



Paradise Medical Center

3 Commercial Condo Units

FOR SALE - FOR LEASE

Paradise Medical Center
Paradise, CA 95967

PREPARED FOR:

Buyer - Tenant

PREPARED BY:

Coldwell Banker Commercial

DuFour Realty

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PARADISE MEDICAL CENTER

EXECUTIVE SUMMARY

THE PROPERTY

6283 Clark Road
Suites 7, 10 & 11
Paradise CA 95967

PROPERTY SPECIFICATIONS

APN:	053-400-007 053-400-010 053-400-011
Property Type:	Medical Offices
Number of Units:	3
Total Square Footage:	8,845
Year Built:	1989
Type:	Commercial Condo
Floors:	2 Story

LEASE TERMS

Purchase Price:	\$1,700,000
Rate:	\$192 per ft.

LEASE HIGHLIGHTS

- Fully Built Out For Optometry/Medical Use
- Outpatient Surgery Center
- Ophthalmology & Optical Department
- Three Units Available - 1,617 to 8,845 Square Feet



LOCATION SUMMARY

Three medical suites available separately or together for a total of 8,845 Sq. Ft.. Existing facilities include Outpatient Surgery Center, Ophthalmology, Optometry and Optical Department. Can be redesigned for other uses or continue with current use. Other medical neighbors include Adventist Health/Feather River Hospital and other medical practices including orthopedic surgery, OB/GYN and others. Beautiful facilities and grounds.

- Beautiful Grounds & Landscaping
- Destination Medical Location with Excellent Exposure
- Great Location - Plenty of Parking
- Possible Lease Income

SUITE	SF	LEASE RATE	PER SQ. FT.	USE	POA CHARGES
Suite 7	1,617	\$2,183	\$1.35	Office/Admin/Optical	\$391 per month
Suite 10.	4,694	\$6,337	\$1.35	Ophthalmology/ Optometry	\$1,136 per month
Suite 11	2,534	\$3,421	\$1.35	Outpatient Surgery	\$613 per month

