

# 3249 Mt. Diablo Court

LAFAYETTE, CA 94549

## FOR SALE

Listing Price \$4,185,000



### LAFAYETTE OFFICE BUILDING

- Ideal for Investor or Owner-Occupant with up to +4,916 SF available within 90 days\* and +1,673 SF for immediate occupancy.
- Below Market Rents w/substantial upside to increase NOI in near term.
- Building Size: +9,924 square feet
- Land Area: 25,700 square feet
- Parking: 38 stalls (3.82/1000)
- Zoning: P1 Planned Unit District
- Video tour <https://youtu.be/HTQdfIDD74U>



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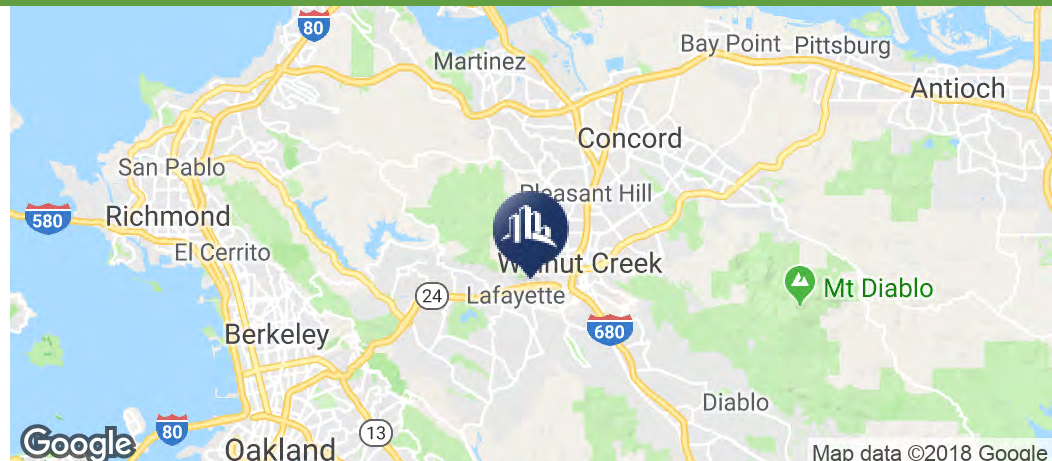
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$4,185,000
Lot Size:	0.59 Acres
Year Built:	1977
Building Size:	9,924 SF
Occupancy:	82%*
Zoning:	P1 Planned Unit District
Price / SF:	\$421.70
APN:	233-133-023-9

## INVESTOR & OWNER-OCCUPANT OVERVIEW

Ideal for an owner-occupant or investor with up to +4,916 SF available within 90 days\* and +1,673 SF for immediate occupancy. Below market rents provide substantial upside to increase NOI over time (currently 82% leased), and the near term availability of different suite combinations offers flexible space configurations for an owner-occupant.

Suite #202 (+1,023 SF) is immediately available on the second floor, along with suite #207 (+650 SF). With 90 days' notice\* these can be combined with adjacent suites (#206 & 211), and with 30 days notice suite #209 (month-to-month) is available. This provides up to +2,506 SF on the north-side and +1,540 SF on the south-side of the second floor which can be made available. First floor suite #102 (approx +870 SF) is occupied month-to-month and available with 30 day notice.

While many flexible space combinations are available today, this has not always been the case. This unique situation provides a rare opportunity for an owner-occupant to configure space within the building, or for an investor to quickly increase NOI. The building attracts local professional service tenants and health related businesses and has a long history of high occupancy and long tenant retention (+10 years in many cases) with minimum management requirements. Leases are typically short in nature, up to 3 years, with tenant's renewing or rolling over to MTM.

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**EXECUTIVE SUMMARY //**



# PROPERTY OVERVIEW



## TENANT & SPACE OVERVIEW

Tenants comprise a Pediatrician, two chiropractors, a writing school, one psychologist, two insurance agents and a General Contractor.

Each suite has its own front door from the outside, its own HVAC and lots of windows overlooking the nicely landscaped parcel with mature trees providing a garden-style office feel. Many of the second-floor suites have tall ceilings. All leases are full service and include janitorial.

## LOCATION OVERVIEW

The building is located on a quiet court close to the corner of Mt. Diablo Blvd & Pleasant Hill Road, near to the border of Lafayette and Walnut Creek, and very close to the on/off ramps to Highway 24.

## PARKING

Ample on-site parking for 38 vehicles, (a ratio of 3.82/1000). The parking lot was resurfaced and striped in 2018.

## ZONING

PUD/P1 - Planned Unit District - P-1. Uses Permitted - Any land use may be permitted in the P-1 district provided such use or uses are in harmony with each other and serve to fulfill the function of the planned unit development while substantially complying with the general plan.

