

OFFICE (HEALTHCARE) SPACE FOR SALE

1895 Mowry Ave, Suite 121
Fremont, CA



Located across the street
from Fremont BART Station
and Washington Hospital



PRICE
\$1,688,888
(\$739/SF)



AVAILABLE SPACE
± 2,285 SF



YEAR BUILT
1985



USE
Dental,
Healthcare



SPRINKLERS
100%



LOCATION
Close to
Amenities

THE IVY GROUP
Commercial Properties, Above & Beyond

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CA DRE #01784630

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 1895 Mowry Ave, Suite 121 Fremont, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

AVAILABLE SIZE	± 2,285 SF
OFFICE	100% office, ideal for healthcare or dental use
CEILING HEIGHT	± 9 FT dropped ceilings
YEAR BUILT	1985
HVAC	Central cooling / heating available - unit located on roof with key access
FIRE SPRINKLER	100% fully sprinklered
PARKING	5 reserved spaces in underground parking garage for staff, plus abundant onsite unreserved parking
POWER	200 A, 208/120 V, 3 Phase
UNDERGROUND STORAGE CAGE	8 FT Height x 19 1/2 FT Length x 9 1/2 FT Width
UTILITY CAGE	Separate utility cage is shared but has dedicated power box to the suite
SOLENOID CONNECTION	Solenoid connected to and control in the suite for water, vacuum and compressor
VACUUM PUMPS	Capacity and power for 2 separate vacuums
HOT WATER HEATER	Dedicated to suite, but located immediately above utility cage in garage to save space
TANKS	Nitrous oxide and oxygen tanks located in locked room and fire coded eternal to the suite (bonus space saving feature)

PRIME LOCATION WITH ACCESS TO KEY AMENITIES

Strategically positioned, this space offers unparalleled convenience with proximity to the Fremont BART Station, Wholefoods grocery store, Kaiser Permanente Fremont Medical Center, Washington Hospital, Starbucks, and Walgreens. These key amenities ensure optimal accessibility for both practitioners and patients.

VERSATILE FLOOR PLAN FOR BUSINESS EFFICIENCY

Designed with an open bay layout, private operatories, and consultation rooms, the floor plan is thoughtfully crafted for customization, allowing seamless adaptation to various business workflows and enhancing overall operational efficiency.

INNOVATIVE INFRASTRUCTURE DESIGN

Critical infrastructure components, including the compressor, vacuum, electrical panel, water heater, and others, are intelligently situated underneath the unit within a secure fenced/gated area. This innovative design ensures 100% space utilization without compromising valuable square footage, setting this property apart in terms of efficiency.

