



FOR SALE



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**2641 Larkey Ln**

2641 Larkey Ln  
Walnut Creek, CA 94597

# Property Summary

FOR SALE



## PROPERTY DESCRIPTION

2641 Larkey Lane offers 3.9 acres of prime infill land, zoned PD and recently approved for a Senior Housing development site (more specifically, a 95-unit Assisted Living + Memory Care community)—positioning you to move forward with clarity and confidence. High barriers to entry protect future value, while the infill location ensures lasting desirability. This is a rare chance to deliver much-needed senior housing in one of the Bay Area’s most sought-after communities.

## PROPERTY HIGHLIGHTS

- Rare senior housing land opportunity in a supply-constrained market
- \* Entitlement momentum in place – Defined approval pathway significantly reduces development risk
- \* Supply-constrained Bay Area market – Limited competing senior housing inventory
- \* Strong demographic tailwinds – Affluent, aging population driving long-term demand

## OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	3.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	522	1,236	5,194
Total Population	1,345	3,149	13,372
Average HH Income	\$220,618	\$209,730	\$193,858

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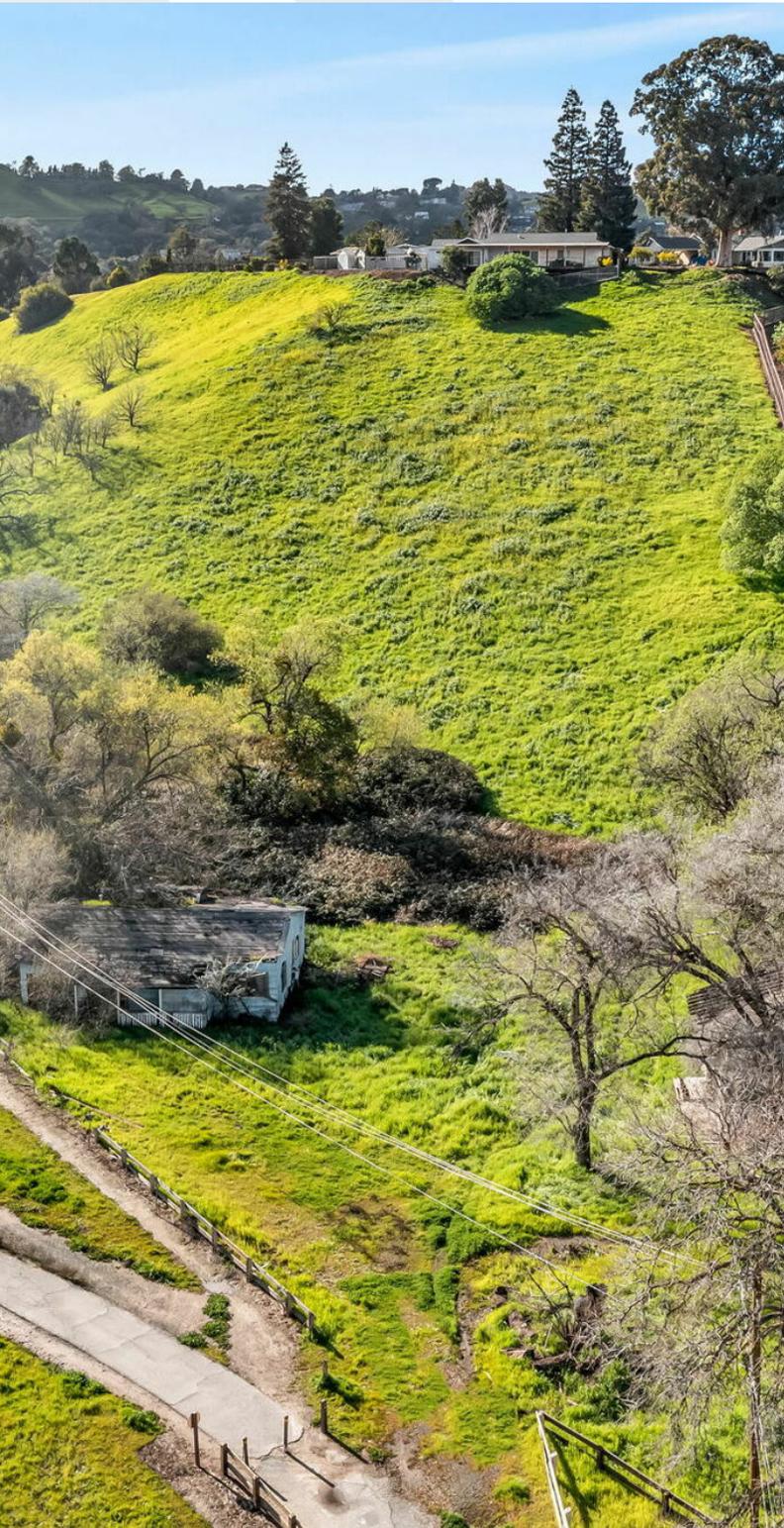
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## LOCATION DESCRIPTION

