



FOR SALE

38707 Stivers Street, Fremont, CA

3,848 SF Free Standing Medical/Dental Building

Owner-User or Investment

**AVISON
YOUNG**



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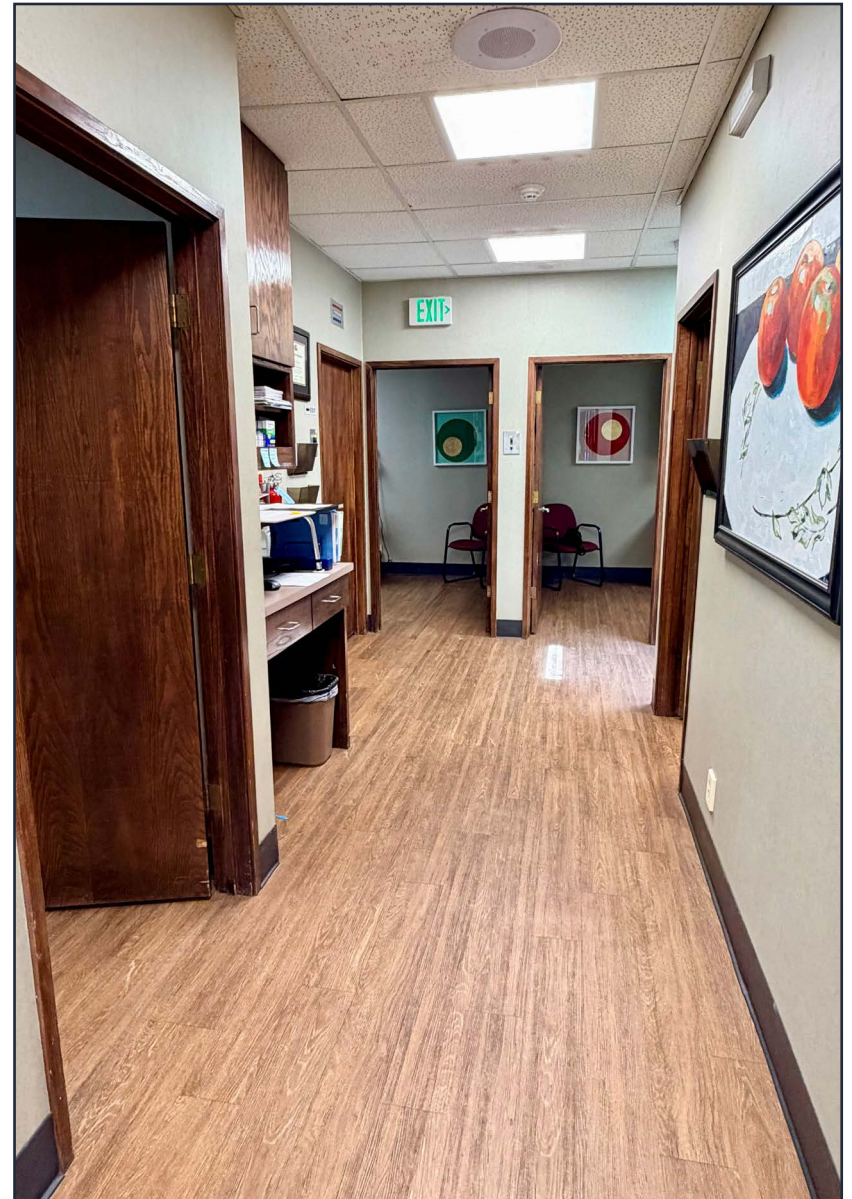
CA License # 01957003



Property Details

Property Address	38707 Stivers St Fremont, CA
Asking Price	\$2,308,000
Occupancy	100% leased until 9/20/2026
Building & Condition	Excellent
Building Type	Free Standing Medical/Dental
Current Occupant	Ophthalmologist
Current Rent	\$11,000/month MG
Building Size	3,848±square feet
Land Size	13,099±square feet
Parking Stalls	20+ Car Parking
Parcel Number	501-1581-26
Zoning	CC-UO (City Center Urban Office)
Year Built	1986
Solar Wattage Output	*12,240 Watt Solar System
Ceiling Height	9 feet
Electrical Meters	Two (2) meter
Gas in Building	Yes
Fire Sprinklers	No
HOA Fees	None
Floors	Single story building
Opportunity Zone	Yes

