



For Sale

Medical building with excellent street visibility and within proximity to Downtown Walnut Creek

- Ample on-site and street parking
- Building signage available
- Efficient floor plans
- Medical uses (former dental office)
- 5-min drive from Walnut Creek BART station
- Asking price: \$3,800,000.00

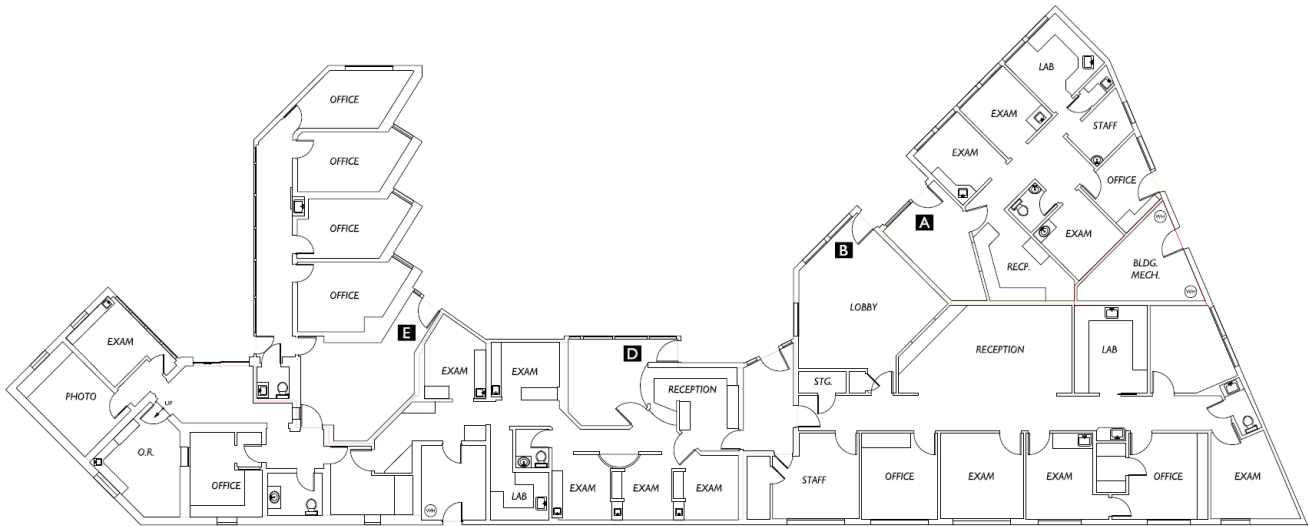
**1181 Boulevard Way
Walnut Creek, CA**

Michael Sharapata
Managing Director
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Lic # 01737708

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Floor Plan



SUITE & TENANT	RSF	LED
Suite D Walnut Creek Cosmetic Dental	2,535	7/31/2027
Suite B Dr. Wise / Dr. Hohman MD	1,880	12/31/2030
Suite E Dr. Wise	1,003	Month-to-month
Suite A Vacant	997	Vacant



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Photos



Each suite features

- Reception/lobby area
- Exam rooms
- Natural light
- Access to parking

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Location Highlights

Neighborhood overview

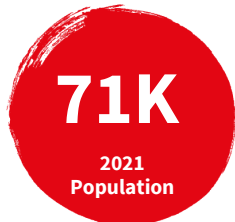
The attraction



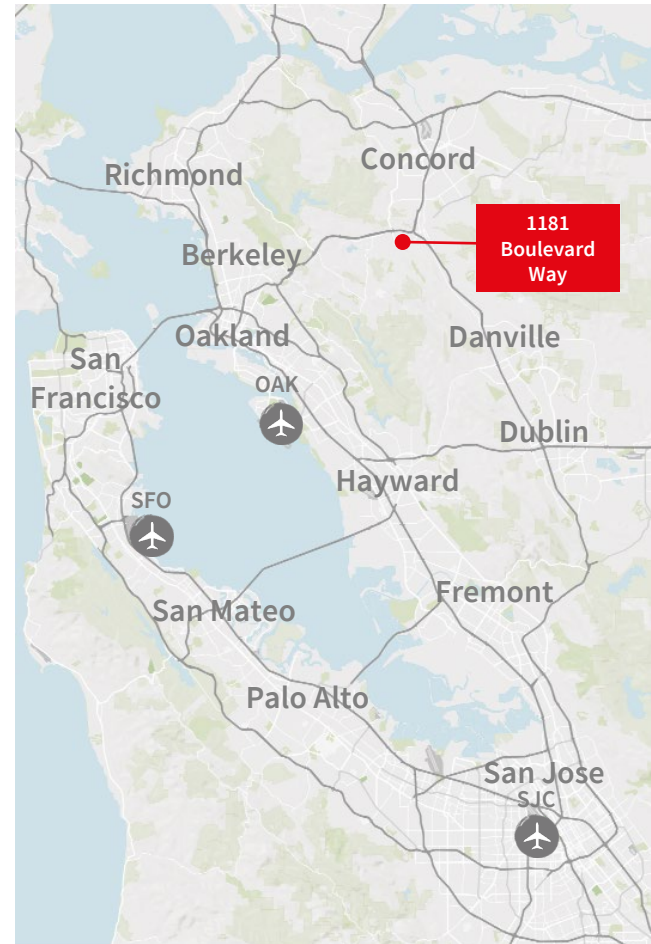
The commute



The demographics



Location map



Walnut Creek,
the Bay Area's
central hub...

DESTINATION	DISTANCE FROM PROPERTY
Oakland International Airport (OAK)	24 miles
San Francisco International Airport (SFO)	34 miles
Napa Valley Wine Country	50 miles
Downtown San Jose	50 miles

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