56 MAYHEW WAY

BORDER OF
WALNUT CREEK
& PLEASANT HILL, CA

OWNER USER OPPORTUNITY | 2,702 SF

NEWMARK

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EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire 56 Mayhew Way (the "Property") on the border of Walnut Creek and Pleasant Hill, California. TThe approximately 2,704 square foot single story office building will be delivered vacant at close of escrow. While technically situated within the city limits of Pleasant Hill, the current occupants have used a Walnut Creek mailing address for years.

The Property offers a functional design, attractive interior architecture, and a dedicated parking lot with 10 stalls. Situated on 0.3 acres of land, 56 Mayhew Way offers easy access to BART (0.5 miles), Interstate 680 and abundant proximate retail and restaurant amenities.

OFFERING SUMMARY:

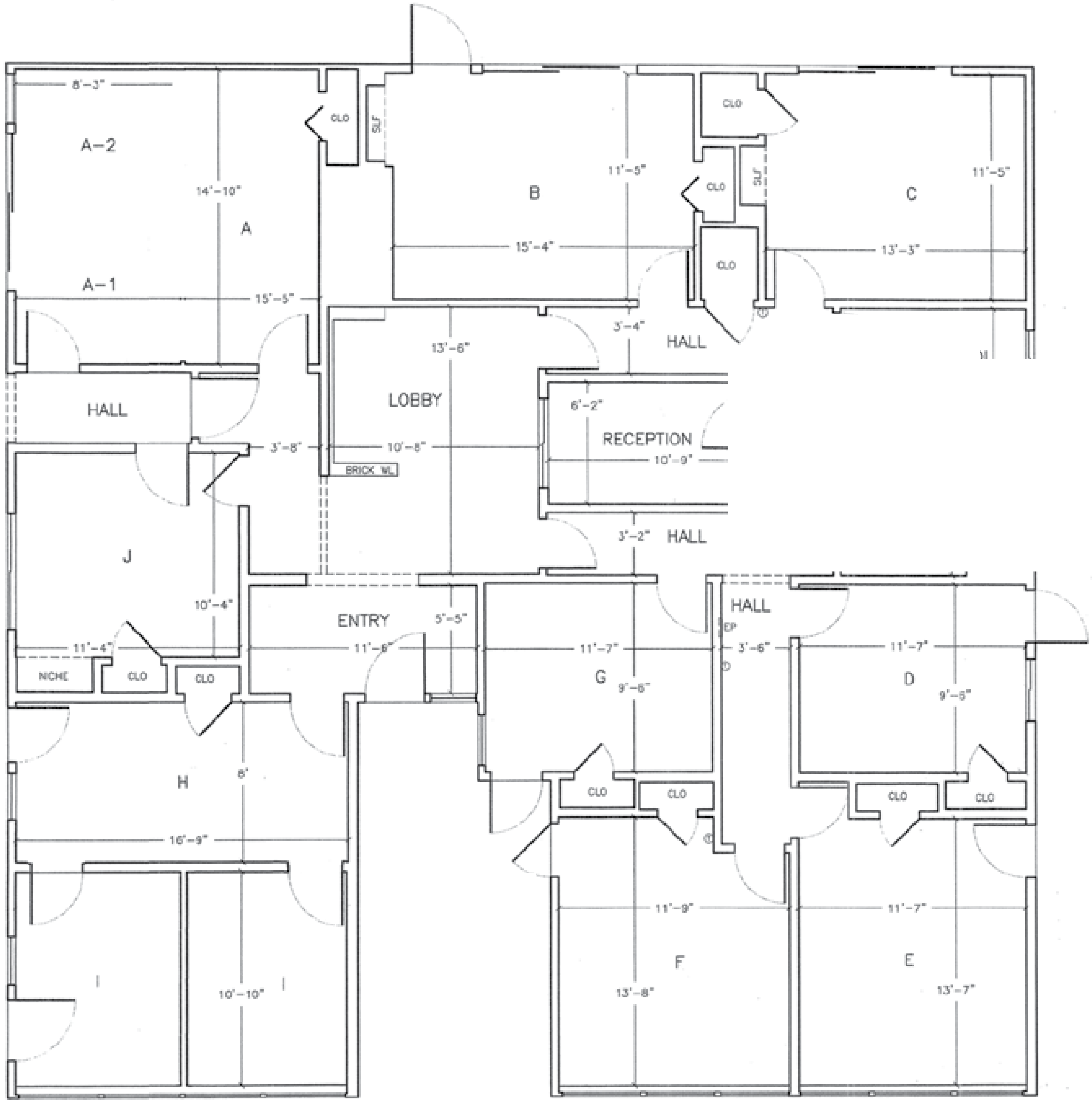
Price:	**$1,300,000** ~~$1,500,000~~
Size:	±2,704 square feet (public record)
Acres:	0.3
Parking:	10 stalls (maybe potential for more)
Zoning:	PAO (professional and administrative office)
Flexible Zoning:	Perfect for office or other uses with use permit

OFFERING HIGHLIGHTS:

- Highly functional single story office building
- Nicely updated – all new sliding glass doors
- 10 surface parking stalls plus ample additional street parking
- Perfect owner/user opportunity – potential for SBA financing with 10% down

FLOOR PLAN

56 MAYHEW WAY



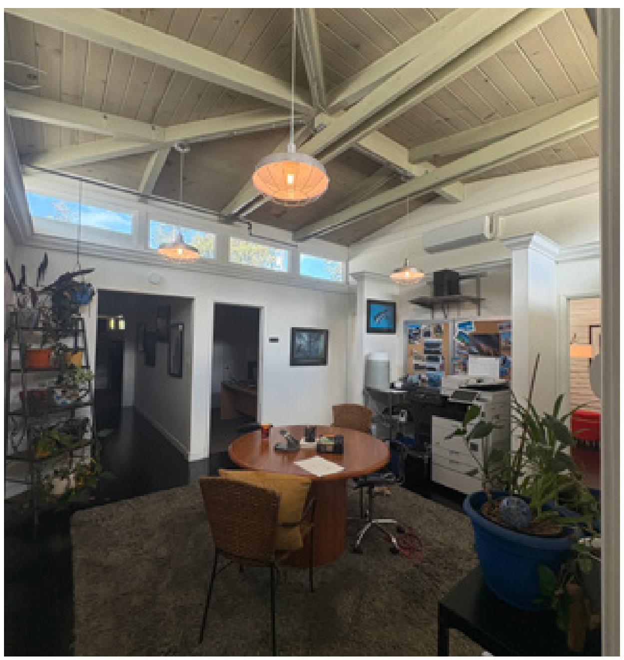
DISCLAIMER: This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (10/2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent. 18160639362

GALLERY

56 MAYHEW WAY



SALES COMPARABLES

56 MAYHEW WAY

AMENITIES MAP

56 MAYHEW WAY