



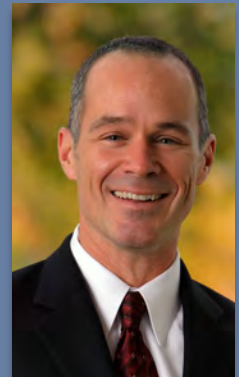
FIVE-BUILDING OFFICE CAMPUS FOR SALE

**REDWOODS BUSINESS CENTER II
2401-2411 STANWELL DRIVE
CONCORD, CA 94520**



**OFFERED AT
\$6,500,000**

OFFERED BY
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NARRATIVE

The Redwoods Business Center II is in Concord, California, one of the most populous cities in Contra Costa County (124,074 in 2021). Twenty-nine miles northeast of San Francisco and twenty-two miles northeast of Oakland, Concord was incorporated as a city in 1905 and features beautiful views of Mt. Diablo from points throughout the city and proximity to Lime Ridge Open Space. It is home to two BART stations, California State University East Bay, Todos Santos Plaza, Sun Valley Mall, John Muir Medical Center, Concord Naval Weapons Station (currently under a reuse plan for future development), Concord Pavilion, Six Flags “Hurricane Harbor” Water Park, Pixieland Amusement Park, and Buchanan Field Regional Airport. A bedroom community for over 40 years, it has evolved and become home to many diverse businesses. Some of the largest employers include Bank of America, Mt. Diablo Unified School District, Chevron Credit Center, John Muir Medical Center, Conco Cement, Costco, T-Mobile, Home Depot, Contra Costa Water District, and BART.

The subject property is a five-building office campus totaling approximately 56,803 s.f., currently sitting on one legal parcel of approximately 2.84 acres (123,710 s.f.). Property tax records indicate that four of the buildings were constructed in 1972, while one building was built in 2001.

HIGHLIGHTS

ADDRESS	2401-2411 Stanwell Drive, Concord, CA 94520
APN	112-260-006-5
SIDING	Stucco and wood
ROOF	TPO and Shingle
FOUNDATION	Concrete slab
BUILDING S.F.	56,803 +/- (per Contra Costa County Tax Assessor)
LOT S.F.	2.84 acres+/- (per Contra Costa County Tax Assessor)
YEAR BUILT	1972 (2401) / 2001 (2411)
PARKING	172 spaces



PROPERTY FINANCIALS

TENANTS	APPROXIMATE SQUARE FEET	CURRENT AS OF 8/1/2025	CURRENT RENT/SQ FT
(See Lease Schedule)	54,879	\$61,763	\$1.13
TOTALS	54,879	\$61,763	
INCOME			
MONTHLY RENT		\$61,763	
OTHER INCOME		\$40	
TOTAL MONTHLY INCOME		\$61,803	
ANNUAL RENT		\$741,636	
VACANCY	3.91%	(\$28,998)	
GROSS RENT		\$712,638	
NNN Recapture [1]		\$0	
TOTAL INCOME		\$712,638	
EXPENSES			
INSURANCE	2025	\$20,303	
PROPERTY TAXES	1.0992%	\$71,448	
LEVIES AND ASSESSMENTS	Current	\$8,301	
REPAIRS & MAINTENANCE (GENERAL)	Four Year Average	\$7,239	
REPAIRS & MAINTENANCE (HVAC)	Estimated	\$15,000	
REPAIRS & MAINTENANCE (ROOF)	Estimated	\$1,200	
REPLACEMENT RESERVE	Projected @ \$.20/s.f.	\$11,175	
JANITORIAL & SUPPLIES	2024	\$21,186	
LANDSCAPING	\$1,175/Month	\$14,100	
LEGAL & PROFESSIONAL FEES	Four Year Average	\$1,744	
OFFICE EXPENSE (WIFI)	2024	\$1,743	
TELEPHONE	2024	\$1,905	
PEST CONTROL	2024	\$6,100	
PG&E	2024 + 8.6%	\$17,613	
WATER	2024 + 3%	\$9,675	
TRASH	2024 + 9.3%	\$27,802	
MANAGEMENT	Estimated at 3%	\$21,379	
TOTAL EXPENSES		\$257,913	0.39
NET OPERATING INCOME		\$454,725	
DEBT SERVICE		(\$195,000)	
CASH FLOW		\$259,725	
PRINCIPAL PAY-DOWN		\$0	
TOTAL RETURN		\$259,725	
CAP RATE		7.00%	
PRICE PER SQUARE FOOT		\$118.44	
CASH ON CASH		8.0%	
TOTAL PRE-TAX RETURN		8.0%	
LISTING PRICE		\$6,500,000	
DOWN PAYMENT		\$3,250,000	50%
PROPOSED FIRST LOAN [2]		\$3,250,000	50%

