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ENCINA PROFESSIONAL BUILDING

FOR SALE > WALNUT CREEK, CA > MEDICAL OFFICE BUILDING > INVESTMENT OPPORTUNITY

2801-2803 YGNACIO VALLEY ROAD

PROPERTY OVERVIEW

PROPERTY ADDRESS

> 2801-2803 Ygnacio Valley Road,
 Walnut Creek, CA

ASKING PRICE

> Call for price

BUILDING SIZE

> ±9,161 SF

NOI

> \$347,884

LAND AREA

> ±29,629 SF

YEAR BUILT

> 1982

APN NUMBER

> 142-210-029

ZONING

> OC

HIGHLIGHTS

- > Fully Leased Multi-Tenant Medical Office Investment
- > Established 24/7 Emergency Veterinary Care in Walnut Creek on Ygnacio Valley Rd
- > Strong demographics in established community
- > Adjacent to two grocery anchored shopping centers

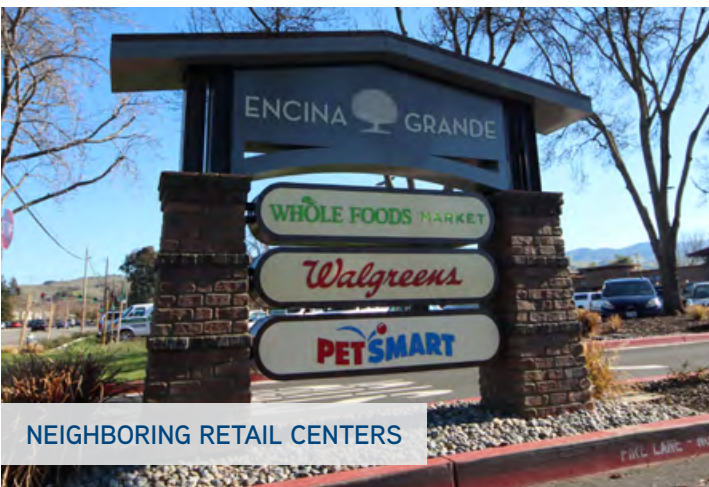
DEMOGRAPHICS (2017)

	1 MI	3 MI	5 MI
Daytime Population	8,348	64,249	36,101
Population	11,452	115,251	264,739
Average Household Income	\$171,949	\$116,951	\$119,169

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NEIGHBORING RETAIL CENTERS



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