

# California Commercial Properties

MAIL: P.O. BOX 181, ALAMO, CA 94507-0181 OFFICE: 3195 DANVILLE BOULEVARD, SUITE 2, ALAMO, CA TEL: 925-820-6700

## EXTRAORDINARY MEDICAL OFFICE SUITE

### SAN MARCO MEDICAL BUILDING WALNUT CREEK'S PREMIER MEDICAL LOCATION



**LOCATION:** 110 Tampico, Walnut Creek, CA 94598 is a +/- 13,800 SF high-end office building on +/- .91 acres of land. This well maintained high visibility property is strategically located on the Eastern quadrant of the intersection of Ygnacio Valley Road and Tampico and is 1 block from John Muir Medical Center, the heart of the area's premier medical community. The location also provides easy access to nearby Downtown Walnut Creek, Ygnacio Valley Shopping Center, and BART; it is surrounded by premium demographics.

**AVAILABLE:** +/- 2,270 Rentable SF (+/- 1,928 Useable); 2nd level space with elevator service

**ASKING RENT:** \$2.15 PSF PM NNN; Est 2022 NNN +/- \$1.10 PSF PM includes janitorial and supplies; utilities by tenant

- HIGH VISIBILITY LOCATION
- HEART OF THE MEDICAL DISTRICT
- EFFICIENT HIGH-END LAYOUT/PLAN
- EXTRAORDINARY SUPERIOR FINISHES
- ADJACENT TO MAJOR THOROUGHFARE
- CONVENIENT ACCESS
- STRIKING GROUNDS; ABUNDANT PARKING
- WELL MAINTAINED PROPERTY
- GREAT DEMOGRAPHICS
- CONVENIENT SHOPPING, SERVICES, BART

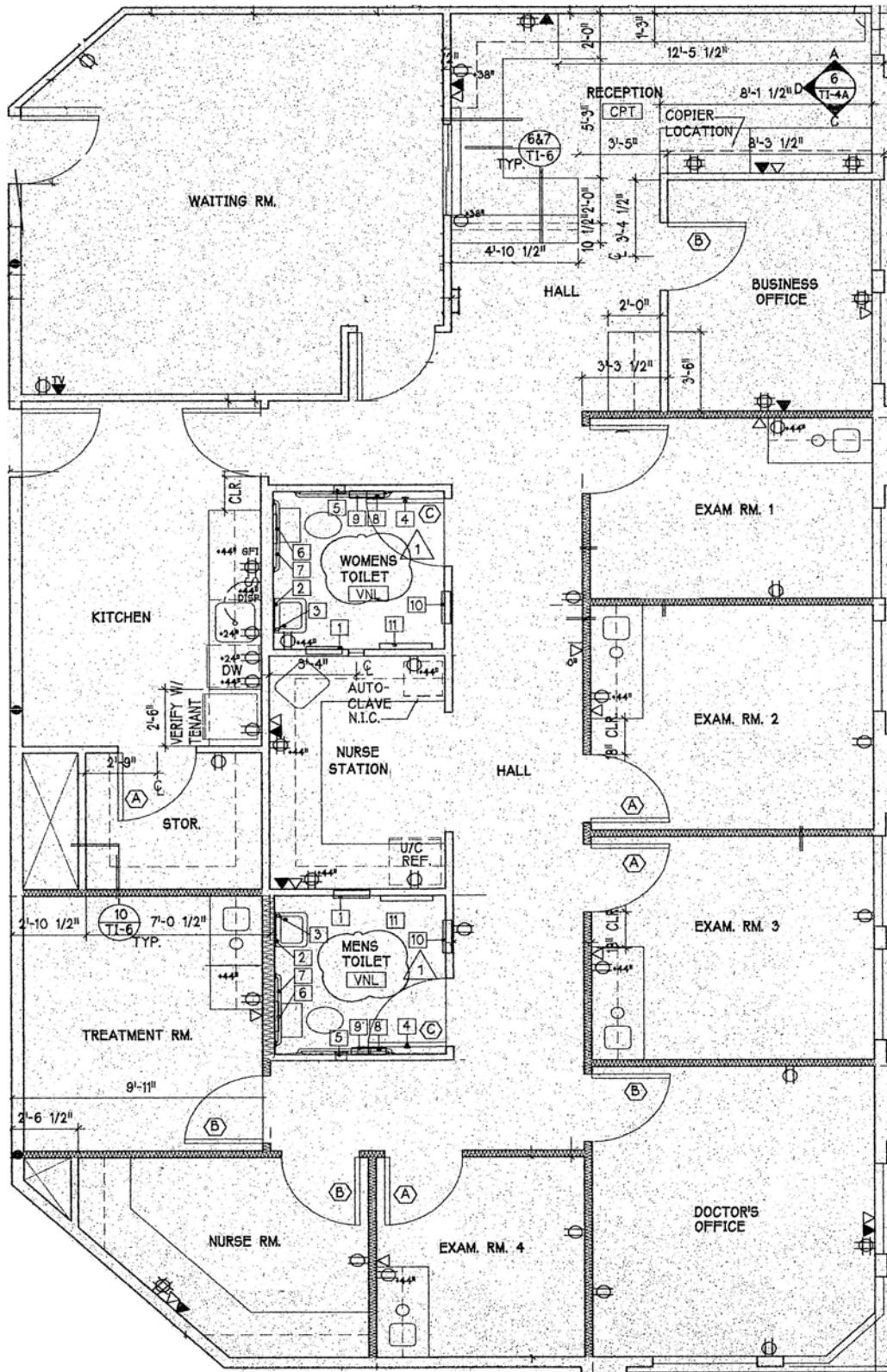
#### FOR ADDITIONAL INFORMATION CONTACT:

