



131 Lynch Creek Way, Suite A

Petaluma, CA 94954

Healthcare
Investment Opportunity

Offering Memorandum



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Exclusively Listed By



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Property Overview

Park Place Dental

131 Lynch Creek Way, Suite A, Petaluma, CA 94954



Investment Highlights

Op



- **Recession Resistant** | Healthcare real estate remains a highly sought-after investment due to its stability, strong tenant retention, and insulation from economic downturns and e-commerce disruption.
- **Industry Growth** | The \pm \$187 billion dental industry represents a massive and steadily growing segment of healthcare, expanding at an average rate of \pm 5.3% annually, making it a resilient and attractive space for long-term investment.
- **Strong Healthcare Corridor** | The property is strategically located within a thriving healthcare corridor, surrounded by established medical tenants and across from Petaluma Valley Hospital.
- **Dense Demographics** | The property is supported by an affluent population, with an average household income of \pm \$137,706 within a 5 mile radius.





SANTA ROSA
ENDODONTICS
DENTAL SPECIALIST
SANTA ROSA | KIAH | PETALUMA

Petaluma Valley Hospital
±80 Beds



LUMA
Dental Health

Lucchesi Park
±0.5 Miles Away

Cafe Mimosa

Cookie Cutters
haircuts For Kids

PETALUMA ORAL SURGERY
DENTAL SPECIALIST

N McDowell Blvd ± 20,300 VPD

Mary's
EST. 1959
Pizza Shack

NORTH BAY EYE ASSOCIATES



Lynch Creek Way

Subject Property

Providence

DERMATOLOGY ASSOCIATES OF THE BAY AREA

Providence

Vintage Chateau Apartments
±308 Units

Financial Overview

Park Place Dental

131 Lynch Creek Way, Suite A, Petaluma, CA 94954



Financial Summary



\$627,533

List Price

7.5%

Cap Rate

1985

Year Built

±0.04 AC

Lot Size

Financial Summary

Property Name	Park Place Dental
Address	131 Lynch Creek Way Suite A, Petaluma, CA 94954
Price	\$627,533
Cap Rate	7.5%
NOI (2024)	\$47,065
Expenses (CAM)	CAM \$5,400 (2024) Property Tax \$6,535 (2024)
Year Built	± 1985
Unit Size	±1,644 SF

Annualized Operating Data

	Annual Rent
Current - August 19, 2026	\$59,000.04
August 20, 2026 - August 19, 2027	\$59,000.04
August 20, 2027 - August 19, 2028	\$59,000.04
August 20, 2028 - August 19, 2029	\$59,000.04
Option 1 - August 20, 2029 - August 19, 2030	\$61,950.00
August 20, 2030 - August 19, 2031	\$61,950.00
August 20, 2031 - August 19, 2032	\$61,950.00
August 20, 2032 - August 19, 2033	\$61,950.00
August 20, 2033 - August 19, 2034	\$61,950.00
Option 2 - August 20, 2034 - August 19, 2035	\$65,047.56
August 20, 2035 - August 19, 2036	\$65,047.56
August 20, 2036 - August 19, 2037	\$65,047.56
August 20, 2037 - August 19, 2038	\$65,047.56
August 20, 2038 - August 19, 2039	\$65,047.56

Financial Summary



\$627,533
List Price

7.5%
Cap Rate

Financial Summary

Lease Type	Gross
Tenant	Signature Dental Partners
Landlord Responsibilities	Property Taxes, (Property Insurance,, Utilities, Paid through by CAM)
Rent Commencement Date	August 20, 2024
Lease Expiration Date	August 19, 2029
Lease Term	±3.3 Years
Rental Increases	5% Every 5 Years
Renewal Options	Two, 5-Year Options



Tenant Overview

Location
Petaluma, CA

Website

<https://parkplacedentalcare.com/>



Why Invest in Park Place Dental?

