

**FOR SALE: VALUE-ADD OR OWNER/USER OPPORTUNITY**

**3525-3533 Mt Diablo Blvd** Lafayette, CA



**EXCLUSIVE AGENTS**

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**OFFERING MEMORANDUM**

# OFFERING Summary

Newmark Knight Frank as exclusive advisors is pleased to offer the unique opportunity to acquire 3525, 3527, 3529, and 3533 Mt. Diablo Blvd., (the "Property" or "Buildings") in Lafayette, California within the San Francisco Bay Area. The Property consists of two buildings totaling approximately 8,111 square feet situated on two separate parcels totaling approximately 0.57 acres at the heavily trafficked signalized intersection of Mt. Diablo Blvd. ( $\pm 17,854$  vehicles per day) and Moraga Road ( $\pm 20,210$  vehicles per day).

Comprised of six distinct spaces, the Buildings are currently 37% occupied by three retail tenants (UPS

Store, GemLust & Beadazzled), with two office spaces and a former retail bank branch accounting for the remaining 5,102 square feet of vacant space. Adjacent to the successful La Fiesta Square retail/office development, the centrally located Property benefits from outstanding visibility and identity at Lafayette's most heavily trafficked intersection, and is directly across the street from Whole Foods and Safeway. With 29 dedicated surface parking stalls, the Property is ideal for purchase by either an owner/user or investor seeking to own in this highly affluent community (\$160,000 average household income).

**NOTE: Deed restriction for 24 months from Closing precluding occupancy by financial institutions.**



Un-Priced



$\pm 8,111$  SF  
in Two Buildings



$\pm 0.57$  Acres



38% Leased  
3 Vacancies



29 Stalls  
 $\pm 3.39$  stalls/1,000 SF



To Be Determined  
Est. Call for Offers 10/31

## Highlights

- Rare retail/office property for sale in prestigious downtown Lafayette with **average household incomes exceeding (\$160,000)** in a 3 mile radius)
- Outstanding visibility and identity at highly trafficked signalized intersection of Mt. Diablo Blvd. and Moraga Road with combined daily **traffic counts estimated to exceed 38,000 vehicles per day**
- Perfect owner/user or investor opportunity as current  $\pm 5,102$  square feet of vacancy can either be leased or occupied
- Situated in Lafayette's retail core with nearby retailers including: **Whole Foods, Safeway, Starbucks, BevMo, Noah's, Peet's, Chipotle, Jamba Juice, Orange Theory, Chico's, Patxi's and more**
- **Easily accessed location along Highway 24**, the East Bay's major East/West traffic artery, Traffic counts along Highway 24 exceed 166,000 vehicles per day



Lafayette Reservoir

Lafayette Elementary

Moraga Road ±20,200 VPD

Mt. Diablo Blvd ±17,850 VPD

First Street

Oak Hill Road



**SITE**



LAFAYETTE LIBRARY

CHASE  
bank  
GYMBOREE  
Patelco

WESTAMERICA BANK

LA FIESTA SQUARE  
Coca-Cola  
Starbucks  
ROAM

WHOLE FOODS

McCaulou's  
Peet's Coffee & Tea  
citibank  
NOAH'S  
Bank of America

SAFEWAY

CLOCKTOWER  
francesca's  
Sprint

LAFAYETTE MERCANTILE  
YANKEE PIER  
JO'S A BANK

DIABLO FOODS

PIZZA ANTONIO  
BevMo!

CVS/pharmacy

Walgreens

TRADER JOE'S

# PROPERTY Information

**Address:** 3525, 3527, 3529, and 3533 Mt. Diablo Blvd. (legal addresses per county record are 3525 and 3531 Mt Diablo Blvd.), Lafayette, California 94549

**APN:** 3525 Mt. Diablo Blvd. / 243-170-014-1  
3531 Mt. Diablo Blvd. / 243-170-013-3

**Building Sizes:** 3525 Mt. Diablo Blvd. / ±6,706 square feet;  
3533 Mt. Diablo Blvd. / ±1,405 square feet

**Parcel Sizes:** 3525 Mt. Diablo Blvd. / ±0.44 acres;  
3533 Mt Diablo Blvd. / ±0.13 acres

**Year Built:** 3525 Mt. Diablo Blvd. / 1976;  
3533 Mt Diablo Blvd. / 1950 – updated since

**Sprinklers:** All typical public utilities provided to site

**Parking:** 29 surface stalls (±3.39 stall per 1,000 square feet)

**Zoning:** RB (Retail Business)

Demographics	1 Mile	3 Mile	5 Mile	Traffic Counts	
Population	9,874	55,965	160,322	<b>Street</b>	<b>Traffic</b>
Daytime Population	10,128	41,515	210,551	Mt. Diablo Blvd	±17,854 ADT
Average HH Income	\$166,637	\$161,406	\$147,906	Moraga Road	±20,210 ADT



