



Commercial * Income Property * Development * Vacation Property * Residential * Ranches * Duck Clubs * Industrial

Quail Run Office Complex *Professional Plaza*



Description: Discover Quail Run, a rare and coveted commercial office complex that seamlessly blends distinctive architecture, a prime Paradise, CA location, and significant untapped earning potential. This iconic landmark boasts a visually captivating design, featuring a delightful courtyard, lush mature landscaping, and a tranquil waterfall—details that elevate it above ordinary commercial spaces.

Location: The property is centrally located at 5910 Clark Road in Paradise, CA.

Zoning/APN: Commercial - Office Building APN#: 053-131-100

Size: 27 Office Spaces totaling 22,320+/- SqFt on 2.61 acres

With a solid tenant base providing stability, there's still plenty of room for strategic repositioning to boost revenue.

Occupancy: Currently at 67.32% Occupied

Cap Rate: At current \$/SqFt rent average it is a 6.51 CAP Rate at 90% Occupied.



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- Leases:** Various lease periods with Average Rate of \$1.12/SqFt Gross Lease.
- Value:** Cost to rebuild something of this caliber would be \$300+/SqFt & at only \$94/SqFt this place is a steal at 1/3 the replacement value.
- Credit Tenant:** Owner recently finished Tenant Improvements for PG&E who just moved in and signed a new lease. They expect to be there a long time. **Very good 5% increases per year!!!**
- Upside:** The property presents clear opportunities for rent increases, making it a prime choice for investors eyeing value-add prospects. With a solid tenant base providing stability, there's still plenty of room for strategic repositioning to boost revenue.
- Average rents should be around \$1.50/SqFt which at 90% occupied would bring the Cap Rate up to 9.8%
- Extras:**
- Lots of additional parking.
 - Good traffic counts.
 - Located next to County Library.
 - Pride of Ownership.
- Price:** \$2,100,000

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