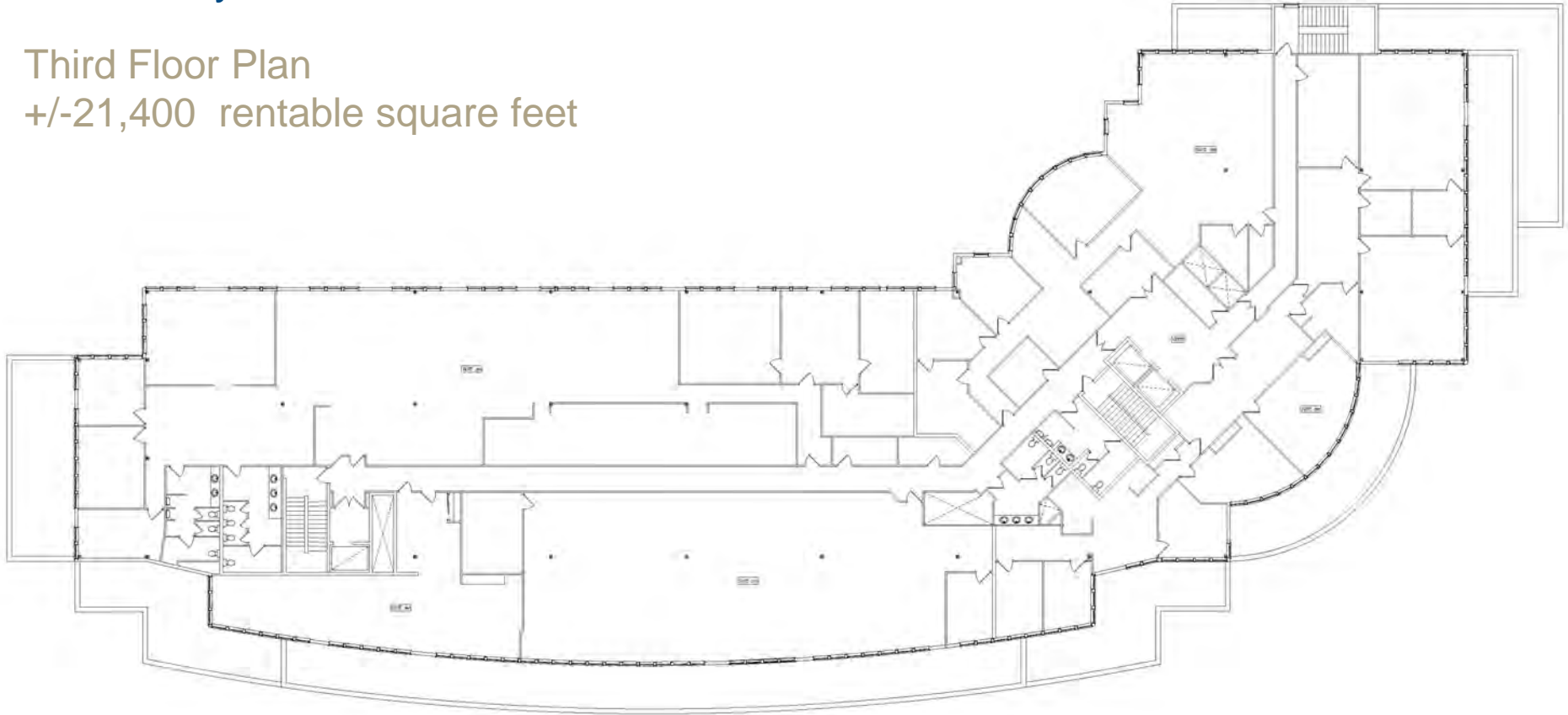
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Third Floor Plan

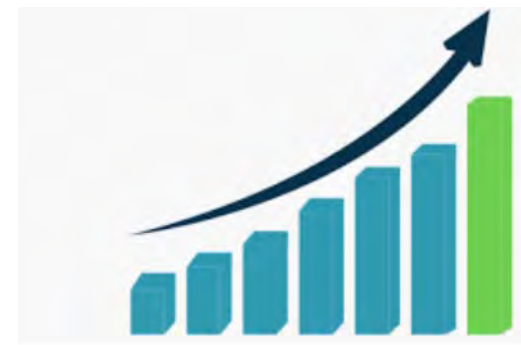
+/-21,400 rentable square feet



STATE OF THE ART CLIMATE CONTROL | AFTER HOURS SECURITY ACCESS SYSTEM | ABUNDANT ON-SITE PARKING FOR CLIENTS & EMPLOYEES

333 Sunset Avenue

Suisun City, California



BIOTECH & BIOMEDICAL

Companies Located in Solano County & Growing

Company	Product or Service
Bio-Rad Laboratories, Inc.	Pharmaceutical Instruments Manufacturing
Genentech	Pharmaceutical Manufacturing
HemoStat Lab	Blood Products Production
Janssen Pharmaceuticals, Inc.	Analytical Instruments Manufacturing
MuriGenics	Research and Development
Novici Biotech	Pharmaceutical Manufacturing