Discover the vibrant surroundings of the property in Walnut Creek, CA, 94597. As one of the East Bay's premier business locations, this area attracts investors seeking prime Land and Office opportunities. Enjoy convenient access to notable destinations such as Broadway Plaza, offering upscale retail and dining experiences. The location is also near the Leshner Center for the Arts, providing cultural enrichment and entertainment options. With its proximity to beautiful parks, top-rated schools, and a thriving business community, Walnut Creek presents a compelling investment proposition for Land and Office investors looking for a dynamic and prosperous locale.

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Rare senior housing land opportunity in a supply-constrained market
- \* Entitlement momentum in place – Defined approval pathway significantly reduces development risk
- \* Supply-constrained Bay Area market – Limited competing senior housing inventory
- \* Strong demographic tailwinds – Affluent, aging population driving long-term demand
- \* Efficient, financeable scale – 95 units optimized for construction feasibility
- \* Multiple exit strategies – Build-to-hold, recapitalize, or sell stabilized asset



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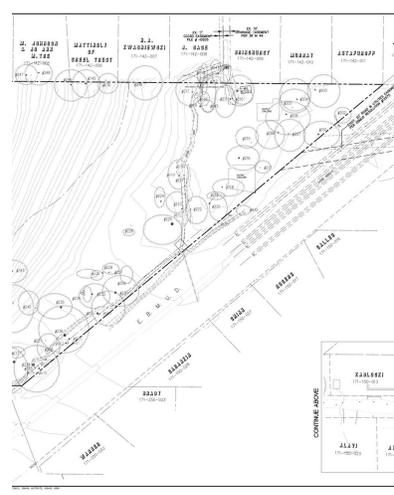
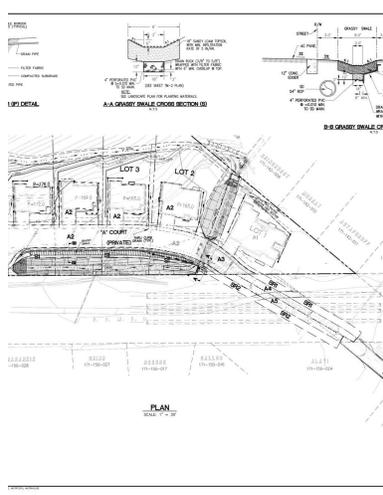
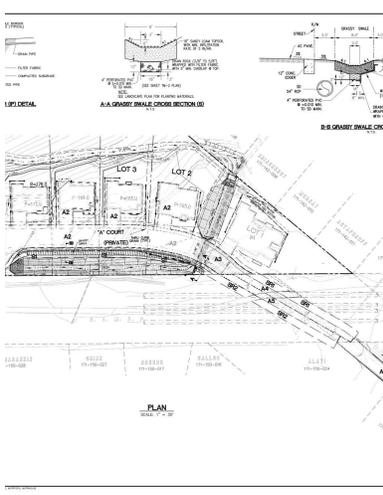
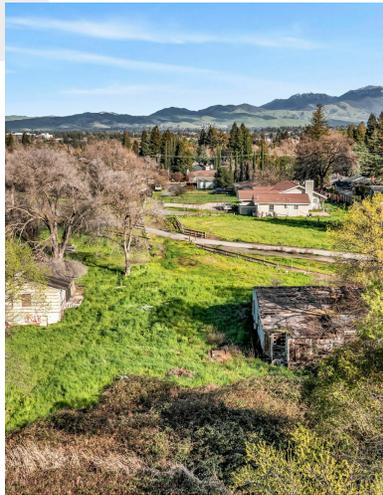
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# Additional Photos