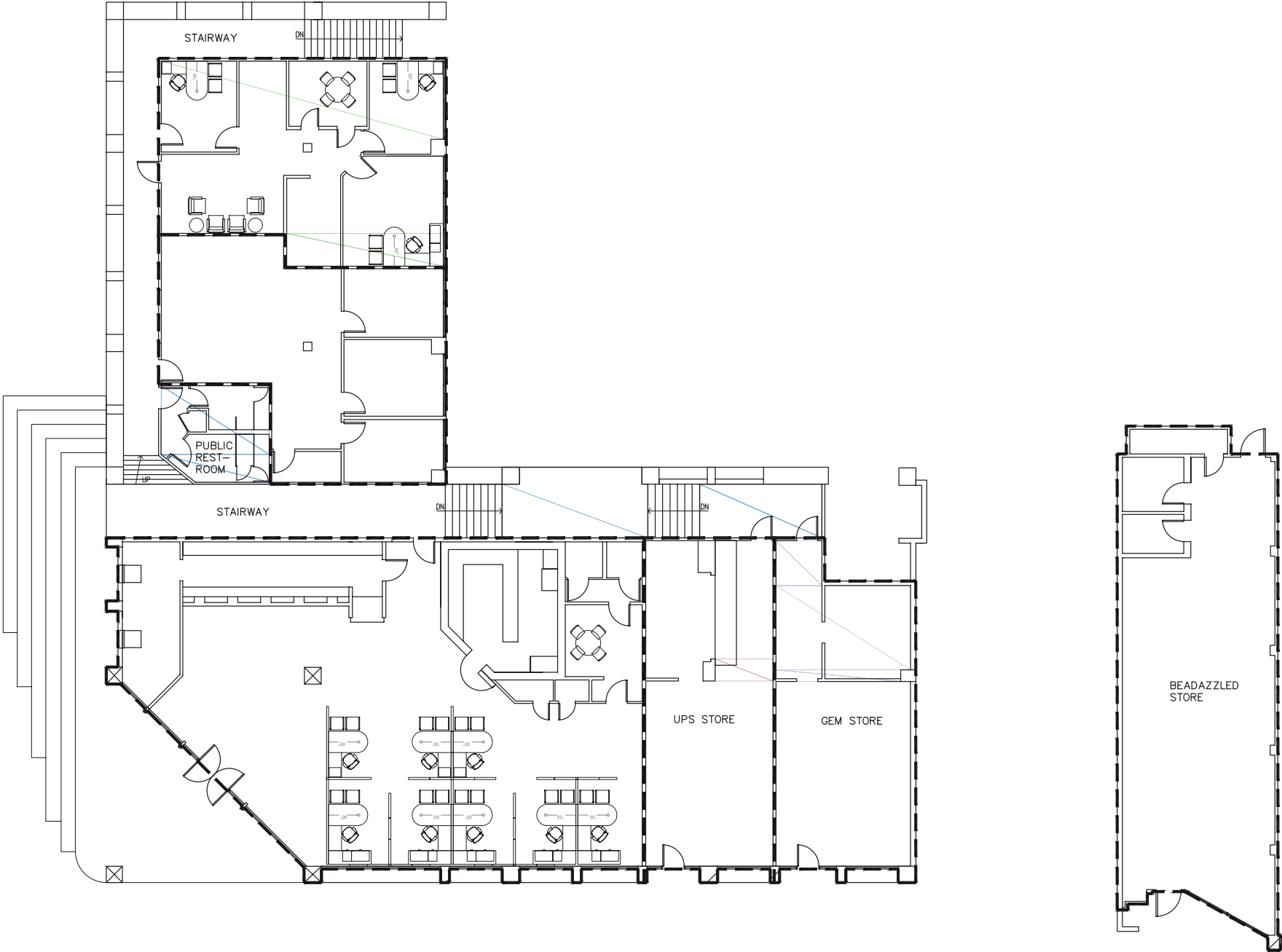
**AERIAL** Close-Up

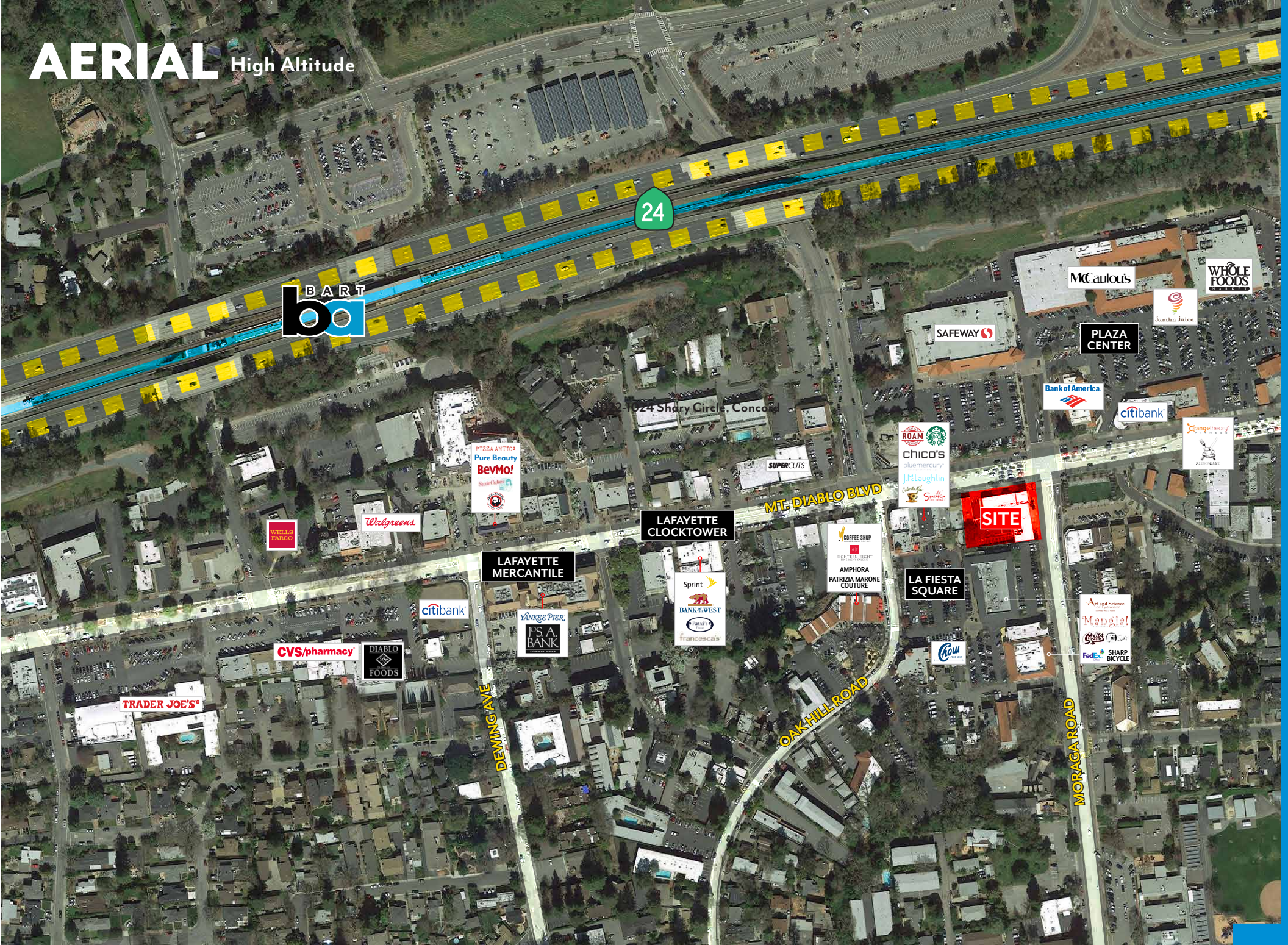
**MT. DIABLO BLVD ±17,854 VPD**

**MORAGA ROAD ±20,210 VPD**

\*Not to scale

# FLOOR Plan





BART  
ba

24

LAFAYETTE  
CLOCKTOWER

LAFAYETTE  
MERCANTILE

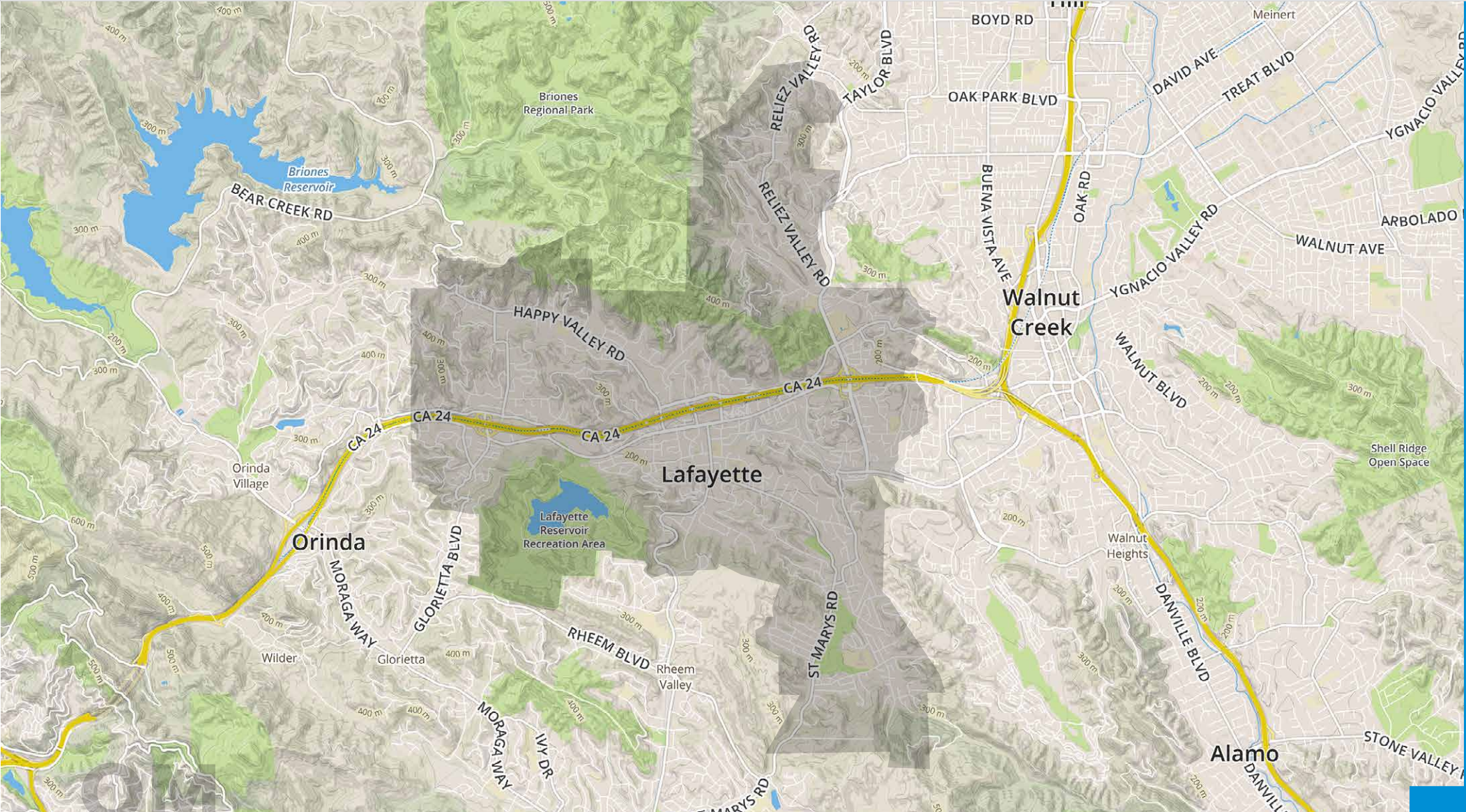
LA FIESTA  
SQUARE

SITE

# LAFAYETTE Overview

Lafayette is noted for its high quality of life with top rated schools, low crime rate, small town downtown, clean air, mild climate and oak tree-studded hills. Located between Berkeley and Walnut Creek, Lafayette has its own Bay Area Rapid Transit (BART) station and is only a 25 minute BART ride from San Francisco. The approximate population of 23,893 provides an affluent consumer base for local retailers as the average household incomes exceed \$135,000.

Mt. Diablo Blvd. is the City's main retail thoroughfare providing an exciting variety of shopping and dining options which appeal to both younger families and elder residents. Leisure activities abound with hiking and biking at Mount Diablo State Park, the Lafayette Reservoir, and Briones Regional Park all nearby.



# DISCLAIMER

This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express interest in the purchase of the subject property. This memorandum contains selected information pertaining to the described property and has been prepared primarily from information supplied by the "Seller" and Newmark Cornish & Carey, agent for the Seller. This memorandum does not purport to be all-inclusive, nor to contain all of the information which a prospective investor may desire. Neither the Seller nor any of its employees, or agents, including Newmark Cornish & Carey, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or to be implied by any of the aforementioned with respect thereto. By your receipt of this memorandum, you agree that the information contained herein is of a confidential nature, that you will not, directly or in directly, disclose or permit anyone else to disclose this memorandum or any part of the contents to any other person, firm or entity without prior written authorization of Seller or Newmark Cornish & Carey, nor will you use or permit to be used this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Seller.



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