



WILLOW BAY POINT

INDUSTRIAL OWNER-OCCUPIER/
DEVELOPMENT OPPORTUNITY
±105.589 ACRES

LOCATED IN AN OPPORTUNITY ZONE

OFFERING
MEMORANDUM



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01 THE OPPORTUNITY



Cushman & Wakefield, as exclusive advisor, is pleased to present this industrial owner-occupier / development opportunity to acquire the 100% fee simple interest in all, or a portion, of 2840 & 3100 Willow Pass Road, Bay Point, CA 94565 ("the Property"), a ± 105.589 acre property comprised of four (4) separate parcels, located in Bay Point, California (Unincorporated Contra Costa County).

Given the Property's size, scale, existing infrastructure, and strategic location, the offering provides a great opportunity to develop an industrial/business park and/or for an owner-occupier to take advantage of the heavy manufacturing infrastructure (power and rail) available to Parcel 3.

The Property is located in a Low-Income Community Opportunity Zone (Census Tract 3141.03). This Opportunity Zone has a median household income of approximately \$57,000, which is 29% lower than the median household income for the State of California (\$80,000).

The Seller has shut down operations on December 31, 2024, with demolition of all the structures commencing sometime in the First Quarter of 2025.

± 105
Total Gross Acres

3141.03
(Census Tract)
Located in a Low-
Income Community
Opportunity Zone

1
Mile to Bay Point
BART Station and
Hwy 4 @ Bailey Rd

4
Separate Parcels
Available



02 PROPERTY OVERVIEW



**WILLOW
BAY POINT**

2840 & 3100 WILLOW PASS RD, BAY POINT CA 94565

PARCELS:

PARCEL 1 / 098-240-052:	25.113 ACRES
PARCEL 2 / 098-240-021:	3.54 ACRES
PARCEL 3 / 098-240-063:	0.930 ACRES
PARCEL 4 / 098-240-062:	76.006 ACRES
TOTAL:	105.589 ACRES

ZONING:

PARCEL 1 -	HEAVY INDUSTRIAL
PARCELS 2 & 3 -	LIGHT INDUSTRIAL
PARCEL 4 -	LIGHT INDUSTRIAL

UTILITIES:

GOLDEN STATE WATER
DELTA DIABLO SANITATION DISTRICT
PACIFIC GAS & ELECTRIC

RAIL SERVED: PARCEL 1 HAS ACTIVE SERVICE VIA BOTH UNION PACIFIC AND BNSF RAILROADS WITH AN EXISTING DUAL RAIL SPUR CONFIGURATION



**CONFIDENTIALITY
AGREEMENT**



03 THE LOCATION



**WILLOW
BAY POINT**

LESS THAN A MILE
from California Highway 4 via
Bailey Road

DRIVE DISTANCES MILES

Bay Point BART Station	1.0
Interstate 680/Hwy 4	6.4
Hwy 160/Hwy 4	11.1
Benicia Bridge	12.0
Walnut Creek @ Hwy 24	13.3
Port of Oakland	36.2
Livermore/I-580	39.0
Lodi/I-5	48.0
Sacramento	74.6

