

OWNER/USER OPPORTUNITY IN WALNUT CREEK

225 LENNON LANE



EXCLUSIVELY PRESENTED BY

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EXECUTIVE SUMMARY

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Newmark, as the exclusive advisor, is pleased to present the opportunity to purchase 225 Lennon Lane, a 2-story ±39,353 square foot free-standing building within Centre Pointe Business Park. The park is zoned as Business Park 200 which allows for a wide variety of uses.

-  **±39,353 SF**
SIZE
-  **±39,353 SF**
SPACE AVAILABLE
-  **1982**
YEAR BUILT
-  **143-030-037**
APN
-  **Business Park 200**
ZONING



INVESTMENT HIGHLIGHTS



Centre Pointe Campus

6 Building totaling
approximately ±200,000 SF



Diverse Market

Strong medical, R+D and
general office occupancy
among the Shadelands market
of Walnut Creek



Amenities Galore

Amenity rich location surrounded
by restaurants, retail, grocery,
fitness and daycare facilities, and
world-class sports training facility



High Visibility

Approximately 600 feet of
potential street-side signage
along Ygnacio Valley Road

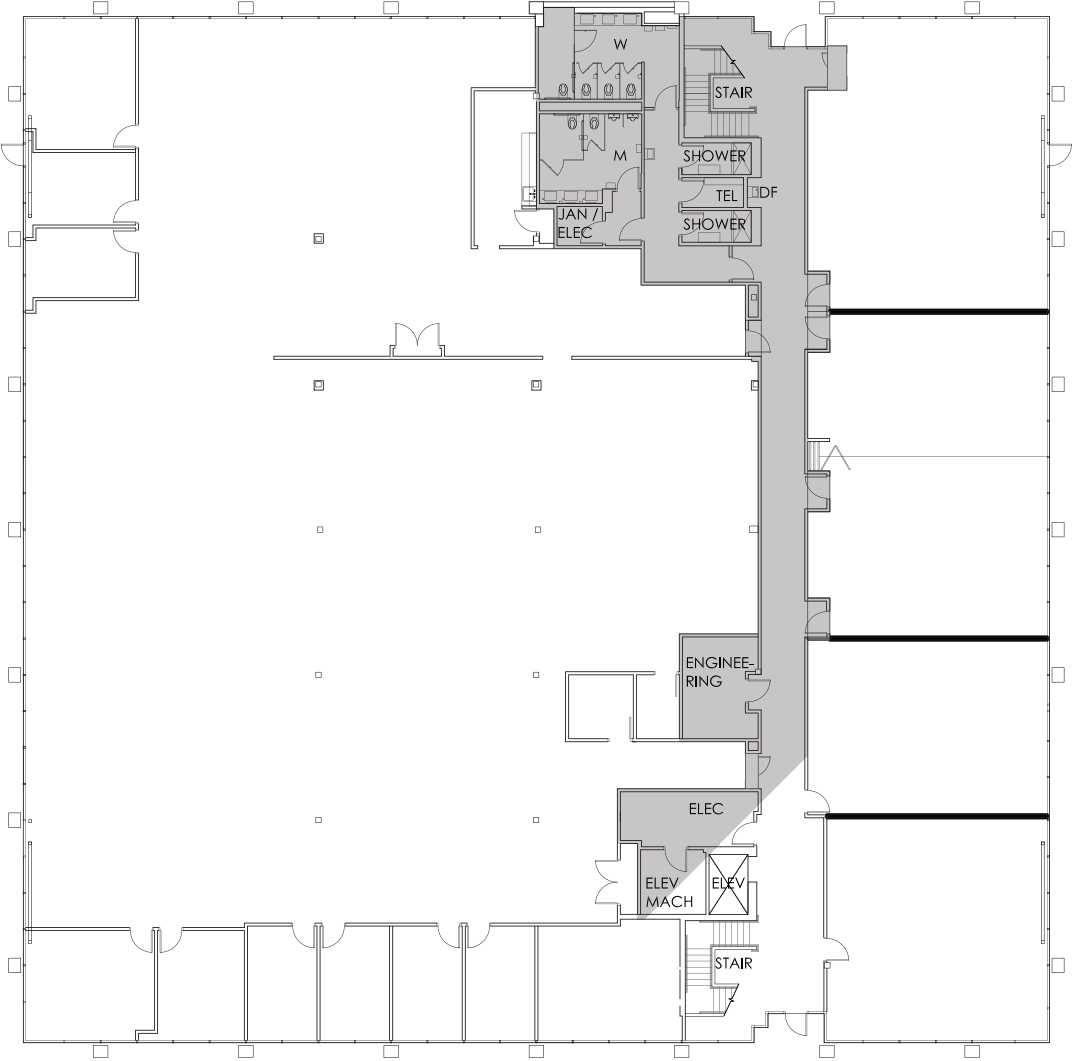


Excellent Parking

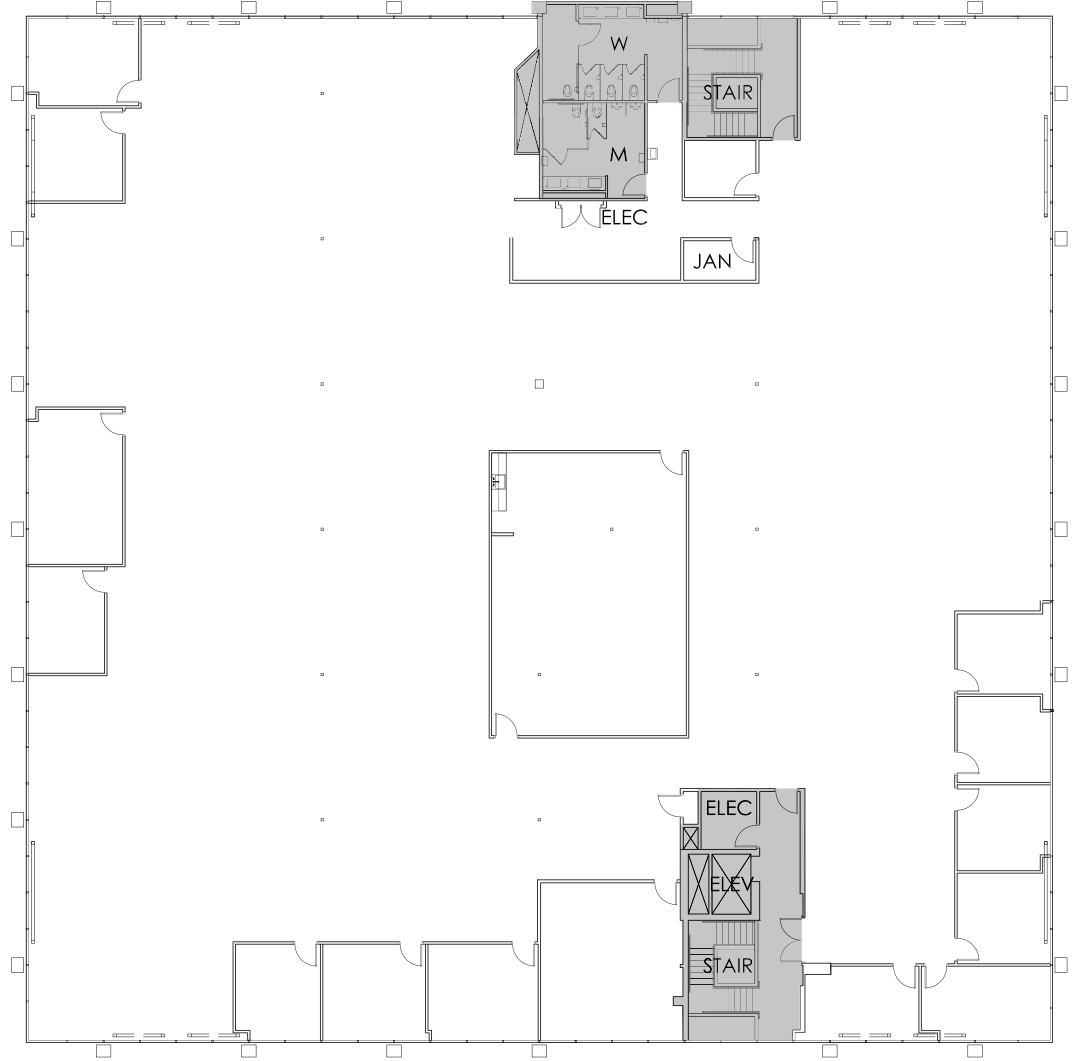
Excellent parking with
4.1 stalls/1000SF ratio