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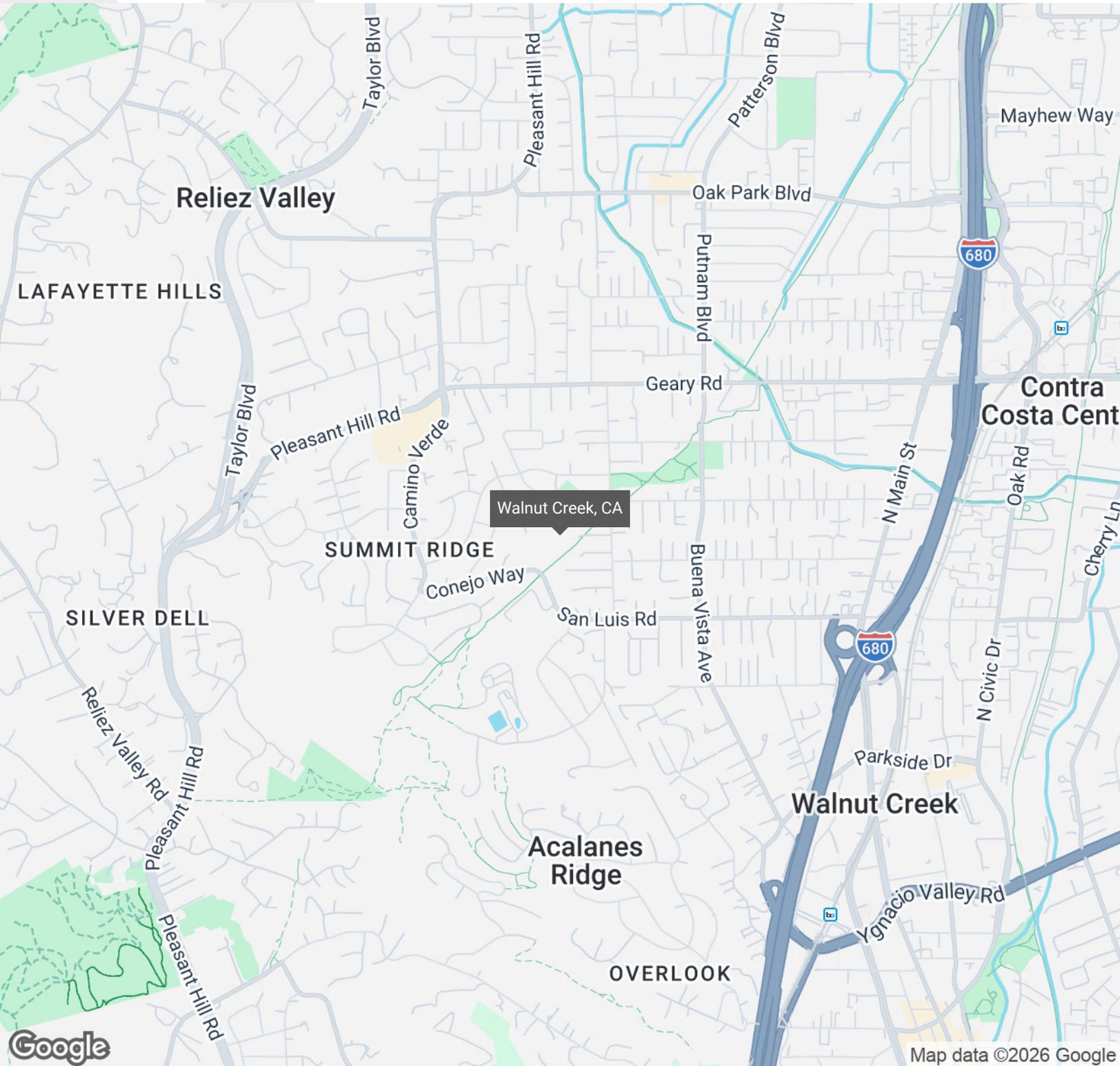
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# Regional Map

