



1200
Montego

1250
Montego

1300
Montego
Sale Pending

For Sale or Lease | 2 Office Buildings on 2 Separate Parcels

**Unique Medical / Office Owner-User
Opportunity / Redevelopment**
1200 & 1250 Montego Way | Walnut Creek , CA



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Executive Summary

Colliers International and Kidder Mathews, as exclusive listing brokers, are pleased to present an opportunity to acquire the 100% fee simple interest, or lease the remaining two (2) buildings located at 1200 and 1250 Montego Way, Walnut Creek, CA.

APN 140-260-031-4, 140-260-032-2

The Montego Ridge Project consists of three two-story Medical / Office buildings with over 1,000 feet of frontage on Ygnacio Valley Road directly adjacent to John Muir Medical Center. The Project totals approximately 122,820 square feet of buildings located on 5.52 acres of land. The property is currently vacant. This site represents the only remaining 2 building campus-type property within the Walnut Creek vicinity available for sale or lease with medical uses allowed.

Montego Ridge is located just 1 mile from I-680, .6 miles from downtown Walnut Creek and .5 miles from John Muir Medical Center, the region's primary trauma center. Access to the John

Muir Hospital is available via a 3-4 -minute drive on Montego Way where just two stop signs regulate traffic flow directly into John Muir. Uses for the site can range from office, medical office, assisted living, and other residential care uses.

The two remaining buildings at Montego Ridge are located on separate parcels. The ownership is flexible in making available the opportunity to purchase or lease each building individually or in combination the entire 2 building campus. The previous ownership invested more than \$3.4 million in securing the roof, equipment, landscaping, interior and exterior renovations.