FLOOR PLAN

±19,216 SF FIRST FLOOR



±20,137 SF SECOND FLOOR





SECOND FLOOR



GROUND FLOOR SUITE



SECOND FLOOR



OFFICE



REMAINING PROJECT SUMMARY



LOCATION

ADDRESS: 225 Lennon Lane | Walnut Creek, CA 94596

APN: **B225**
143-030-037



SIZE

SITE AREA: 12.391 Acres (entire site)

RSF: **B225**
±39,353 RSF



PARKING

PARKING RATIO: ±4.1/1,000 SF (includes 20 covered stalls in shared garage)



RECENT CAPITAL EXPENDITURES

PROJECT	COST	FINISHED
Landscape Improvements	\$52,000	2018
ADA Path of Travel Upgrades; Parking Lot Improvements	\$450,000	2020
Total	\$502,000	

 **FLOOD**

FLOOD ZONE: Zone X – Areas determined to be outside 500-year floodplain

FLOOD INSURANCE: Not required.

 **ZONING**

ZONING CODE: B-P 200 (Business Park 200)

DESCRIPTION: The primary purpose of the Business Park Zone is to facilitate a vibrant and flexible administrative, medical, research and office center within the Shadelands Business Park. The intent is to create, maintain, and support an environment for higher quality, progressive, innovative and employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses.

 **IMPROVEMENTS****EXTERIOR**

YEAR BUILT:	1982
# OF STORIES:	Two (2)
FOUNDATION:	Cast-in-place, reinforced concrete
SUPERSTRUCTURE:	Precast concrete columns and steel braced frames
FACADES:	Painted textured coatings on concrete column
ROOF:	Low-slope design, typically clad with self-adhering foamtopped with silica sand membrane
DOORS & WINDOWS:	First floor windows are full-height, double-pane storefront units with tinted film set into aluminum frames. Second floor windows are traditional storefront windows with tinted film set into aluminum frames.

MECHANICAL

ELECTRICAL:	800 Amps . 277/480 volts . 3 phase
HVAC:	±4 rooftop-mounted packaged air conditioning units and rooftop-mounted, natural gas-fired furnaces.
PLUMBING:	The subject property includes a set of men's and women's restrooms on each floor.
ELEVATORS & STAIRWELLS:	Each building is served by a Dover elevator with 2,500 lb. capacity.
FIRE PROTECTION:	Fire alarm devices and controls; an automatic, wet-pipe fire sprinkler system; and cabinet-enclosed and wallmounted fire extinguishers.

UTILITIES

ELECTRIC:	PG&E
GAS:	PG&E
WATER/SEWER:	East Bay Municipal Utility District

GROUNDS

FRONTAGE:	Approximately 600 feet of frontage on Ygnacio Road
SIGNAGE:	Monument signage is located at the north entrance along Lennon Lane



SOLD

SOLD

SOLD

±29,303 SF

SOLD

±39,353 SF

SITE PLAN



AMENITIES

SAN FRANCISCO

DOWNTOWN
WALNUT
CREEK



Walnut Creek Executive Park is strategically located in close proximity to four major shopping centers. Each shopping center boasts a variety of grab-and-go/sit down eateries along with an abundance of other desired amenity options.

