



## For Sale | Owner-User or Investor Opportunity

3377 Mt. Diablo Blvd. | Lafayette, CA

Available SF:

**±4,990 SF** *(On two floors)*

Sale Price:

**\$2,750,000**

### Contact Brokers

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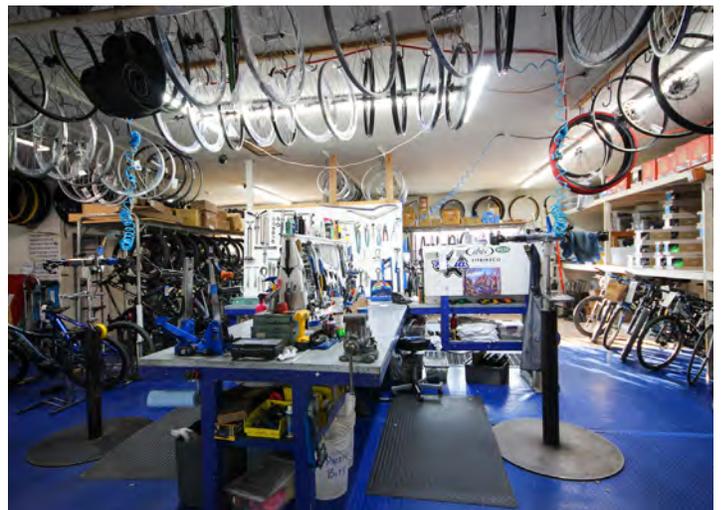
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3377 Mt. Diablo Blvd. | Lafayette, CA

# Photo Gallery

## Property Highlights:

- 7 parking stalls behind the building
- Multi-tenant capable two story retail and office building totaling  $\pm 4,990$  SF
- $\pm 2,750$  square feet of street level retail space
- $\pm 2,240$  square feet on the lower level offering four office suites
- Located on Mt Diablo Boulevard, the primary commercial corridor in downtown Lafayette
- Zoning: [C1 Zoning](#)



# Sample SBA Loan

For: 3377 Mt Diablo Blvd, Lafayette, CA

Scenario A: WF - SBA 7(a) Loan		1/28/2026
<b>Total Project Cost</b>	<b>\$2,700,000</b>	
Downpayment <sup>3</sup>	10%	\$270,000
Wells Fargo 7(a) Loan Amount <sup>5</sup>	90%	\$2,430,000
<b>Estimated Rates &amp; Terms</b>		
Loan Amount <sup>5</sup>	\$2,430,000	
Interest Rate <sup>6</sup>	5.85%	
Fixed For (years)	3	
Term/Amortization	25	
<b>Estimated Monthly Payment</b>	<b>\$15,434</b>	<b>\$3.09 per SF/Mo</b>
<b>Estimated Fees<sup>1</sup></b>		
Title & Escrow	consult title company	
SBA Fee <sup>2</sup>	\$65,844	
Appraisal & Review* - Estimate	\$3,500	
Environmental Report* - Estimate	\$2,300	
<b>Total Estimated Fees</b>	<b>\$71,644</b>	
<b>Total Estimated Cash Required</b>	<b>\$341,644</b>	

Indicative Rate based on like term US Treasury + Margin and assumes auto debit from a Wells Fargo business DDA account. Prepayment Penalty of 5%,3%,1% of outstanding loan amount. 25%/ year partial prepay allowed without penalty.

WFSBA Lending offers many loan products and options. Call or visit [wellsfargo.com/biz/sba](https://wellsfargo.com/biz/sba) for more details.

**IMPORTANT:** All information contained herein, including the example finance scenario(s), is for discussion purposes only and should not be construed as an offer or a commitment to lend money on the part of Wells Fargo Bank, N.A. All financing is subject to credit approval and determination of U.S. SBA eligibility requirements by Wells Fargo SBA Lending.

Additional collateral may be required for a SBA 7(a) loan. You are not entitled to rely on any information contained herein, all of which is subject to change without notice.

1. Estimated closing costs include fees incurred for a typical loan project and do not include title fees (when applicable). Additionally, title fees are not eligible to be included in the financing.
2. SBA guaranty fee is predetermined and assessed by the U.S. SBA — Wells Fargo SBA Lending collects this fee on behalf of the U.S. SBA and does not keep any portion of this fee.
3. The equity that an applicant is required to contribute prior to closing on a SBA loan is an estimate only — Actual amount depends on many factors impacting the credit strength of the applicant(s) and guarantor(s).
4. The CDC debenture loan amount for SBA 504 loans includes the SBA guaranty fee equal to 2.15% of the loan amount.
5. Estimated loan amount is based on typical SBA 7(a) and/or 504 loan structures — Actual amount will depend upon the specific project requirements and other factors.
6. Interest rate and monthly payment ranges are estimates only and based on general market conditions and typical risk factors of similar projects and are subject to change without notice. Actual rate and monthly payment amounts, as determined by Wells Fargo Bank, N.A., will vary dependent upon the market conditions and the credit strength of the applicant(s) and guarantor(s).