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Suisun City, California

Solano County

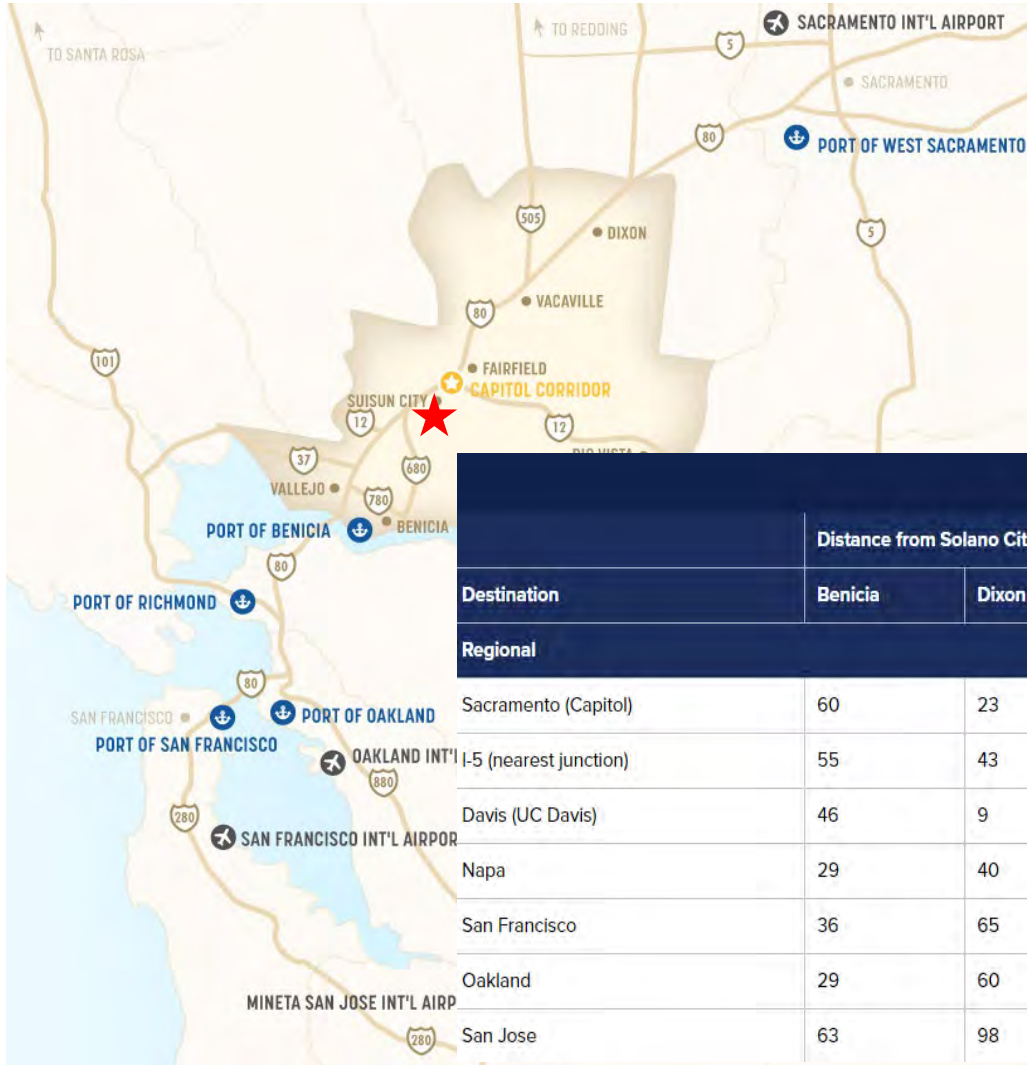
ESTIMATED OPERATING COSTS COMPARISON OF PHARMACEUTICAL MANUFACTURING

Metro Area	Employee Payroll	Fringe & Mandated Benefits	Utilities	Building/Lease Payments	Property Tax	Total
Solano	\$8,682,355	\$2,489,699	\$1,026,660	\$227,000	\$306,450	\$12,732,164
San Jose	\$9,800,023	\$2,796,947	\$1,026,660	\$414,000	\$324,540	\$14,362,170
San Francisco	\$9,893,829	\$2,827,175	\$1,026,660	\$558,000	\$320,760	\$14,626,424