[1] None Proposed

[2] 6%, Interest Only, due in 3 years



CONCORD OFFICE RENTAL COMPARABLES (Stanwell Drive Area)

ADDRESS	2344-2350 Stanwell Drive Concord, CA 94520 1 space available	Buchanan Oaks VII 2520 Stanwell Drive Concord, CA 94520 4 spaces available	620 Contra Costa Boulevard Pleasant Hill, CA 94523 4 spaces available	3135 Clayton Road Concord, CA 94519 476 s.f. available	Stanwell Airport Center 2655 Stanwell Drive Concord, CA 94520 6 spaces available
TYPE	Office, industrial	Office	Retail, office	Office	Office
\$/MONTH	\$1.65/sf/month	\$1.85/sf/month	\$1.50 to \$2.50/sf/month	\$2.25/sf/month	\$2.15/sf/month
MINIMUM DIVISIBLE	1,600 square feet	893 square feet	1,532 square feet	476 square feet	700 square feet
MAXIMUM DIVISIBLE	3,200 square feet	6,011 square feet	3,985 square feet	476 square feet	3,395 square feet
TOTAL BLDG	10,950 square feet	24,036 square feet	22,680 square feet	8,273 square feet	28,480 square feet
NOTES	<ul style="list-style-type: none"> * Office has central HVAC * Modified gross lease * Well maintained * Attractive landscaping * Good parking 	<ul style="list-style-type: none"> * Approx 80 parking spaces * Updated common areas * Near airport and freeways * Near shopping and restaurants 	<ul style="list-style-type: none"> * Access to I-680 * Fronting Contra Costa Blvd / 27,235 ATD * Near The Veranda, Sun Valley Mall, and The Willows Shopping Center 	<ul style="list-style-type: none"> * Includes signage * Central Heating * Air conditioning * Covered parking 	<ul style="list-style-type: none"> * Gated facility * Conference center * Security system * Additional storage * On-site manager



CONCORD OFFICE RENTAL COMPARABLES PHOTOS (Stanwell Drive Area)