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Aerial Overview



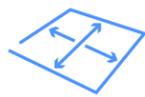


1200 & 1250 Montego Way | Walnut Creek, CA

Property Details



Total RSF
±122,820 SF



Lot Size
±5.524 acres



Frontage
±1,000 feet on Ygnacio



Year Built
1978-1980



Foundation
Concrete slab with fiber cement siding and stucco exterior walls



Floors
Concrete slab and 1-1/8" plywood subfloor



Windows
Single pane tempered glass



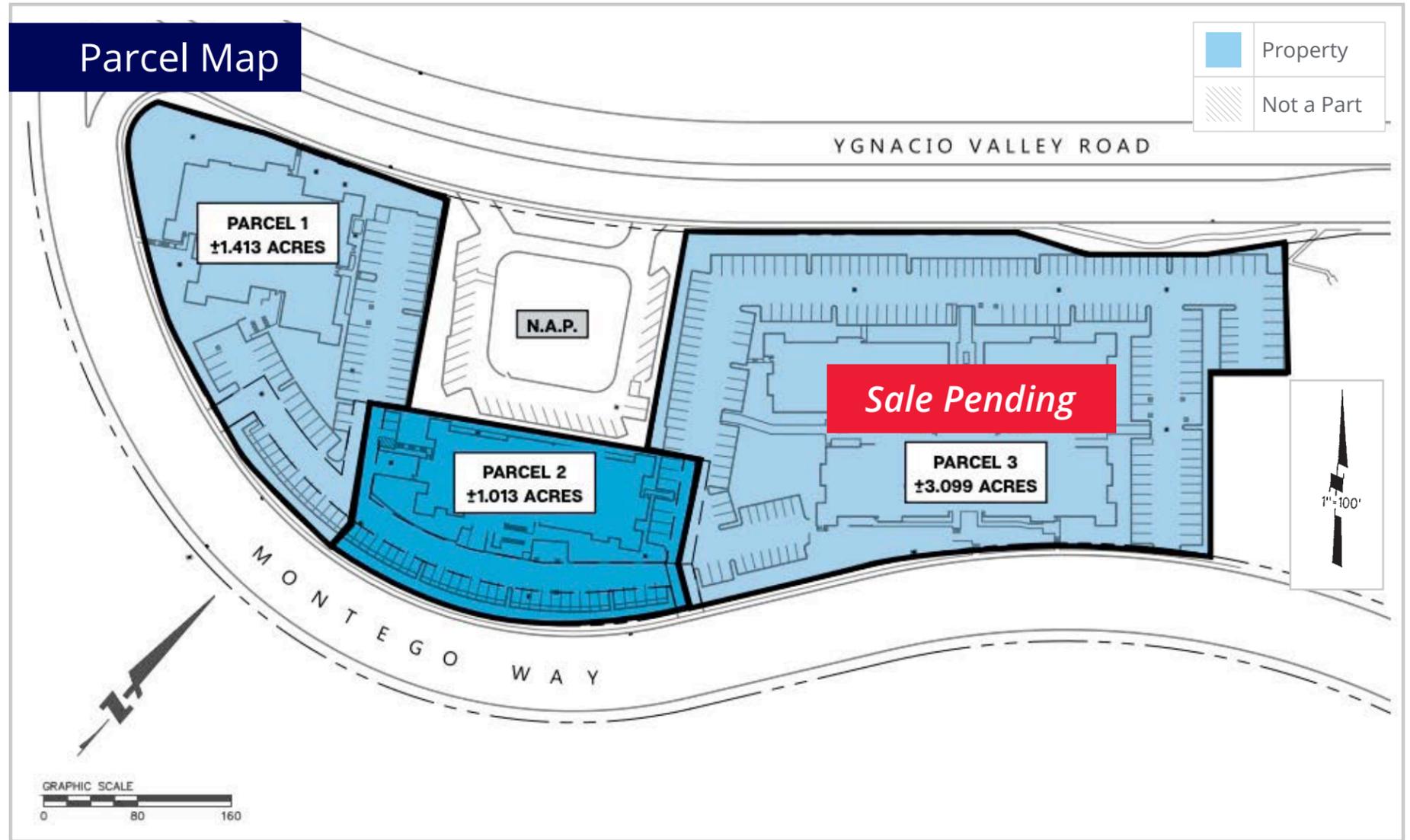
Roof
50 mil, PVC roofing membrane



Parking
338 parking spaces



Zoning
PD-888 with O-C Overlay (Office, Medical)



ADDRESS	APN	TOTAL RSF: ±122,821 SF	TOTAL LOT SIZE: 5.524 ACRES
1200 Montego Way	140-260-031-4	±31,258 SF	±61,550 SF
1250 Montego Way	140-260-032-2	±24,923 SF	±44,126 SF
1350 Montego Way	140-260-030-6	±66,640 SF	±134,992 SF



1200 & 1250 Montego Way | Walnut Creek, CA

Property Overview

1200 Montego

- ±31,258 rentable square feet
- ±1.42 acre parcel
- 2-stop hydraulic elevator served
- 208/120V 3-phase power
- ±3/1000 on Site Parking Ratio
- 65+ Non Metered Street Parking Stalls

