

OWNER/USER OPPORTUNITY IN WALNUT CREEK

205 LENNON LANE



EXCLUSIVELY PRESENTED BY

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

EXECUTIVE SUMMARY

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Newmark, as the exclusive advisor, is pleased to present the opportunity to purchase 205 Lennon Lane, a 2-story ±29,909 square foot free-standing building within Centre Pointe Business Park. The park is zoned as Business Park 200 which allows for a wide variety of uses. Seller is in the process of mapping the building. The 1st and 2nd floors will soon each have their own APN's and can be purchased separately.



±29,909 SF
SPACE AVAILABLE



1982
YEAR BUILT



143-030-035
APN



Business Park 200
ZONING



INVESTMENT HIGHLIGHTS



Rare Campus Availability

±15,000 - ±120,000 SF available for rare owner/user opportunity



Diverse Market

Strong medical, R+D and general office occupancy among the Shadelands market of Walnut Creek



Amenities Galore

Amenity rich location surrounded by restaurants, retail, grocery, fitness and daycare facilities, and world-class sports training facility



High Visibility

Approximately 600 feet of potential street-side signage along Ygnacio Valley Road

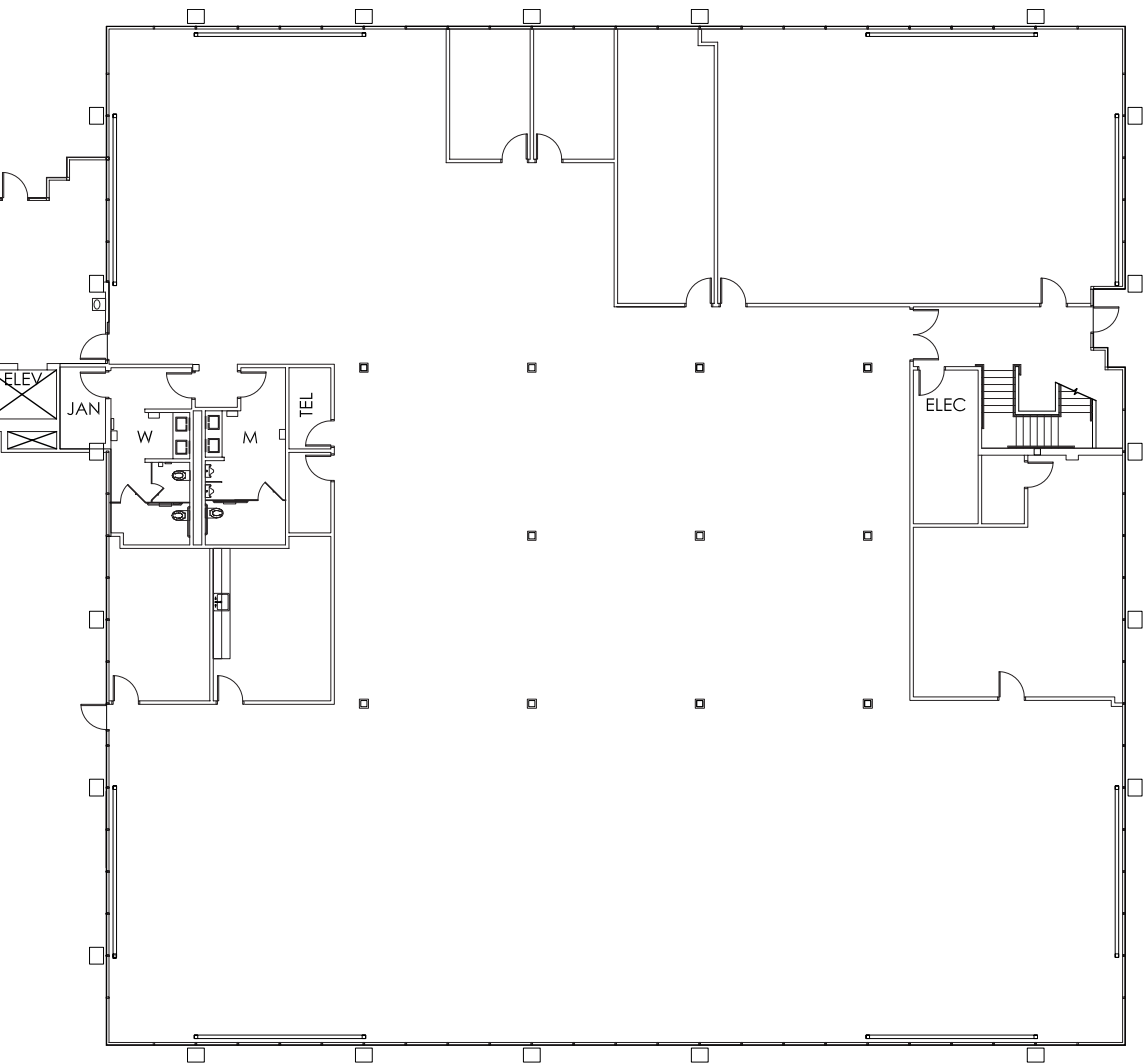


Excellent Parking

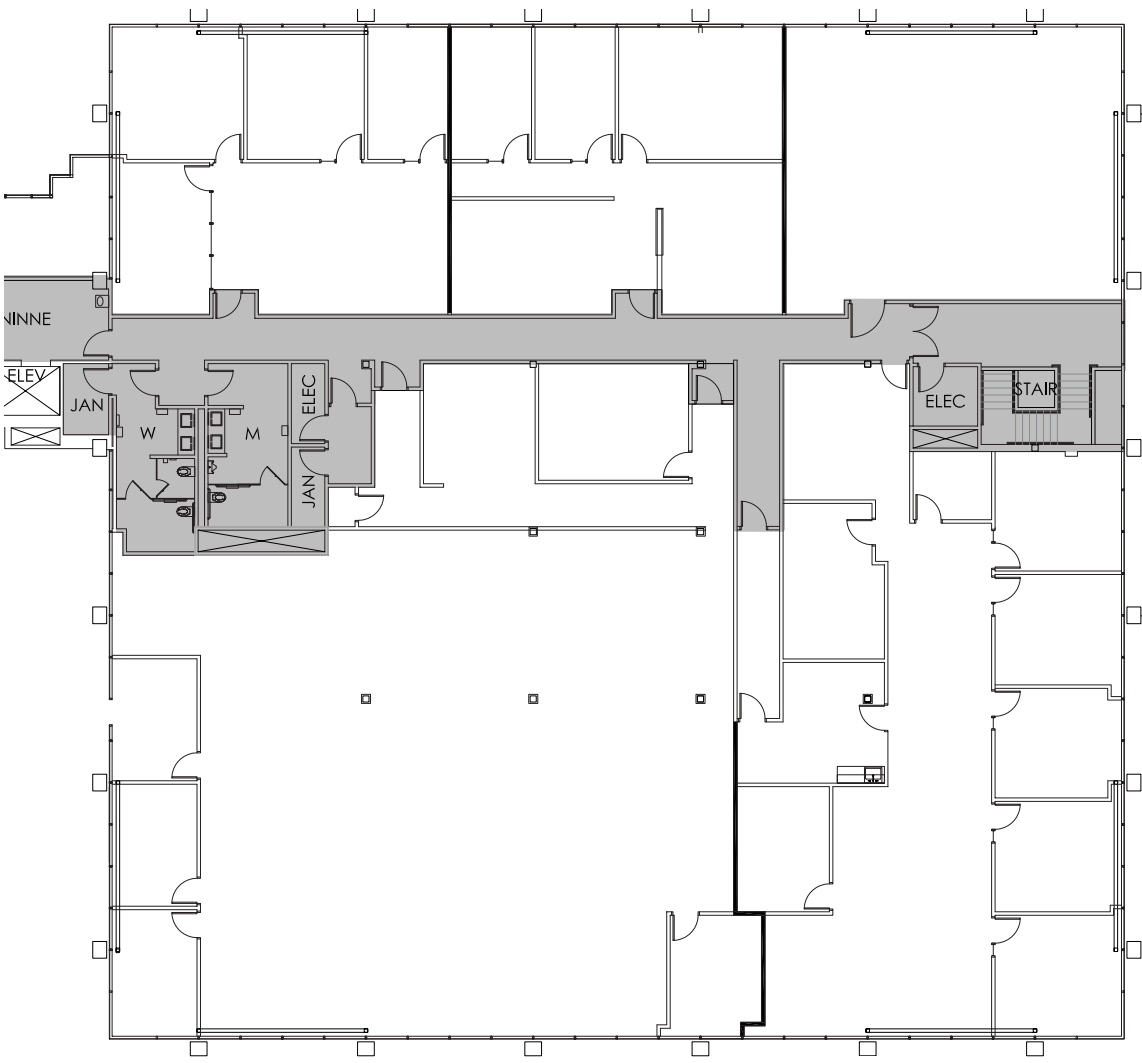
Excellent parking with 4.1/1000 ratio including 64 covered stalls within the project

