

Mariposa Professional Center

3715 RAILROAD AVENUE, PITTSBURG, CA 94565

FOR LEASE

Medical/Office Building



Mark D. Hinkins CCIM
PRESIDENT / MANAGING BROKER
925.627.6027
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CalDRE #01320849

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Property Description:

Built in 1978, this well maintained multi-tenant, professional and medical office complex offers a charming brick exterior with a courtyard, covered walkways, lush landscaping, and ample parking (4.58/1000). Each of the (5) five suites are separately metered and current tenants include two dentists and an optometrist.

Location Description:

The property is located on one of Pittsburg's main arterial thoroughfares and as a result benefits from a daily traffic count of 22,560 (2015). It is also conveniently located 0.7 miles from the Pittsburg BART station and close to a multitude of restaurant and grocery options.

Available Suites:

There are currently two suites for lease with negotiable tenant improvement packages available subject to term and tenant credit.

Name	Size	Lease Rate	Description
Suite B	+/-1,070	\$1.65 NNN (\$1,765.50 per month)	Built out medical office that comprises 3 private offices, 2 bathrooms, reception area and waiting room.
Suite D	LEASED	\$1.65 NNN (\$2,262.50 per month)	Professional office that comprises 3 large offices, 2 bathrooms, break room, and high ceilings throughout.

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UNIT B - built out medical office that comprises 3 private offices, 2 bathrooms, reception area, and waiting room.



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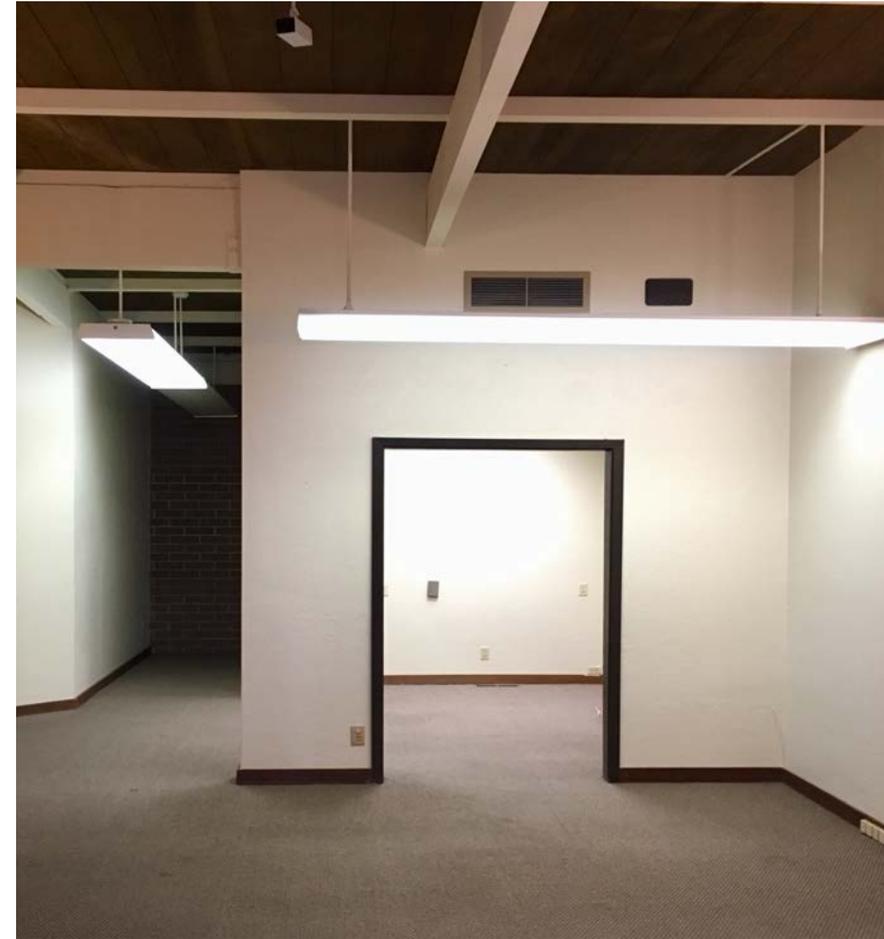
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UNIT D - LEASED