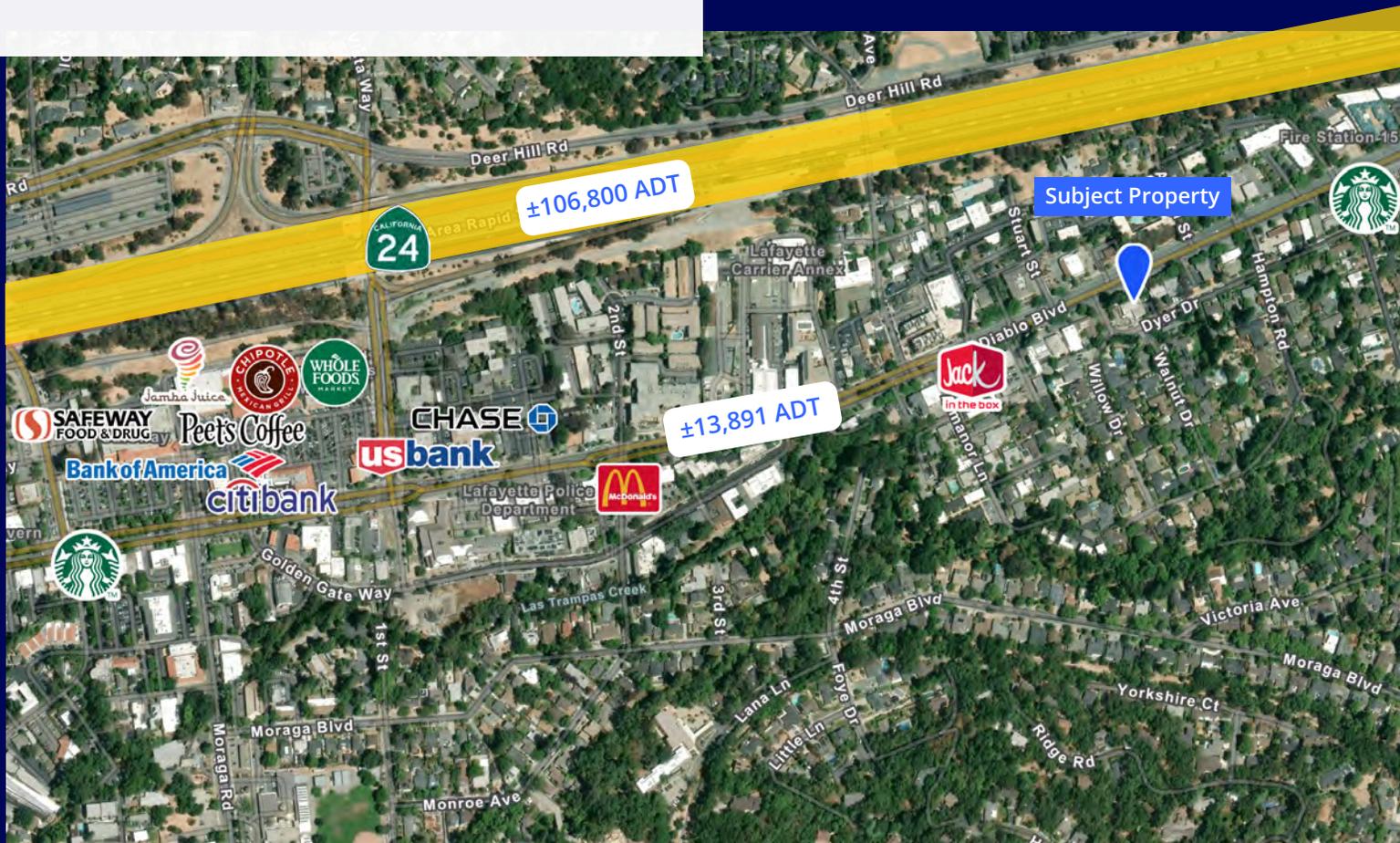
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# Site Plan