2344-2350 Stanwell Drive
Concord



2520 Stanwell Drive
Concord



620 Contra Costa Blvd
Pleasant Hill



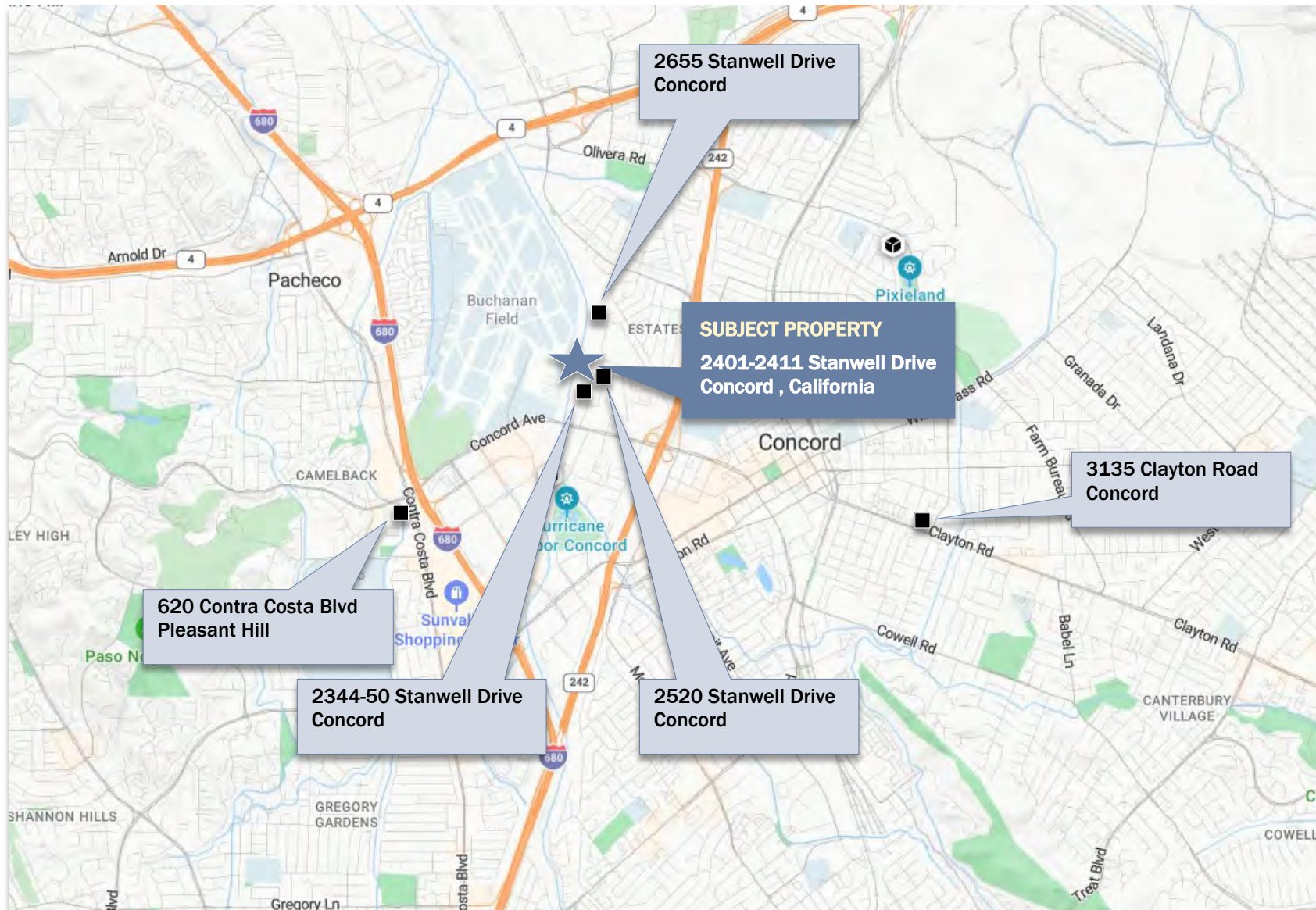
3135 Clayton Road
Concord



2655 Stanwell Drive
Concord



CONCORD OFFICE RENTAL COMPARABLES MAP (Stanwell Drive Area)





EAST BAY OFFICE SALES COMPARABLES / 25-75 K SQUARE FEET

PROPERTY ADDRESS	SALE PRICE	BLDG S.F.	COST /S.F.	CAP	BUILT	SOLD	COMMENTS
1220-1240 Broadway Oakland	\$4,000,000	30,245	\$132.25	N/A	1930	2/4 2025	Office building, Class B, with A/C and central heat, controlled access, elevator, skylights, basement. Multiple tenancy, land area 17,424 s.f., Zoning CBD-P, reinforced concrete, parking ratio of 0.0/1,000 s.f.
777 Davis Street San Leandro	\$12,000,000	56,896	\$210.91	N/A	1988	12/30 2024	Features expansive marble lobby, extensive glass, and located next to San Leandro BART. Land area 104,544 s.f., Zoned T2, medical building, Class B, 3 stories, masonry, 1 elevator, parking ratio of 2.34/1,000 s.f.
2118-2120 University Berkeley	\$7,000,000	49,325	\$141.92	N/A	1982	12/23 2024	Office building, Class B, land area 8,276 s.f., 2 elevators, steel construction, street frontage of 183 feet on Shattuck, Zoning C2, multiple tenancy.
2160 Appian Way Pinole	\$9,650,000	67,248	\$143.50	N/A	1989	9/12 2024	Medical building, Class B, land area 75,302 s.f., multiple tenancy, Zoning OPMU, 20 covered parking spaces and 20 surface spaces available, parking ratio of 1.60/1,000 s.f.
401-411 Grand Ave Oakland	\$6,875,000	36,748	\$187.09	N/A	1961	8/21 2024	Medical building, Class B, Zoning C, non-profit, multiple tenancy, A/C, near bus line, on-site manager, storage space, 5 stories, land area 20,038 s.f., reinforced concrete construction, all service rooms are in basement like operating equipment, boilers, etc. Near bus stop and Lake Merritt. 2 high speed elevators, central HVAC, night security.
5200 Franklin Drive Pleasanton	\$11,970,000	35,100	\$341.03	N/A	1999	7/30 2024	Multiple tenancy, 138 parking spaces (4.03/1,000 s.f.), Zoning PUD-ICO, land area 116,305 s.f., signage, metro-subway.
200 Webster Street Oakland	\$6,500,000	27,888	\$233.08	N/A	1985	7/1 2024	Office building, Class B, land area 14,810 s.f., 38 covered parking spaces, ration of 1.4/1,000 s.f., masonry construction, multiple tenancy, Zoning C-45. Near bus line, commuter rail, metro/subway, Oakland/SF Ferry, secure parking garage.
5960 Stoneridge Dr Pleasanton	\$4,410,038	27,671	\$159.37	N/A	1993	4/30 2024	Office building, land area 87,120 s.f., multiple tenancy, Class C, 56 surface parking spaces, ration of 2.0/1,000 s.f., Zoning PUD-I/C-O, steel construction, 24 hour access.
1904 Olympic Blvd Walnut Creek	\$5,000,000	26,315	\$190.01	N/A	1970	2/15 2024	Class B office building, multiple tenancy, land area 47,916 s.f., Zoning MU-C, masonry construction, 3 stories, near Walnut Creek's famous Broadway Plaza, near I-680 and Highway 24, new A/C system, roof, etc. Parking ratio of 3.3/1,000 s.f.
AVERAGES	\$6,691,185	40,167	\$172.47				