*Fully Owned Rooftop System





Washington Hospital
Healthcare System

Subject Property

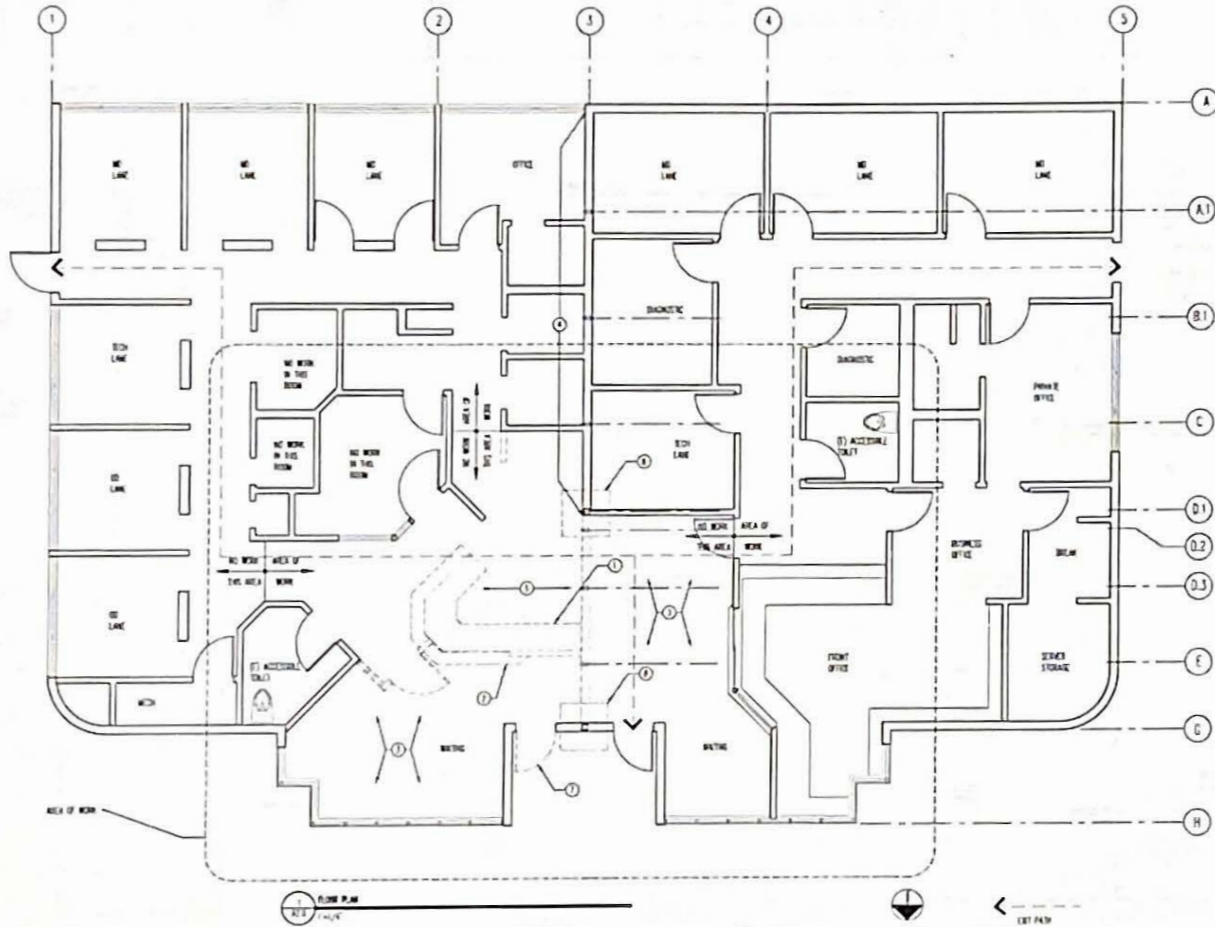


GENERAL NOTES

- SCOPE OF WORK IS TO STRIKE EXISTING WALL AND CEILING SPARKS BAYING AREAS WITH A SHIELD BAYING AREA.
- CONTRACTOR TO VERIFY ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN AREA OF WORK. ALL CIRCUITS, DUCTWORK, PIPING, ETC. TO REMAIN AND BE CONNECTED TO NEW LAYOUTS IN WALLS AND CEILING AS REQUIRED.

SHEET NOTES

- EXISTING COUNTERTOPS AND CASEWORK TO BE REMOVED - SALVAGE TO CONTRACTOR.
- REMOVE PORTION OF EXISTING TOP JOIST ABOVE CEILING. CHECK FOR FLOORING AS REQUIRED FOR PROPER SUPPORT OF WALL TO REMAIN.
- REMOVE CARPET AND ALL BASE MATERIAL WITHIN AREA OF WORK.
- REMOVE EXISTING COP AND WALL FINISHES IN AREA OF WORK. PATCH AND FILL ALL HOLES.
- REMOVE EXISTING CEILING GRID, TELL, LIGHTING FIXTURES AND OTHER ACCESSORIES. CAP ALL WORK AND LEADING EDGES FOR PROTECTION. SUPPLY AND INSTALL NEW LEADING, BARRIER SUPPLY AND INSULATION. SCHEDULE FOR CONSTRUCTION TO NEW DETAILS.