- 1 THE ORCHARDS
- 2 CITRUS MARKETPLACE
- 3 ENCINA GRANDE
- 4 CALICRAFT BREWERY
- 5 OAK GROVE PLAZA



The Shadelands Business Park is home to a large variety of medical groups. Notable tenants include John Muir Health, UCSF Benioff Children's Hospital, Aetna, Kaiser Permanente, Stanford Healthcare, DaVita and many more.

- 1 KAISER PERMANENTE
- 2 MUIR ORTHOPAEDIC SPECIALISTS
- 3 BASS MEDICAL GROUP
- 4 UCSF BENIOFF CHILDREN'S HOSPITAL
- 5 JOHN MUIR HEALTH



SHADELANDS
SportsMall

The Shadelands SportsMall is a 220,000 sq ft, cutting-edge sports training supercenter in Walnut Creek, CA.

YGNACIO VALLEY ROAD

TREAT BLVD

OAK GROVE BLVD

WALNUT CREEK



- + Walnut Creek has a growing population base of young professionals and empty nesters who want to commute to San Francisco but are unwilling to pay San Francisco prices for a home.
- + The average commute time for residents living in Walnut Creek is 30 minutes.
- + There are 2,052,978 jobs within a 30-mile radius of the site and 3,100,000 jobs within a 45-mile radius.
- + The site offers buyers the ability to move to a level of luxury in an apartment/condo that this market has not seen in the past in this neighborhood.
- + The location offers renters and buyers the ability to walk to downtown Walnut Creek.
- + New construction will allow the buyers to live in a luxury apartment/condo with the latest design, features, and technological trends.
- + The schools within the appointed school district are exceptional, with the elementary and middle schools ranking 10 out of 10, and the high school a 9 out of 10. All of the API scores are some of the highest in the Bay Area.

Education & MEDICAL

SAINT MARY'S COLLEGE OF CALIFORNIA

Saint Mary's is a private college located in Moraga, and ranked 9th for Regional Universities -West in the U.S. News and World Report for 2017.



Kaiser Permanente is based in Oakland, CA and operates in eight states as the largest managed care organization in the US. The Walnut Creek facility is a 233-bed general medical and surgical hospital.



John Muir Medical Center is a 554-bed hospital in Walnut Creek and is regionally and nationally recognized as one of the premier healthcare providers by U.S. News and World Report. John Muir is designated the only trauma center for Contra Costa County and parts of Solano County.

DEMOGRAPHICS WALNUT CREEK



POPULATION

2023 (Est)+1.2%.....> 2028 (Est)

70,036 **71,036**



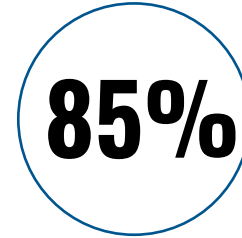
DAYTIME LABOR FORCE Age 16+

Total

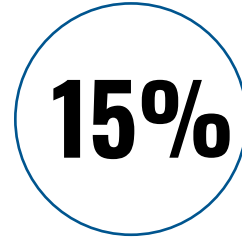
56,232



WHITE COLLAR



BLUE COLLAR



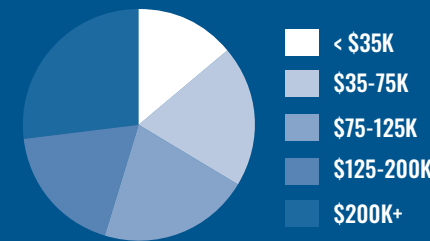
AVG HH INCOME

2023 (Est)+19.3%.....> 2028 (Est)