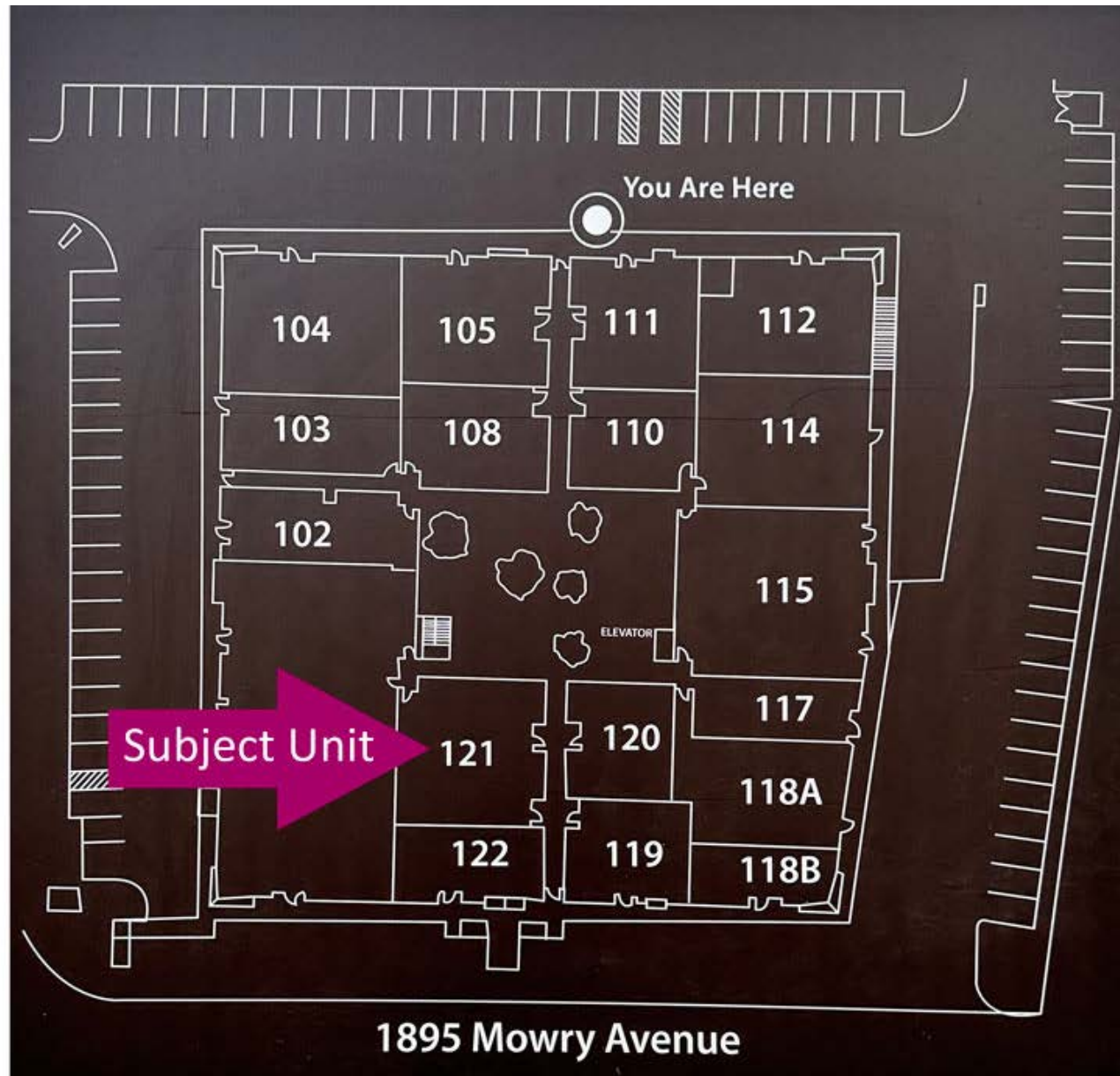
STORAGE AND PARKING SOLUTIONS

Complementing the functional layout, additional double cage storage is available in the underground parking area. The space also includes five reserved parking spaces, providing both convenience and practicality for practitioners and their staff. Ample onsite parking lot, street parking and easy access to freeways, including I-880, further enhance the property's accessibility.

