

2099 MT. DIABLO BLVD

WALNUT CREEK | CA



PRIVATE CAPITAL INVESTMENT SALES

MIKE ZYLSTRA

Senior Managing Director
Private Capital Investment Sales
925.974.0106
Mike.zylstra@nmrk.com
CA RE Lic. #01310041

FORREST GHERLONE

Senior Managing Director
Private Capital Investment Sales
925.974.0237
Forrest.gherlone@nmrk.com
CA RE Lic. #0137672

MAX GUNARI

Associate
Private Capital Investment Sales
925.974.0116
Max.gunari@nmrk.com
CA RE Lic. #02052225

DEBT & EQUITY

MICHAEL GRAUSZ

Senior Managing Director
415.377.0107
michael.grausz@nmrk.com
CA RE Lic. #: 01116237

NEWMARK

THE OFFERING

Newmark, as exclusive advisor, is pleased to present 2099 Mt. Diablo Blvd., a 100% fully leased ±20,198 square foot two-story retail/office building located in Walnut Creek, California. The Property offers investors the opportunity to acquire an excellent, income-producing property along one of the city's most visible and heavily trafficked corridors. 2099 Mt. Diablo has benefited from a comprehensive renovation program totaling more than \$1.6 million, enhancing its appeal to tenants. These improvements have resulted in broad tenant appeal and long-term leasing durability proven by its 100% occupancy.

The Property is currently leased to eight tenants, providing investors with consistent cash flow backed by a weighted average lease term of over six years. The property is anchored by R&A Cycles, which leases the entire ground floor retail space for another 10 years.

Situated on Mt. Diablo Boulevard (34,000+ ADT), the Property benefits from excellent visibility and access, serving as a prominent entry point to Walnut Creek's downtown shopping and dining district. The site is immediately adjacent to the Highway 24 on- and off-ramps and less than half a mile from I-680, providing direct regional connectivity to Lamorinda, Oakland, San Francisco, and the greater Bay Area.

Walnut Creek is firmly established as the East Bay's leading retail and lifestyle destination. With its stabilized occupancy, recent capital investment, and strong location fundamentals, 2099 Mt. Diablo Blvd. provides investors with secure in-place income in one of Northern California's most dynamic suburban markets.





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INVESTMENT OVERVIEW

Price	\$7,900,000 8,215,000
Net Operating Income (NOI)	\$577,891
Cap Rate	7.31%
Size	20,198 SF (BOMA) 20,093 SF (Per Leases)
Parcel	0.74 Acres
Percent Leased	100%
Tenants	Eight (8)

OFFERING HIGHLIGHTS

Location, Location, Location

Prominent two-story retail/office building along Walnut Creek's primary gateway corridor, **Mt. Diablo Boulevard (34,000+ ADT)**, offering exceptional visibility and accessibility.

Comprehensive Renovation

The Property has undergone **significant capital improvements**, including modernized building systems, updated finishes, and enhanced tenant spaces — minimizing near-term capital requirements.

Tenant Commitment

Anchored by **R&A Cycles** which has occupied the entire ground floor since 2019, recently extended their lease for ten years. R&A Cycles has been a premier destination for both professional cyclists and cycling enthusiasts worldwide since 1976.

Diversified Tenancy

A mix of retail and office tenants, staggered lease expirations mitigate rollover risk and broadens the Property's appeal within a dynamic submarket.

Pride of Ownership Quality Asset

With 100% occupancy 2099 Mt. Diablo Blvd. represents a rare opportunity to acquire a desirable mixed-use asset in one of Northern California's most desirable suburban markets

Stabilized Occupancy

Currently **100% leased to eight tenants** across retail and office uses, offering consistent, durable cash flow.





PHYSICAL SUMMARY

PROPERTY ADDRESS

2099 Mt Diablo Blvd.

CITY

Walnut Creek

APNs

184-042-001-0

YEAR RENOVATED

2017

SITE SIZE (ACRES)

0.74 Acres

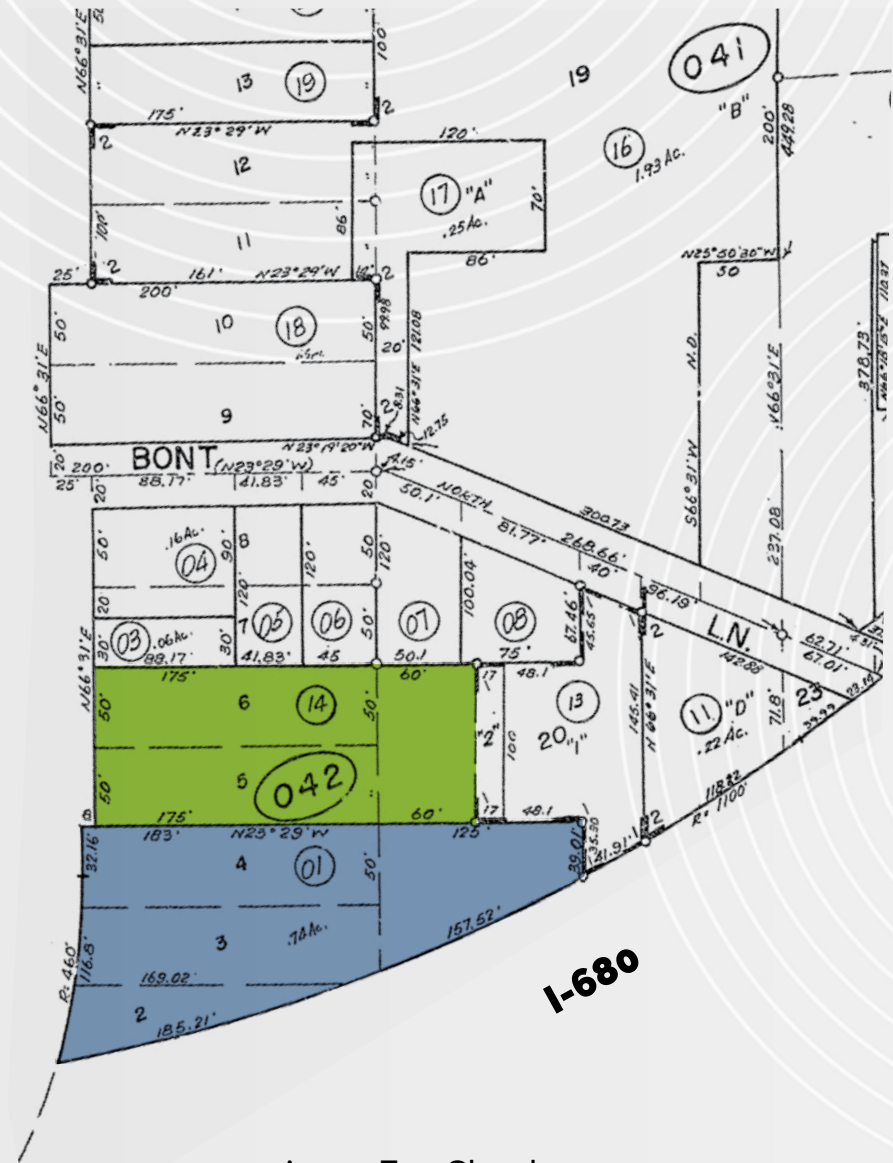
ZONING

O-C (Office Commercial)

PARKING

±50 Spaces, plus additional ±29 spaces with reciprocal parking agreement

MT. DIABLO BLVD



0.74 Acres Fee Simple
50 Parking Spaces

29 Parking Spaces via Reciprocal
Easement Agreement (Recorded April 14, 1986)





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NMRK.COM

10011409869