

1535

TREAT BOULEVARD

WALNUT CREEK, CA

NEW TO MARKET:
STATE-OF-THE-ART
MEDICAL OPPORTUNITY
IN PRIME LOCATION

2,011 SQUARE FEET | RECENTLY UPGRADED



AVAILABLE FOR SALE

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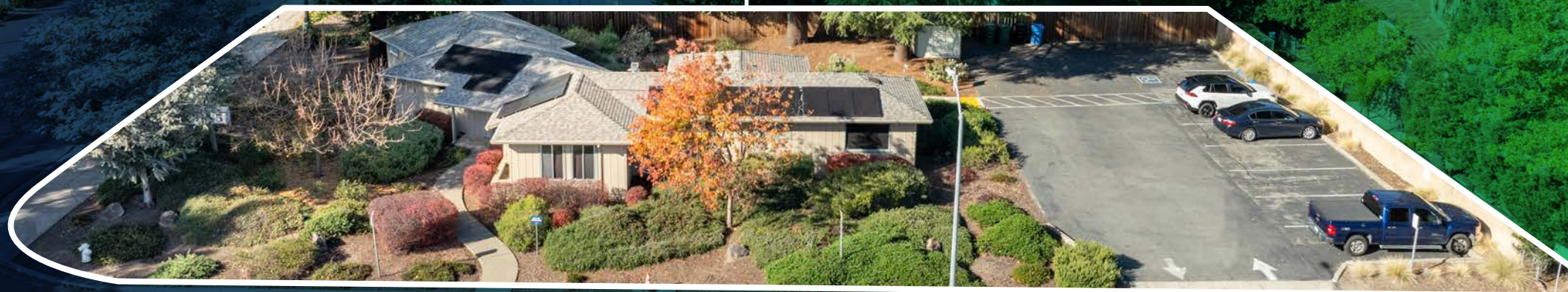
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PROPERTY HIGHLIGHTS

- » Rare Opportunity for an Owner/ User Medical Building in premier submarket
- » High-end medical space consisting of four exam rooms, two offices, pantry, newly renovated restrooms, lab/storage area, dedicated reception and soundproofing throughout
- » Single story stand-alone building with efficient floor plate
- » Great natural light with scenic views
- » Corner lot with highly visible building signage/identity
- » Daily traffic count is 51,000 cars
- » Private parking with 9 dedicated spaces
- » Immediate freeway access to I-680 / Highway 24
- » Two blocks from the Pleasant Hill BART Station
- » All FF&E can be made available

\$1,700,000
ASKING PRICE

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RECENT PROPERTY UPGRADES



All new HVAC, duct work and insulation throughout, NEST thermostat and energy efficient solar on roof



New entry way/ ADA compliant walkway with grading



Excellent curb appeal



Exterior security lights and cameras



Title 24 compliant with new upgraded power outlets/ lighting with auto on/off lights and occupancy sensors