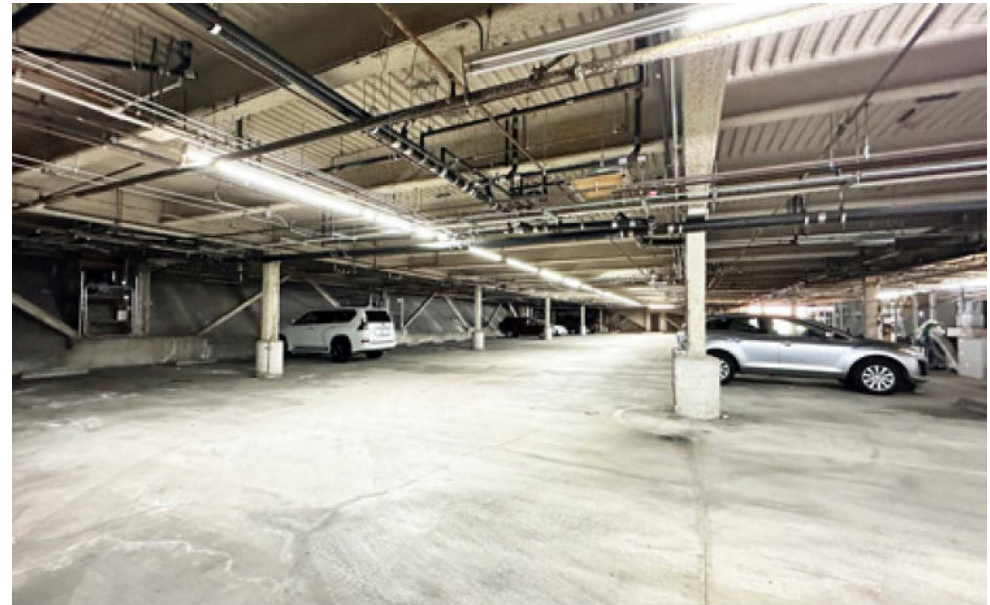
VERSATILE USE POTENTIAL

While currently configured to serve dental service organizations (DSO), this healthcare property is highly adaptable and can be seamlessly repurposed to accommodate a variety of uses, including doctor's offices, chiropractic clinics, and other health-related services, offering versatility to meet the evolving needs of practitioners.