- REMOVE WALL FINISHING. PATCH CONCRETE SLAB SMOOTH FOR NEW CARPET FLOORING.
- REMOVE EXISTING DOOR AND FRAME.
- REMOVE AND REINFORCE CONCRETE SLAB FOR NEW MED FLOORING. SEE STRUCTURAL DRAWINGS.



A. CLARK
ARCHITECTURE

300 W. 14TH AVENUE SUITE 200
DENVER, COLORADO 80202
(303) 733-0000
www.aclark.com

DATE: MAR 29, 2010
 JOB NO: 2010 01
 DRAWN:
 CHECKED:
 Approved for the Owner:
 Approved for the Architect:
 © 2010 A. CLARK ARCHITECTURE

PROFESSIONAL STAMP

NO.	REVISION	DATE

LOW MEDICAL BUILDING

INTERIOR ALTERATIONS

28707 STEVENS STREET
FREMONT, CALIFORNIA 94536

BUILDING/DEMOLITION PLAN

SHEET NO.

A2.0



Investment Highlights

- Stand-alone medical/dental building
- 1 block from Washington Hospital campus
- Turn-key medical office or easily transitioned back to a dental office
- Originally designed as dental office, now used by Ophthalmologists
- Full customized solar operation in place
- Attractive façade in serene setting
- Currently occupied by a single tenant, but designed for a 2 unit building



