

FULLY LEASED RETAIL INVESTMENT OPPORTUNITY



1326 BOULEVARD WAY | WALNUT CREEK, CA

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EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present an opportunity to acquire a stabilized retail property located at 1326 Boulevard Way in Walnut Creek, California. The property comprises approximately 5,924 square feet and is currently leased to two tenants: Chicken and the Farm, a unique eatery and gourmet market, and VIP Golf Cart Service & Sales. This offering provides a stable income stream with below-market rents, which were set to secure shorter-term leases, allowing flexibility for owner/users or investors interested in repositioning the property.

OFFERING SUMMARY

Pricing: ~~\$2,300,000~~ \$2,100,000

Improvements: 5,924 SF

Site: ±0.61 Acres

Occupancy: 100% Leased | Two Tenants

OFFERING HIGHLIGHTS

- **Prime Location:** Situated in Walnut Creek, the property offers excellent accessibility and visibility with easy access to major thoroughfares and nearby amenities.
- **Leased to Quality Tenants:** The property is leased to two tenants—VIP Golf Cart Service & Sales, occupying approximately 4,400 SF, and Chicken and the Farm, occupying 1,524 SF with its eatery and gourmet market. The under-market rents present significant potential for rent growth.
- **Stabilized Retail Property:** Both tenants are in place, providing a reliable income stream and making the property a compelling investment opportunity.
- **Prime Market Position:** Fully leased, this property benefits from high visibility and demand in the Walnut Creek retail sector; near-term lease expirations offer opportunities for substantial rent growth.



DEMOGRAPHICS

2023 HOUSEHOLDS

1 MILE: 5,941 • 3 MILE: 44,061 • 5 MILE: 82,382

MEDIAN HOUSEHOLD INCOME

1 MILE: \$154,654 • 3 MILE: \$158,877 • 5 MILE: \$165,491

MEDIAN HOME VALUE

1 MILE: \$1,470,000 • 3 MILE: \$968,000 • 5 MILE: \$982,000

PROPERTY INFORMATION

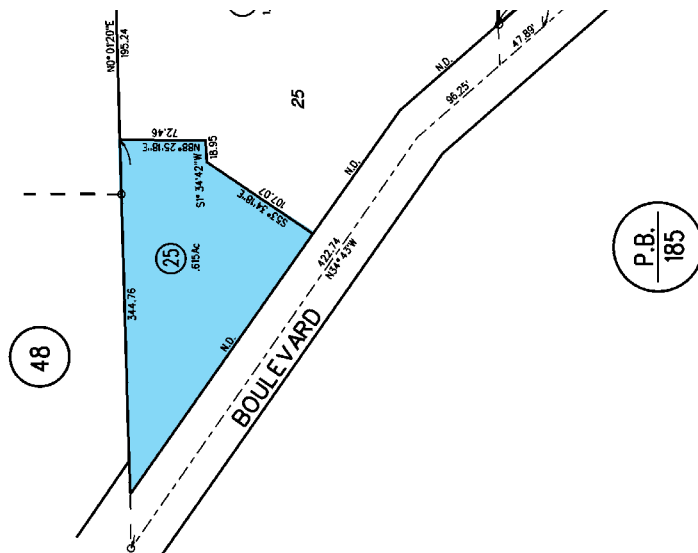
Address	Improvements
1326 Boulevard Way	±5,924 SF

ZONING: P-1, Planned Unit Development

Allowed Uses:

- Grocery stores, delicatessen shops, meat markets, neighborhood markets
- Coffee shops, wine bars, restaurants, bakery goods shops, take-out food establishments
- Barber and beauty shops
- Drugstores, laundry and cleaning agencies, variety stores, shoe repair shops
- Professional offices (including medical, dental, real estate), hotels and motels
- Outdoor seating, temporary events, exclusive parking facilities, signs

PARCEL MAP | ±0.61 ACRES



AERIAL



FINANCIALS

RENT ROLL

Suite / Tenant	Suite	Lease Expiration	Lease SF	In-Place Rent/Mo.	In-Place Rent/SF/Mo	In-Place Rent per Year	Pro-Forma Rent/SF/Mo	Pro-Forma Rent per Year
Golf Cart Services	A	8/31/2025	4,400	\$5,305	\$1.21	\$63,654	\$2.50	\$132,000
Chicken and the Farm	B, C, D	5/31/2025	1,524	\$2,575	\$1.69	\$30,900	\$2.50	\$45,720
Total Size:			5,924		Total Rent /Year:	\$94,554	Total Rent /Year:	\$177,720

EXPENSES

Expenses	Actual	Pro-Forma
Ad Valorem Tax (new) *	\$23,035	\$23,035
Assessments	\$1,361	\$1,361
Insurance	\$5,000	\$5,000
Repairs & Maintenance	\$5,000	\$5,000
Management Fee	\$3,782	\$7,109
Utilities	\$507	\$507
Totals:	38,685	42,012

CASH FLOW

CURRENT INCOME/EXPENSE		PRO-FORMA INCOME/EXPENSE	
Income	\$94,554	Income	\$177,720
Vacancy Factor (5%)	(\$4,728)	Vacancy Factor (5%)	(\$8,886)
Expenses	(\$38,685)	Expenses	(\$42,012)
Net Income:	\$51,141	Net Income:	\$126,822

Walnut Creek, California

Walnut Creek is an attractive destination for businesses and entrepreneurs with a strong economy, high quality of life, and a population of 67,000. Located 25 miles east of San Francisco, it boasts a prime location at the intersection of Interstates 680 and 24, with convenient access to the Bay Area Rapid Transit (BART) system. The city is home to a diverse roster of top employers, including Kaiser Permanente, CSAA, Safeway, Nordstrom, and John Muir Health. Walnut Creek's affluent population enjoys an abundance of shops and restaurants, outdoor recreational amenities, and employment opportunities, making it an ideal place for businesses to establish and grow.

Saranap Village Neighborhood

The Saranap Village neighborhood is a charming and sought-after area within Walnut Creek. Located in the unincorporated part of Contra Costa County, Saranap offers a mix of residential, commercial, and recreational spaces. The neighborhood is characterized by tree-lined streets, well-maintained homes, and a serene atmosphere. Residents enjoy easy access to local amenities, including shops, cafes, and parks. The proximity to downtown Walnut Creek and major transportation routes enhances the appeal of Saranap Village, making it an ideal location for families, professionals, and businesses alike.



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NEWMARK

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