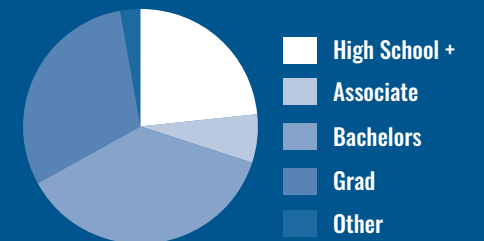
\$187,970 **\$212,130**



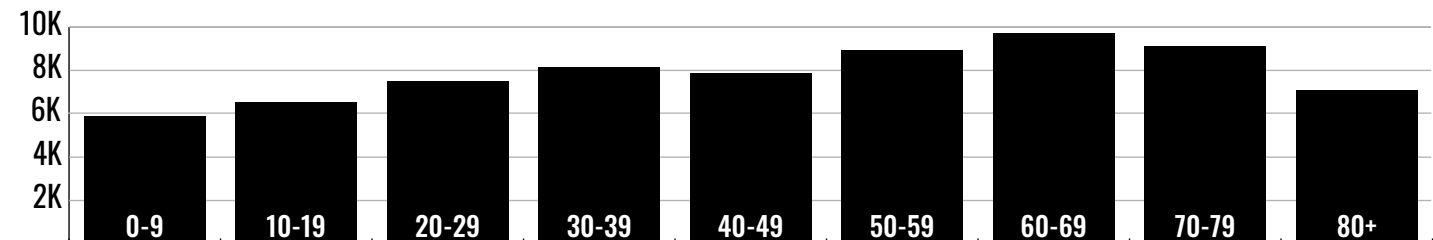
HH INC DIST



EDUCATION



AGE DISTRIBUTION



Shopping & ENTERTAINMENT

LESHER CENTER FOR THE ARTS

The Leshar Center for the Arts is a live theater venue where you can enjoy everything from theater and musicals to ballet and jazz. The Center Repertory Company, the in-house theater company, hosts six productions every year.



diablo
ballet

An award-winning and internationally recognized professional dance company. Performances feature classical and contemporary works.

CALIFORNIA SYMPHONY

Based in Walnut Creek since its inception in 1986, the Symphony is nationally recognized for its education and concert programs.



15 // CENTRE POINTE \ 225 Lennon Lane, Walnut Creek



BROADWAY PLAZA
WALNUT CREEK

An outdoor mall boasting high-end shopping and trendy eateries in Downtown Walnut Creek. Anchored by Nieman Marcus, Nordstrom, and Macy's with other notable retailers including Apple, Pottery Barn, The Container Store, Anthropologie, and more!

A DINING PARADISE

Walnut Creek is home to many exciting and avant garde restaurants featuring an array of multicultural cuisine and concentrated along Locust Street in Walnut Creek's Retail District.



DINING

- + Cooperage
- + Sauced BBQ & Spirits
- + Limon
- + Broderick's Roadhouse
- + Rocco's Pizzeria
- + Taco's Walnut Creek
- + Torsap Thai
- + Skipolini's Pizza
- + Bounty Hunter Walnut Creek
- + Il Fornaio



