



MEDICAL/RETAIL OFFICE BUILDING FOR SALE

3724 LONE TREE WY, ANTIOCH, CA 94509



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EXCLUSIVELY LISTED BY:

BRIAN SANCHEZ

925-431-9508

BSanchez@AiCREPartners.com

Lic #01768654



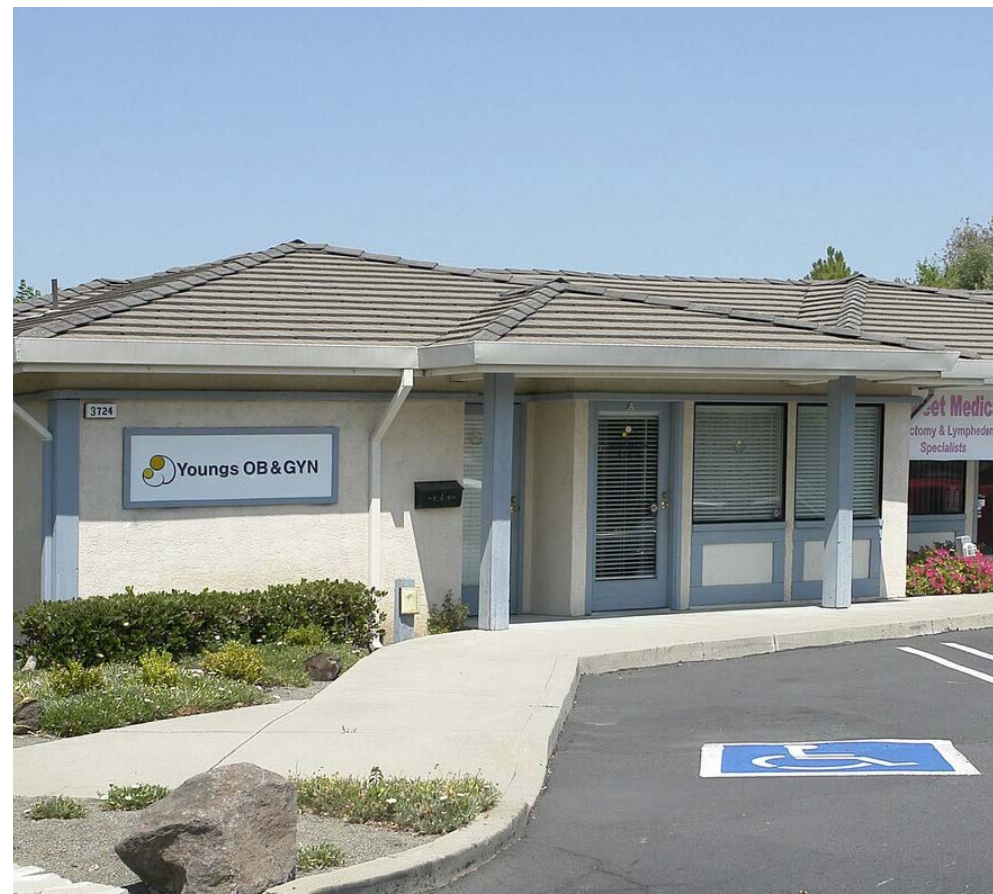
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INVESTMENT SUMMARY

Situated at a prime corner location with 44,000 vehicles per day traveling past the frontage, this property was constructed in 1992 and presents an excellent owner user opportunity. It features owned solar panels, a newer HVAC system, and is conveniently located in close proximity to Sutter Delta Hospital. The units have been updated to modern standards. Unit one is currently leased, providing immediate cash flow, while unit two "The Master Unit" is vacant and ideally configured for an owner user, with suitability for medical or salon use. Each unit includes one full ADA compliant bathroom/shower and additional ADA compliant half bathroom, four individual offices, and full laundry facilities. The property is located within a well established medical office corridor.

PRICE	\$749,000
ADDRESS	3724 Lone Tree Wy, Antioch, CA 94509
COUNTY	Contra Costa
BUILDING AREA	2,538 SF
LAND AREA	10,000 AC
YEAR BUILT	1992

