



View CA

For Sale | \$3,850,000

# Investor/Owner-User Opportunity

8 Camino Encinas | Orinda, CA

## Highlights



Built in 1989



Up to  $\pm 2,603$   
RSF available  
for an Owner-  
User



5.12/1,000  
parking ratio



Zoning:  
Downtown  
Office (DO)



$\pm 8,207$  SF per  
rent roll  
 $\pm 8,672$  SF per  
county  
 $\pm 39,640$  SF lot



APN:  
273-041-010-3

**Colliers**

Contact Brokers

**Eric Erickson, SIOR**

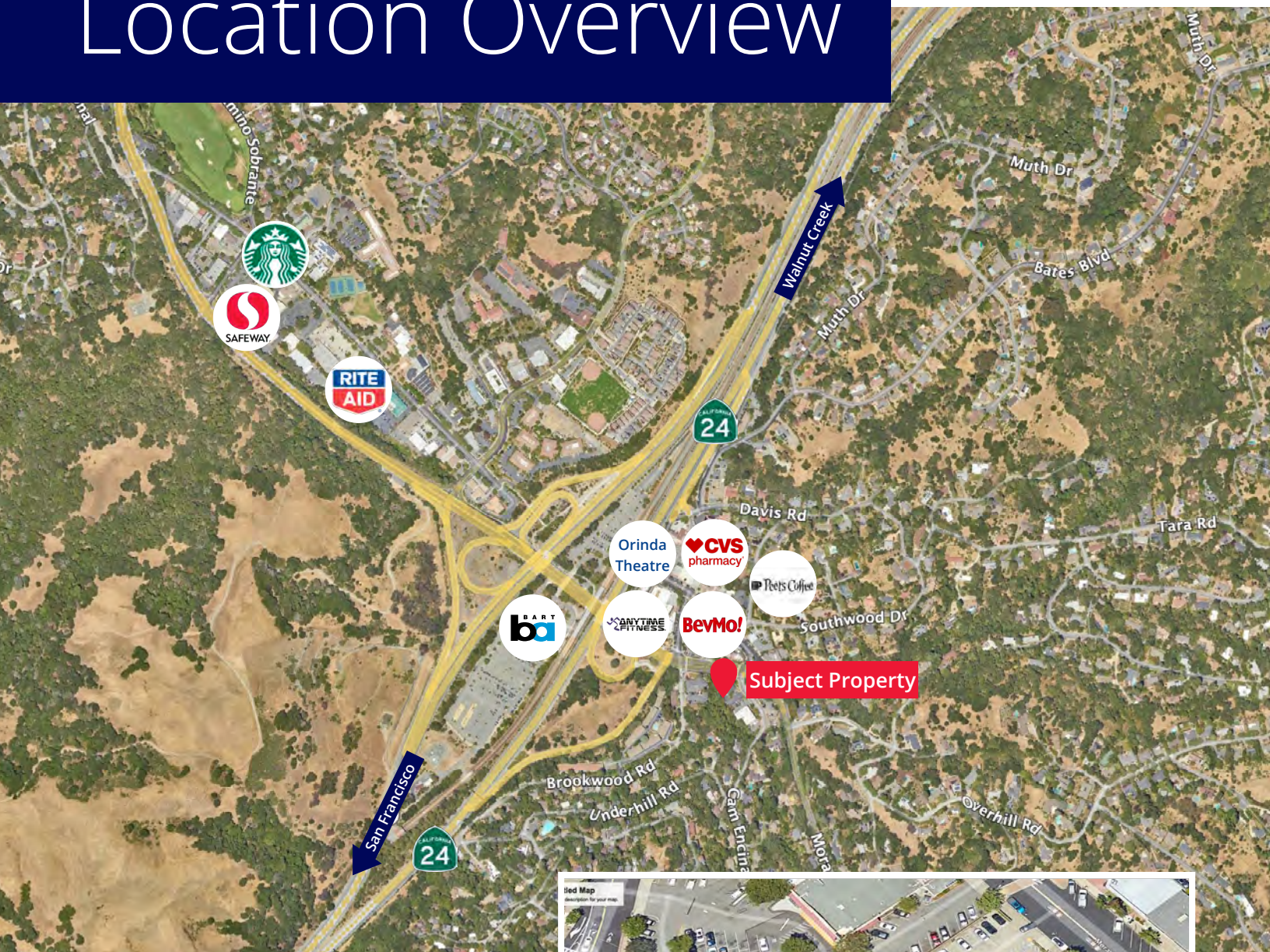
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**Peter Gutzwiller**

