

Civic Plaza

1655 N Main Street

Walnut Creek, CA



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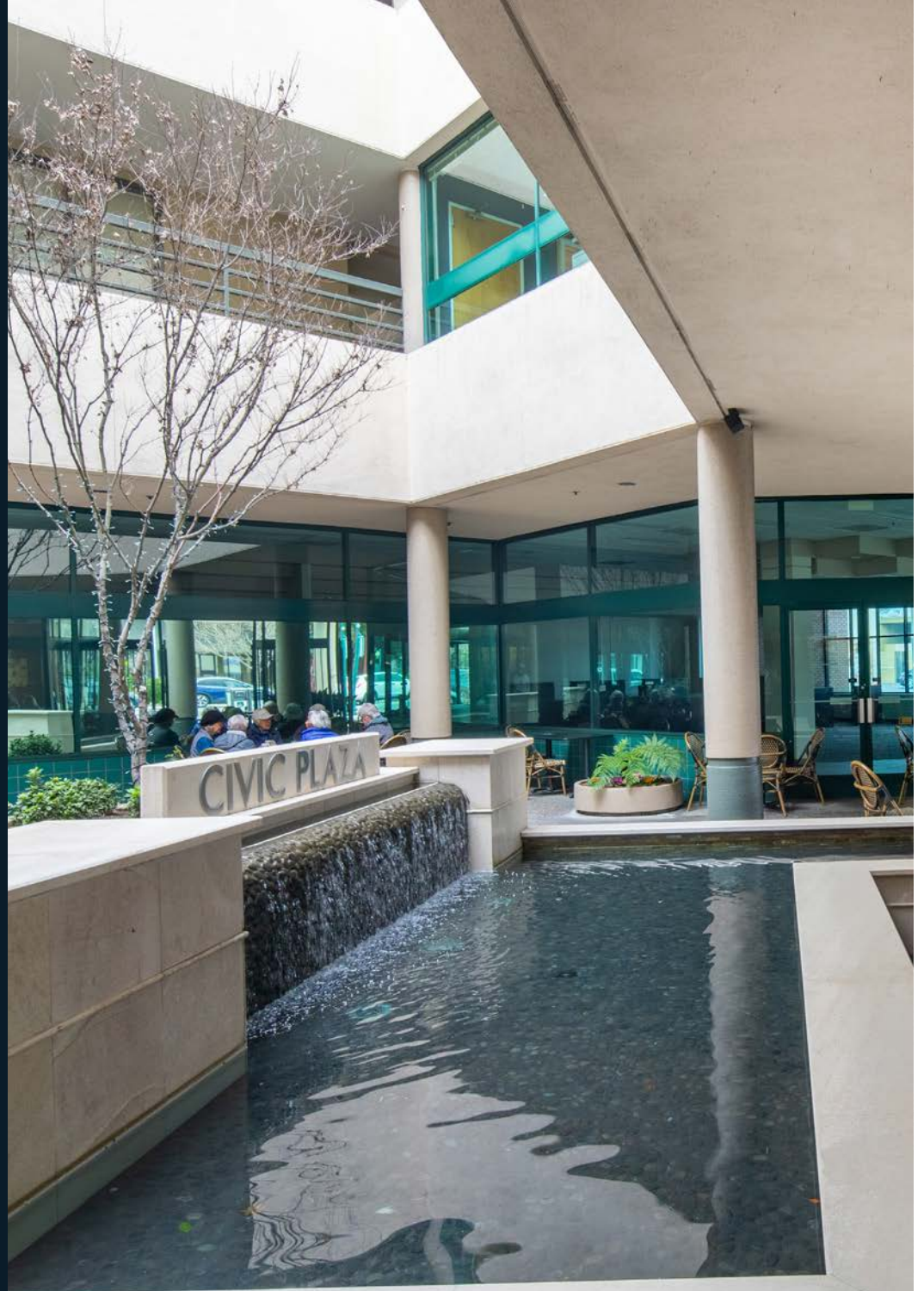
The Opportunity

Colliers International, as the exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 1655 North Main Street, a prominent three-story mixed use retail/office building in the heart of downtown Walnut Creek, California.

This offering provides an opportunity to acquire a 73.13% leased, high-quality professional building, and long-term tenant mix. Investors can increase income and value over time as market fundamentals in the Walnut Creek and surrounding submarkets continue to strengthen.

This highly visible property is situated in one of the East Bay's most sought-after financial, shopping, and dining districts. Recognized as one of the premier office buildings in the Walnut Creek submarket, the property offers exceptional signage opportunities and boasts key features such as a private garage with direct elevator access, an open-air atrium that fills the interior with natural light, and generous window lines throughout.

The first-floor retail space is further enhanced by a tranquil seating area, popular with patrons of the renowned Caffè La Scala, adding to the building's appeal for both office and retail tenants. With its prime location and quality design, 1655 North Main Street offers a rare investment opportunity to buy such a prominent building in the Downtown.





Address:	1655 North Main Street, Walnut Creek, CA
Sale Price:	\$16,000,000
Price PSF:	\$340
Year Built:	1985
Building Size:	48,749 RSF (BOMA) 46,879 RSF (as leased)
Stories:	3
Parking Stalls:	53
% Leased:	73.13%
Building Mix:	±13,189 RSF Retail/Financial, ±34,050 RSF Office 2nd & 3rd Floors
Current NOI:	\$735,760
Pro-Forma NOI:	\$960,156



High Downtown Walnut Creek pedestrian score



Highly visible corner location with great signage opportunity



Open air atrium provides natural light to interior tenants



Peaceful seating area for first floor retail customers



Great window line throughout

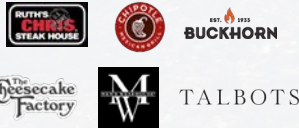


Popular dining destination, Caffé La Scala

Olympia Place Shopping Center



PLAZA Escuela



Logos for Anthropologie, Urban Outfitters, Vans, and other brands.

BROADWAY PLAZA

WALNUT CREEK

Logos for Macy's, Apple, Tesla, Nordstrom, Victoria's Secret, H&M, Sephora, Lululemon, Lush, Old Navy, SoulCycle, True Food Kitchen, Alo, ZARA, and others.

Historic Core Downtown Walnut Creek

Logos for Williams Sonoma, Pottery Barn, RH, Vineyard Vines, Slice House, Model Bakery, Brandy Melville, Sassi, Shake Shack, Wabby Parker, Sweetgreen, Elia, Limon, Massimo, Jitta, and others.

1655 N Main Street

Lesher Center for the Arts

City Hall

Library

N BROADWAY

SAFeway

WALKER AVE

OLYMPIC BLVD

MT DIABLO BLVD

S BROADWAY

YGNACIO VALLEY RD





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