FLOOR PLAN

±14,979 SF **FIRST FLOOR**



±14,930 SF **SECOND FLOOR**





GROUND FLOOR



SECOND FLOOR SUITE



GROUND FLOOR



LOBBY

PROJECT SUMMARY



LOCATION

ADDRESS: 205, 215 & 225 Lennon Lane | Walnut Creek, CA 94596

APN: **B205** 143-030-035 **B215** 143-030-036 **B225** 143-030-037

SIZE

SITE AREA: 12.391 Acres

RSF: **B205** ±29,909 RSF **B215** ±29,785 RSF **B225** ±39,353 RSF

TOTAL RSF: ±99,047 RSF

PARKING

COVERED: ±64 parking spaces TOTAL SPACES: ±530 parking spaces
SURFACE: ±466 parking spaces PARKING RATIO: ±4.1/1,000 SF

RECENT CAPITAL EXPENDITURES

PROJECT	COST	FINISHED
Landscape Improvements	\$52,000	2018
ADA Path of Travel Upgrades; Parking Lot Improvements	\$450,000	2020
Total	\$752,000	

FLOOD

FLOOD ZONE: Zone X – Areas determined to be outside 500-year floodplain

FLOOD INSURANCE: Not required.

ZONING

ZONING CODE: B-P 200 (Business Park 200)

DESCRIPTION: The primary purpose of the Business Park Zone is to facilitate a vibrant and flexible administrative, medical, research and office center within the Shadelands Business Park. The intent is to create, maintain, and support an environment for higher quality, progressive, innovative and employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses.

IMPROVEMENTS

EXTERIOR

YEAR BUILT:	1982
# OF STORIES:	Two (2)
FOUNDATION:	Cast-in-place, reinforced concrete
SUPERSTRUCTURE:	Precast concrete columns and steel braced frames
FACADES:	Painted textured coatings on concrete column
ROOF:	Low-slope design, typically clad with self-adhering foam-topped with silica sand membrane
DOORS & WINDOWS:	First floor windows are full-height, double-pane storefront units with tinted film set into aluminum frames. Second floor windows are traditional storefront windows with tinted film set into aluminum frames.
STAIRS	Two sets of buildings are connected by a vestibule containing shared monument stairs—165 (<i>not a part</i>) and 205/215

MECHANICAL

ELECTRICAL:	Each building has it's own connections
HVAC:	±53 rooftop-mounted packaged air conditioning units and rooftop-mounted, natural gas-fired furnaces.
PLUMBING:	The subject property includes a set of men's and women's restrooms on each floor.
ELEVATORS & STAIRWELLS:	Each building is served by a Dover elevator with 2,500 lb. capacity.
FIRE PROTECTION:	Fire alarm devices and controls; an automatic, wet-pipe fire sprinkler system; and cabinet-enclosed and wall mounted fire extinguishers.

UTILITIES

ELECTRIC:	PG&E
GAS:	PG&E
WATER/SEWER:	East Bay Municipal Utility District

GROUNDS

FRONTAGE:	Approximately 600 feet of frontage on Ygnacio Road
SIGNAGE:	Monument signage is located at the north entrance along Lennon Lane



SOLD

SOLD

SOLD

±29,909 SF

SOLD

±39,353 SF

SITE PLAN



AMENITIES

SAN FRANCISCO

DOWNTOWN
WALNUT
CREEK



Walnut Creek Executive Park is strategically located in close proximity to four major shopping centers. Each shopping center boasts a variety of grab-and-go/sit down eateries along with an abundance of other desired amenity options.