EAST BAY OFFICE SALES PHOTOS



**1220 Broadway
Oakland**



**777 Davis Street
San Leandro**



**2118-2120 University Avenue
Berkeley**



**2160 Appian Way
Pinole**



**401 Grand Avenue
Oakland**



EAST BAY OFFICE SALES PHOTOS



**5200 Franklin Drive
Pleasanton**



**200 Webster Street
Oakland**



**5960 Stoneridge Drive
Pleasanton**



**1904 Olympic Boulevard
Walnut Creek**

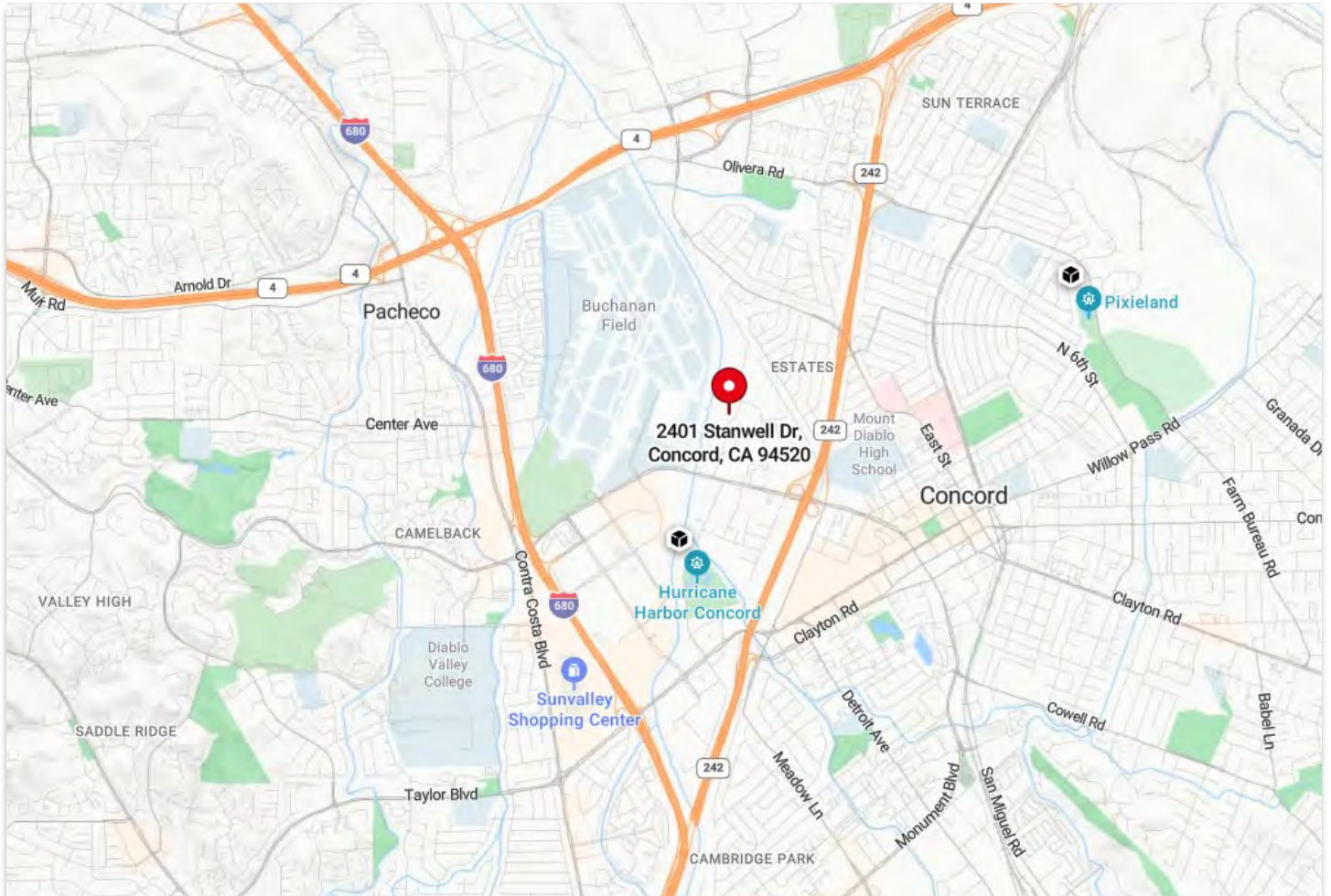


EAST BAY OFFICE SALES MAP

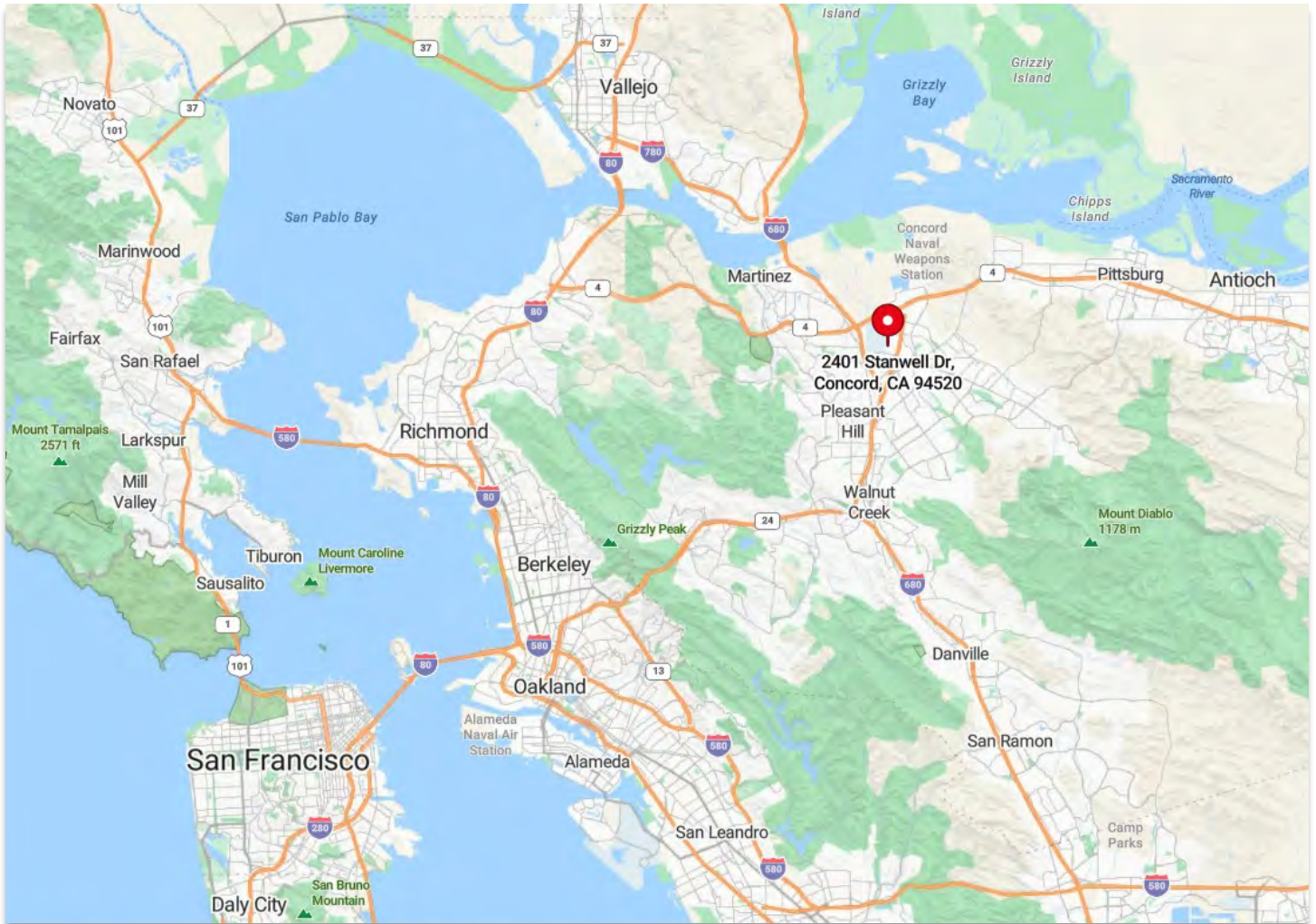