1250 Montego

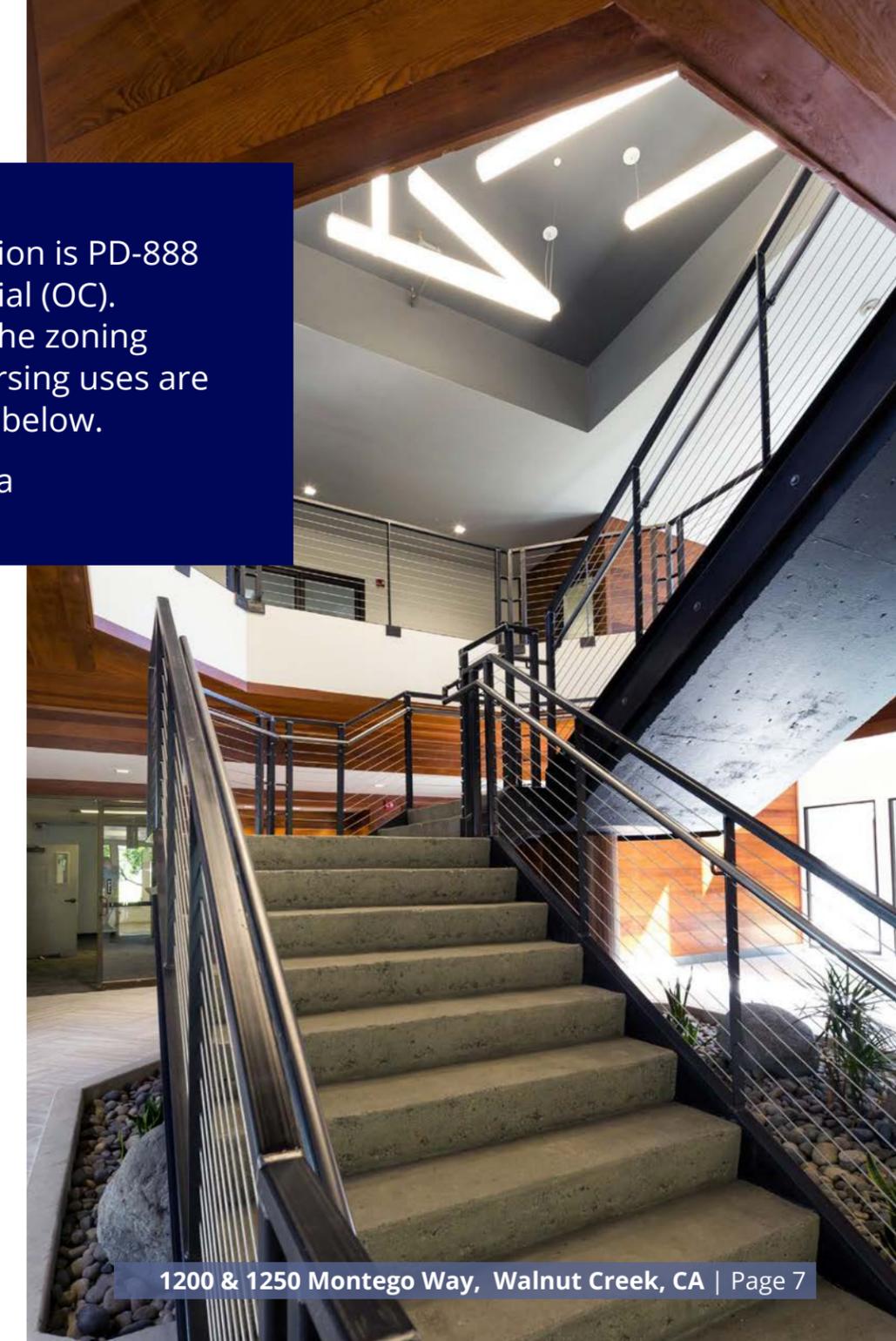
- ±24,923 rentable square feet
- ±1.013 acre parcel
- 3-stop hydraulic elevator served
- 208/120V 3-phase power
- ±3/1000 on Site Parking Ratio
- 65+ Non Metered Street Parking Stalls

Zoning Information

The Montego Ridge Business Park zoning designation is PD-888 under a General Plan designation Office Commercial (OC). Permitted uses include office and medical office. The zoning ordinance indicates residential care and skilled nursing uses are conditionally permitted. Please see the list of uses below.

*Montego Ridge is located outside of the Core Area

USE DESCRIPTION	ALLOWED	NEED PERMIT
Medical & Professional Office	L(23)	
Residential Care Facility	L(26)	
Skilled Nursing Facilities	L(26)	
Research & Development	L(27)	
Clubs & Lodges	L(26)	
College, Public or Private	L(26)	
Emergency Medical Care	L(27)	
Government Offices	L(27)	
Religious Assembly		C.U.P. Reqd
Schools, Public or Private	L(26)	