- 1 THE ORCHARDS
- 2 CITRUS MARKETPLACE
- 3 ENCINA GRANDE
- 4 CALICRAFT BREWERY
- 5 OAK GROVE PLAZA



The Shadelands Business Park is home to a large variety of medical groups. Notable tenants include John Muir Health, UCSF Benioff Children's Hospital, Aetna, Kaiser Permanente, Stanford Healthcare, DaVita and many more.

- 1 KAISER PERMANENTE
- 2 MUIR ORTHOPAEDIC SPECIALISTS
- 3 BASS MEDICAL GROUP
- 4 UCSF BENIOFF CHILDREN'S HOSPITAL
- 5 JOHN MUIR HEALTH



SHADELANDS
SportsMall

The Shadelands SportsMall is a 220,000 sq ft, cutting-edge sports training supercenter in Walnut Creek, CA.

WALNUT CREEK



CITY OF
WALNUT
CREEK

- + Walnut Creek has a growing population base of young professionals and empty nesters who want to commute to San Francisco but are unwilling to pay San Francisco prices for a home.
- + The average commute time for residents living in Walnut Creek is 30 minutes.
- + There are 2,052,978 jobs within a 30-mile radius of the site and 3,100,000 jobs within a 45-mile radius.
- + The site offers buyers the ability to move to a level of luxury in an apartment/condo that this market has not seen in the past in this neighborhood.
- + The location offers renters and buyers the ability to walk to downtown Walnut Creek.
- + New construction will allow the buyers to live in a luxury apartment/condo with the latest design, features, and technological trends.
- + The schools within the appointed school district are exceptional, with the elementary and middle schools ranking 10 out of 10, and the high school a 9 out of 10. All of the API scores are some of the highest in the Bay Area.

Education & Medical

SAINT MARY'S COLLEGE OF CALIFORNIA

Saint Mary's is a private college located in Moraga, and ranked 9th for Regional Universities -West in the U.S. News and World Report for 2017. The college has a student body population of approximately 4,000.



Kaiser Permanente is based in Oakland, CA and operates in eight states as the largest managed care organization in the US. The Walnut Creek facility is a 233-bed general medical and surgical hospital.

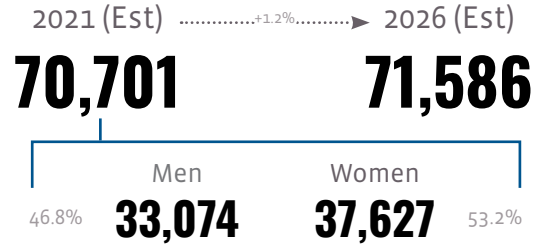


John Muir Medical Center is a 554-bed hospital in Walnut Creek and is regionally and nationally recognized as one of the premier healthcare providers by U.S. News and World Report. John Muir is designated the only trauma center for Contra Costa County and parts of Solano County.

