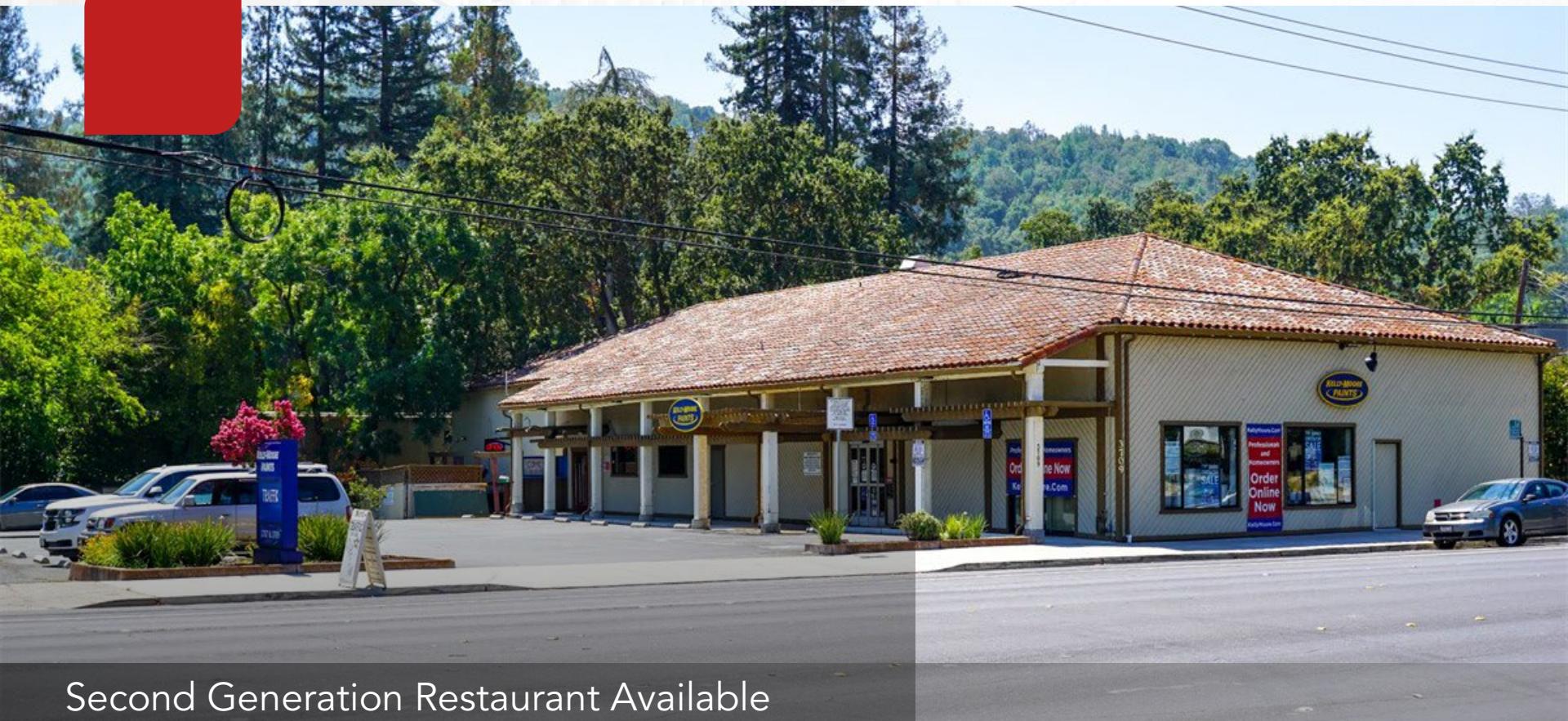




# FOR LEASE

**3707-3709 MT DIABLO BLVD**  
LAFAYETTE, CA



Second Generation Restaurant Available

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**NA** Northgate

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# PROPERTY SUMMARY



**AVAILABLE SPACE**  
±4,025 SF



**LEASE TERMS**  
Negotiable



**LEASE TYPE**  
NNN



## PROPERTY HIGHLIGHTS

- Second Generation restaurant space available with improvements.
- Zoned Commercial (c-2) allowing a multitude of retail/office uses.
- Property offers exceptional visibility from Mt. Diablo Boulevard - the main commercial thoroughfare in the City of Lafayette
- On-site 27 stall parking lot.
- Located between 2 freeway on/off ramps
- Co-tenant with Kelly Moore Paint Company
- Population exceeds 25,000 people, with an average household income of \$270,000 within a 3-mile radius