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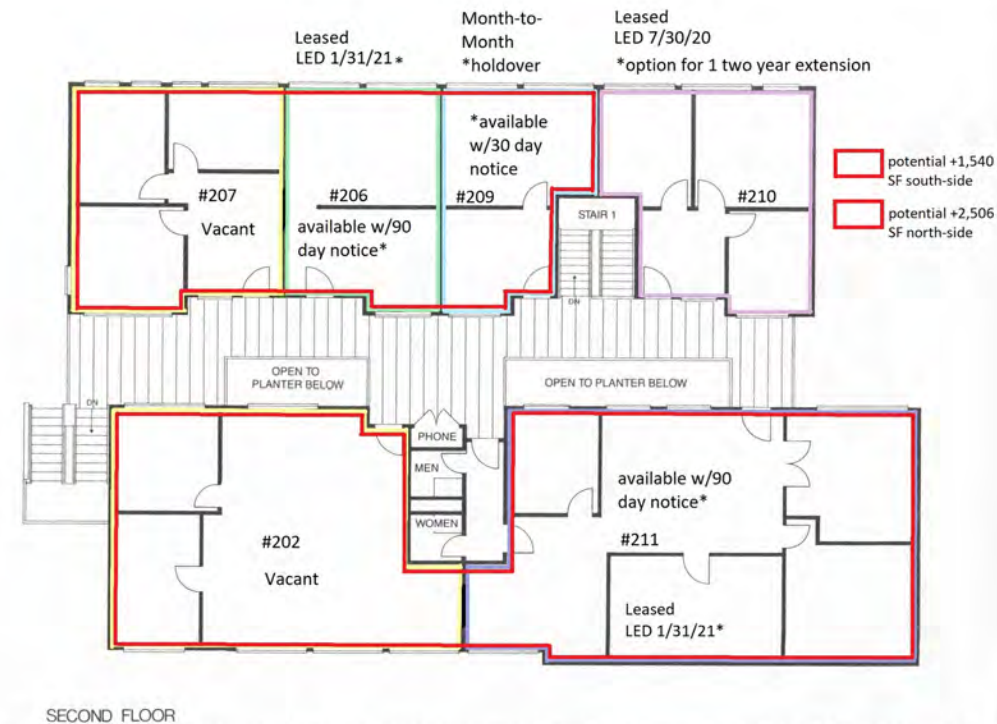
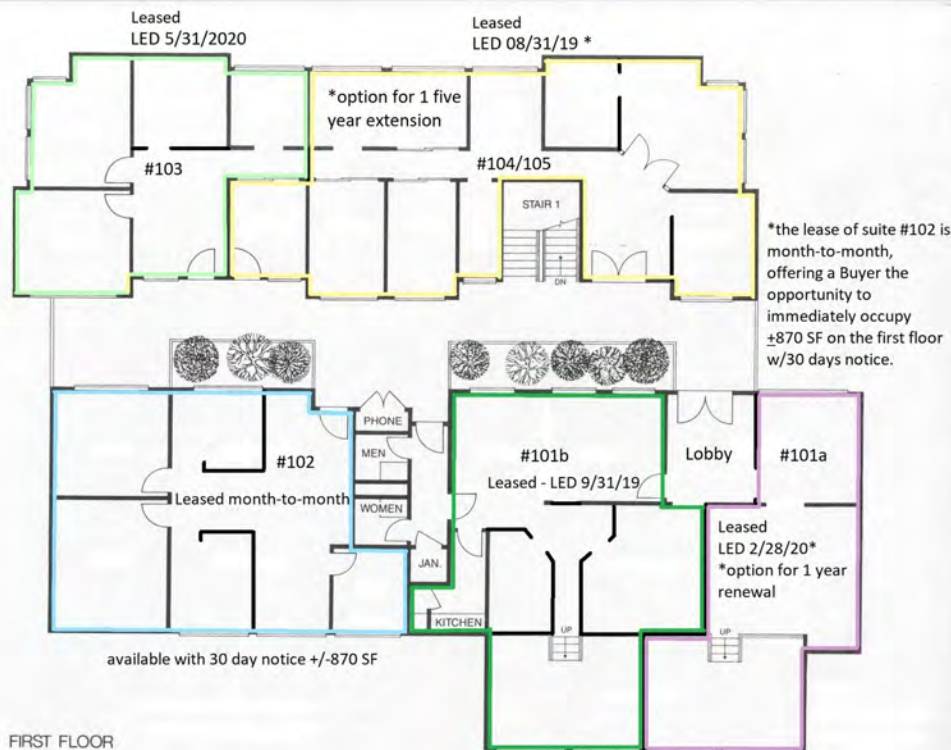


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\*the lease of suite 206 & 211 can be terminated by Seller w/90 days notice in the event of a sale of the property, therefore offering a Buyer the opportunity to assemble #202 & #211 for +/-2,506 SF on the second floor (north-side) for immediate occupancy\* plus #206, #207 & #209 for +1,540 SF on the south-side.