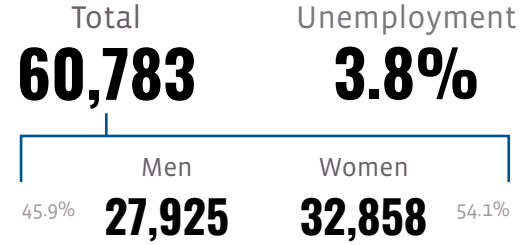
DEMOGRAPHICS WALNUT CREEK



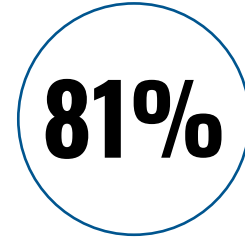
POPULATION



LABOR FORCE Age 16+



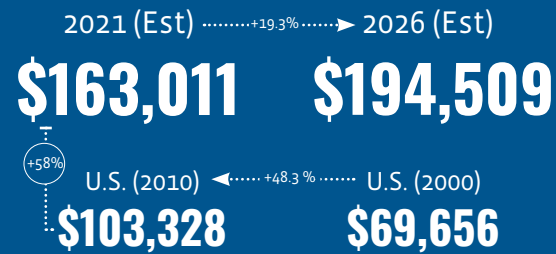
WHITE COLLAR



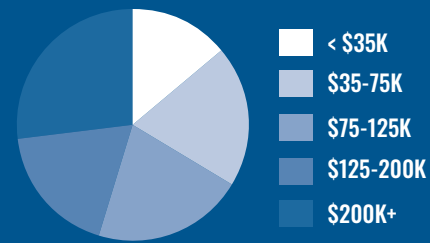
BLUE COLLAR



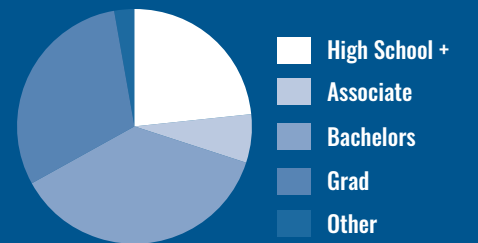
AVG HH INCOME



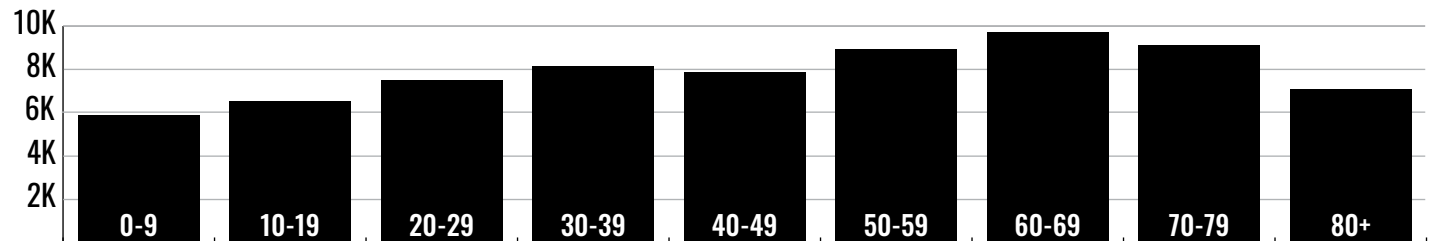
HH INC DIST



EDUCATION



AGE DISTRIBUTION



Shopping & ENTERTAINMENT

LESHER CENTER FOR THE ARTS

The Leshar Center for the Arts is a live theater venue where you can enjoy everything from theater and musicals to ballet and jazz. The Center Repertory Company, the in-house theater company, hosts six productions every year.



diablo
ballet

An award-winning and internationally recognized professional dance company. Performances feature classical and contemporary works.

CALIFORNIA SYMPHONY

Based in Walnut Creek since its inception in 1986, the Symphony is nationally recognized for its education and concert programs.



15 CENTRE POINTE \ 205 Lennon Lane, Walnut Creek



An outdoor mall boasting high-end shopping and trendy eateries in Downtown Walnut Creek. Anchored by Neiman Marcus, Nordstrom, and Macy's with other notable retailers including Apple, Pottery Barn, The Container Store, Anthropologie, and more!

A DINING PARADISE

Walnut Creek is home to many exciting and avant garde restaurants featuring an array of multicultural cuisine and concentrated along Locust Street in Walnut Creek's Retail District.



DINING

- + Bierhaus
- + Sauced BBQ & Spirits
- + Limon
- + Broderick's Roadhouse
- + Rocco's Pizzeria
- + Taco's Walnut Creek
- + Torsap Thai
- + Skipolini's Pizza
- + Bounty Hunter Walnut Creek
- + Il Fornaio