Source: Applied Economics, October 2016

333 Sunset Avenue

Suisun City, California



DISTANCE TO MARKETS

Destination	Distance from Solano Cities (miles)						
	Benicia	Dixon	Fairfield	Rio Vista	Suisun	Vacaville	Vallejo
Regional							
Sacramento (Capitol)	60	23	42	44	44	34	57
I-5 (nearest junction)	55	43	40	18	39	46	56
Davis (UC Davis)	46	9	28	35	30	20	44
Napa	29	40	21	42	21	28	16
San Francisco	36	65	46	61	48	54	31
Oakland	29	60	41	53	42	48	26
San Jose	63	98	79	87	81	87	70



Those who travel the I-80 corridor between Sacramento and San Francisco are already familiar with a few of our well-known icons — Jelly Belly, Nut Tree, Travis AFB, and Mare Island — but that's just scratching the surface.

Solano has 7 cities, 6 highway corridors, and a \$19.65B gross regional product. As the northeast county in the 9-county Bay Area, Solano is just far enough from the urban centers to offer companies a cost-effective location to scale their business while simultaneously providing quick access to major markets.



THE ELITE CLUB

Vintage

Sotheby's
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COMMERCIAL

SUISUN CITY QUICK FACTS

	SUISUN CITY	CA	US
City Population (Jan 2018)	29,192		
Median Household Income (2017)	\$75,195	\$67,169	\$57,652
Educational Attainment, age 25 & over (2017)			
HS diploma	22.1%	20.6%	27.3%
Some College or Associate	46.4%	29.3%	29.1%
Bachelor's	15.9%	20.4%	19.1%
Graduate or Professional	4%	12.2%	11.8%
Median Housing Prices (2019)	\$398,900	\$548,100	\$225,300

Sources:

City Population Est.: California Dept. of Finance, Demographic Research Unit. *Report E-1*, Income (Median): U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates Educational Attainment, age 25 & over: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates *Median Home Value (2016)*:

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Suisun City – Fairfield



Suisun City is rich in water-oriented natural and recreational resources, as well as historic architecture and other heritage resources. Natural watercourses traverse the community providing opportunities to increase recreational access for people that enjoy kayaking, fishing, bike riding, bird watching, cycling, and hiking.

The Suisun Marsh, the largest contiguous brackish water marsh remaining on the west coast of North America, surrounds the City on the south, and abounds with recreational and open space benefits. Throughout the City, there are stunning views of the Suisun Marsh, Vaca Hills to the north, the Coastal Range beyond to the west, and the Montezuma Hills to the southeast.

Suisun City continues to offer a prime location for housing and employment along the Capitol Corridor train commuter route, with a beautiful and unique waterfront setting. SR 12 and Interstate 80 provide bus transit, truck, and vehicular access to the Bay Area and Sacramento metropolitan areas.



ABOUT SUISUN VALLEY

A San Francisco Bay Area rustic destination, Suisun Valley is a fun place for visitors who are searching for world-class wines, home grown farm products, and a beautiful, agricultural landscape, without the crowds. We're an off the beaten path wine country destination which enjoys sharing all that we have to offer our neighbors and visitors who come from both near and afar.

The Suisun Valley appellation was established in 1982, and is nestled between two coastal mountain ranges, southeast of Napa Valley. We offer a very diverse agricultural region.