## PROPERTY INFO

<b>LEASE PRICE:</b>	Contact Broker
<b>SPACE AVAILABLE:</b>	± 4,025 SF
<b>ZONING:</b>	Commercial (C-2)
<b>LOT SIZE:</b>	±0.45 AC
<b>LEASE TYPE:</b>	NNN
<b>APN:</b>	241-050-018
<b>TRAFFIC:</b>	Mt Diablo Blvd/Risa Rd SW: 13K ADT Mt Diablo Blvd/Dolores Dr E: 15.6K ADT Mt Diablo Blvd/Happy Valley Rd E: 16.8K ADT

# MARKET AERIALS



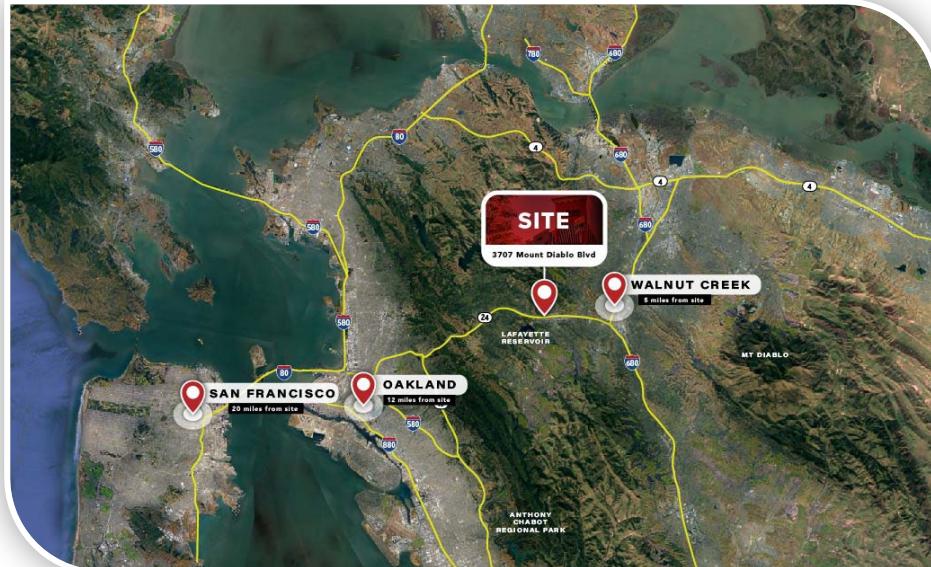
# MARKET AERIALS



# CITY PROFILE

## ■ LAFAYETTE, CALIFORNIA

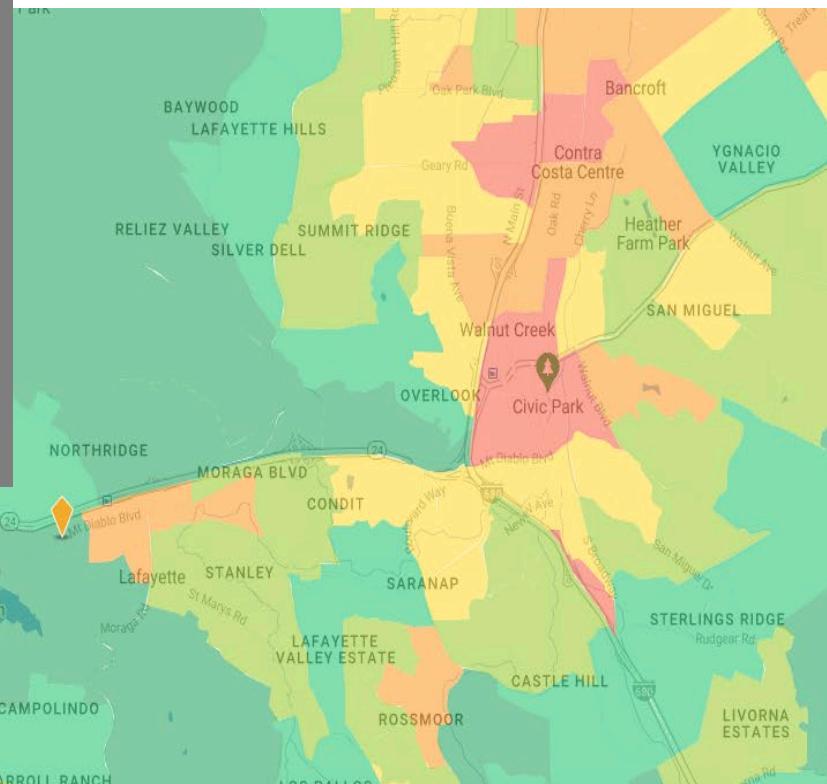
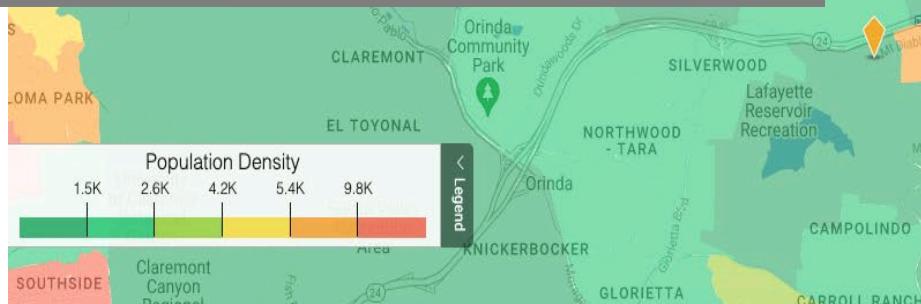
- **Affluent and Educated Population:** With a higher-than-average income level and a well-educated population, Lafayette offers a strong consumer base for various types of businesses.
- **Strong Local Economy:** A diverse economy, coupled with its proximity to major economic centers like San Francisco and Silicon Valley, may provide ample opportunities for business growth.
- **Excellent Transportation Links:** The town's accessibility to major highways and public transportation may allow businesses to connect easily with customers, suppliers, and other businesses in the region.
- **Quality of Life:** The scenic surroundings, high-quality schools, and community-centric vibe of Lafayette can attract skilled workers and entrepreneurs alike. A content and engaged workforce can be a significant asset to any business.
- **Focus on Sustainability:** The Californian emphasis on environmentally friendly and sustainable practices could appeal to businesses with similar values and provide opportunities to align with local consumer preferences.
- **Safety and Low Crime Rates:** A safe community can be a positive factor for both businesses and residents, contributing to overall stability.
- **Tourism and Recreational Opportunities:** The city's attractiveness as a destination for tourists and outdoor enthusiasts can create opportunities for businesses in the hospitality, recreation, and service sectors.



# DEMOGRAPHICS – POPULATION DENSITY

## Lafayette, California

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	6,902	46,486	134,514
2028 Projected Population	6,915	46,569	135,190
2032 Median Age	45	19.1	47.7
INCOME			
2023 Estimated Average Household Income	\$206,550	\$198,657	\$173,656
DIVERSITY			
2023 Estimated White	78.5%	77.6%	76.7%
2023 Estimated African American/Black	1.3%	1.1%	1.9%
2023 Estimated Asian or Pacific Islander	14.6%	15.9%	16.1%
2023 Estimated Hispanic	8.1%	6.7%	8.9%



# NAI Northgate

**3707-3709 MT DIABLO | LAFAYETTE, CA**



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