BROKER: ROBERT BURGESS, DRE # 00845322 - 925-820-6700  
COOPERATING BROKER: RICK HESS, DRE # 00702094 - 925-570-0067

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# SCHEMATIC DRAWING

(Not to Scale / All Measurements Approximate)

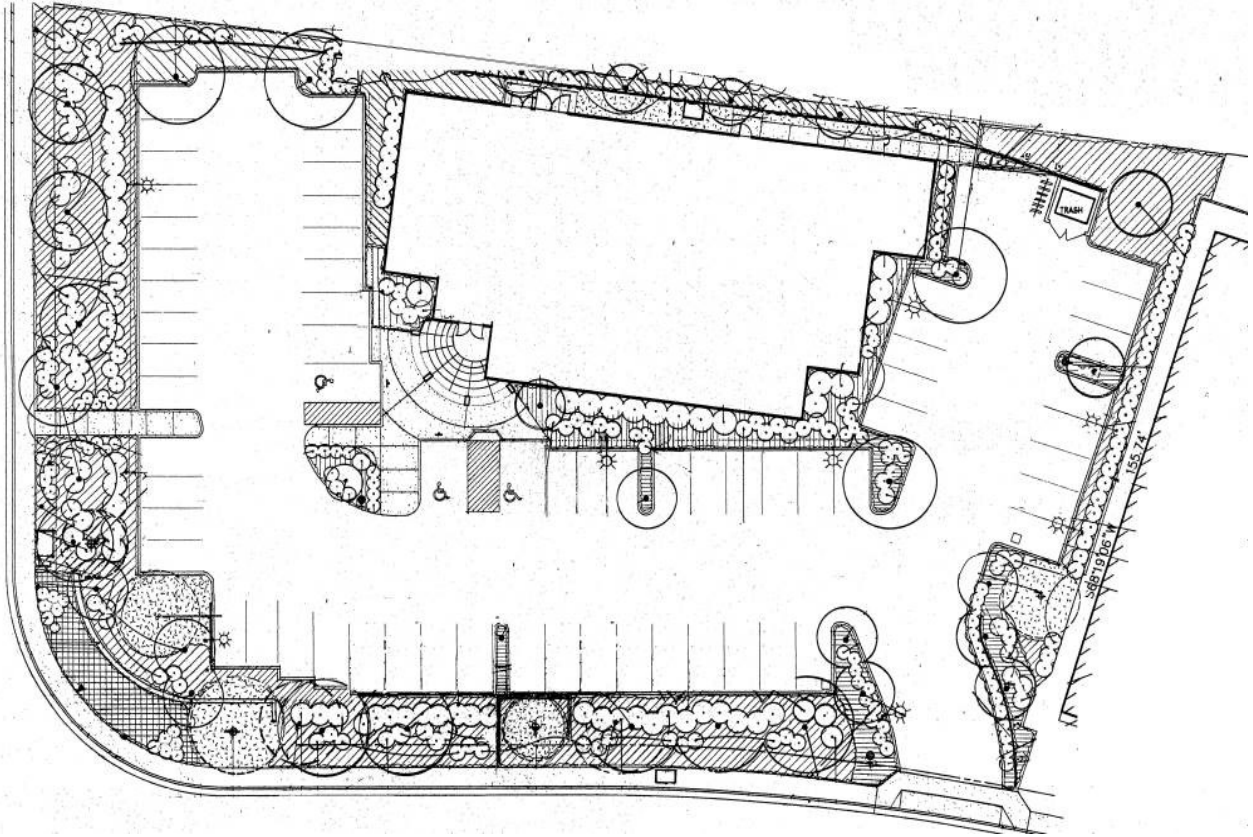


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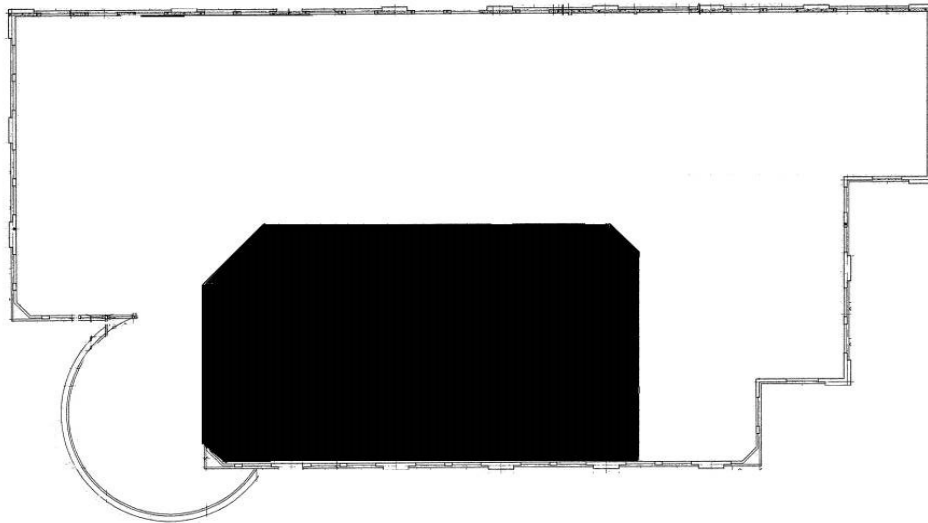
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(Not to Scale / All Measurements Approximate)

