



FOR LEASE

3707-3709 MT DIABLO BLVD
LAFAYETTE, CA



Second Generation Restaurant Available

NICKOLAS SALDIVAR III
916.672.4112
nick.saldivar@ngcip.com
Lic #01766394

CHRIS SANTANA
925.203.1106
chris.santana@ngcip.com
Lic #01868378

NAI 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

| | |
|-------------------------|---|
| LEASE PRICE: | Contact Broker |
| SPACE AVAILABLE: | ± 4,025 SF |
| ZONING: | Commercial (C-2) |
| LOT SIZE: | ±0.45 AC |
| LEASE TYPE: | NNN |
| APN: | 241-050-018 |
| TRAFFIC: | 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% |



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NICKOLAS SALDIVAR III

Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787



CHRIS SANTANA

President | CFO

P: 925.203.1106

chris.santana@ngcip.com

Lic #01868378

DRE: #01910787

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