

400 TAYLOR MEDICAL CENTER

400 TAYLOR BLVD, PLEASANT HILL, CA



ONE OF THE EAST BAY AREA'S PREMIER MEDICAL OUTPATIENT & CANCER CENTERS



Jones Lang LaSalle Americas, Inc. California License #01223413

The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to present qualified investors the opportunity to acquire the fee simple interest in 400 Taylor Blvd ("400 Taylor" or the "Property"), a premier Class A medical outpatient building located in Pleasant Hill, CA. The Property encompasses 62,497 SF of high-quality medical space and is currently 83% leased with a weighted average lease term of nearly 6 years.

400 Taylor offers a steady income stream with substantial upside potential through strategic leasing of the available space. The Property's diverse tenant mix provides a wide range of essential, high-margin healthcare services and it is well-positioned to benefit from the scarcity of large, contiguous Class A medical space in the area. 400 Taylor boasts exceptional parking with an above market parking ratio, inviting outdoor seating, and exceptional accessibility catering to both healthcare professionals and patients.

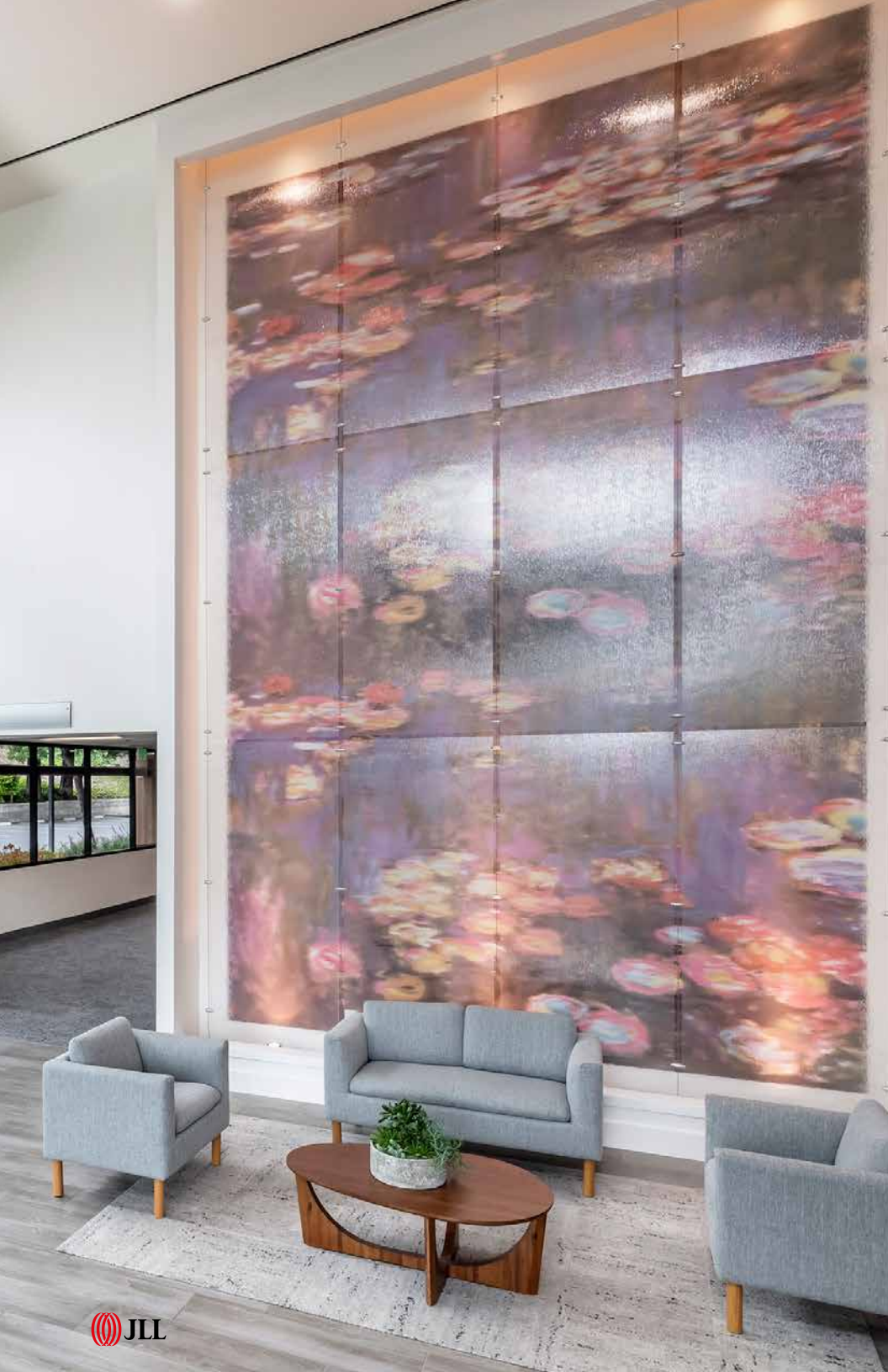
The Property is located in the affluent and rapidly growing East Bay community of Pleasant Hill with robust healthcare demand and strong demographic drivers, benefiting from its proximity to residential areas and excellent accessibility via major highways.