City Hall & Waterfront Close Proximity



333 Sunset Avenue

Suisun City, California

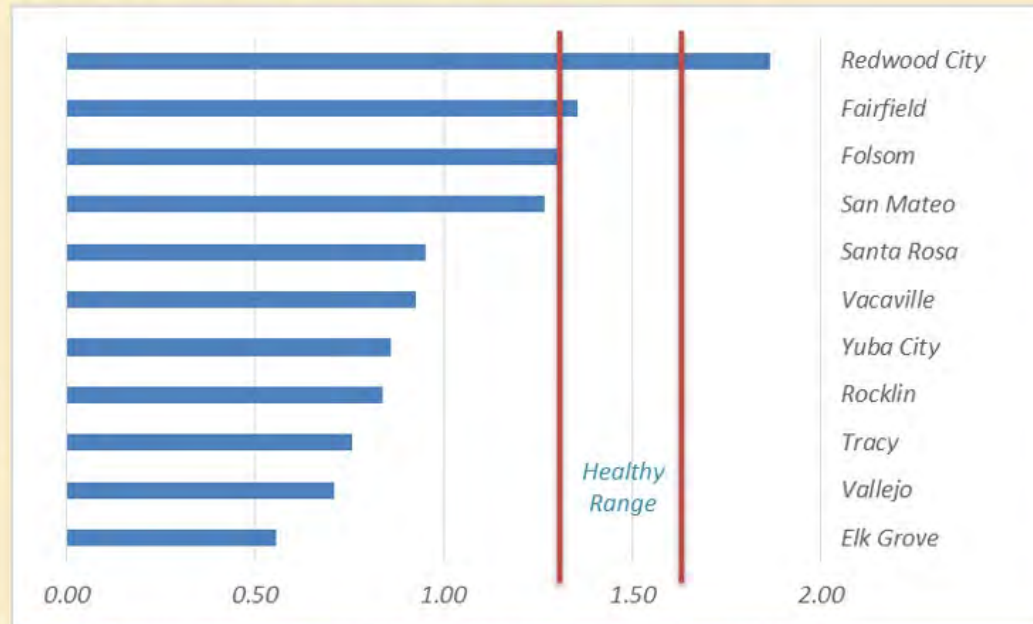
Economic Development Update

City of
FAIRFIELD
California

Jobs-to-Housing Ratio – Fairfield and Comparable Communities

Fairfield's jobs-to-housing ratio is 1.36, considered healthy by most standards.

Very few fast growing communities in northern California are maintaining this degree of "balance".



Source: US Census Bureau, California Department of Finance, Demographic Research Unit, 2016

333 Sunset Avenue

Suisun City, California

Economic Development Update

City of
FAIRFIELD
California

Economic Development Activities

Business Attraction

Staff has upgraded our promotional materials, research capacity, and reporting. We attended a number of conferences in targeted industries such as the food innovation and retail and placed advertisements in national magazines.

Retention/Expansion

To date economic development staff had one-on-one meetings with over 190 targeted companies in Fairfield, surpassing our annual goal four months early.

Business Services

Staff members are helping businesses navigate through different processes, whether that is planning, hiring, or incentives. We've also improved outreach to businesses, as an example, newly designed postcards to those establishing or renewing their business licenses, offering assistance programs.

Real Estate Services

Staff has been involved in the acquisition, disposition and leasing of real estate for right-of-way, former redevelopment parcels, catalyst properties, and/or surplus land.

333 Sunset Avenue

Suisun City, California

Economic Development Update

City of
FAIRFIELD
California

Why Fairfield?

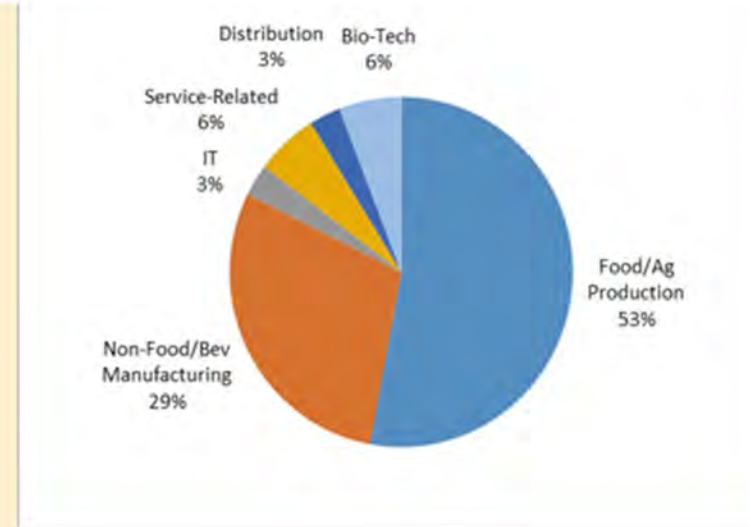
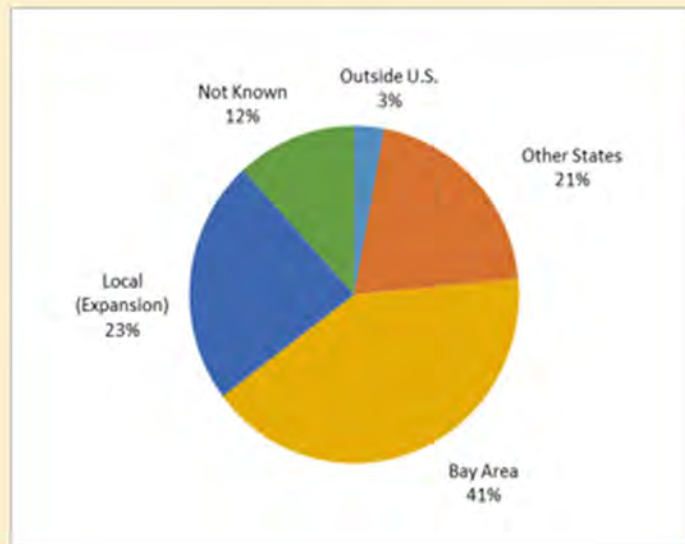
- **Proximity** – our location in the larger San Francisco area, adjacent to the Napa Valley and Central Valley.
- **Momentum** – our rapid growth as a hub for food and beverage business puts us on the map of site-seekers.
- **Infrastructure** – heavy water and wastewater infrastructure is second to none.
- **Transportation** – multiple highway systems, rail, and proximity to sea ports.
- **People** – we have a well-trained and experienced workforce in our core industries.
- **Quality of Life** – Fairfield is a great place with a multitude of entertainment options here and within a quick trip.