Asking Price
\$2,308,000



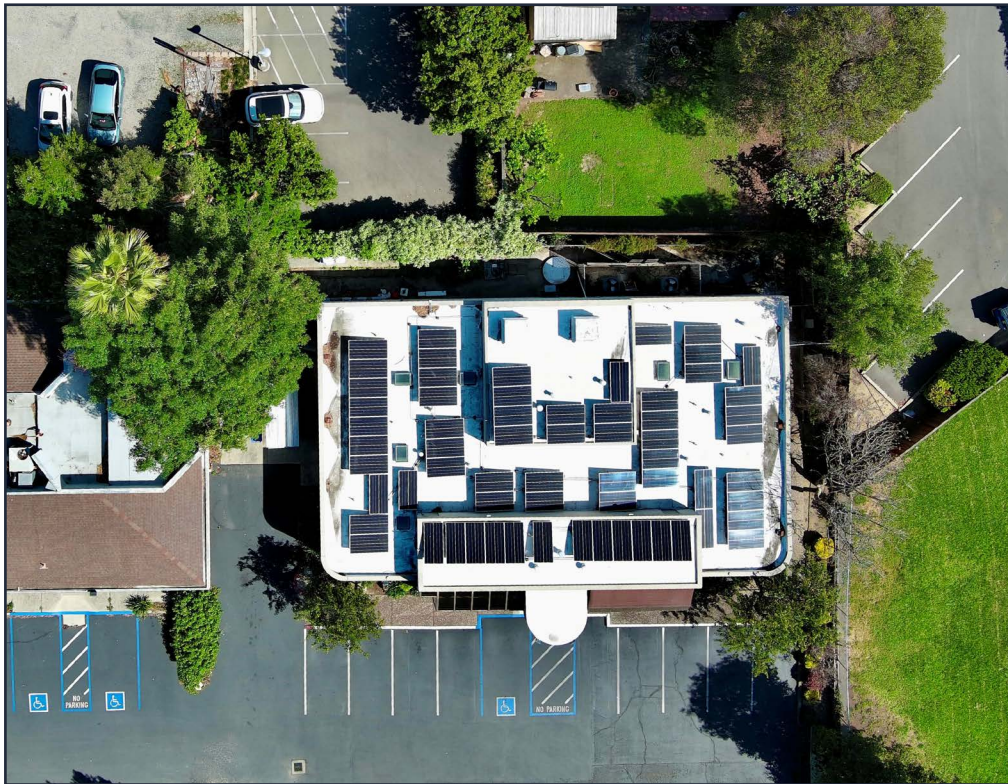
Building Size
±3,848 sf



Land Size
13,099 sf



Zoning
CC-UO
(City Center
Urban Office)