400 Taylor represents a rare opportunity to acquire a well-positioned Class A medical outpatient building with a clear pathway to stabilization.

PROPERTY SUMMARY

ADDRESS	400 Taylor Blvd, Pleasant Hill, CA 94523
PROPERTY TYPE	Medical Outpatient Building
TOTAL SQUARE FOOTAGE	62,398 RSF (In-Place) / 62,497 RSF (BOMA)
SITE SIZE	4.5 AC
BUILDINGS	One (1)
STORIES	Three (3)
YEAR BUILT / RENOVATED	1986 / 2008
PARKING	254 Stalls (4.1/1,000 RSF)
% LEASED	83% (As of September 2025)*
WALT	5.7 Years (As of September 2025)

**Physical occupancy is 51% as John Muir (19,769 SF) is a known vacate upon lease expiration 9/2027 and relocated into their facility at the John Muir Hospital*



Investment Highlights



62,398 SF Outpatient Medical And Cancer Center With Best In Class Tenants Located In A Proven East Bay Location



Anchored by Epic Care, the East Bay's Leading Oncology Group and a McKesson Corporation subsidiary, Occupying 35% Of NRA With A Recent Expansion And 10-Year Lease Extension In April 2024



High-Margin Healthcare Services Including Diagnostic Imaging, Radiation Oncology, Medical Oncology, Otolaryngology (Head & Neck Surgery), And Gastroenterology



Desirable Building Features Including Abundant Surface Parking, Outdoor Courtyard Seating, And A Tenant Conference Facility



Rare Large Block Class A Medical Space Available With The Ability To Lease To One Of The Major Health Systems



Significant Discount To Replacement Cost Estimated At \$800 PSF



High Barrier To Entry, Amenity-Rich Location With Strong Demographics, Surrounding Residential Development And Convenient Transit Access Via Highway 680 & 242

Strategic East Bay Location With Strong MOB Fundamentals

SUPERIOR MARKET FUNDAMENTALS

400 Taylor is strategically located in the growing Pleasant Hill neighborhood of the East Bay, encompassed by excellent demographics with over 50 medical centers and 2,300 doctors within a 5-mile radius.

PLEASANT HILL DEMOGRAPHICS



\$189,216

AVERAGE HOUSEHOLD INCOME



34,107

2024 POPULATION



66.9%

HOUSEHOLD INCOME \$100,000+



42.5

MEDIAN AGE

CONTRA COSTA MOB MARKET (WITHIN 5 MILES OF 400 TAYLOR)

The MOB stock within a 5-mile radius boasts 2.2M SF and only 6.4% vacancy. 400 Taylor's true competitive set is generally lower quality and lacks large blocks of space.



