

7121 AMADOR PLAZA ROAD

DUBLIN, CALIFORNIA



THE OFFERING

Cushman & Wakefield, as exclusive advisor, is pleased to present the exciting opportunity to acquire the 100% fee simple interest in 7121 Amador Plaza Road, Dublin, California (the "Property"). 7121 Amador Plaza Road is a single-tenant medical facility located in Dublin, California.

The average household income in Dublin is \$181,650 with a poverty rate of 4.01%. The median rental costs in recent years comes to \$2,681 per month, and the median house value is \$882,200.

Dublin has progressively been one of the fastest growing cities in Alameda County in recent years. It is considered as one of the top cities to conduct business in the state of California. Dublin is currently growing at a rate of 2.07% annually and its population has increased by 50.39% since the 2010 census.

PROJECT SUMMARY

Number of Buildings / Stories:	1 / 1
Size:	±16,571 SF
Years Built / Renovated:	1983 / 1994
Site Area:	0.67 Acres
Parking:	1.86/1,000 Square Feet

OCCUPANCY SUMMARY

% Leased:	100%
Tenants:	1

INVESTMENT HIGHLIGHTS

STRONG IN-PLACE INCOME WITH STABILITY

The property is 100% leased to a credit tenant of 6 year with two additional 5-year options. It took numerous years to secure a conditional use permit for this building. The 24/7 hours of operation permitted at this location, makes this the only 24-hour emergency animal facility within several miles.

TREMENDOUS TENANT INVESTMENT

The Tenant has invested over \$4m of its own money in specialized building improvements. The nature of the use permit along with the Tenant's investment in the property make for a high renewal probability.

COVID RESILIENCE

Like traditional health care, veterinary services are essential businesses and have proven to be pandemic proof.



PROPERTY OVERVIEW

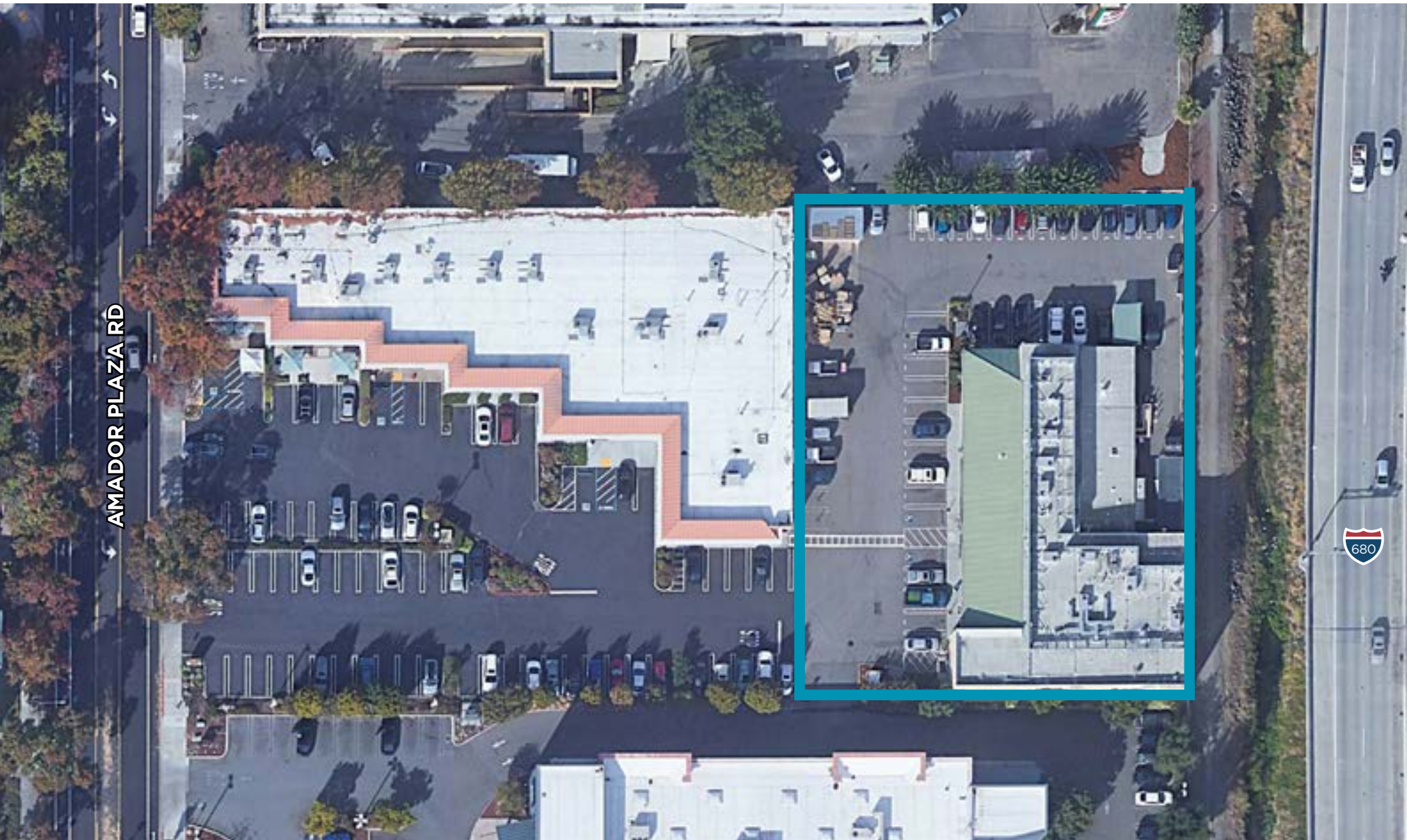
SAGE Veterinary Center is a top-class medical care building offering 24-hour Specialty and Emergency care; serving the Tri-Valley. It provides state of the art services such as: Cardiology, Critical Care, Internal Medicine, Neurology, Oncology, Physical Rehab, Surgery and Urgent Care. The building houses its own linear accelerator for radiation treatment. This essential business is back by one of the largest private holding companies in the world and providing investment grade credit.