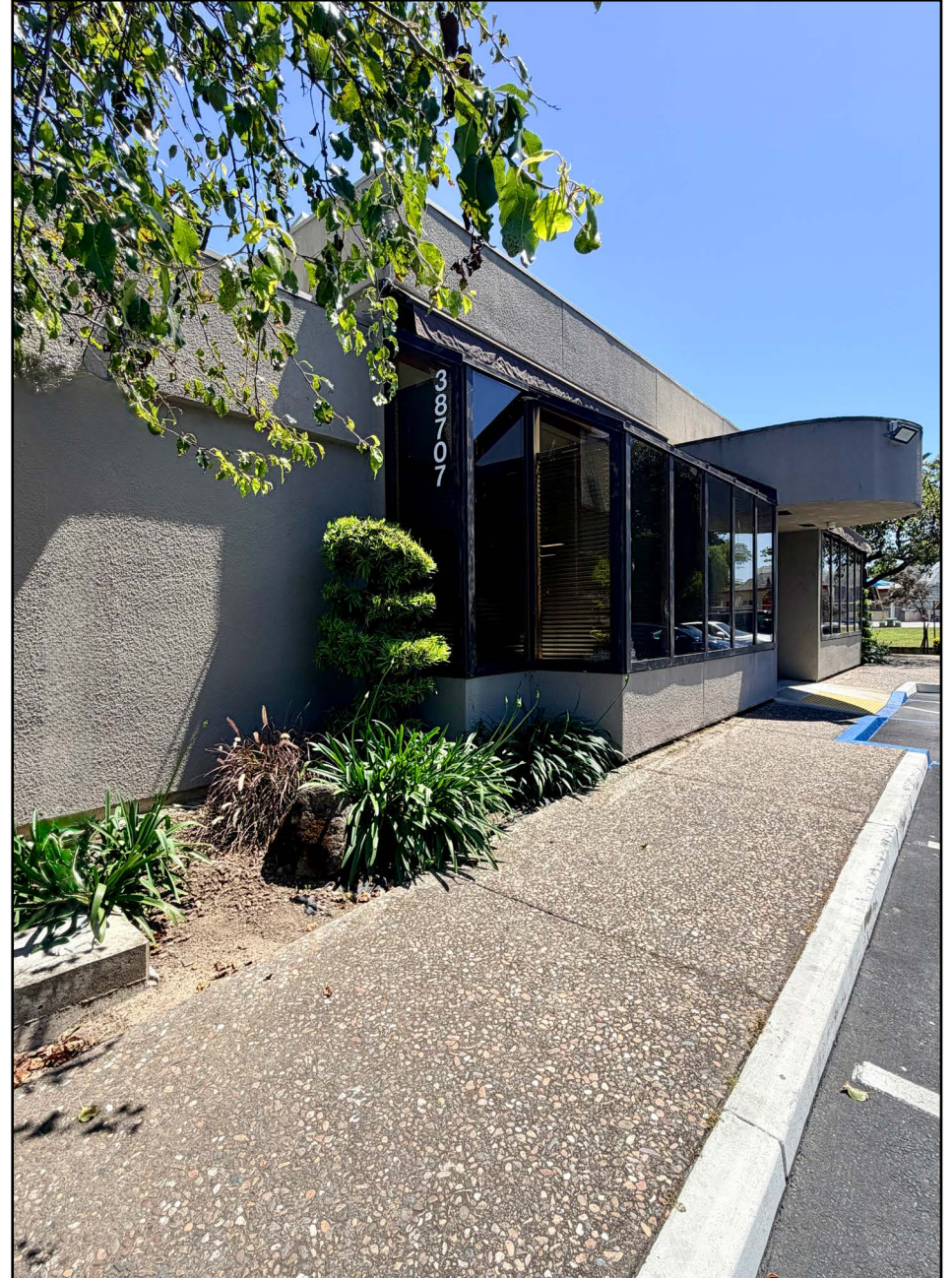


Permitted Uses Under CC-UO

(Buyer to verify all zoning uses)

1. Dental Office
2. General Medical Offices
3. Chiropractors
4. Optometrists
5. Podiatrists
6. Mental Health Practitioners
7. Physical, occupational and speech therapists
8. Audiologists
9. General Office Use
10. Banks & Credit Unions
11. Fitness and recreational sports center
12. Restaurant with sidewalk dining
13. Live/Work units
14. Home furnishings
15. Pharmacies
16. General Retail Use
17. Liquor Stores
18. Personal Services General
19. Printing & Publishing
20. Real Estate Offices

[Click Here For All Permitted Uses](#)