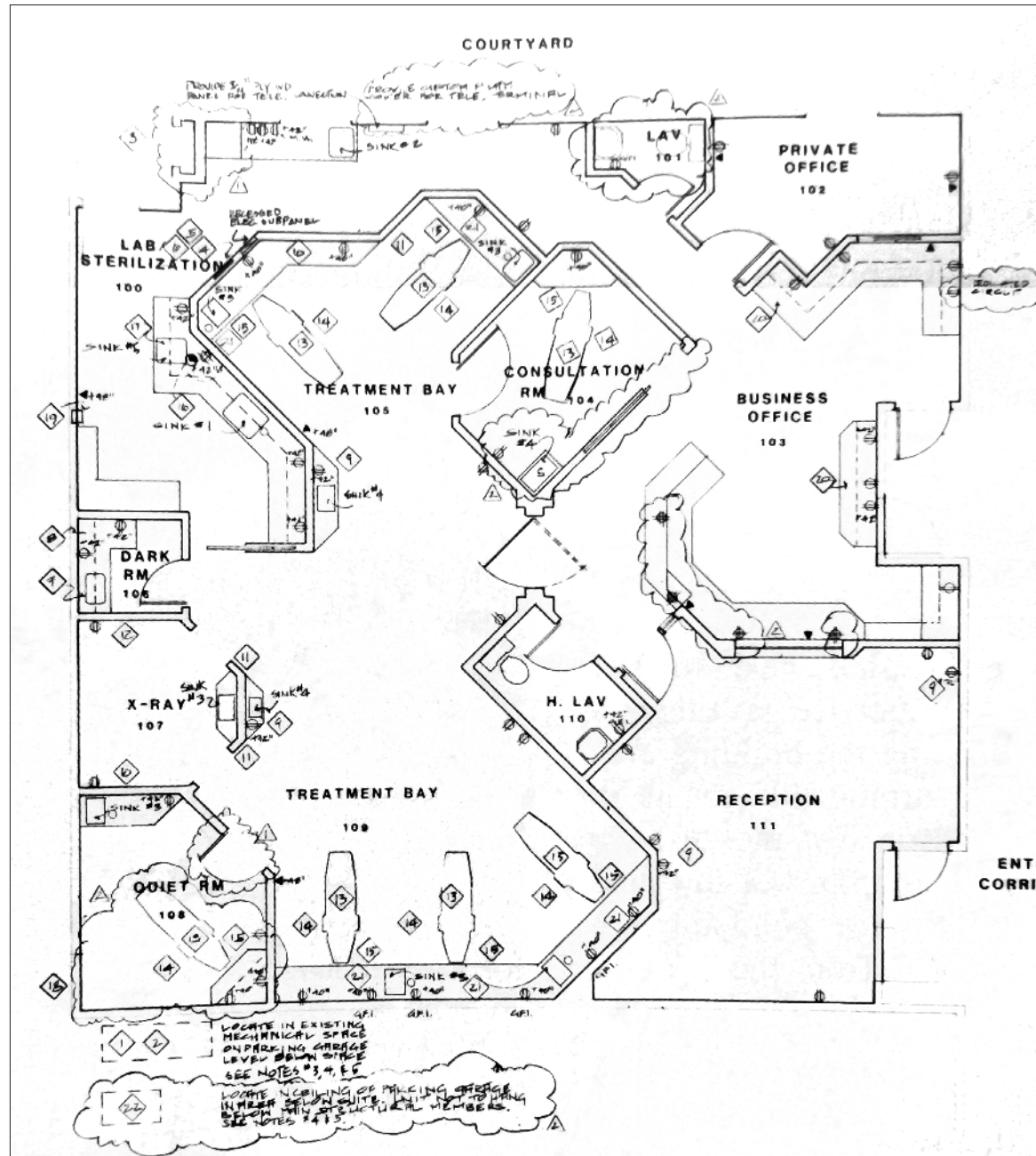












PROPOSED SBA 504 LOAN STRUCTURE



Business Finance Capital

BUILDING ACQUISITION	\$1,688,888
SBA/CDC FEES	\$20,500
TOTAL PROJECT COST	\$1,709,388

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK 50%	\$844,444	6.75%	25 Years 25 Yr. Amort.	1st Deed	\$5,834	\$70,012
SBA 504 LOAN 40%	\$696,055	6.00% Sep '25	25 Years Full Amort.	2nd Deed	\$4,485	\$53,816
BORROWER 10%	\$168,889					
TOTAL 100%	\$1,709,388				\$10,319	\$123,829