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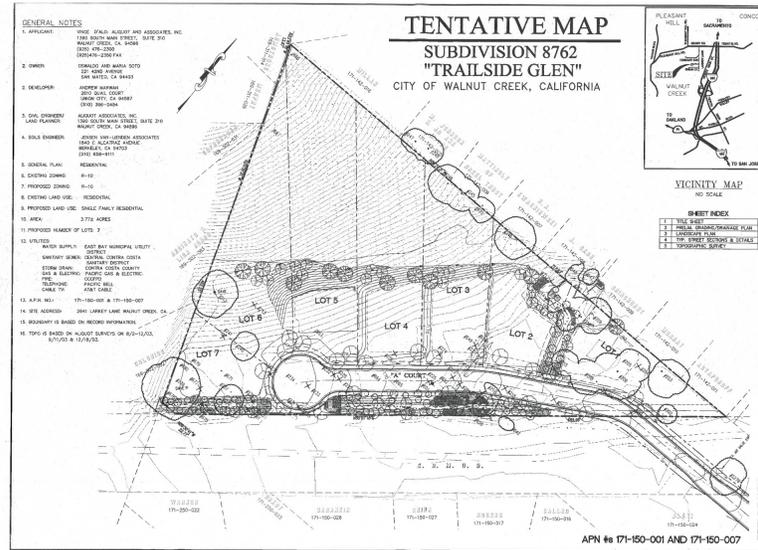
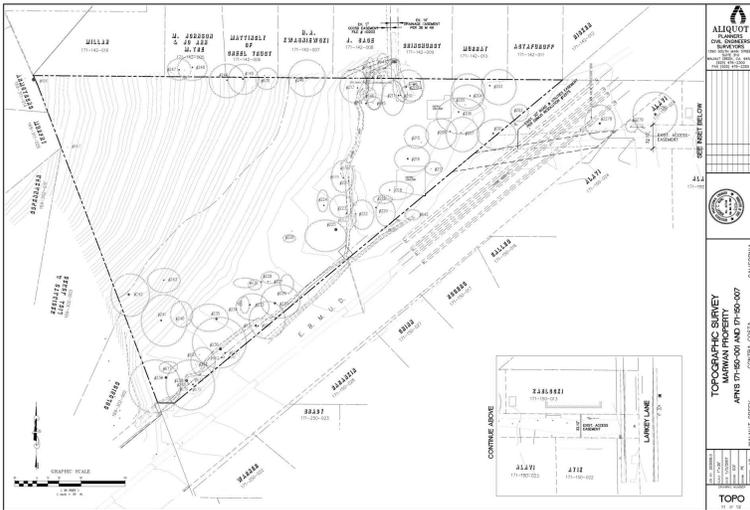
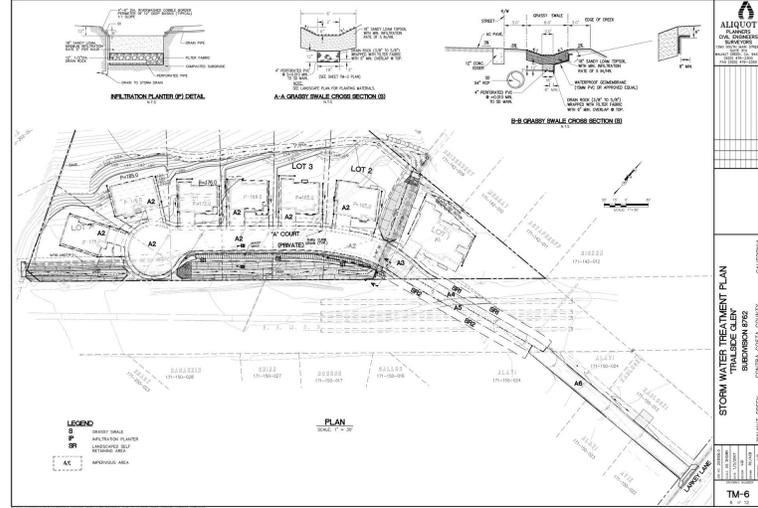
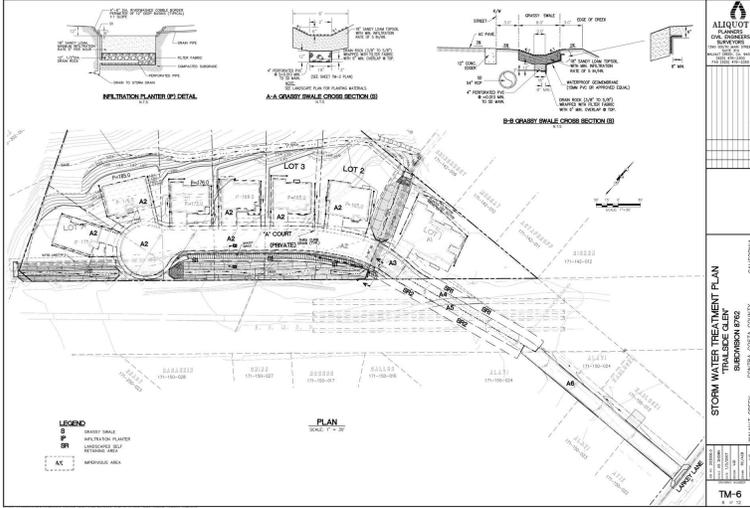
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# Site Plans