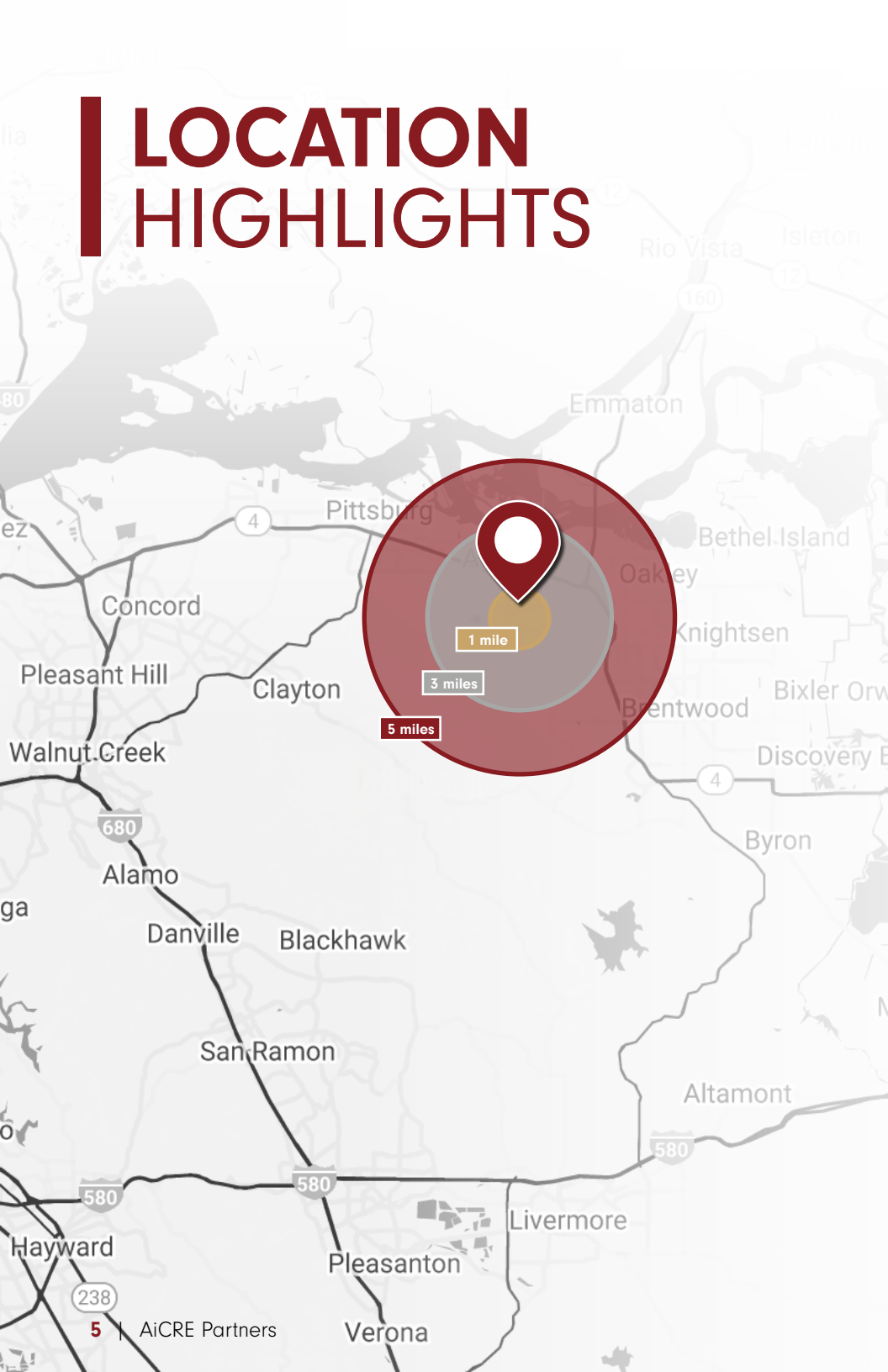




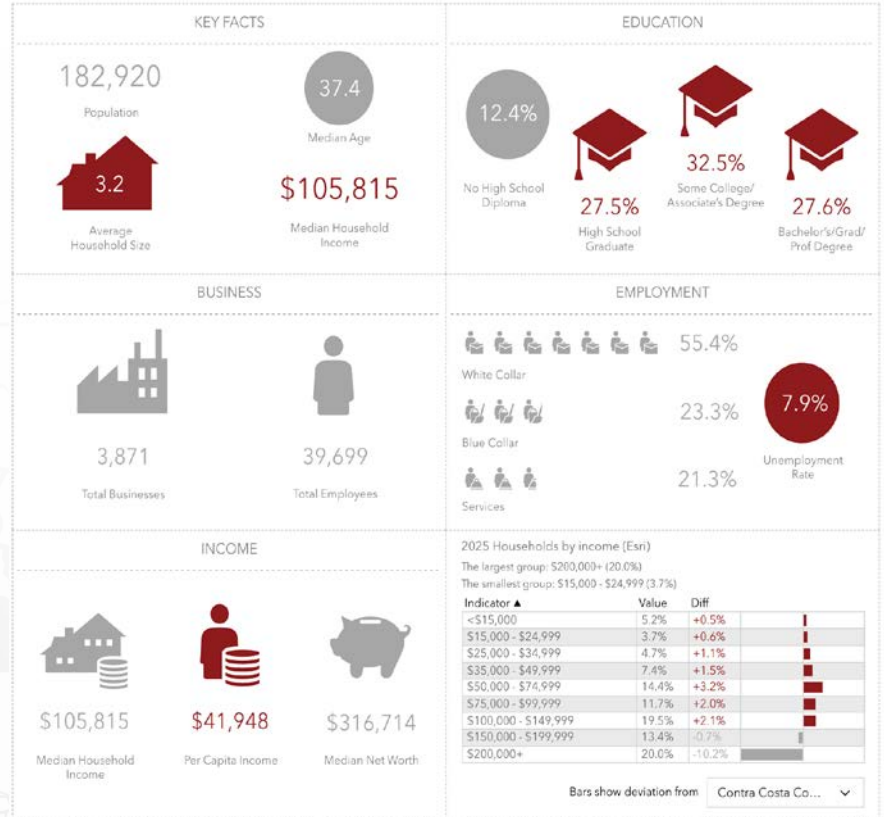
INVESTMENT HIGHLIGHTS

- **High-Visibility Corner Location** - Situated at a prominent intersection along Lone Tree Way, the property benefits from exceptional visibility with $\pm 44,000$ vehicles passing daily—providing strong exposure for tenants and their businesses.
- **Modern, Updated Interiors** - Recently renovated finishes create a professional and welcoming environment, making the property move-in ready for a variety of users.
- **Versatile Space for Medical, Salon, or Office Use** - Designed with flexibility in mind, the layout accommodates medical practitioners, beauty and wellness providers, or general office tenants seeking a professional setting.
- **Two Well-Configured Units Totaling $\pm 2,538$ SF**
 - Unit 1 (± 998 SF): Includes four private offices and one X-ray-ready suite, ideal for medical use.
 - Unit 2 ($\pm 1,530$ SF): Offers four private offices and an efficient floor plan suitable for a variety of professional uses.
- **Functional Design with Restrooms in Each Unit** - Both suites feature 1.5 bathrooms for added convenience, supporting medical, office, or customer-focused operations.
- **Energy-Efficient Owned Solar** - An on-site solar system helps reduce operating costs and promotes long-term sustainability, benefiting both ownership and tenants.

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,496	109,066	182,920
Households	5,085	33,589	56,728
Families	3,724	25,435	42,929
Average Household Size	3.03	3.23	3.20
Owner Occupied Housing Units	3,418	20,437	35,464
Renter Occupied Housing Units	1,667	13,152	21,264
Median Age	40.5	37.4	37.4
Median Household Income	\$101,045	\$97,157	\$105,815
Average Household Income	\$128,498	\$127,082	\$134,998



ANTIOCH CALIFORNIA

Located in eastern Contra Costa County along the San Joaquin-Sacramento River Delta, Antioch combines small-town character with convenient access to the broader Bay Area. Situated just off State Route 4, the city provides direct connections to Oakland, San Francisco, and other regional employment hubs, making it a desirable location for both residents and businesses.