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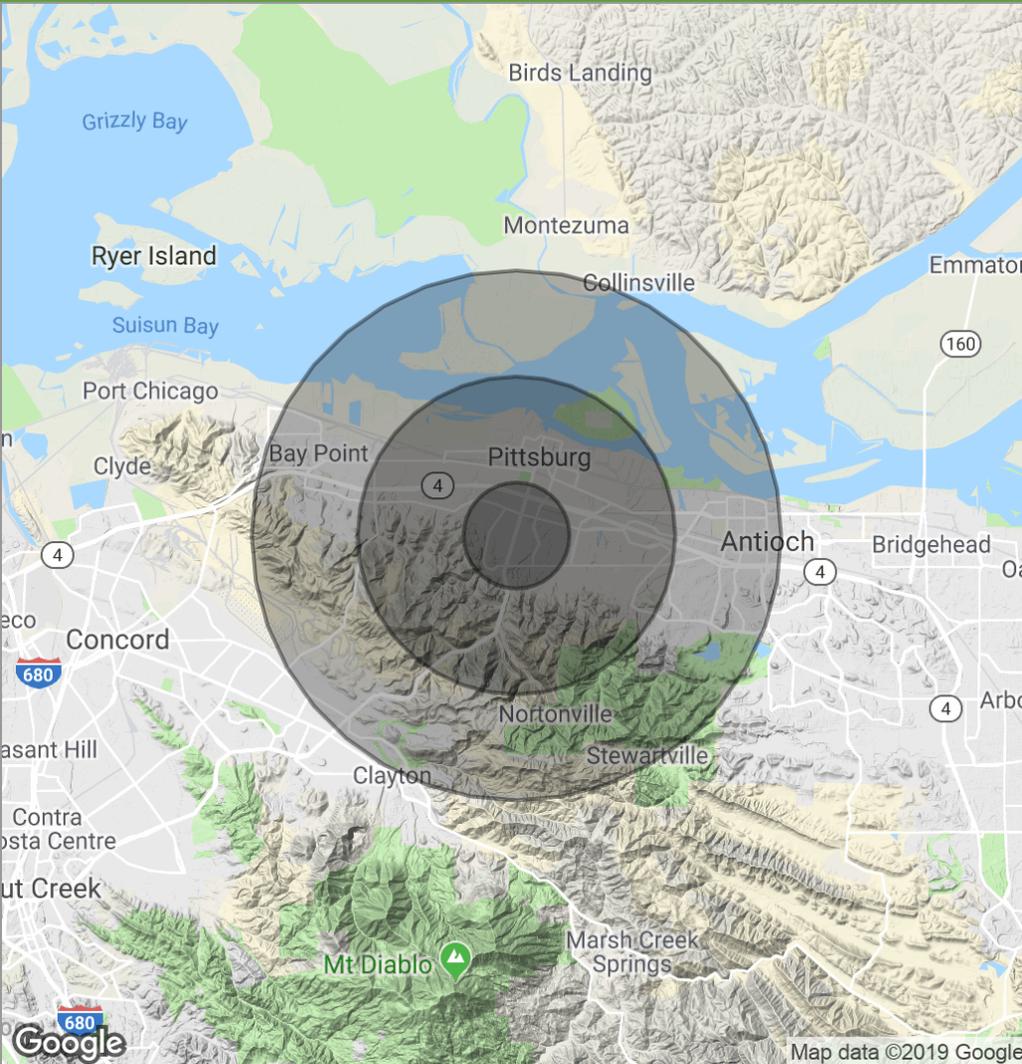
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,050	67,397	125,563
Median age	31.5	31.6	31.6
Median age (Male)	30.1	30.8	30.9
Median age (Female)	33.7	32.4	32.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,662	20,541	39,925
# of persons per HH	3.2	3.3	3.1
Average HH income	\$57,933	\$66,148	\$68,012
Average house value	\$305,421	\$318,415	\$326,326

* Demographic data derived from 2010 US Census

EXCLUSIVELY LISTED BY:

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