All new electrical and CAT6 wiring



Built-In cambridge sound masking speakers throughout

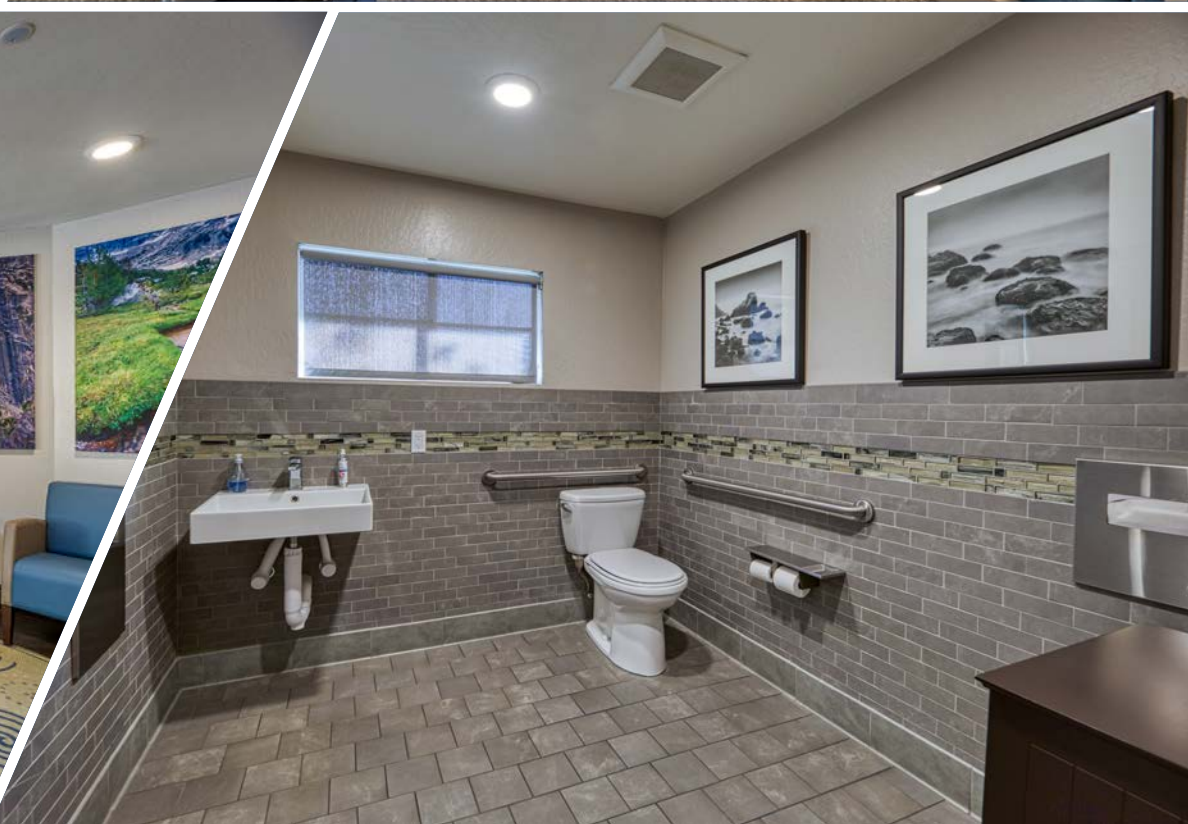


New roof

