

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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Farm Land \* Income Property \* Commercial \* Vacation Property \* Residential \* Ranches \* Duck Clubs \* Industrial

**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. - Located next to County Library.

- Good traffic counts. - Pride of Ownership.

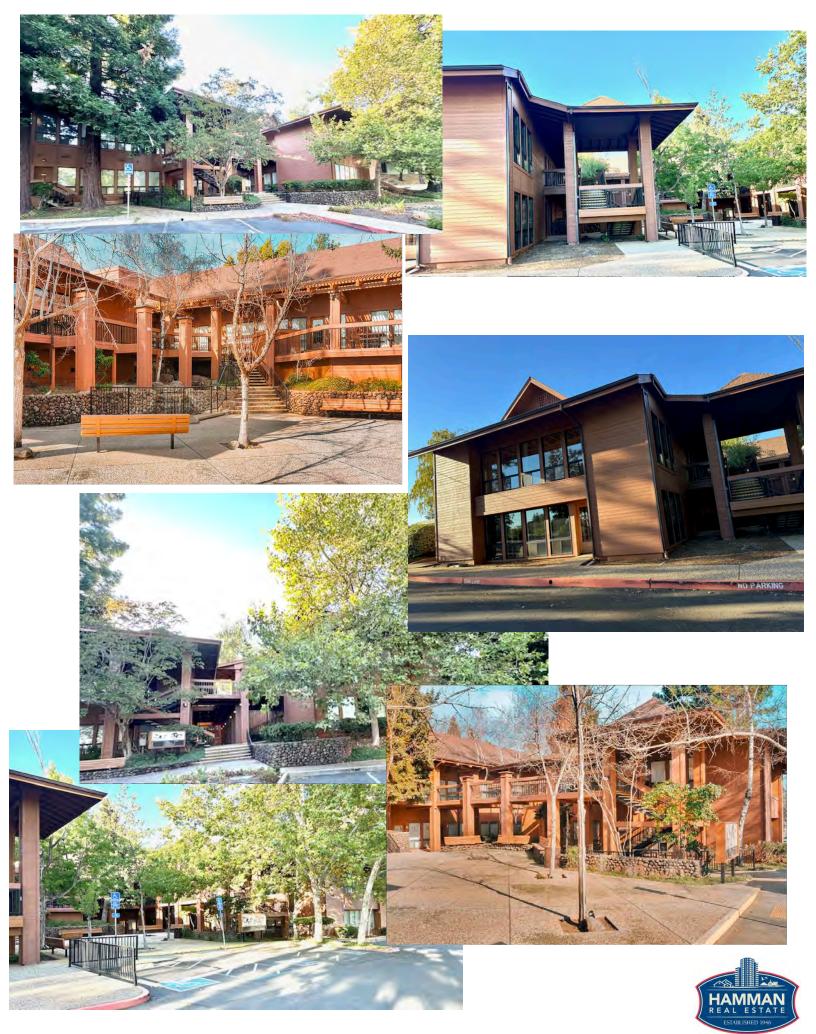
**Price:** \$2,100,000

## **Kory Hamman**

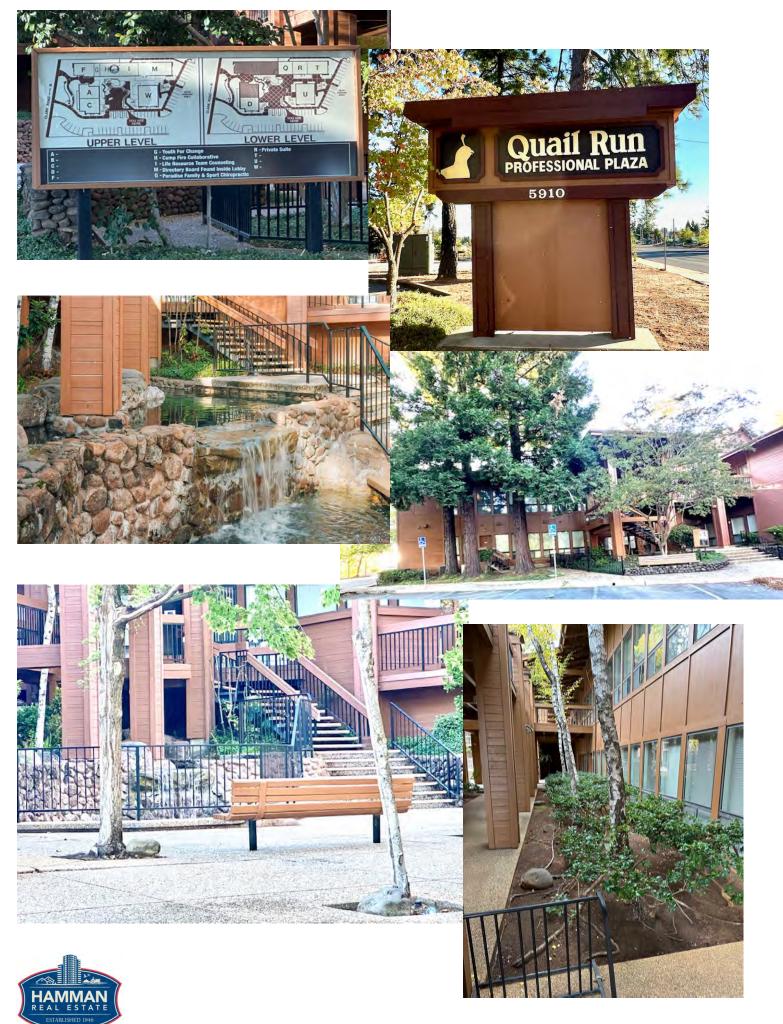
Hamman Real Estate, Broker/EMS Lic#: 01158025 1791 Hwy 99 Gridley, CA 95948 (530) 228-1940 cell koryhamman@yahoo.com



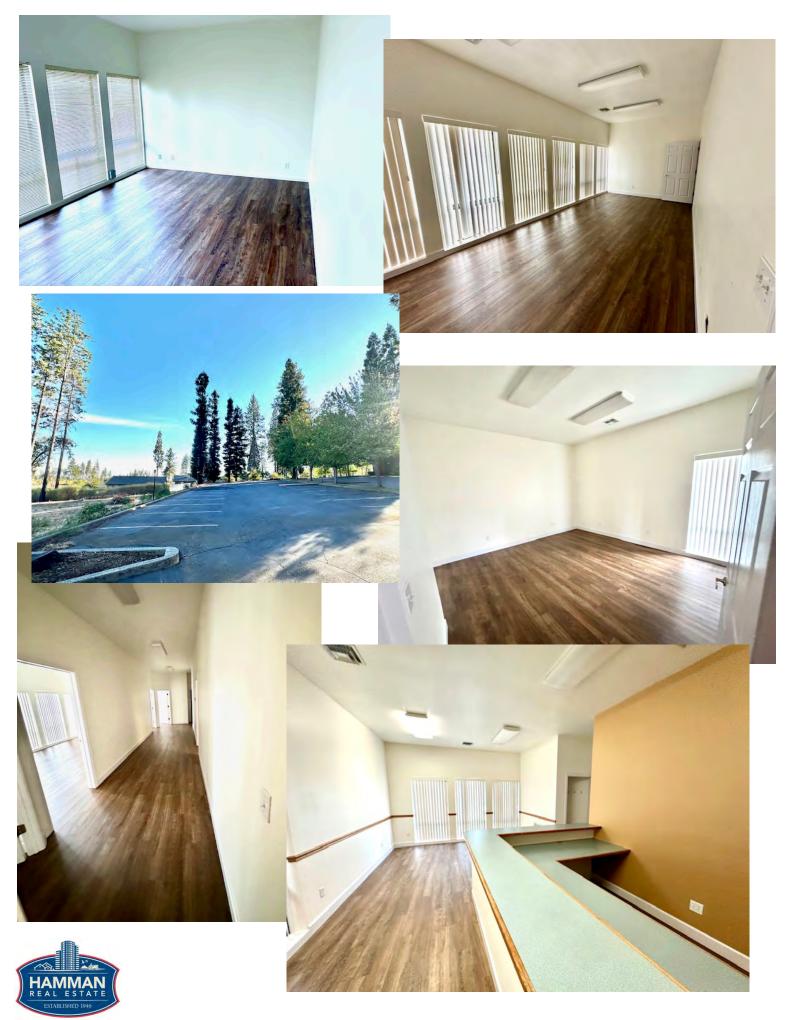
## OVER 1/2 BILLION IN SALES AND GROWING!!!



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