BARS

- + Calicraft
- + Mike Hess Brewing
- + The Greenery Sports Bar & Grill



Cooperage



SAUCED BBQ & SPIRITS



ROCCO'S PIZZERIA



LIMÓN



CALICRAFT BREWERY

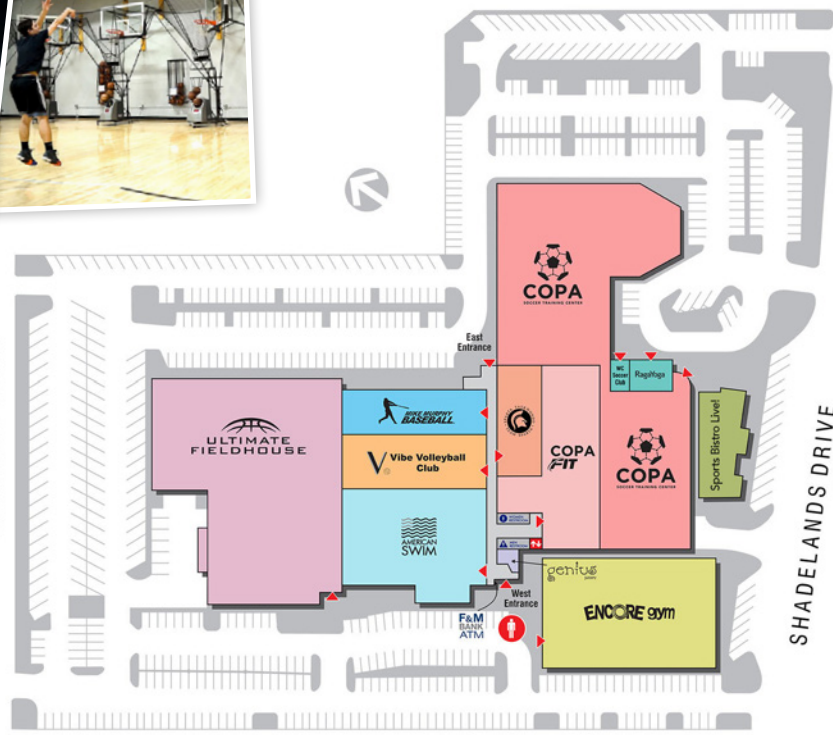


MIKE HESS BREWERY

SHADELANDS SportsMall

SHADELANDS SPORTS MALL

"The Shadelands SportsMall is a 220,000 sq ft, cutting-edge sports training supercenter in Walnut Creek, CA. It gathers 10 high-caliber sports programs in a centrally located facility, offering state-of-the-art equipment and training methods, and ultimately, significant time savings and convenience for busy athletes and their families." - www.shadelandssportsmall.com



The John Muir Health Ultimate Fieldhouse is a state of the art basketball recreation facility that provides opportunities for boys and girls to improve as athletes and grow as young adults.



COPA Soccer Training Center's premiere facility and elite coaches utilize advanced technology and sports science to offer a unique objective data-driven approach to training.



Sparta Taekwondo is one of the largest Taekwondo schools in the East Bay, providing a three ring teaching space.



Vibe Volleyball Club an Elite club for girl's volleyball, welcoming current and new players and families.



Mike Murphy Baseball is a nationally recognized baseball and softball academy that has been training ball players in the Bay Area since 1998.