53

MEDICAL OFFICE BUILDINGS



6.4%

Vacancy



2,219,080

TOTAL SF



2,352

OF DOCTORS



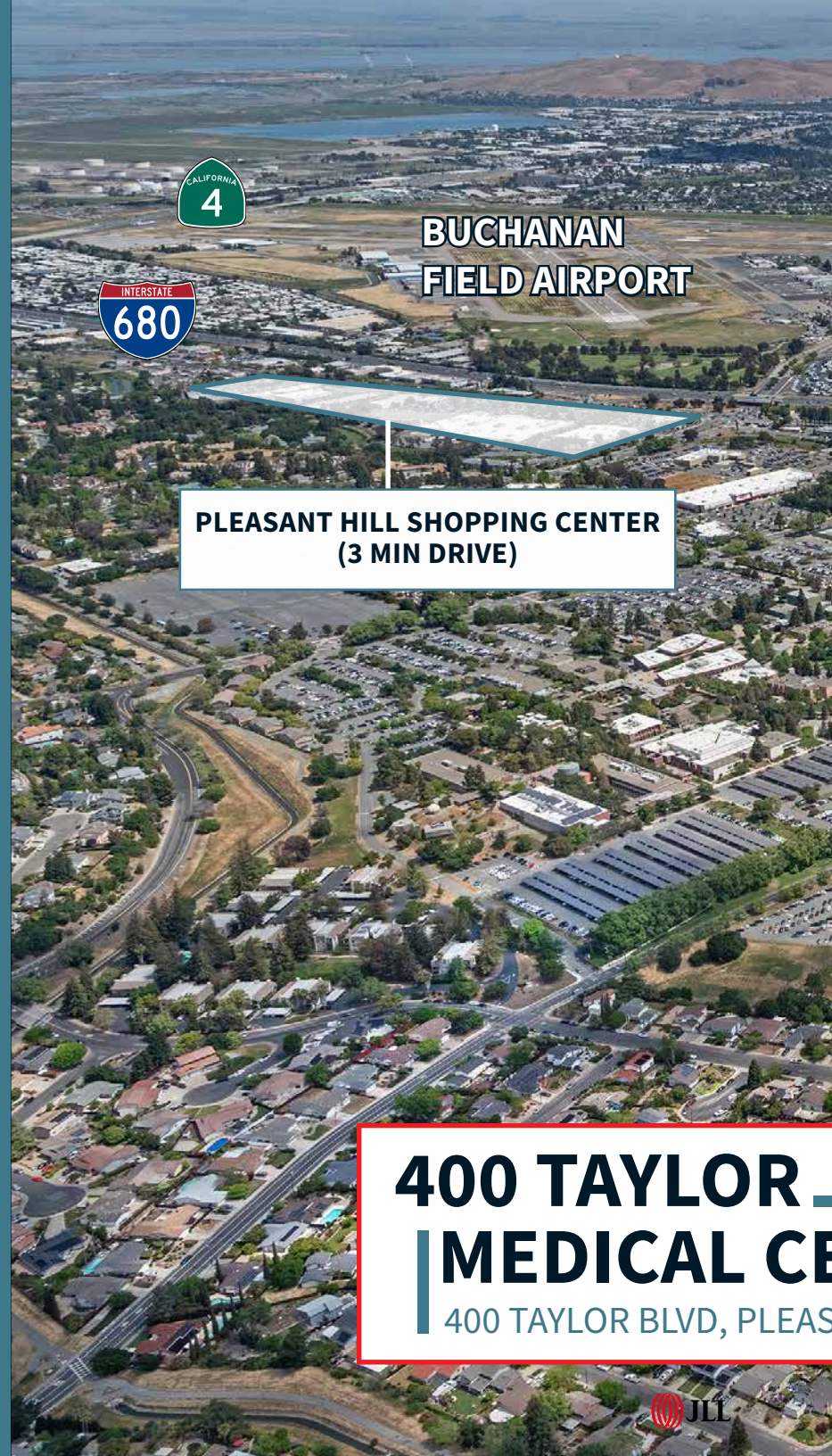
0 SF

UNDER CONSTRUCTION



43,702

POPULATION OVER 65



400 TAYLOR
MEDICAL CE
400 TAYLOR BLVD, PLEAS

VERANDA SHOPPING MALL
(2 MIN DRIVE)

CALIFORNIA
242 8 MIN DRIVE

CONCORD

INTERSTATE
680 3 MIN DRIVE



WALNUT CREEK MEDICAL CENTER
233 BEDS



JOHN MUIR MEDICAL CENTER
554 BEDS
RANKED #2 HOSPITAL IN THE SAN FRANCISCO
METRO (U.S. NEWS RANKINGS)

SUN VALLEY SHOPPING CENTER
(1 MIN DRIVE)

WALNUT CREEK

ENTER
SANT HILL, CA

TAYLOR BLVD - 16,353 VEHICLES PER DAY (2025)

SURROUNDING DEMOGRAPHIC & INCOME PROFILE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	13,911	131,041	253,348
AVERAGE HOUSEHOLD INCOME	\$193,797	\$162,281	\$175,083
HOUSEHOLD INCOME \$100,000+	67.7%	58.6%	62.4%
MEDIAN AGE	41.0	40.1	41.4

Anchor Tenant Overview



The Property is anchored by Epic Care, an East Bay oncology group and part of The US Oncology Network, a subsidiary of McKesson Corporation (S&P: BBB+), which occupies 21,546 square feet (35% of NRA) through March 31st, 2034. Epic Care expanded on the ground floor and extended their lease for an additional 10 year term in April 2024 showcasing their commitment to the asset.

One of their core services is radiation oncology and they have specialized equipment for radiation therapy, including a linear accelerator in their first floor suite and an open MRI machine.