One of Antioch's greatest assets is its natural setting, with the nearby Delta offering opportunities for boating, fishing, and waterfront recreation. Residents

also enjoy proximity to regional parks, hiking trails, and outdoor destinations, providing year-round activities that highlight Northern California's mild climate and scenic landscapes.

Antioch delivers a wide range of community amenities, including a modern public library, extensive park systems, and a lively marina. Families are supported by schools within the Antioch Unified School District, and the community is enriched by civic organizations, cultural events, and festivals that strengthen its identity as a diverse and welcoming city.

The city has made significant investments in infrastructure, including ongoing improvements to State Route 4 and the addition of Bay Area Rapid Transit (BART) service, enhancing regional

connectivity and supporting population growth. Residential development continues to expand, with new subdivisions and mixed-use projects under consideration to meet increasing housing demand.

Antioch's city leadership is focused on strategic growth planning, balancing new residential and commercial development with long-term infrastructure, transportation, and public service needs. These initiatives aim to guide future land use while maintaining Antioch's unique balance of community, opportunity, and access to Northern California's dynamic economic centers.

Raley's
usbank

MOUNTAIN MIKE'S
ICE CREAM

🚗 LONE TREE WY | 44,266 VPD

7
ELEVEN

3724 LONE TREE WY,
ANTIOCH, CA 94509

Diablo Hills
Dental Excellence
Personalized & Comfortable

EA
FAMILY
SERVICES

Sutter Health

ANTIOCH
BART STATION



🚗 104,000 VPD

BELSHAW
ELEMENTARY
SCHOOL



PARK
MIDDLE
SCHOOL

🚗 LONE TREE WY | 44,266 VPD



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🚗 JAMES DONLON BLVD



CONTRA LOMA
REGIONAL PARK



🚗 DEER VALLEY RD



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BSanchez@AiCREPartners.com

Lic #01768654

3724

 Youngs OB & GYN

 Zet Medical
Stoma & Lymphedema
Specialists

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PARTNERS