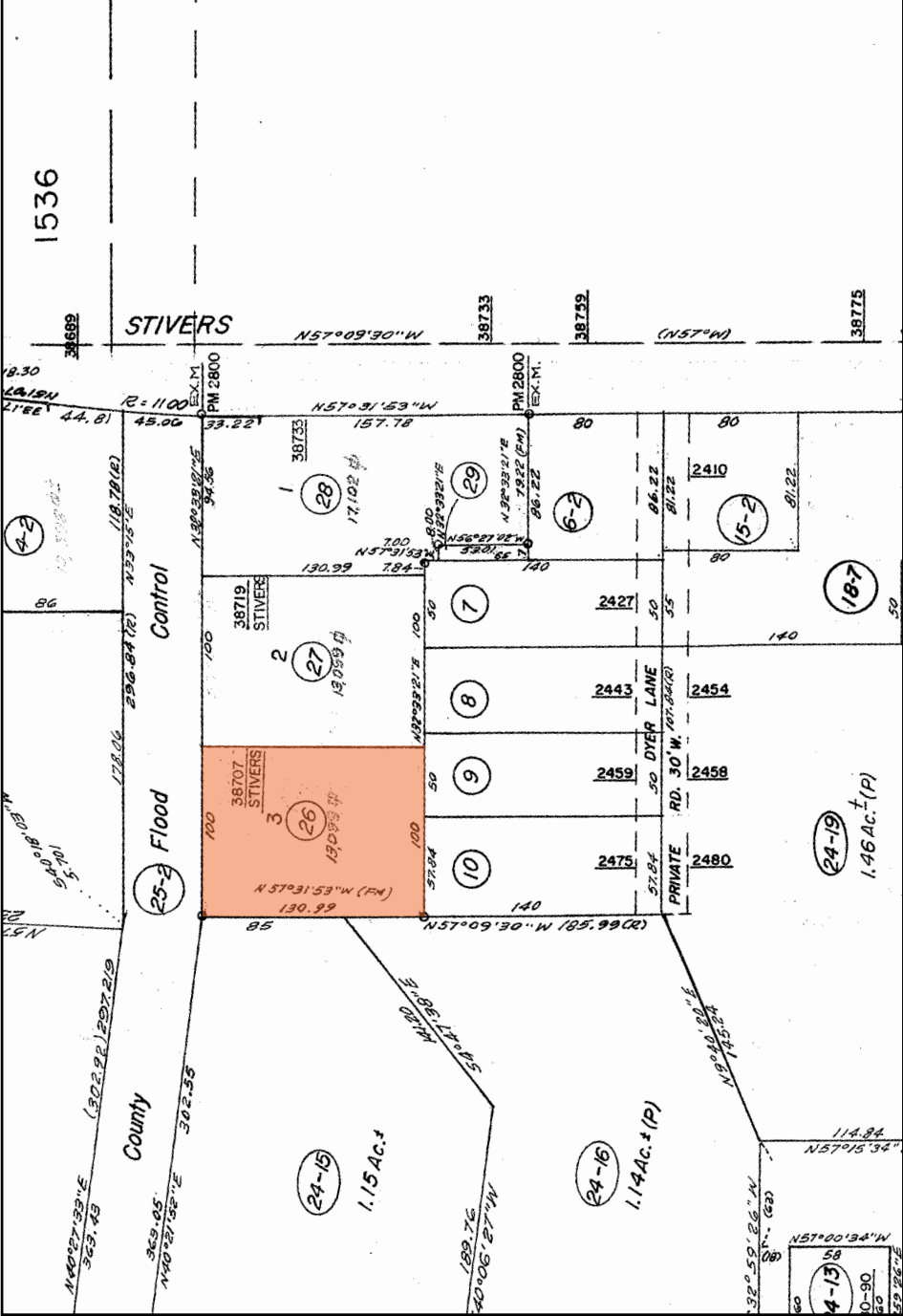




Subject Property



Property Tax Map



Demographics

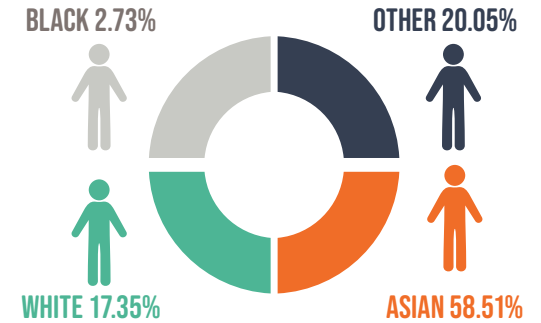


306,730

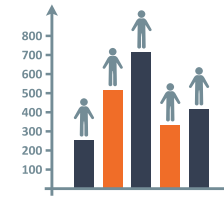
MEDIAN AGE
40.7

MEDIAN HOME VALUE
\$1,093,707

POPULATION BY RACE



HOUSEHOLDS **98,053**



AVERAGE HH INCOME
\$184,098

Average Household Size: **3.00**

Owner Occupied Housing Units: **58,627**

Renter Occupied Housing Units: **39,426**

Median Household Income: **\$162,755**

		1 Mile	3 Mile	5 Mile
Population	2030 Projection	35,419	181,880	307,850
	2025 Estimate	34,817	181,364	306,730
	2020 Census	32,903	182,754	307,982
	Growth 2020-2025	1.73%	0.28%	0.37%
	Growth 2025-2030	5.82%	-0.76%	-0.41%

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EXCLUSIVE ADVISOR

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