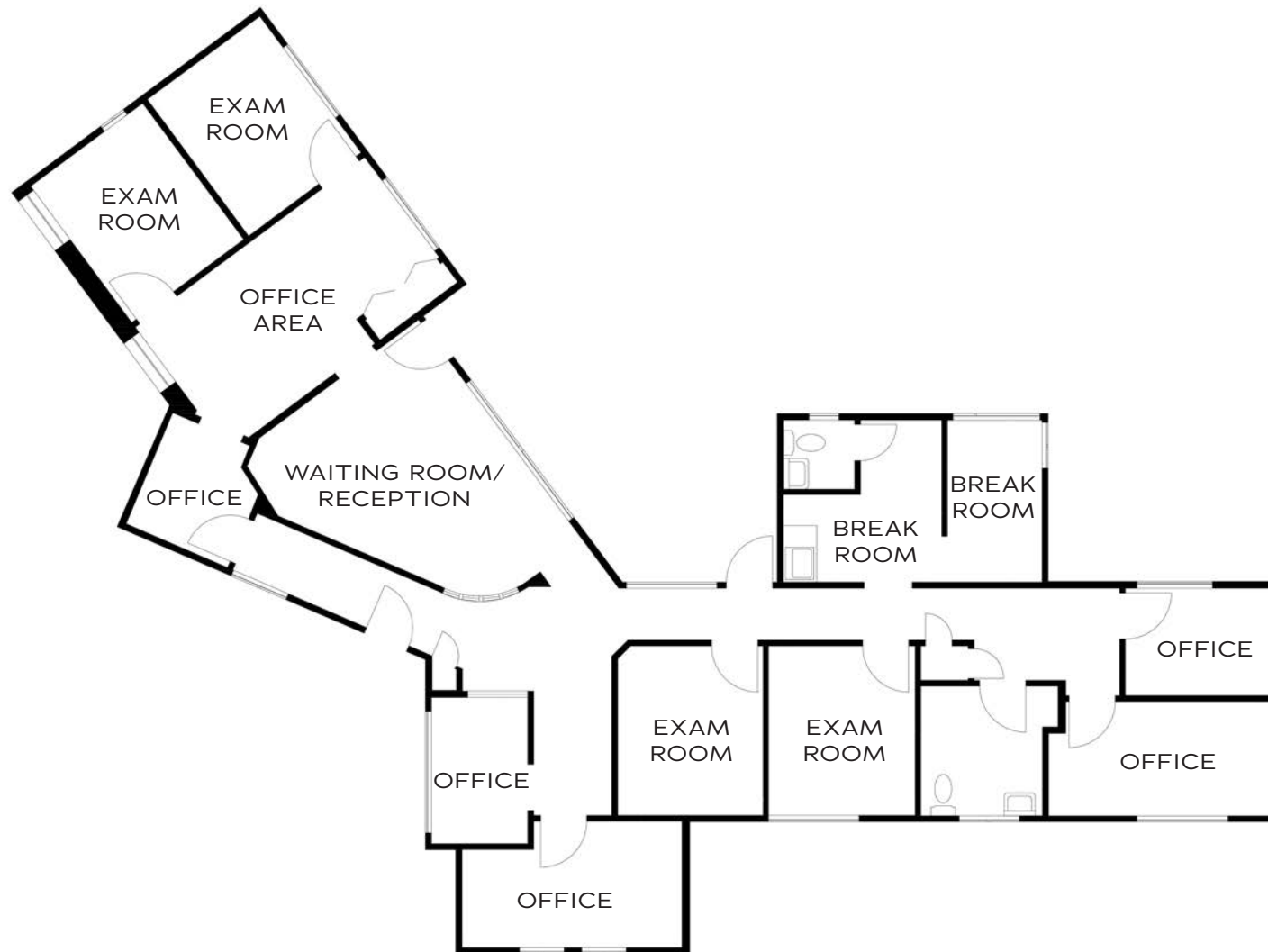


Newly painted (Exterior/Interior)

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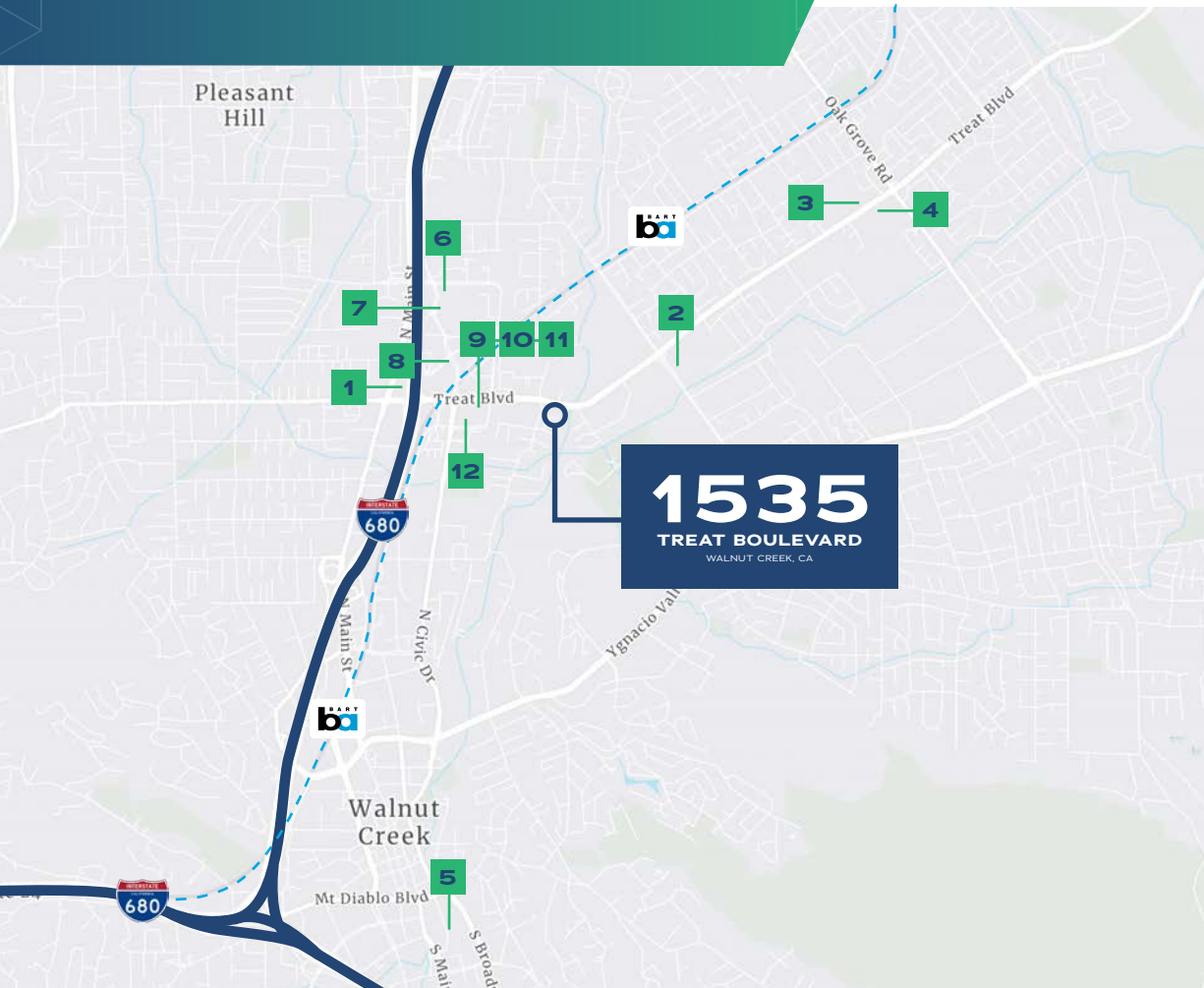