Location Overview

TRANSPORTATION

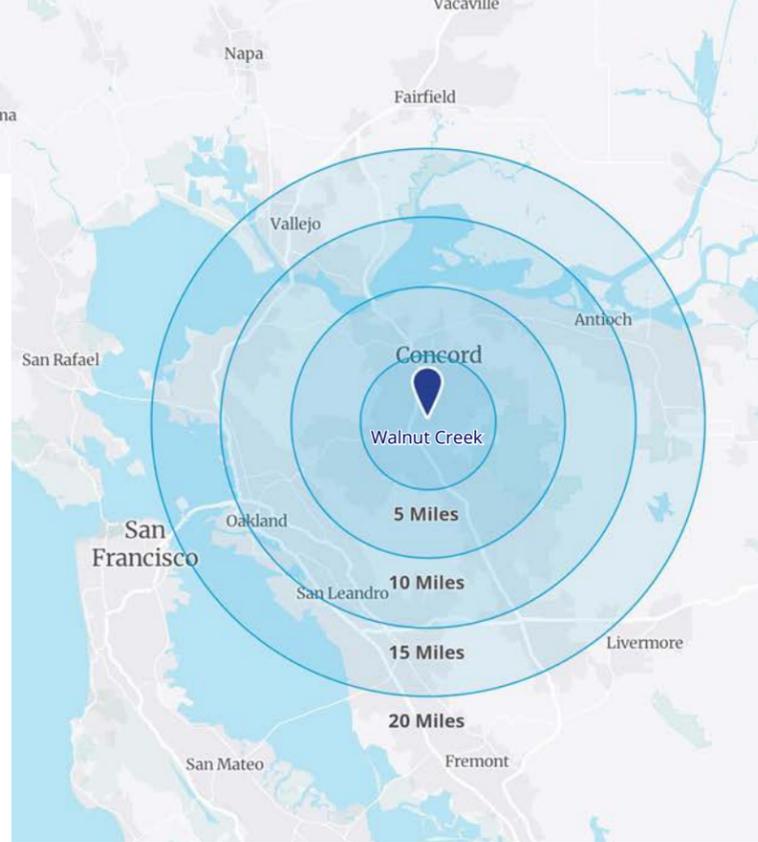
Access to and from Montego Ridge is a breeze. From downtown, Montego Way is the third right after Civic Drive. When returning to downtown Tampico Drive has two left turn lanes at the Ygnacio Valley Road intersection. Contra Costa County Transit, the regional bus system, has several routes serving the property daily.

FRONTAGE ALONG MAJOR THOROUGHFARE

The Property enjoys prominent frontage along Ygnacio Valley Road, Walnut Creek's main thoroughfare. With nearly 100,000 vehicles passing the Property each day, Montego Ridge allows for identity along one of Walnut Creek's busiest transit corridors. The Property also benefits from proximity to I-680, downtown Walnut Creek, and BART.

CLOSE TO JOHN MUIR, CONTRA COSTA COUNTY'S ONLY TRAUMA CENTER

The Property is located just half a mile from John Muir Medical Center, a 554-bed hospital that is designated as the only trauma center for Contra Costa County. The hospital specializes in areas such as cardiac, emergency, trauma, and cancer care. Despite rising demand, there is currently no new medical office product being built in Walnut Creek. Montego Ridge is well positioned to capitalize on this supply/demand imbalance and accommodate medical users seeking a location that is proximate to this crucial regional medical center.



1200 & 1250
Montego

City Proximity

- 9.6 miles to Orinda
- 17.1 miles to Berkeley
- 17.0 miles to Oakland
- 25.8 miles to San Francisco