333 Sunset Avenue

Suisun City, California

Industry Types

Over 80 percent of companies in dialogue with the City about new facilities and jobs are involved in “manufacturing or processing”. A lack of available space to expand is usually the reason given for interest in relocating to Fairfield.



Prospect Origins

The Bay Area is providing the greatest percentage of new “leads”. Many are companies with leases coming due, and finding facing significant increases in cost or inability to expand.



333SunsetAvenue.com



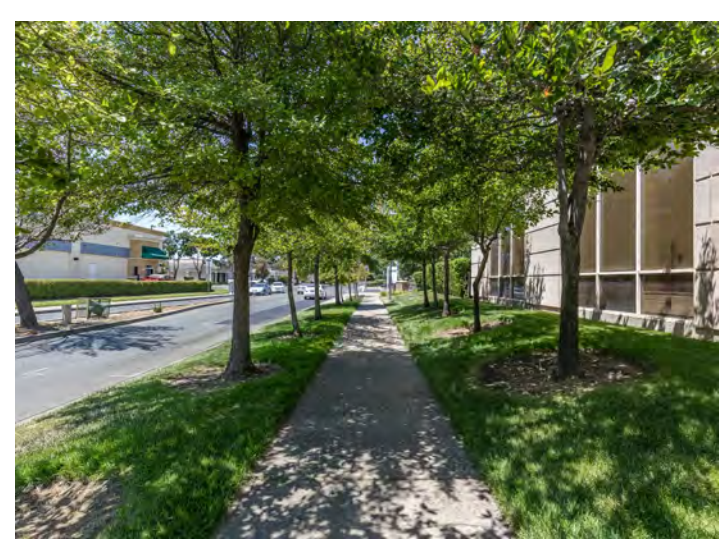
THE ELITE CLUB

ELITE PARTNER

Vintage

Sotheby's
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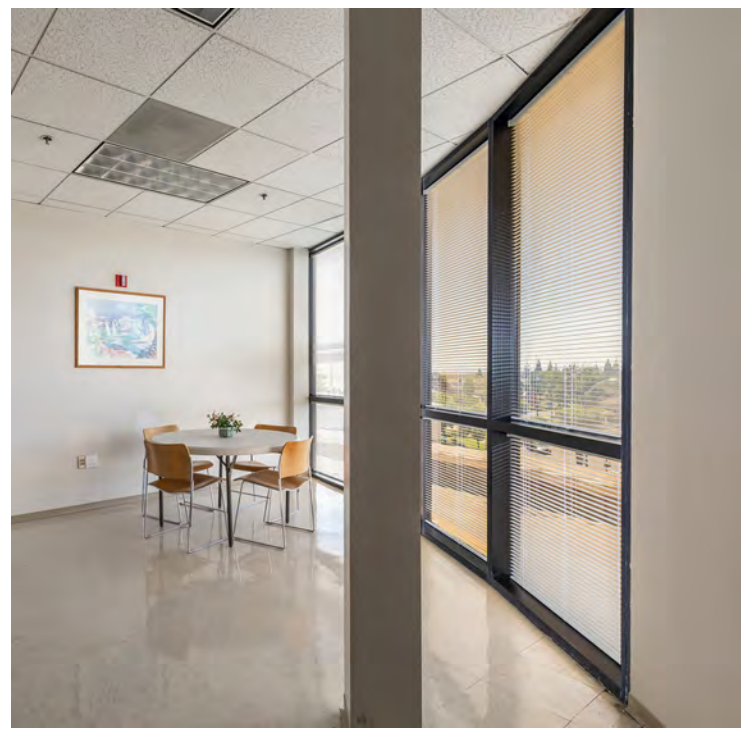


























Staged Concept (actual spaces)







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Make your Move Today

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