18,541
AVG. DAILY
TRAFFIC VOLUME

04 MAPS & AERIALS



**WILLOW
BAY POINT**



PARCEL 1
098-240-052

**ACTIVE RAIL SPUR
(DUAL TRACK
CONFIGURATION)**

**ACTIVE RAIL SPUR
(SINGLE TRACK
CONFIGURATION)**

PARCEL 3
098-240-063

PARCEL 2
098-240-021

04 MAPS & AERIALS



**WILLOW
BAY POINT**

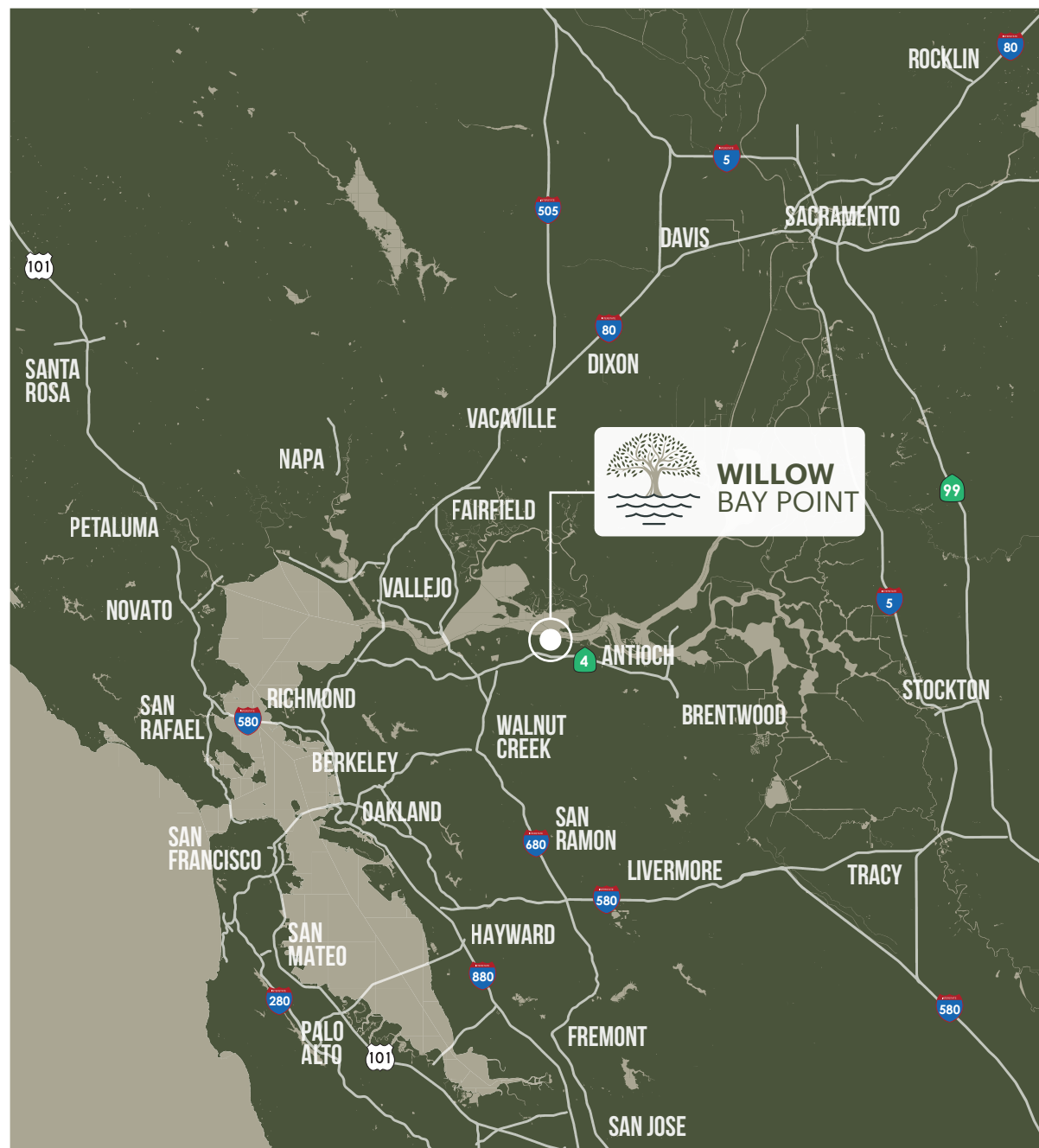
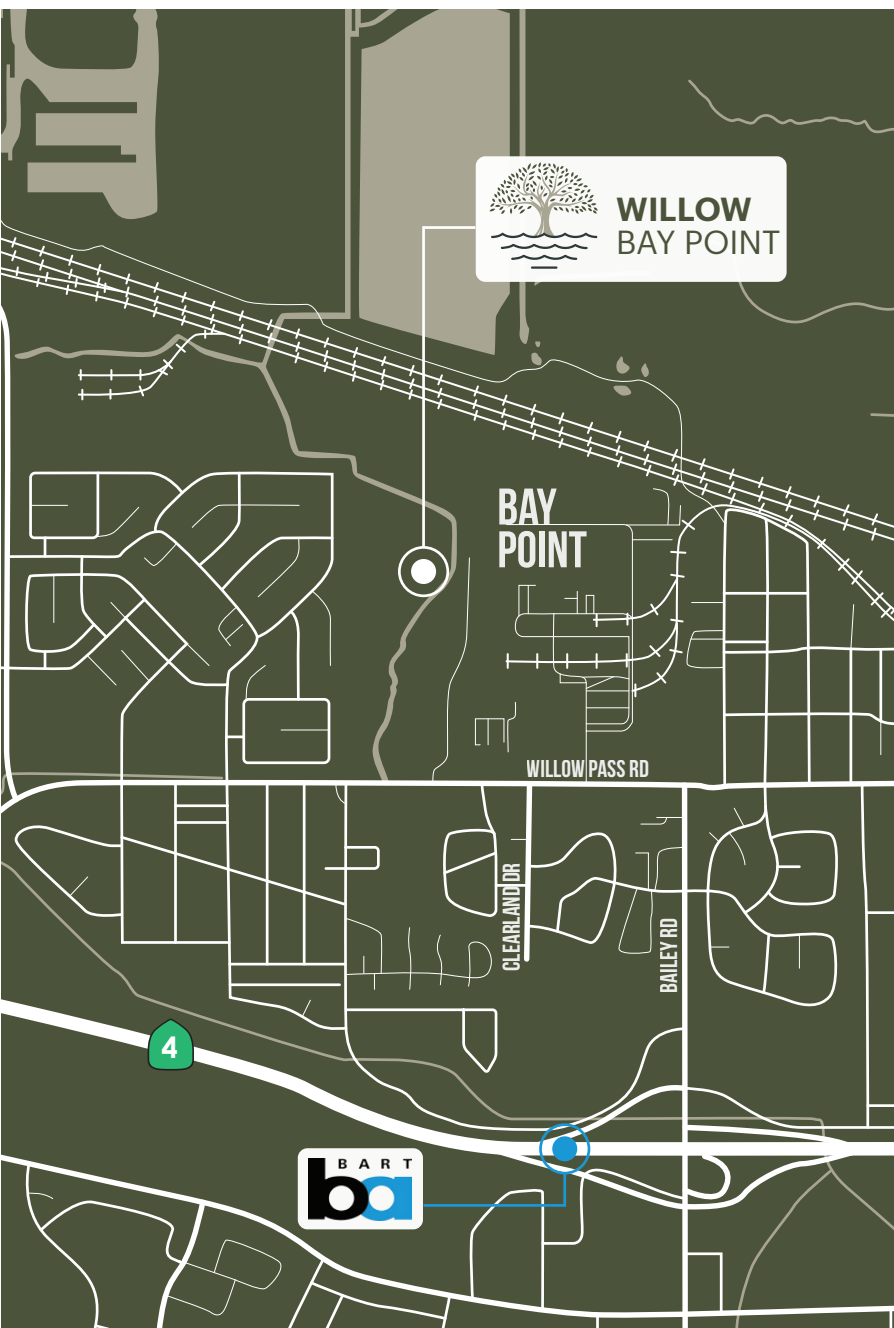


