

CHURCH/SPECIAL PURPOSE PROPERTY - OWNER/USER OPPORTUNITY



1298 & 1300 BOULEVARD WAY | WALNUT CREEK, CA

NEWMARK

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EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present an opportunity to acquire a two-story former church building located at 1298 & 1300 Boulevard Way in the Saranap neighborhood of Walnut Creek, California. The property comprises approximately ±20,135 square feet and is situated on two parcels totaling approximately ±1.23 acres (±0.63 acres and ±0.60 acres each). Currently leased to three tenants on month-to-month leases, the property offers flexibility for an owner/user or redevelopment. The P-1 zoning allows for a variety of potential uses, making it an ideal investment opportunity.

OFFERING SUMMARY

Pricing: ~~\$5,150,000~~ \$4,300,000

In-Place Income: \$3,395/Month (\$40,740 Annual)

Improvements: ±20,135 square feet (buyer to verify)

Site: ±1.23 acres

Occupancy: Partially occupied by three tenants on MTM leases

OFFERING HIGHLIGHTS

- **Prime Location:** Situated in the desirable Saranap neighborhood of Walnut Creek, California, offering excellent accessibility and visibility.
- **Versatile Space:** Approximately ±20,135 square feet of flexiblespace. P-1 zoning allows for a wide range of potential uses (see page 3).
- **Substantial Land Area:** Two parcels totaling approximately ±1.23 acres, providing ample space for parking, expansion, or redevelopment.
- **Owner/User Opportunity:** The Property is currently leased to three tenants on month-to-month leases, making it an ideal opportunity for immediate owner occupancy.



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

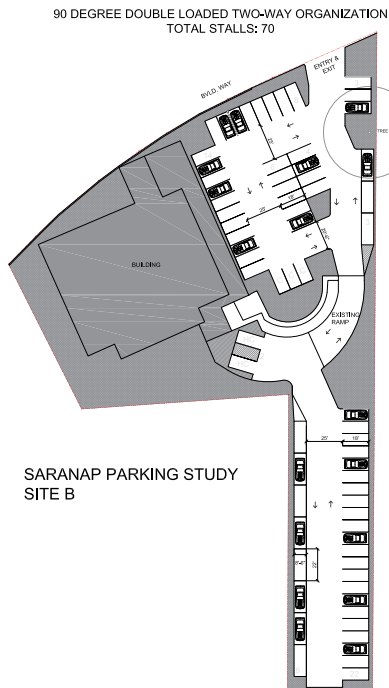
Address	APN	Improvements	Acres
1300 Boulevard Way	184-010-046-3	±20,135	±0.63
1298 Boulevard Way	184-010-035-6	Vacant	±0.60
Total		20,135	±1.23

Zoning: P-1, Planned Unit Development

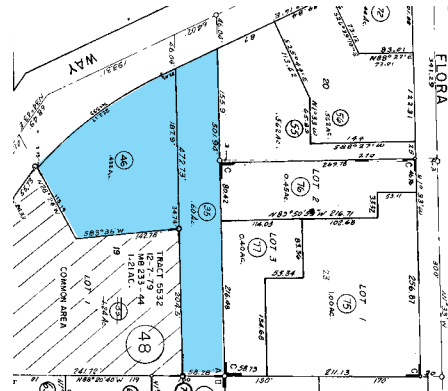
Allowed Uses:

- 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

PARKING STUDY - TOTAL STALLS: 70



PARCEL MAP | ±1.23 ACRES



SITE MAP



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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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

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