# Property Profile



## Demographics



### Total population

1 mile: 7,986  
2 miles: 27,073  
3 miles: 65,869



### Median household income

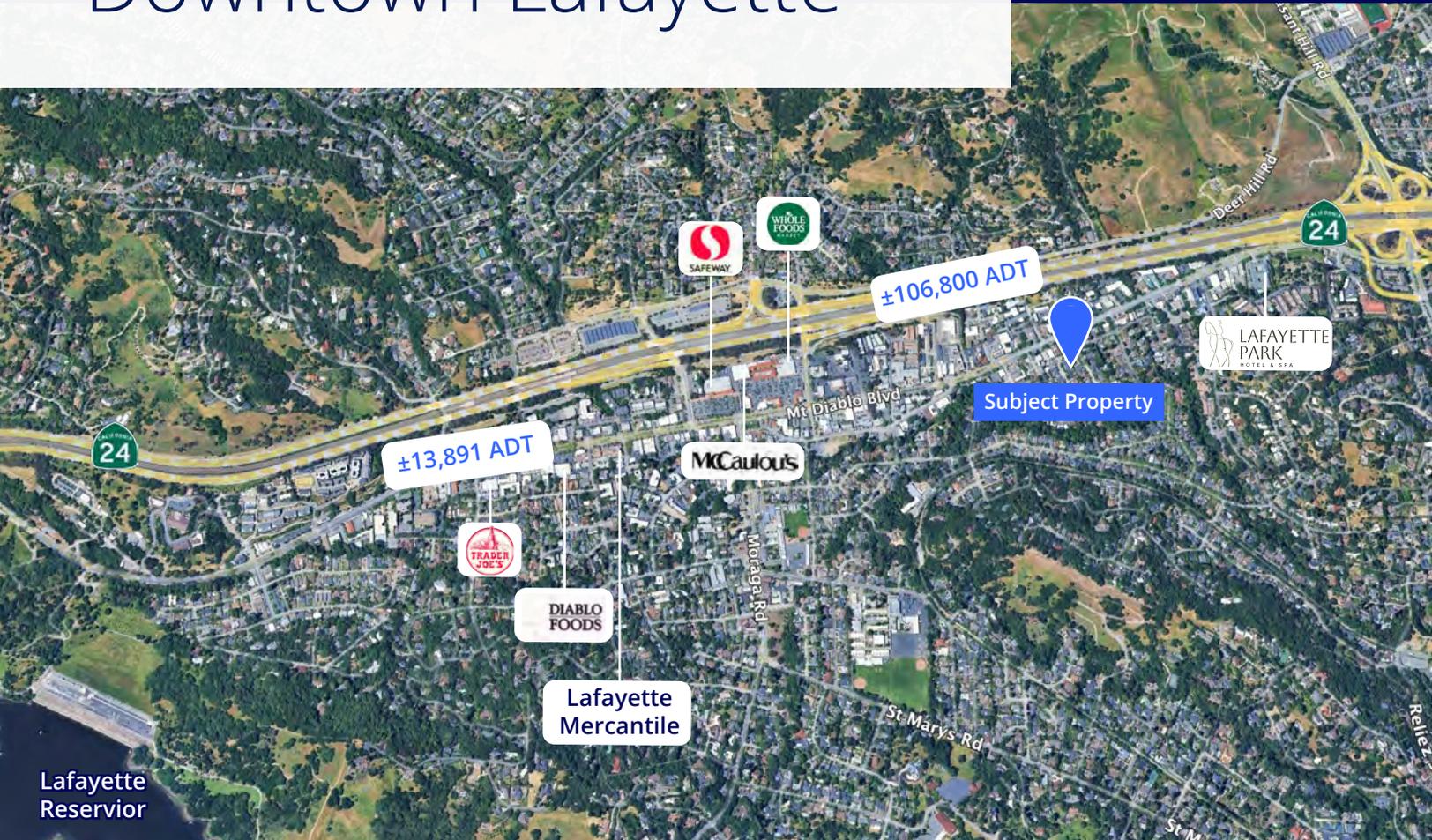
1 mile: \$164,342  
2 miles: \$170,934  
3 miles: \$153,005



### Businesses

1 mile: 851  
2 miles: 1,621  
3 miles: 5,224

# Downtown Lafayette



## Location Highlights



Retail



Restaurants



Transportation &  
Access



Travel

Mighty Pilates  
Chico's  
McLaughlin  
Bluemercury  
The Shade Store

Social Bird Kitchen & Bar  
Batch & Brine  
Lafayette Public House  
The Breakfast Club  
Postino  
Vitality Bowls  
Headlands Brewing

**BART - Lafayette**  
1.2 miles  
**Freeways**  
Easy access to Hwy 24  
**Cities**  
3.1 miles to Walnut Creek  
13 miles to Oakland  
22 miles to San Francisco

**Airports**  
33 miles to OAK  
32 miles to SFO  
46 miles to SJC