BARS

- + Calicraft
- + Mike Hess Brewing
- + The Greenery Sports Bar & Grill



BIERHAUS



SAUCED BBQ & SPIRITS



ROCCO'S PIZZERIA



LIMÓN



CALICRAFT BREWERY

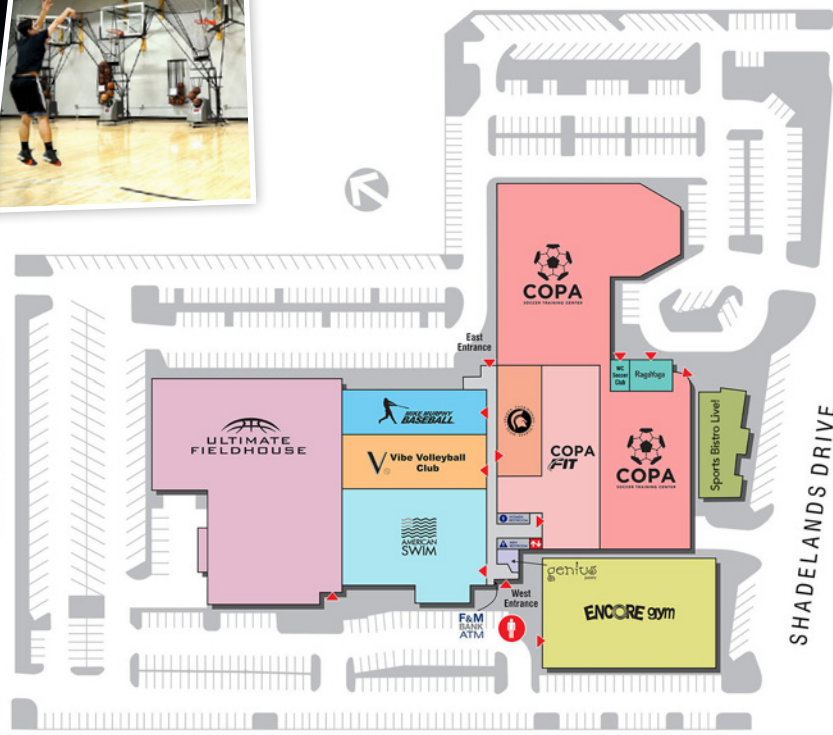


MIKE HESS BREWERY

SHADELANDS SportsMall

SHADELANDS SPORTS MALL

"The Shadelands SportsMall is a 220,000 sq ft, cutting-edge sports training supercenter in Walnut Creek, CA. It gathers 10 high-caliber sports programs in a centrally located facility, offering state-of-the-art equipment and training methods, and ultimately, significant time savings and convenience for busy athletes and their families." - www.shadelandssportsmall.com



The **John Muir Health Ultimate Fieldhouse** is a state of the art basketball recreation facility that provides opportunities for boys and girls to improve as athletes and grow as young adults.



COPA Soccer Training Center's premiere facility and elite coaches utilize advanced technology and sports science to offer a unique objective data-driven approach to training.



Sparta Taekwondo is one of the largest Taekwondo schools in the East Bay, providing a three ring teaching space.



Vibe Volleyball Club an Elite club for girl's volleyball, welcoming current and new players and families.



Mike Murphy Baseball is a nationally recognized baseball and softball academy that has been training ball players in the Bay Area since 1998.



American Swim Academy has been teaching swimmers of all ages and abilities to swim for over 45 years



EncoreGym is dedicated to providing a safe and fun environment for all kids to thrive.

TRANSIT



REVERSE COMMUTE

Walnut Creek's East Bay location affords it the benefit of a reverse commute from traffic coming out from San Francisco or the South Bay. Join the less-crowded lanes and trains.

SAN FRANCISCO

ACCESS HAS NEVER BEEN EASIER



The Shadelands Shuttle offers free transportation from Pleasant Hill BART to the Shadelands Business Park.



BAY AREA RAPID TRANSIT

The Walnut Creek BART station is 3 miles from the sites at Centre Pointe and provides regional access in and out of Walnut Creek and throughout the Bay Area.



THE COUNTY CONNECTION

County Connection provides free transportation throughout Walnut Creek and cities in Central Costa County.



RIDE TIMES [MINUTES] Assumes departure at 7 AM.

35 → **40** ← Vallejo

WCB 12 Min
WALNUT CREEK BART

18 → **18** ← Concord

PHB 10 Min
PLEASANT HILL BART

45 → **50** ← Richmond

OAK 40 Min
OAKLAND INTERNATIONAL AIRPORT

35 → **35** ← Oakland

SFO 75 Min
SAN FRANCISCO INTERNATIONAL AIRPORT

75 → **45** ← San Francisco

CCR 20 Min
BUCHANAN FIELD AIRPORT

75 → **75** ← San Jose

DOWNTOWN
WALNUT
CREEK



VIGNACIO VALLEY ROAD

TREAT BLVD

OAK GROVE BLVD

5



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NEWMARK