## Parking Lot and Landscaping

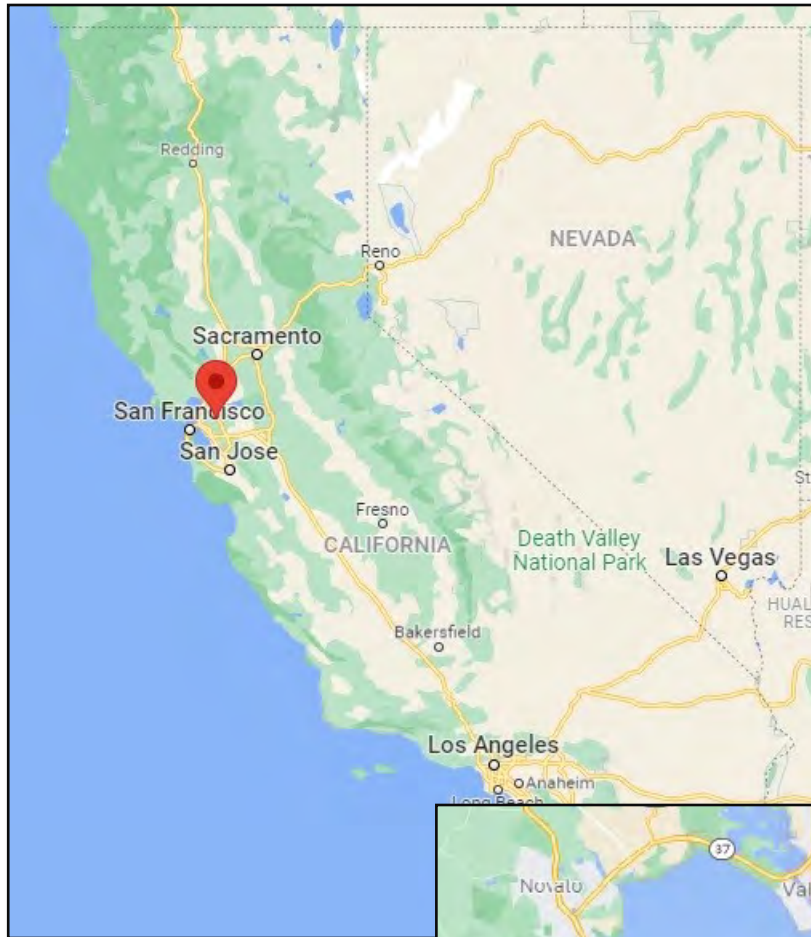


## Suite C 2nd Floor Approximate Position

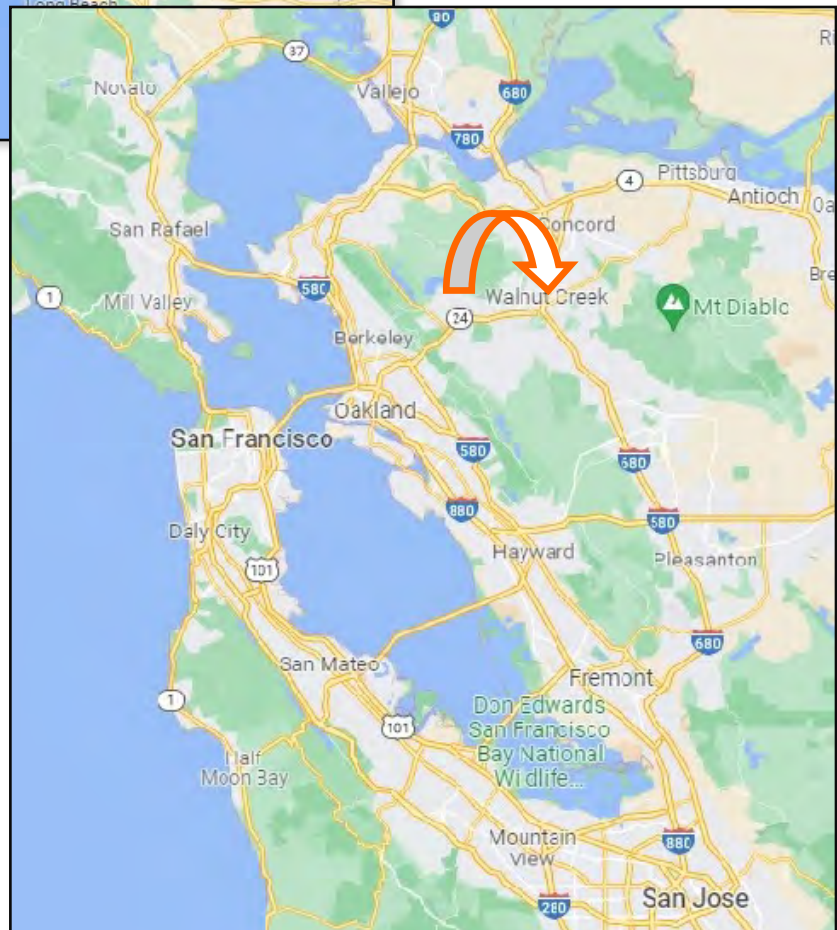