Demographics *10 mile radius*



486,108
Total Population



21,245
Total Businesses



206,725
Total Employees



75.3%
White Collar Employees



8.8%
Population Change Since 2000



\$1,064,031
Median Home Value



65.3%
Owner Occupied Housing Units



\$149,729
Median Household Income



\$79,781
Per Capita Income



59.4%
Bachelor's/Graduate/Prof Degree

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Nearby Amenities



DOWNTOWN WALNUT CREEK

1200 & 1250 Montego

JOHN MUIR HEALTH

A Partial List of Downtown Walnut Creek Retail Shops & Restaurants



1200 & 1250 Montego Way | Walnut Creek, CA

Nearby Medical Facilities

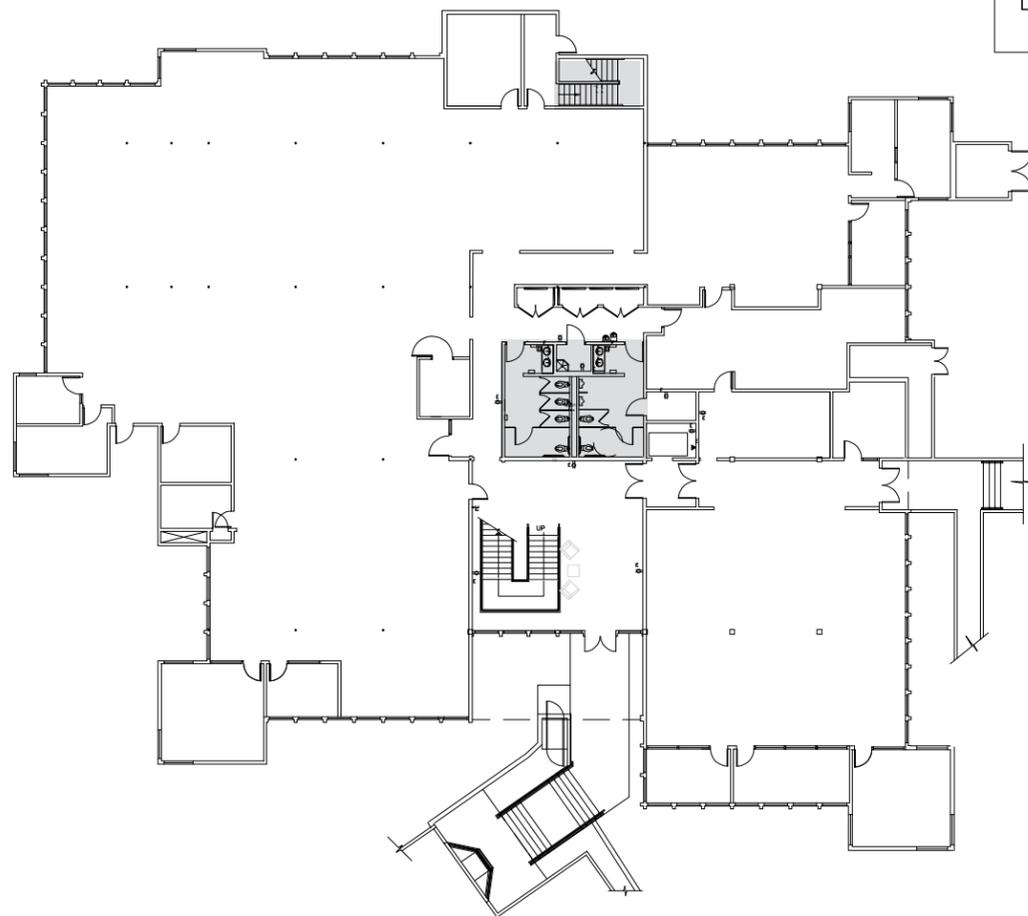


Other Nearby Medical Facilities

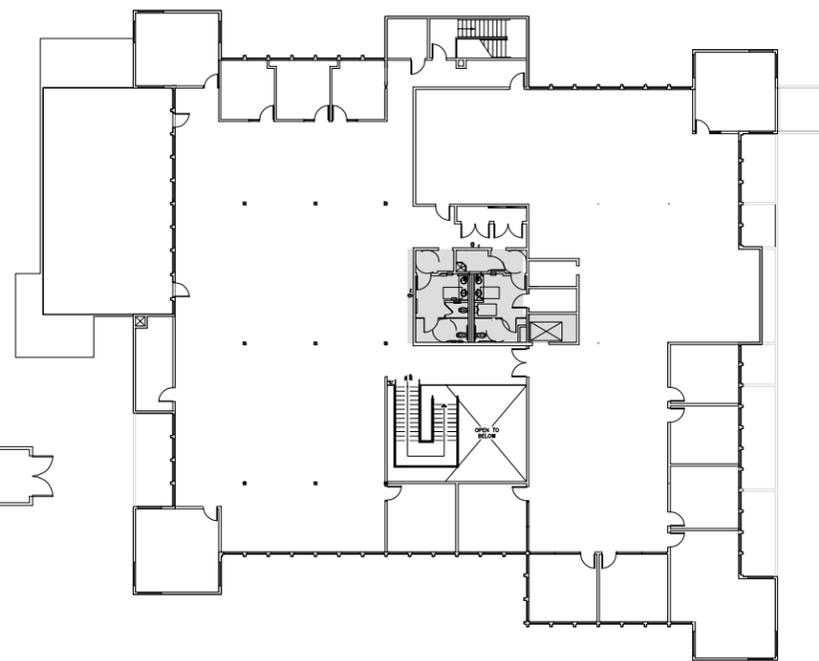
- Sol Medical
- BASS Medical Group
- Golden State Orthopedics
- UCSF Benioff Children's Hospital