PARADISE MEDICAL CENTER

PROPERTY OVERVIEW

PROPERTY PHOTOS



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PARADISE MEDICAL CENTER

PROPERTY OVERVIEW

AERIAL VIEW

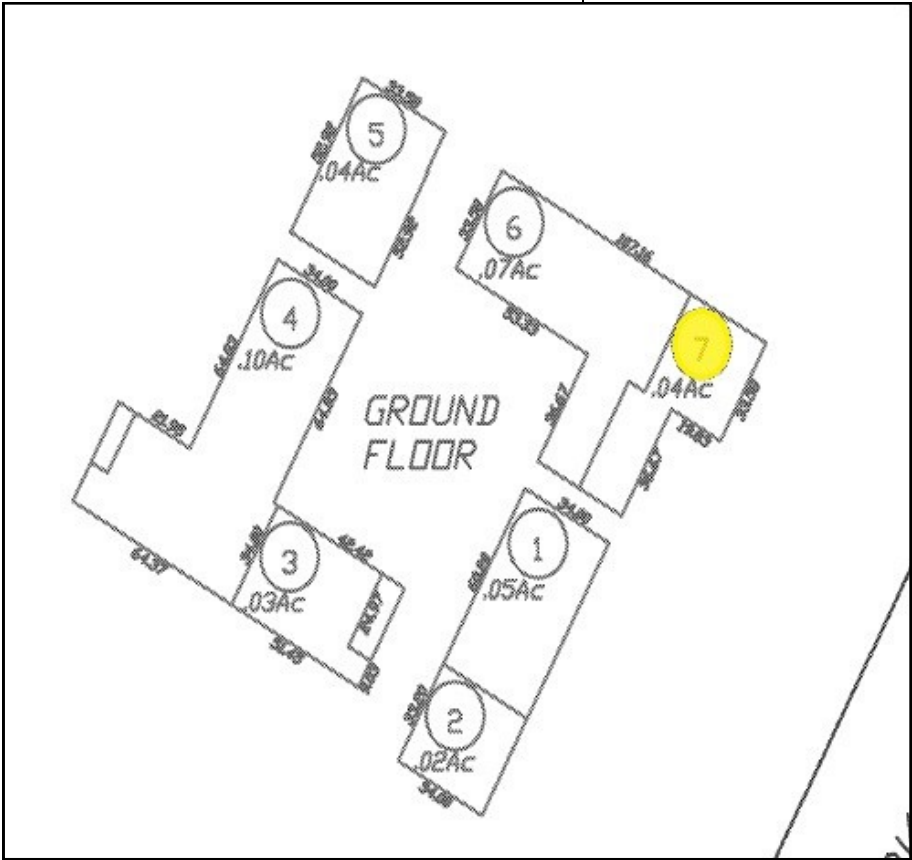
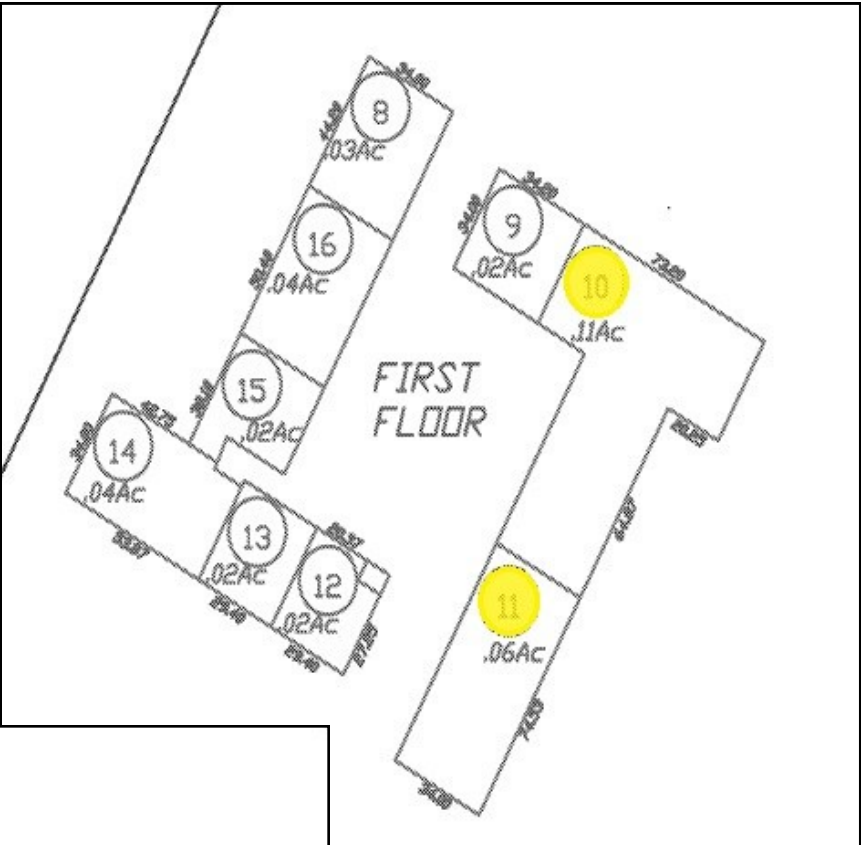