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# AERIAL



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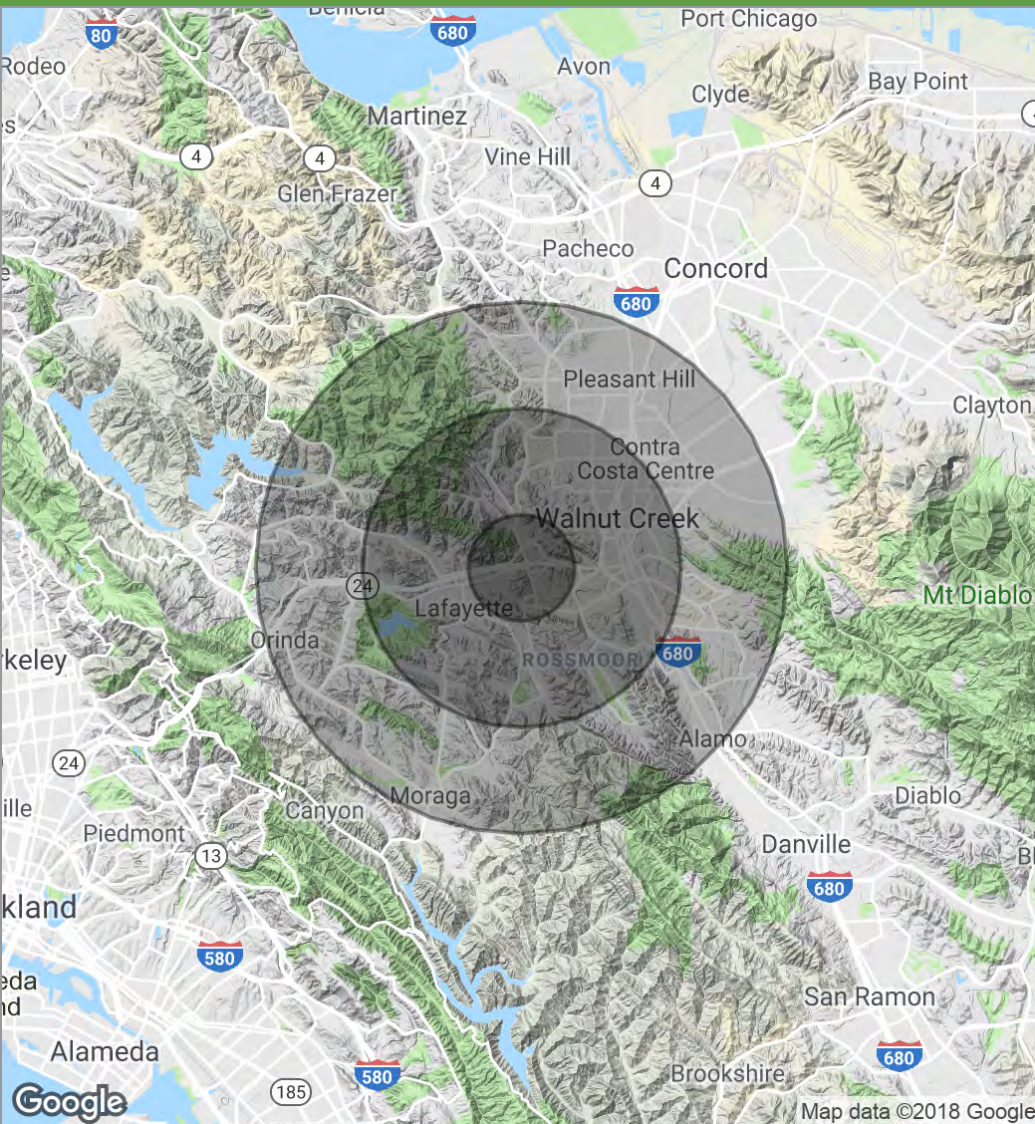
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,955	67,489	176,230
Median age	42.2	45.2	44.1
Median age (Male)	41.0	44.8	43.1
Median age (Female)	43.2	45.7	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,175	30,278	76,360
# of persons per HH	2.5	2.2	2.3
Average HH income	\$140,625	\$119,247	\$119,385
Average house value	\$900,761	\$752,634	\$730,324

*\* Demographic data derived from 2010 US Census*

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**DEMOGRAPHICS MAP //**





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