1200 Montego Floor Plans

First Floor | ±15,519 SF

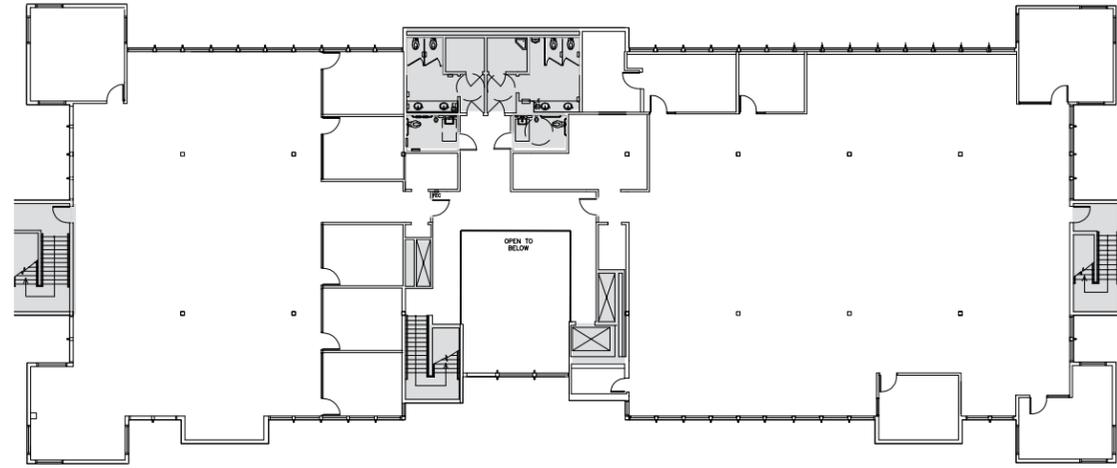


Second Floor | ±15,739 SF

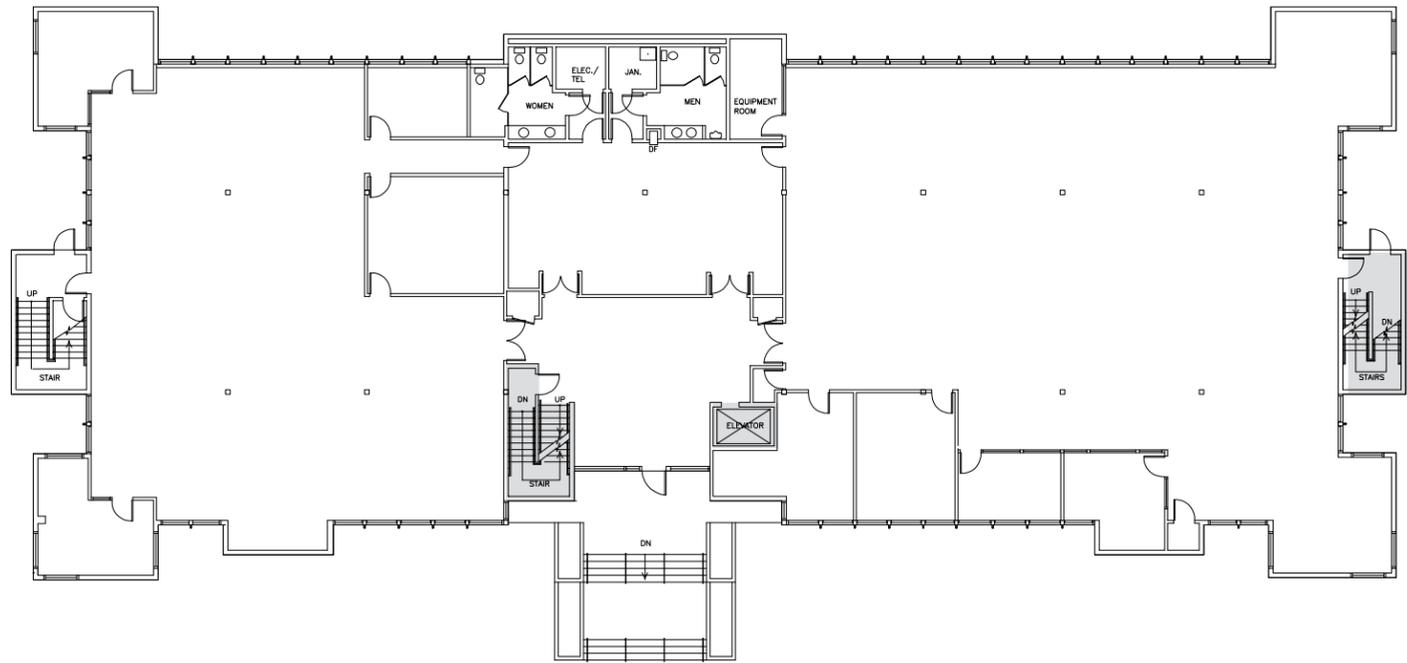


1250 Montego Floor Plans

Second Floor | ±12,462 SF



First Floor | ±12,461 SF





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Market Overview

Located in the San Francisco East Bay, the Walnut Creek Market is comprised of three submarkets: Downtown/WC BART, Shadelands, and Contra Costa Centre/PH BART. As one of the most desirable cities to live in Contra Costa County, the area draws residents to its moderate climate, family-friendly neighborhoods, and acclaimed public schools. The residents who live among these affluent communities are typically executives or former executives with top firms from San Francisco, Oakland, and Walnut Creek.

The subject property is considered part of the core Downtown Walnut Creek submarket, which consists of 96 office buildings totaling approximately 4.81 million square feet. Just over half of this inventory is concentrated in 20 Class A buildings surrounding the Walnut Creek BART station and extending along North California Boulevard. The remainder of the market is made up of 76 Class B and C office properties ranging in size from 5,000 to 100,000 square feet. The best-maintained buildings tend to lease first, reflecting tenant preference for quality construction and proximity to amenities. Rents for top-tier Class B buildings typically range from \$2.75 to \$3.35 full-service PSF per month, while Class A buildings command higher rates between \$3.75 and \$6.25 full-service PSF per month.