- **Established Practice with Strong Local Reputation:** Park Place Dental has been serving the Petaluma community for decades, building trust through personalized, patient-centered care. Its long-standing presence and reputation for excellence make it a resilient, well-positioned provider in the Northern California dental market.
- **Comprehensive Service Offering:** The practice provides a full spectrum of dental care under one roof, including preventive dentistry, cosmetic and restorative services, orthodontics (Invisalign), dental implants, sedation dentistry, and emergency care. This breadth of offerings allows patients to meet all their oral health needs without leaving the practice.
- **Growing Demand for Dental Care:** With increasing awareness of oral health link to overall wellness, demand for high-quality dental services continues to expand. Park Place Dental is well-positioned to capture this growth by blending advanced technology (digital imaging, Invisalign, same-day crowns) with a compassionate, patient-focused approach.
- **Experienced Clinical Team:** Led by seasoned dentists and supported by a skilled clinical staff, Park Place Dental combines decades of expertise with modern techniques. This depth of experience enhances both patient care outcomes and operational efficiency.
- **Commitment to Patient Experience and Technology:** The practice differentiates itself by prioritizing comfort, communication, and innovation. From sedation options to digital diagnostics, Park Place Dental invests in tools and methods that improve treatment effectiveness while elevating the patient experience.

Tenant Overview

Park Place Dental is a leading full-service dental practice based in Petaluma, California. With decades of experience, the practice has earned a strong reputation in the Bay Area by offering a comprehensive suite of dental care services, including preventive care, cosmetic and restorative dentistry, orthodontics (Invisalign), dental implants, sedation dentistry, and emergency treatments. The team blends modern technology (such as digital impressions) with a patient-centered approach focused on comfort, communication, and tailored treatment plans — making Park Place Dental a trusted provider for families seeking high-quality oral health care.

Market Overview

Park Place Dental

131 Lynch Creek Way, Suite A, Petaluma, CA 94954



Petaluma, CA

Demographics Within 5 Miles



59,300
Total Population

\$109,823
Median HH Income

22,700
of Households

67%
Homeownership Rate

30,300
Employed Population

40%
% Bachelor's Degree

45
Median Age

\$834,900
Median Property Value

Local Market Overview

The trade area surrounding this location sits within a stable and mature suburban node of northern Petaluma, connecting via major arterials to U.S. 101 and regional corridors. While the city's overall population has seen slight recent softening, its household incomes remain robust, supporting demand for health and dental services within close proximity of residential and commercial clusters. The site lies just off Lynch Creek Way, which feeds into Lakeville Highway and Petaluma Boulevard, enabling high visibility and access from both local neighborhoods and commuters. Although immediate corner traffic counts aren't publicly available, adjacent major intersections in Petaluma routinely register vehicle volumes in the tens of thousands per day, underscoring strong vehicular exposure along feeder routes.

Demographically, the surrounding neighborhoods trend toward mature, high-income households, many of which likely demand private dental and specialty care rather than relying solely on institutional providers. The area's relatively high incomes, aging population base, and proximity to primary retail and medical corridors support a stable base of patients within a 3- to 5-mile radius. Combined with constrained new medical-office development and limited greenfield sites in Petaluma's core, the site's positioning within a visible, accessible local corridor strengthens its long-term appeal as a dental office node.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	27,977	130,788	164,482
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,380	34,230	43,870
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,331	\$96,176	\$97,535

Economic Drivers

Petaluma anchors a high-income, diversified North Bay submarket with strong consumer and healthcare demand.

Economic Drivers

Strategically located at the interface of U.S. 101 and regional corridors, the city offers strong access to Marin, Sonoma, and the broader Bay Area. Petaluma functions as both a commuter enclave and economic hub in southern Sonoma County. Key institutions include Petaluma Valley Hospital, local clinic networks, and specialty care providers drawing patients from across the North Bay. Retail centers, corporate headquarters, and agribusiness complement the medical ecosystem. Given limited land availability and high barriers to new development in central zones, existing medical- and office-zoned parcels remain attractive.

Primary Industries

- Healthcare & medical services
- Agribusiness, food processing & dairy
- Retail & consumer services
- Technology & clean energy
- Tourism, hospitality & wineries

Top Employers

- Petaluma School District
- Petaluma Valley Hospital
- City of Petaluma
- Petaluma Poultry Processors
- Labcon North America

Recent Developments

- Expansion of the SMART commuter rail line and opening of the Petaluma North station
- Upgrades to U.S. 101 interchanges and adjacent road widening
- Downtown infill redevelopment projects and mixed-use adaptive reuse
- Medical clinic expansions and outpatient facility upgrades

\$3M+

Annual Passengers- San Francisco International Airport

±32 Miles

Distance to Downtown San Francisco



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 131 Lynch Creek Way suite a,, Petaluma, CA, 94954 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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