

# 785 Ygnacio Valley Road – Walnut Creek

This property offers the **rare opportunity** to acquire a highly visible, flexible office building in Walnut Creek's thriving commercial hub. Whether as a long-term **owner-user headquarters** or a **strategic investment property**, this asset delivers the coveted combination of **location, parking, infrastructure, and visibility** that defines lasting value.

## Property Overview

Originally known as the **Lupoi Office Building**, 785 Ygnacio Valley Road is a premier two-story office property strategically located at the high-profile corner of **Ygnacio Valley Road and Civic Drive**. With **over 62,200 vehicles per day**, the property commands some of Walnut Creek's strongest signage and brand visibility.

Positioned along Walnut Creek's primary commercial corridor and just minutes from downtown, the asset offers a rare combination of functionality, accessibility, and prestige. Direct access is available from both **Ygnacio Valley Road** and a private lane paralleling the **Iron Horse Trail**, ensuring smooth ingress/egress for employees and visitors.

## Building Features

- **Two-story office building**
- Set on a **15,682 SF** parcel allowing efficient site utilization
- **24 available parking spaces; 16 deeded** + 8 optional spaces via license from Contra Costa County)
- **Tall ceilings** with excellent natural light
- **Elevator + wide stairway** for ADA accessibility
- **Two ADA-compliant restrooms**
- **Full-service kitchen** with Bosch dishwasher, oversized refrigerator, wall of cabinetry, and seating area

- **Two 200-AMP electrical panels** (one per floor)
- **4 HVAC units** on the roof (per Synergy HVAC Co)
- **Secure communications room + multiple storage closets**
- **Desirable views** of Ygnacio Valley Road, Civic Drive, and the Iron Horse Trail Bridge

## **Interior Improvements**

- **11 private offices**, including two with expandable bifold partitions
- **7 executive desks** in private offices.
- **13 cubicles** with desktops and cabinetry (furniture optional)
- **Dedicated copy/production room** with abundant counter and cabinet space
- **Multiple storage rooms** (upstairs and downstairs)
- **Elevator maintenance and telecom/control closets**

## **Investment Highlights**

- **Prime Walnut Creek Location** – Exceptional corner presence along Ygnacio Valley Road (62,200 VPD), one of the city's busiest corridors. Immediate access to downtown shopping, dining, BART, and freeway interchanges.
- **Ample Parking** – Up to 24 dedicated off-street spaces, a rare and valuable amenity in Walnut Creek's core. **16 deeded** + 8 optional spaces via license from Contra Costa County)
- **Modern Infrastructure** – Telecom/security distribution room, dual 200-AMP panels, elevator, ADA accessibility, and full kitchen facilities.
- **Strong Visibility & Signage Potential** – Daily exposure to over 62,000 cars translates to unmatched branding and tenant attraction.

**Zoning: P-D, Planned Development** - This zoning was to establish site development standards and conditions that allow reasonable use of the site for certain low-intensity office uses and reduce potential traffic related impacts such that vehicular access onto Ygnacio Valley Road can be maintained. The P-D standards prohibit traffic-intensive uses and establishes a minimum parking ratio of one space per 250 sq ft of rentable floor area on the first floor and one space per 285.7 sq ft of rentable area on the second floor.

**Zoning: P-D, Planned Development Uses:** The project site is approved for two-story **office building of 4,562-square feet in size**, with onsite parking and landscape improvements. **The original approved plans show 4,886 square feet of usable area and the County records show 5103 square feet. Measured rentable square footage was set at 5050 sf per past lease agreements. Buyer to investigate actual square footage if important to buyer.**

The following uses are permitted in the Planned District and original project approval dated 2/17/04:

**a) Offices, Business and Professional**

**b) Research and Development Services**

**Specific zoning for this building is within the last document at this**

**[Disclosures Link]** **Also, see the below link for:**

**[Pictures, Virtual Tour, and Floor-plans, 1st & 2nd floor]**

**For more information, call, text or email me at:**

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Date:\_\_\_\_\_

Buyer:\_\_\_\_\_

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