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

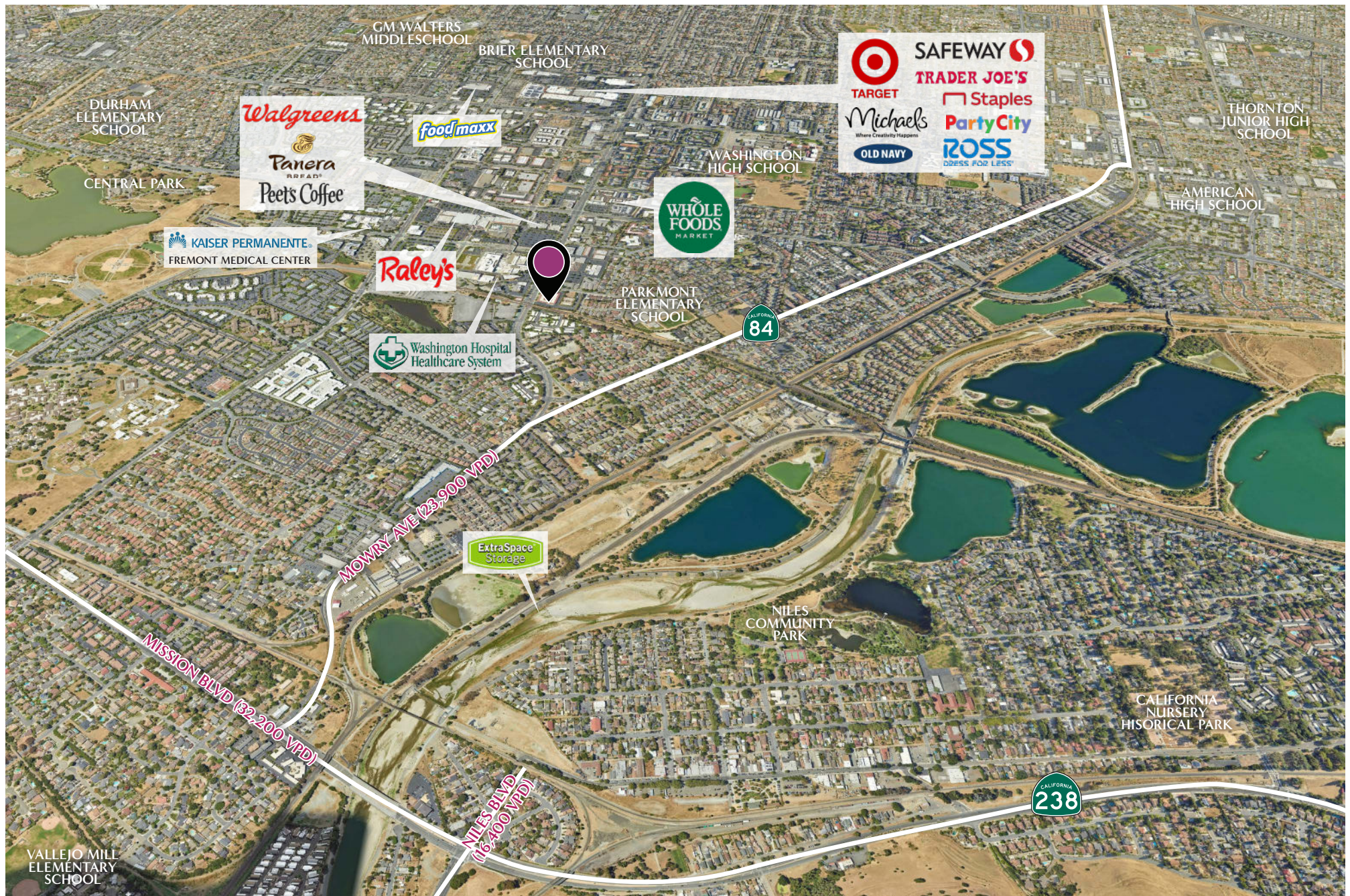
COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Stephanie Chung

925-900-3344/ Stephanie@bfcfunding.com



LOCATION OVERVIEW

MEDICAL CONDO
FOR SALE

Fremont is a city in Alameda County, California, United States. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high-tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNnex, S3 Graphics, Tailored Brands and DCKAP.