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# MAPS

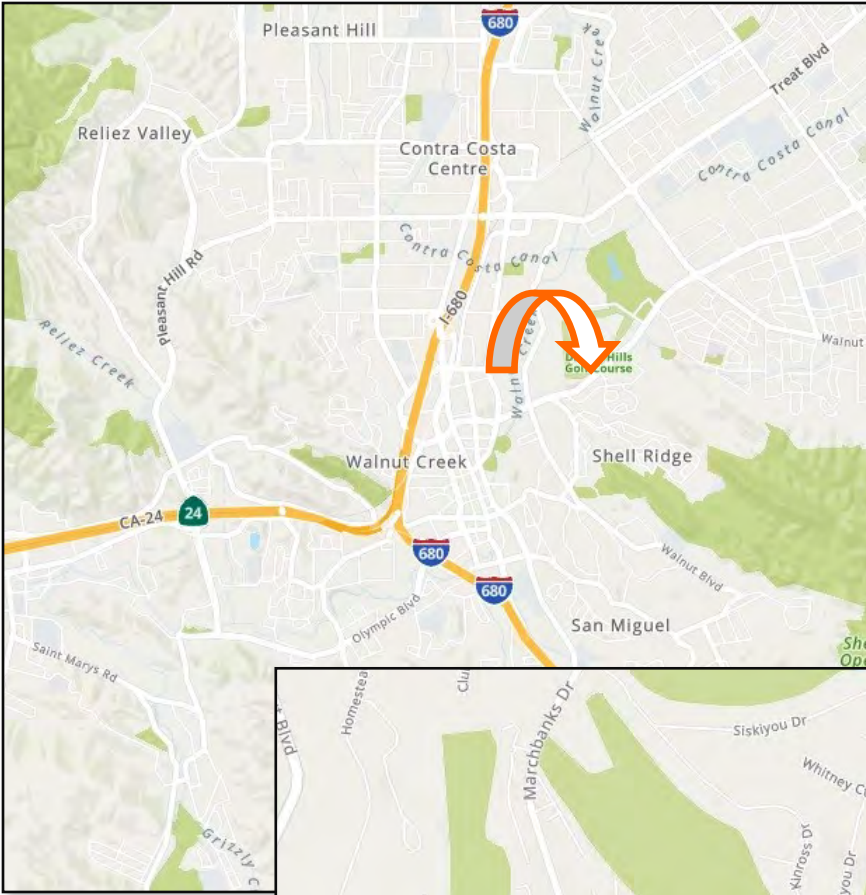


**CALIFORNIA**

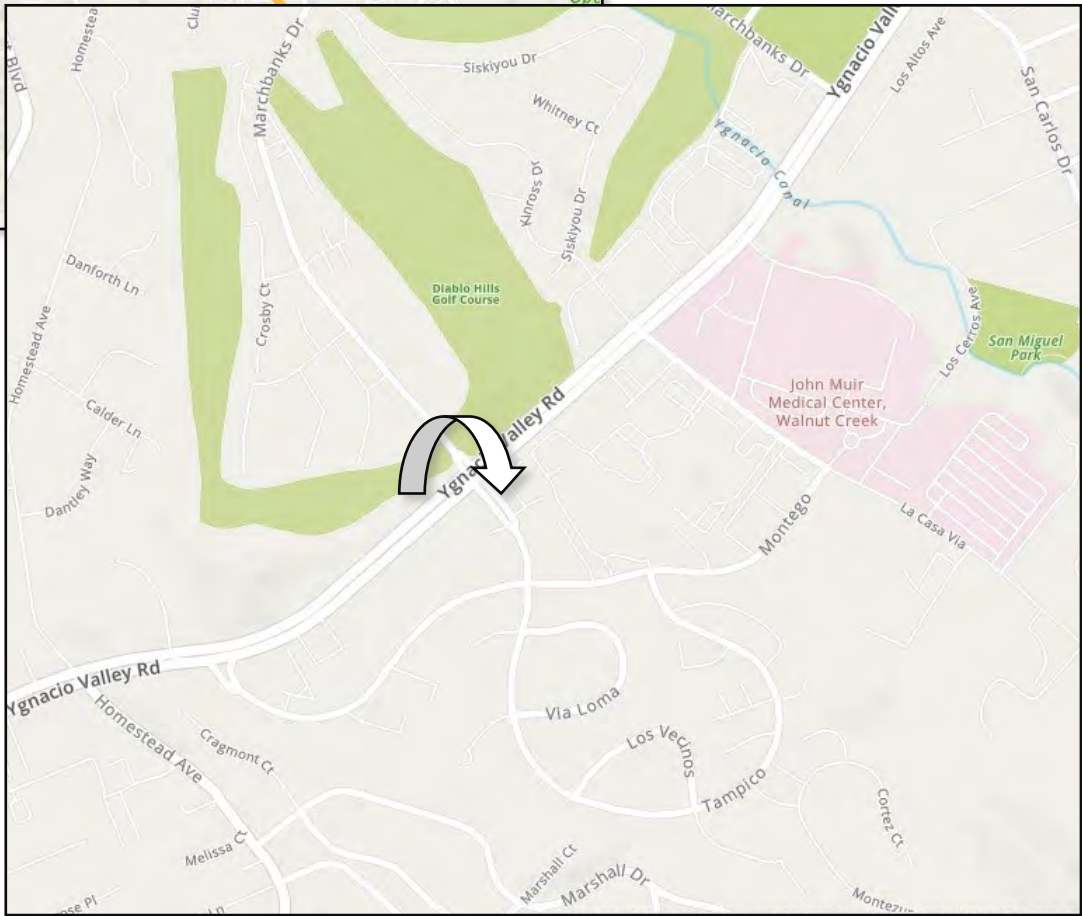