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# Location Overview



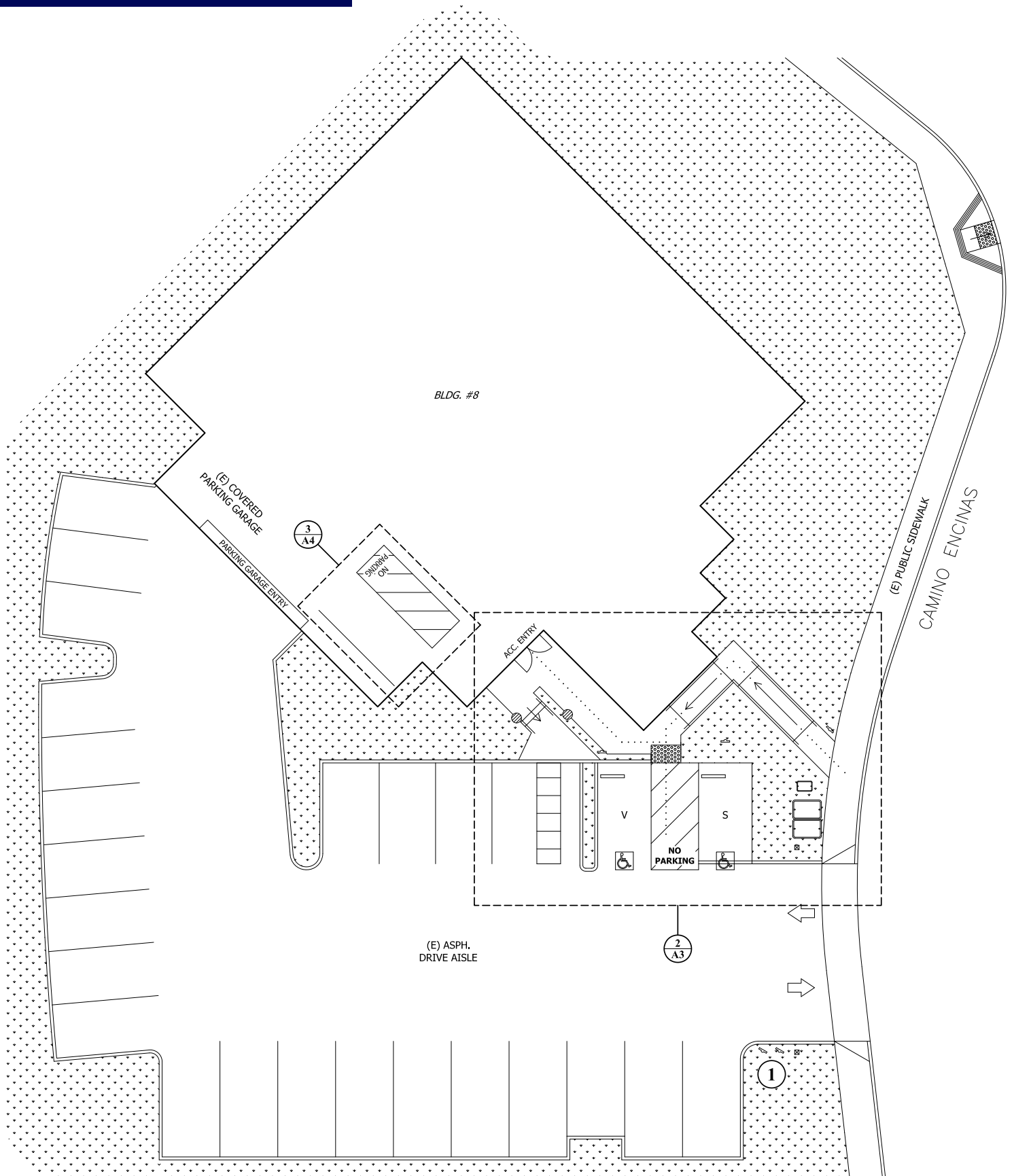
## Investment Highlights

- Located in the heart of Orinda. Conveniently located within ¼ mile of Highway 24 to either San Francisco or East Bay.
- 8 minute walk from Orinda BART.
- Amenity rich location.
- Covered parking, elevator, sprinklered building.
- Tenant signage on a high traffic corner in Orinda.





# Site Plan





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# Interior Photos





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# Exterior Photos







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