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PROPERTY OVERVIEW

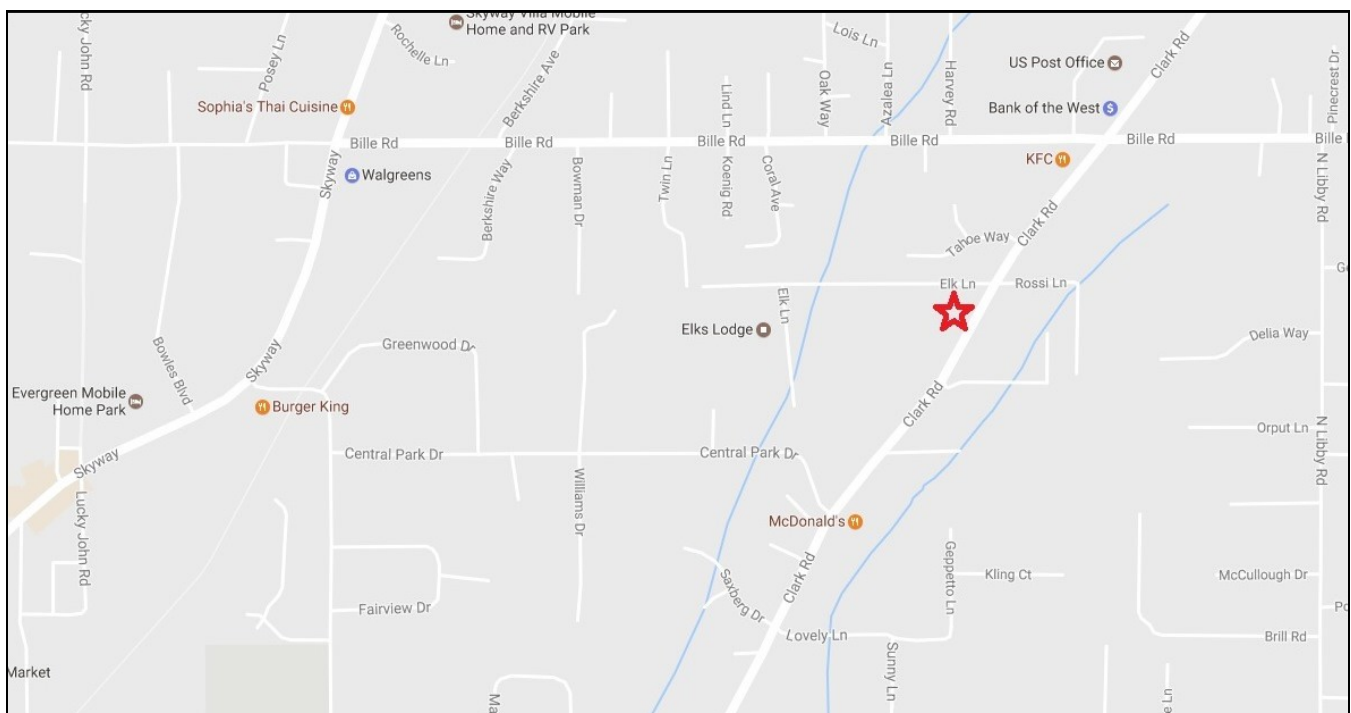
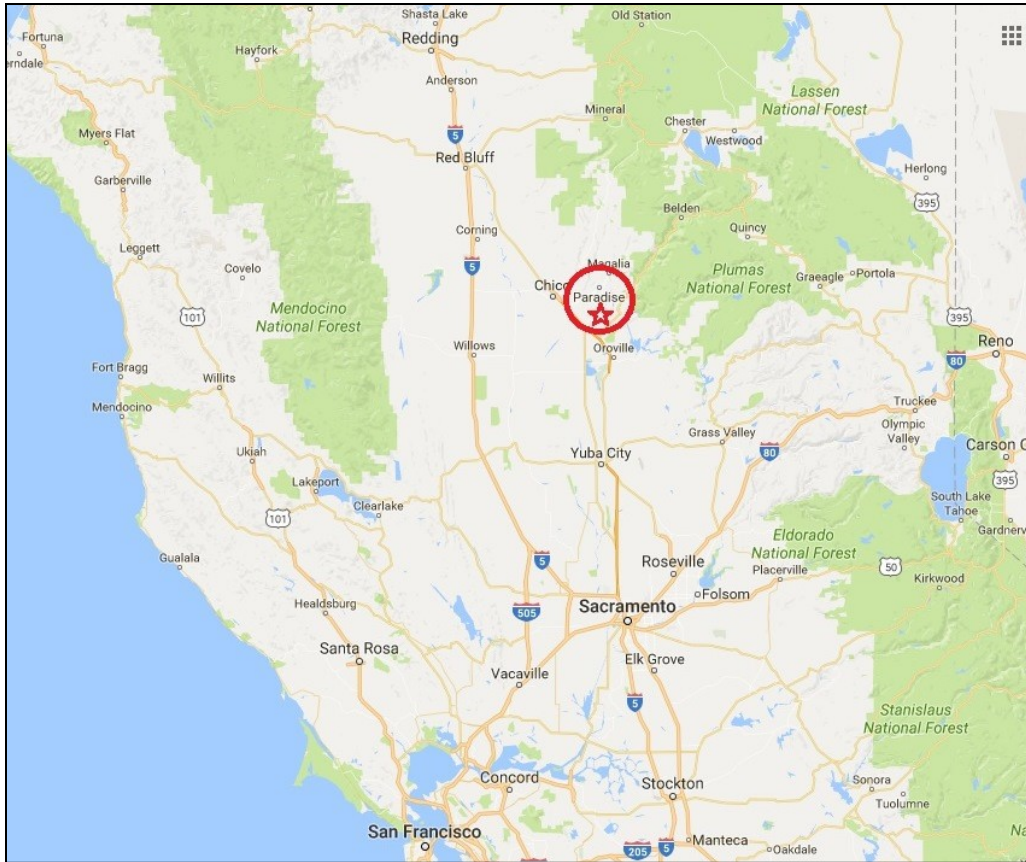
ASSESSOR MAPS



PARADISE MEDICAL CENTER

PROPERTY OVERVIEW

MAPS



For more information, please contact:

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PARADISE MEDICAL CENTER**CONFIDENTIALITY STATEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested Tenant should be aware that the Landlord is Leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to lease, as appropriate, Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Tenant's choosing.

The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to Lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of Lease to be prepared by the Landlord and executed by both parties; and (iii) approved by Landlord and such other parties who may have an interest in the Property. Neither the prospective Tenant nor Landlord shall be bound until execution of the contract of Lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.