Office space in Walnut Creek has historically maintained an average vacancy rate of approximately 13.5% over the past 20 years, with the most actively leased properties located south of Ygnacio Valley Road near the retail downtown. Current overall vacancy in Walnut Creek stands at 22.1%; however, vacancy has peaked and is now showing early signs of improvement, driven in part by several large recent sales in the downtown

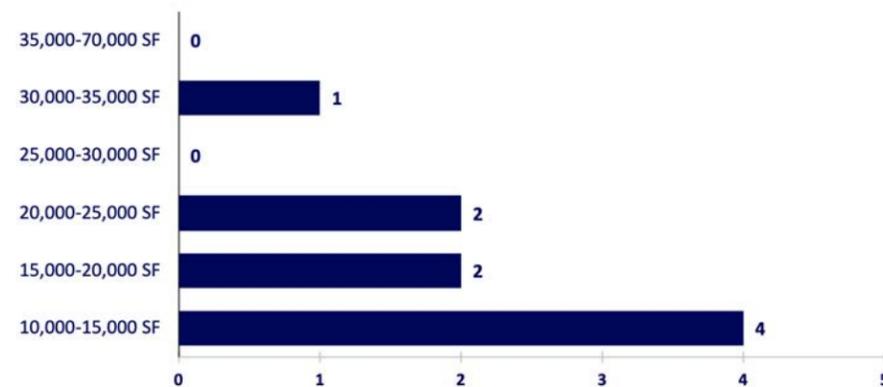
area. The subject property accounts for approximately 36.5% of the overall Class B vacancy within Walnut Creek, which is now targeted for office / medical owner users or redevelopment.

Walnut Creek and the surrounding submarkets of Lamorinda and Pleasant Hill continue to function as predominantly small-tenant office markets, with the vast majority of available Class A and B office space under 10,000 square feet. Availability declines sharply for larger suite sizes, and Class B opportunities above 205,000 square feet are extremely limited within the downtown Walnut Creek core. As illustrated by the distribution of available space, the subject property represents the only Class B office building in downtown Walnut Creek offering contiguous space 25,000 – 30,000 SF, positioning it as a uniquely competitive option for larger users seeking to own a downtown location.

Downtown Walnut Creek has demonstrated exceptional pricing durability across both Class A and Class B office space, even as vacancy expanded in the post-COVID period. Since 2016, Class A asking rents have pushed upwards of \$6.00 PSF, while Class B rents have remained tightly clustered near \$2.75–\$3.35 PSF.

