

3687

MOUNT DIABLO BLVD
LAFAYETTE

FOR SALE
±25,789 SF

3687

RARE OWNER | USER SALE OPPORTUNITY
IN DOWNTOWN LAFAYETTE

CBRE

HIGHLY DESIRABLE LAFAYETTE LOCATION



First 20,000 SF+ Owner/User Opportunity in Lafayette in Over a Decade.



One Tenant on the First Floor Providing Income to Ownership



Close Proximity to Retail Amenities and BART



±25,789 SF



Highly Desirable/Low Vacancy Submarket Surrounded by Executive Housing



Located in the Lafayette Downtown Core



Ample Covered and Surface Level Parking



High Identity Location Along Mt Diablo Blvd.



Efficient Rectangular Floor Plates



TEST FIT PLANS



2ND FLOOR



3RD FLOOR

DESIGN EXAMPLES

OPEN OFFICE



BREAK OUT / FLEX WORK



DESIGN EXAMPLES

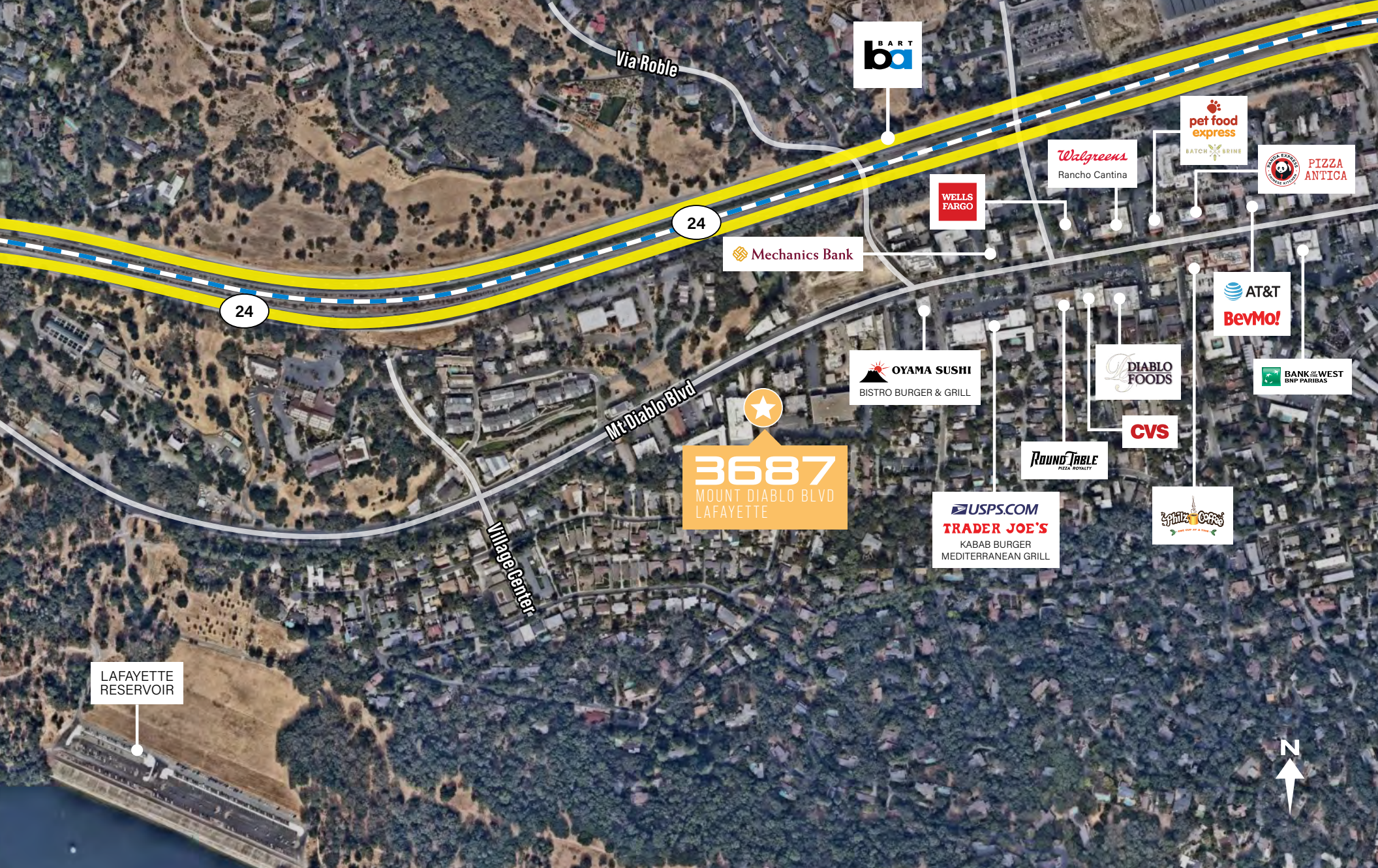
COMMONS / HYDRATION STATION



BREAK OUT / LOUNGE



AMENITIES MAP



Via Roble



24

Mechanics Bank



Walgreens
Rancho Cantina



24

Mt. Diablo Blvd



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MOUNT DIABLO BLVD
LAFAYETTE

OYAMA SUSHI
BISTRO BURGER & GRILL

DIABLO
FOODS

AT&T
BevMo!

BANK OF THE WEST
BNP PARIBAS

CVS

ROUND TABLE
PIZZA ROYALTY

Village Center

USPS.COM
TRADER JOE'S
KABAB BURGER
MEDITERRANEAN GRILL



LAFAYETTE
RESERVOIR



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PHIL DAMASCHINO

Senior Vice President
925-296-7703
phil.damaschino@cbre.com
Lic. 01729529

SCOTT NYKODYM

Senior Vice President
415-772-0404
scottn@cbre.com
Lic. 01339427

JOHN SALAMIDA

925-817-9055
Lic. 01822505

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