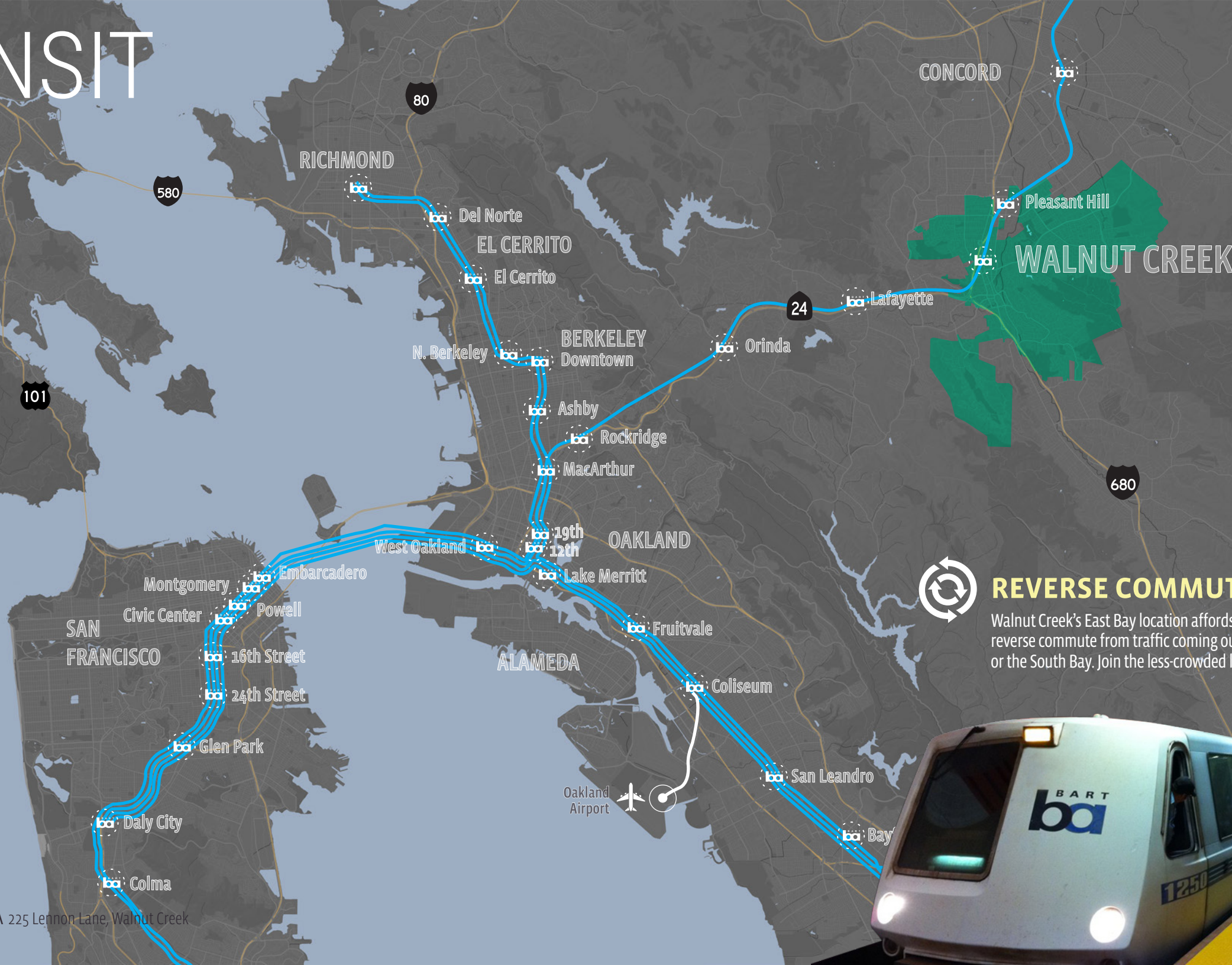


American Swim Academy has been teaching swimmers of all ages and abilities to swim for over 45 years



EncoreGym is dedicated to providing a safe and fun environment for all kids to thrive.

TRANSIT



REVERSE COMMUTE

Walnut Creek's East Bay location affords it the benefit of a reverse commute from traffic coming out from San Francisco or the South Bay. Join the less-crowded lanes and trains.



SAN FRANCISCO

ACCESS HAS NEVER BEEN EASIER



The Shadelands Shuttle offers free transportation from Pleasant Hill BART to the Shadelands Business Park.



BAY AREA RAPID TRANSIT

The Walnut Creek BART station is 3 miles from the sites at Centre Pointe and provides regional access in and out of Walnut Creek and throughout the Bay Area.



THE COUNTY CONNECTION

County Connection provides free transportation throughout Walnut Creek and cities in Central Costa County.



RIDE TIMES [MINUTES] Assumes departure at 7 AM.

35 → **40** Vallejo

WCB 12 Min
WALNUT CREEK BART

18 → **18** Concord

PHB 10 Min
PLEASANT HILL BART

45 → **50** Richmond

OAK 40 Min
OAKLAND INTERNATIONAL AIRPORT

35 → **35** Oakland

SFO 75 Min
SAN FRANCISCO INTERNATIONAL AIRPORT

75 → **45** San Francisco

CCR 20 Min
BUCHANAN FIELD AIRPORT

75 → **75** San Jose

DOWNTOWN
WALNUT
CREEK



VIGNACIO VALLEY ROAD

TREAT BLVD

OAK GROVE BLVD

5

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