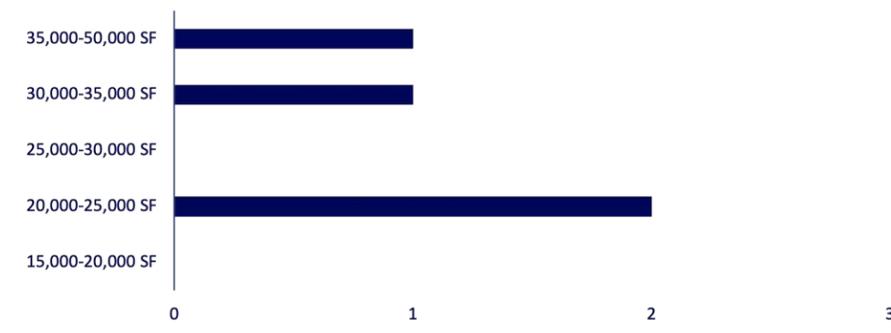
The graphs illustrate the scarcity of for sale opportunities available in the immediate submarket, making Montego Ridge a unique opportunity for entrepreneurial businesses seeking to enjoy the benefits of property ownership.

Competition: Class B Available for Sale or Lease | **Walnut Creek**
(Excluding Subject Properties)



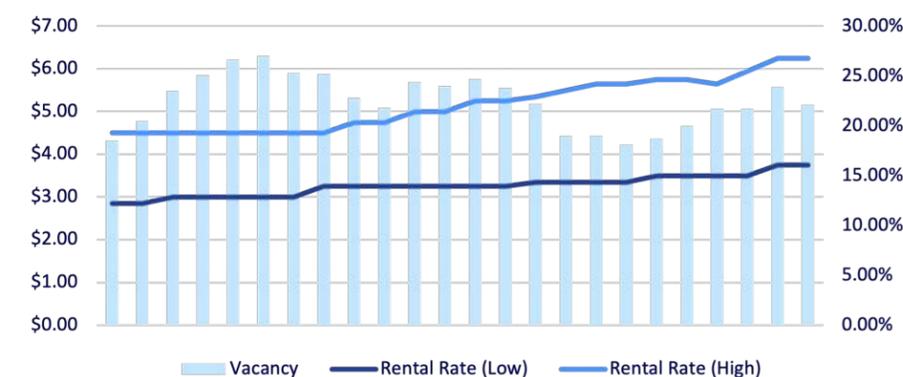
*Of these opportunities, 5/9 of these are in the Shadelands, 1 in Pleasant Hill BART
*The Square footage noted represents vacant space for an owner user to occupy

Class A & B Office for Sale Only | **Walnut Creek, Lamorinda, & Pleasant Hill**
(Excluding Subject Properties)

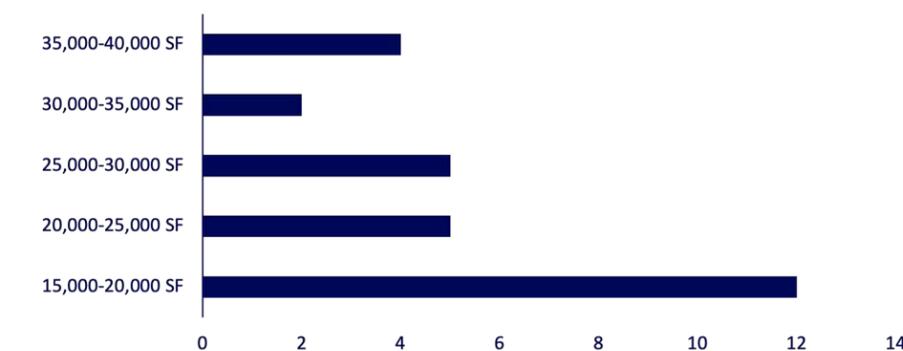


*The Square footage noted represents vacant space for an owner user to occupy

High & Low Rental Rates vs. Vacancy | **Class A Downtown Walnut Creek**



Class A & B Office for Lease Only | **Walnut Creek, Lamorinda, & Pleasant Hill**
(Excluding Subject Properties)



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