Epic Care's Linear Accelerator in Suite 102



SERVICES OFFERED AT 400 TAYLOR

MEDICAL &
RADIATION
ONCOLOGY

INFECTIOUS DISEASE

HEMATOLOGY

DIAGNOSTIC
IMAGING

INFUSION SERVICES

LABORATORY
SERVICES

GENETIC
COUNSELING

Epic Care, a subsidiary of McKesson Corp. (S&P: BBB+) and part of The US Oncology Network, is a leading multi-specialty medical group serving the East Bay area of California. Epic Care has grown to become a trusted name in oncology, hematology, and other specialized medical services.

Beyond oncology, Epic Care offers a range of medical specialties, including urology, palliative care, and diagnostic imaging, providing a one-stop solution for many healthcare needs.

In January 2023, The US Oncology Network, the largest organization of its kind dedicated to advancing cancer care, acquired Epic Care. McKesson Corporation controls The US Oncology Network through its \$2.16 billion acquisition in 2010, which established its dominance in community-based cancer care. This strategic move integrated McKesson's pharmaceutical distribution capabilities with direct access to oncology treatment centers nationwide.

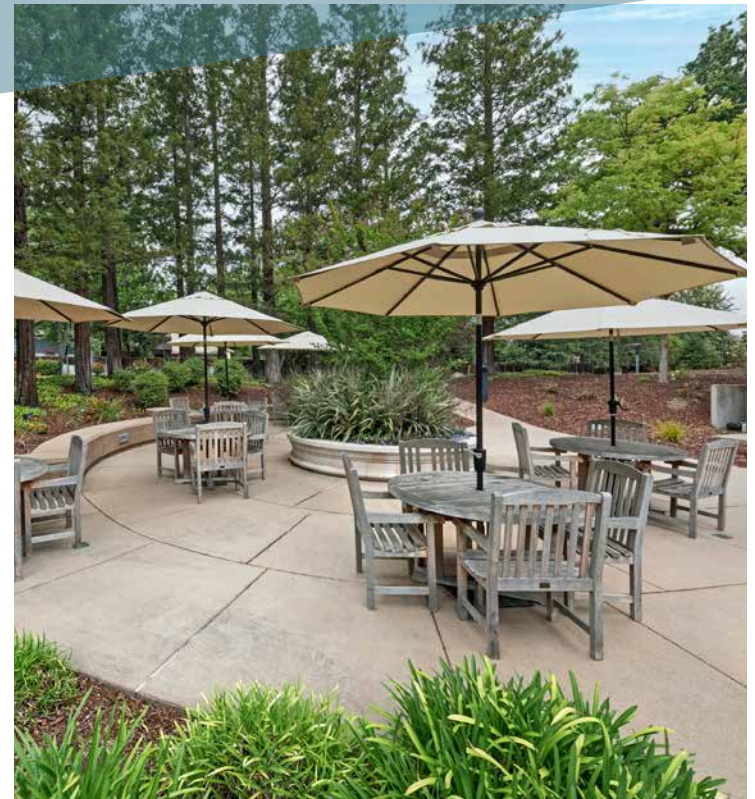
The US Oncology Network comprises over 1,400 independent physicians across approximately 400 locations serving 1.2 million patients annually. McKesson provides these community practices with business support, technology solutions, and clinical trial access—allowing physicians to maintain independence while leveraging the resources of a national organization.

FACTS & FIGURES

PARENT COMPANY	McKesson Corp. (NYSE: MCK)
CREDIT RATING	S&P: BBB+
HEADQUARTERS	San Leandro, CA
PRIMARY INDUSTRIES	Oncology & Hematology Services
# OF PHYSICIANS	47
# OF LOCATIONS	21

The East Bay's
Leading
Multi-Specialty
Medical Group &
Subsidiary of McKesson
Corp. (S&P: BBB+)

An aerial photograph of a suburban area in Pleasant Hill, California. The image shows a mix of residential neighborhoods with winding streets and green lawns, interspersed with commercial and institutional buildings. In the center-right of the image, a large, modern medical center complex is highlighted with a red outline. The complex includes several large, light-colored buildings with flat roofs, extensive parking lots, and a red sports field. A white text box with a red border is overlaid on the image, pointing to the highlighted building. The text in the box reads: "400 TAYLOR MEDICAL CENTER" in large, bold, black capital letters, followed by "400 TAYLOR BLVD, PLEASANT HILL, CA" in smaller black capital letters. The background of the image shows a vast landscape with distant hills under a blue sky with scattered clouds.



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