**BAY AREA**

# LOCAL MAPS



**WALNUT CREEK CA**

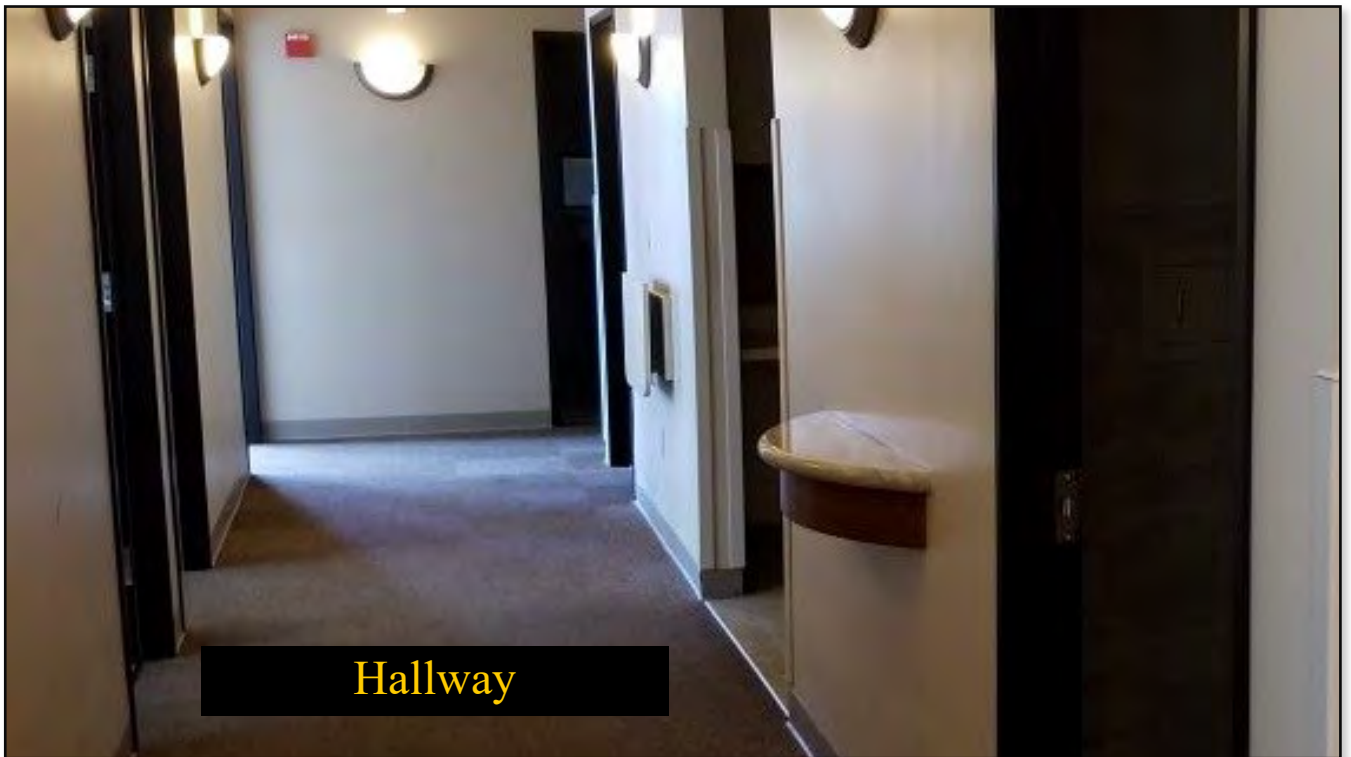


**STREET**

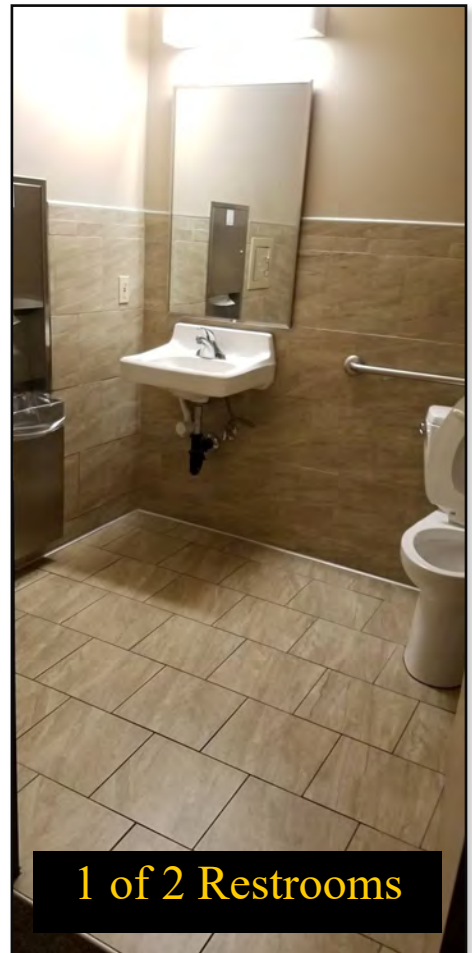
# EXTERIOR PICTURES



# INTERIOR PICTURES



# INTERIOR PICTURES





# INTERIOR PICTURES



**AERIAL**  
**110 TAMPICO, WALNUT CREEK, CA, CA 94598**



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