FLOOR PLAN



NEARBY AMENITIES

Walnut Creek offers a vibrant mix of upscale shopping at Broadway Plaza, diverse dining options, scenic outdoor spaces like Mount Diablo State Park, and a thriving arts scene featuring galleries and theaters.



SHOPPING CENTERS

1. Walden Shopping Center

2932 N Main Street

Walgreens
Starbucks
Sprouts
IHOP
Bevmo

2. Countrywood Shopping Center

718 Bancroft Road

Safeway
CVS Pharmacy
McCaulou's Department Store
Jamba Juice
Noah's Bagels
Panera Bread

3. The Orchards

2800 Ygnacio Valley Road

Crunch Fitness
Petco
Safeway
Starbucks
The UPS Store
Wells Fargo

4. Encina Grande

2817 - 2995 Ygnacio Valley Road

Whole Foods
Walgreens
PetSmart
Valero
Chase Bank
Ace Hardware

5. Broadway Plaza Walnut Creek

1275 Broadway Plaza

Nordstrom
Sephora
Apple
Tesla
Crate & Barrel
Atheleta
The North Face

ADDITIONAL AMENITIES

- 6. Back Forty Texas BBQ Roadhouse & Saloon
- 7. Heavenly Bistro

- 8. Headlands Brewing (Currently Scheduled to Open in 2025)
- 9. Hops & Scotch

- 10. Parada
- 11. Starbucks
- 12. Bay Club

WELLNESS TRIANGLE

A PREMIER MEDICAL LOCATION

1.9 MILES


UCSF Benioff Children's Hospitals
UCSF BENIOFF PEDIATRIC
OUTPATIENT CENTER

2.1 MILES



BASS PRIMARY CARE

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TREAT BOULEVARD

YGAYCIO VALLEY ROAD

0.7 MILES

 **JOHN MUIR**
HEALTH

JOHN MUIR URGENT
CARE CENTER

1.9 MILES

 **JOHN MUIR**
HEALTH

JOHN MUIR MEDICAL
CENTER

LOCATION OVERVIEW



WALNUT CREEK, CA

Known for its blend of urban and suburban living, Walnut Creek is one of California's most desirable communities. It attracts a diverse mix of residents, including young professionals and retirees, thanks to its rich amenities such as restaurants, parks, coffee shops, and highly rated public schools. Families are drawn to its safe, walkable neighborhoods and business friendly environment.

DIRECT ACCESS TO MAJOR FREEWAYS

Offering excellent freeway access to Interstate 680 and Highway 24, making it easy to reach surrounding commuter towns like Pleasanton, Dublin, Lafayette, and Concord.

HIGH PROFILE MEDICAL NEIGHBORS

Surrounded by highly regarded medical centers such as John Muir Health Urgent Care Center, UCSF Benioff Pediatric Outpatient Center, Bass Primary Care and John Muir Medical Center.

EXCELLENT ALTERNATIVE TO COMPETING BAY AREA SUBMARKETS

Strategically located in the East Bay, Walnut Creek is a sought-after alternative to other Bay Area submarkets. Its vibrant amenities and safe, walkable environment make it an attractive choice for businesses and tenants seeking a high-quality setting for work and life.

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