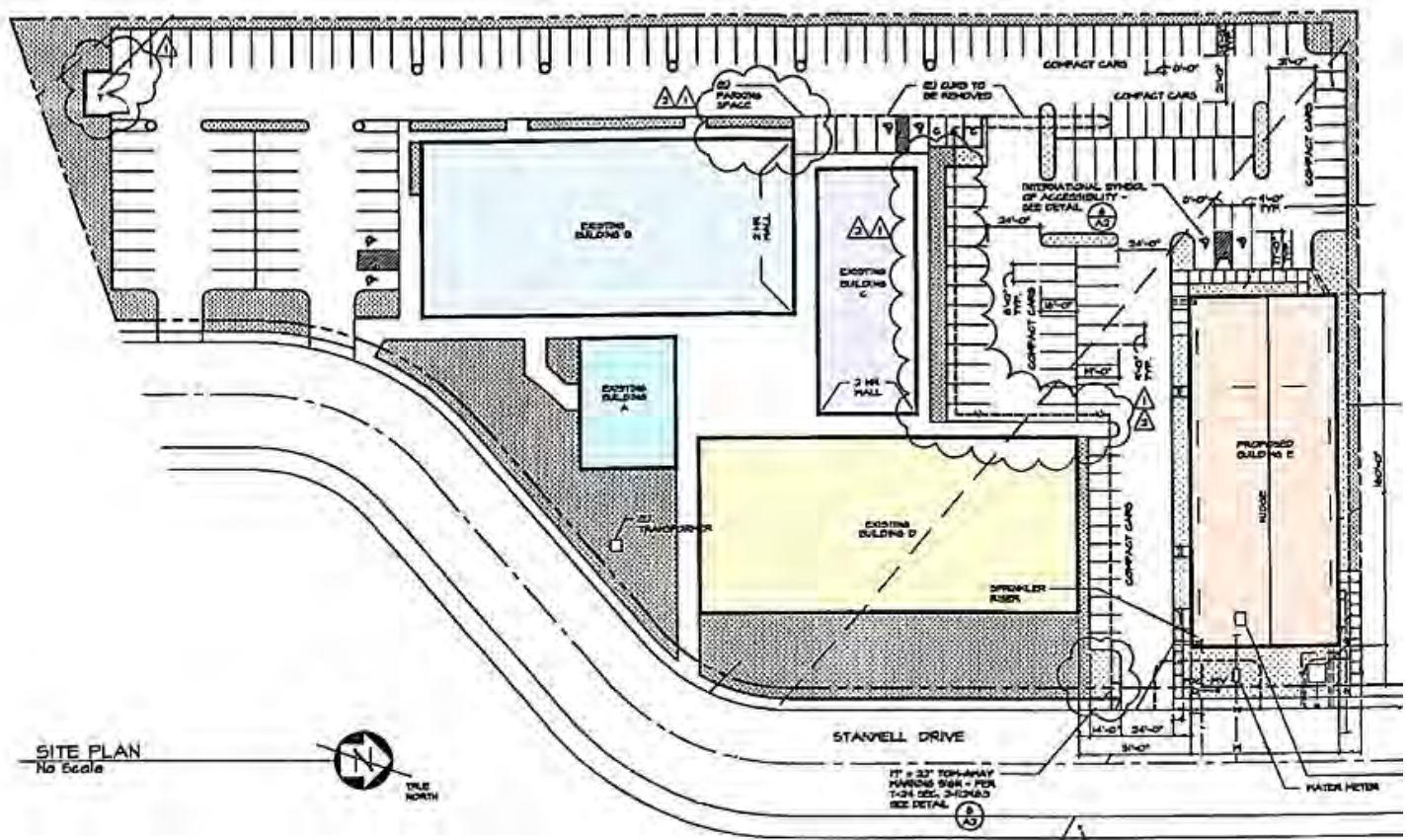
CITY MAP



AREA MAP



SITE MAP OF 5-BUILDING OFFICE CAMPUS





PARCEL MAP

SUBJECT PROPERTY

2401-2411 Stanwell Drive
Concord , California



ASSESSOR'S MAP
BOOK 112 PAGE 26
CONTRA COSTA COUNTY
CALIFORNIA