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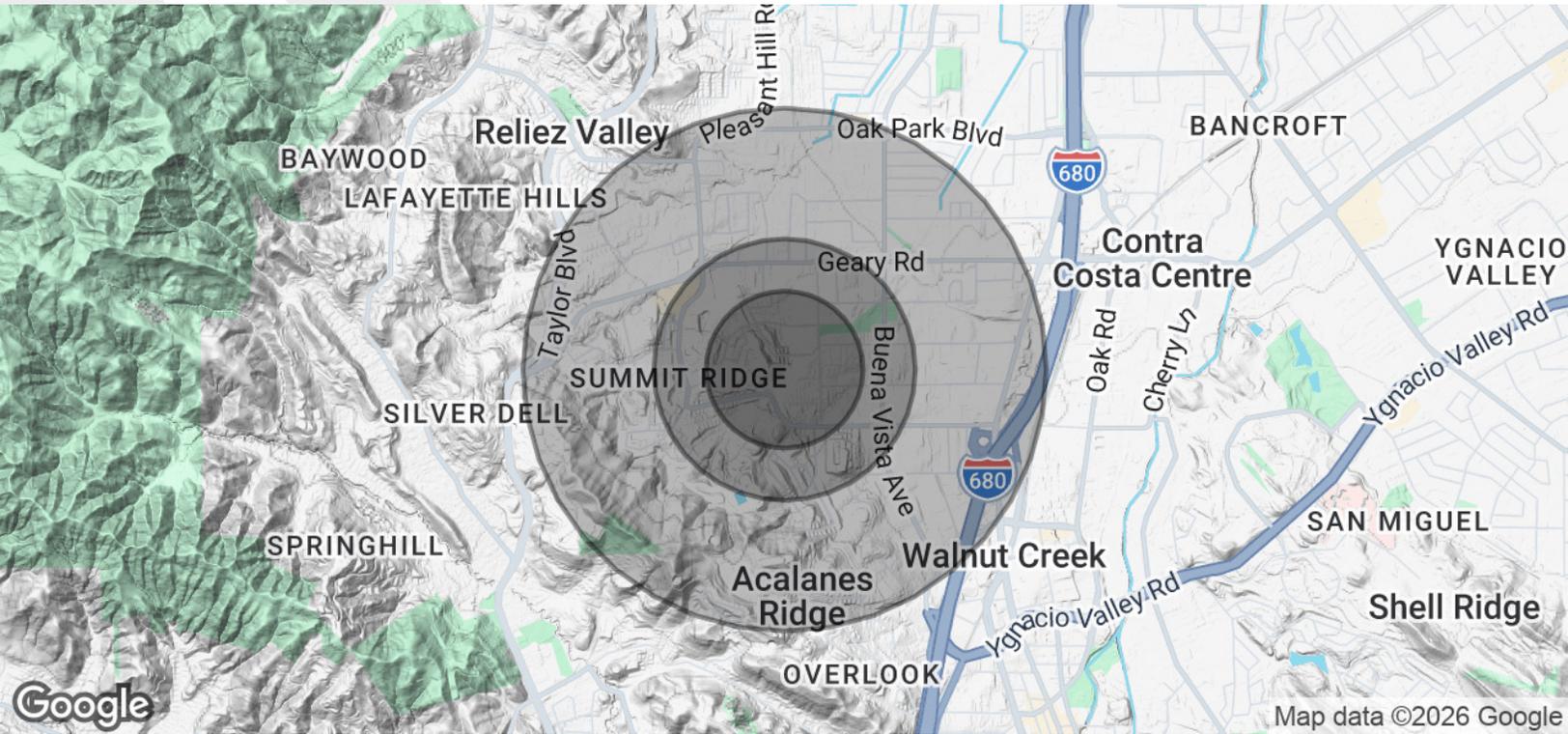
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,345	3,149	13,372
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	522	1,236	5,194
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$220,618	\$209,730	\$193,858
Average House Value	\$1,306,440	\$1,298,794	\$1,252,944

Demographics data derived from AlphaMap

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