PARCEL 4
098-240-062

04 MAPS & AERIALS



**WILLOW
BAY POINT**



05 NORTHERN WATERFRONT



The Northern Waterfront Economic Development Initiative™, which includes the Subject Property, is a regional cluster-based economic development strategy with a goal of creating **18,000 new jobs by 2035**. The Initiative leverages existing competitive advantages and assets by focusing on five targeted clusters (advanced transportation, advanced manufacturing, biomedical/biotech, ag tech & food processing, and clean tech). The initiative has an opportunity to change health, education, and economic outcomes in Contra Costa County for all residents of the Northern Waterfront communities, as described in the framework for community development. The hallmark of this initiative is the collaboration among the County and seven partner cities to enhance the economic vitality of the region.

The Initiative is intended, in part, to alleviate the jobs/housing imbalance that exists in Eastern Contra Costa County, where the majority of laborers commute outside the area where they live. Development of jobs in this area is good for both employee and employer, alleviating commute times and giving employers access to a large, local and well-trained workforce.

You can read more about the plan [here](#).





DUE DILIGENCE/CONFIDENTIALITY

Detailed reports and studies related to the Property will be made available electronically to qualified parties upon request. Per an executed Confidentiality Agreement, the recipient specifically agrees that it will not contact the Property owner/occupant or officials at the Contra Costa County during the initial offer phase of this proposed transaction.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 2840 & 3100 Willow Pass Road, Bay Point, California (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. ("Cushman & Wakefield") or LP Catalyst Holdings, Inc. (the "Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner. This Offering Memorandum is the property of Cushman & Wakefield and may be used only by parties approved by Cushman & Wakefield and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Owner.



WILLOW BAY POINT

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