PROPERTY SUMMARY

ADDRESS	7121 Amador Plaza Road, Dublin
TOTAL RENTABLE AREA:	16,571 SF
PRODUCT TYPE:	1 Story Medical Office
% LEASED	100%
TOTAL SITE AREA	0.67 Acres
CURRENT FAR:	0.27
PARKING RATIO:	± 1.86/1000 SF
ZONING:	C-2



SITE PLAN



TENANT OVERVIEW



SAGE was founded in 1992 as Veterinary Surgical Associates (VSA) and has since become one of the largest veterinary specialty practices in the country.

SAGE's state-of-the-art facilities offer the latest in veterinary surgical and diagnostic tools. In their operating rooms, they have equipment to perform all orthopedic surgeries, neurological surgeries including brain surgery, chest and abdominal surgery, reconstructive surgery, oncologic (cancer) surgery, and minimally invasive surgery. They also perform fluoroscopy, video endoscopy and abdominal ultrasound with guided biopsies.

SAGE uses digital technology for taking radiographs as well as helical Computed Tomography (CT scan). SAGE has partnered with PetCure Oncology to offer radiation therapy with one of the most advanced linear accelerators available in veterinary medicine, the Halcyon Treatment System, to deliver these treatments to cancer patients. SAGE has also partnered with AnimalScan to bring a high grade Magnetic Resonance Imaging (MRI) machine. MRI is a diagnostic technique that uses magnetic fields and radio waves to produce a detailed image of the body's soft tissue and bones. The facility is also fitted with state-of-the-art physical rehabilitation areas, with underwater treadmills available for hydrotherapy.

SAGE Veterinary Centers has become the dominant surgical provider for veterinary needs in the Bay Area with 4 locations and has become a staple for pet owners and veterinarians alike. SAGE has created this following by continually employing top talent and utilizing state of the art technology such as underwater treadmills to treat its patients, linear accelerator for radiation treatment, all while providing a comfortable waiting area for patient's families.

This loyal following, along with the extremely high cost of duplicating a similar facility have created a competitive barrier that benefits SAGE significantly. These factors create a mission critical facility that will alleviate investor concerns about the tenant vacating at the expiration of the term.



TENANT OVERVIEW



SAGE is wholly owned by National Veterinary Associates (NVA), one of the largest veterinary companies in the world, with over 1,000 locations in the U.S., Canada, Australia, New Zealand and Singapore. They are unique in that they provide both Specialty and Emergency medicine, including cancer care, radiology and orthoscopic surgery.

JAB HOLDING COMPANY

NVA is wholly owned by JAB Holding Company, one of the largest private global investment companies in the world focused on consumer goods and services. JAB is focused on long-term value creation by investing in companies with premium brands, attractive growth and strong cash flow, and has controlling and anchor stakes in companies across five platforms: coffee and beverages, fast casual restaurants, petcare, beauty and luxury, and indulgence.

The combination of the above holding companies provides investment grade credit behind the SAGE lease.

CONFIDENTIALITY AGREEMENT

Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the "Seller"), in connection with Seller's solicitation of offers for the purchase of the fee simple interest in 7121 Amador Plaza Road, Dublin, CA ("The Property"). The Property is being offered on an "AS-IS" basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

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