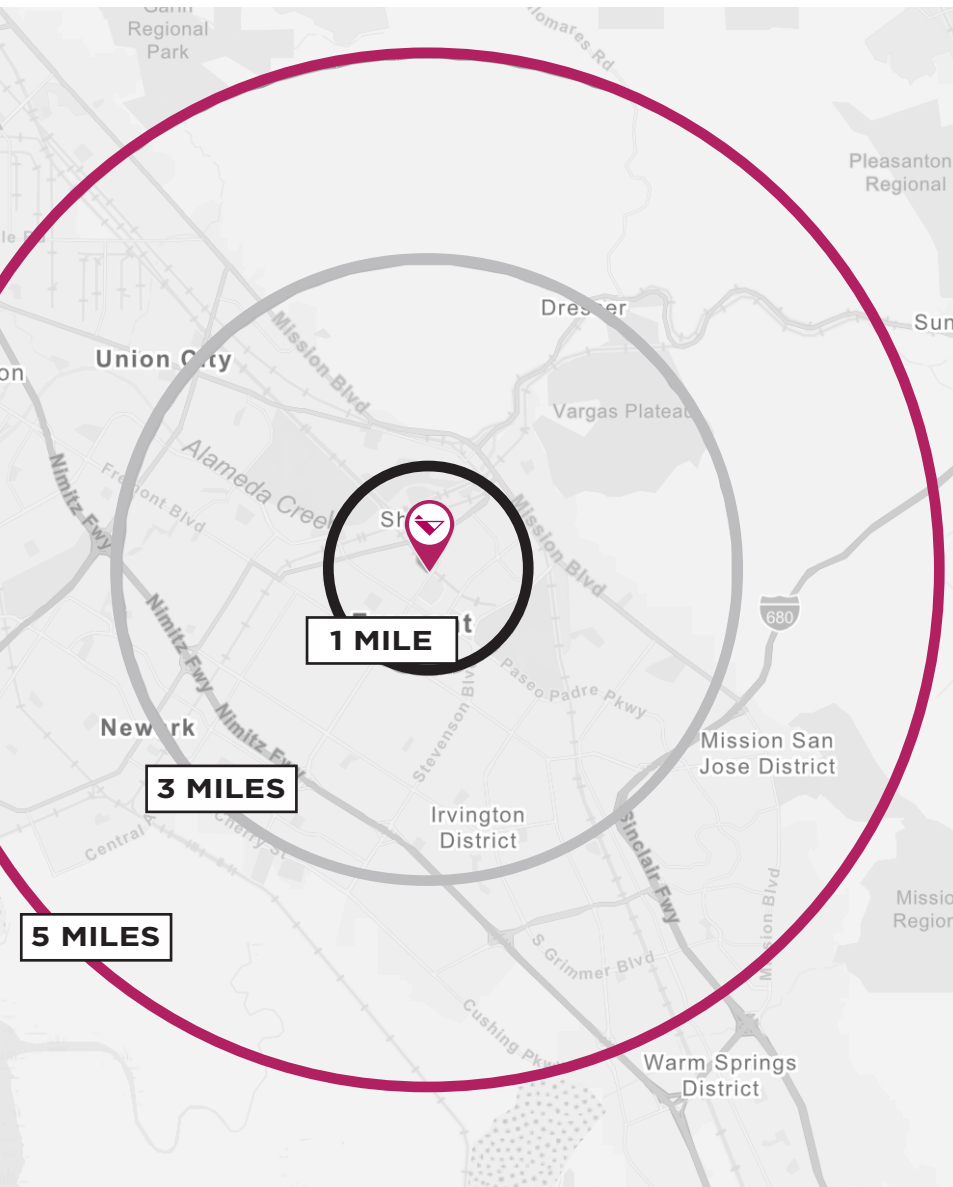
Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). Though they do not intersect, they are connected in the Warm Springs district via a very busy one-mile segment of Mission Boulevard which is SR 262. In addition, it is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by BART and the Altamont Corridor Express (ACE).



Source: Google



LARGEST EMPLOYERS		
#	Employer	# of Employees
1	Tesla, Inc.	22,000
2	Lam Research	3,000
3	Washington Hospital	2,400
4	Kaiser Permanente	1,600
5	Synnex	1,350
6	Western Digital	1,100
7	City of Fremont	1,000
8	Fremont Unified School District	800
9	Boehringer Ingelheim	800
10	Sutter Health	775



2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	27,392	172,090	307,891
Households	10,244	57,293	99,513
Families	7,054	42,676	77,028
Average Household Size	2.64	2.96	3.06
Owner Occupied Housing Units	3,569	32,275	61,761
Renter Occupied Housing Units	6,675	25,018	37,752
Median Age	36.3	38.4	38.6
Median Household Income	\$144,337	\$151,777	\$154,788
Average Household Income	\$182,631	\$189,464	\$195,738

2028 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	27,438	171,111	307,257
Households	10,273	57,084	99,590
Families	7,107	42,668	77,236
Average Household Size	2.63	2.95	3.05
Owner Occupied Housing Units	3,657	32,791	62,604
Renter Occupied Housing Units	6,616	24,294	36,986
Median Age	37.2	39.6	39.7
Median Household Income	\$161,684	\$167,493	\$171,049
Average Household Income	\$206,943	\$214,513	\$220,778

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing