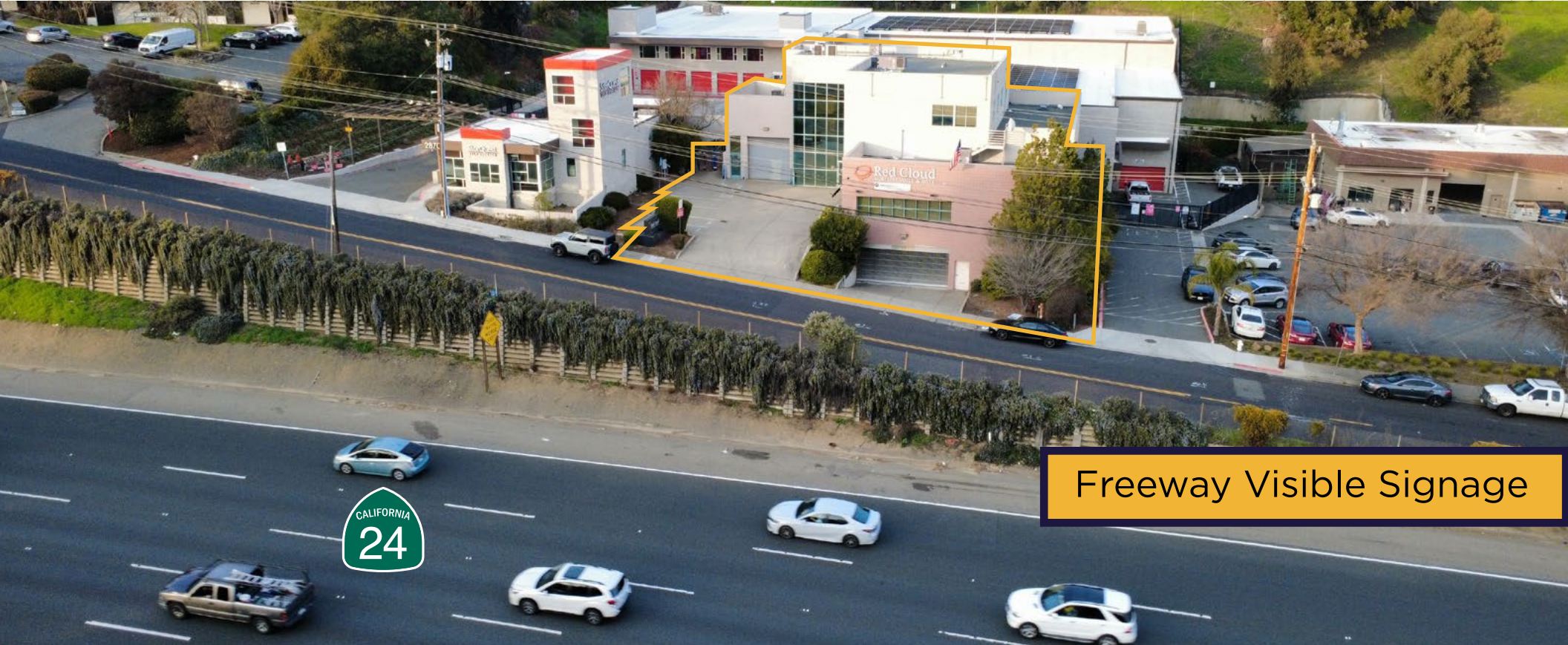


OFFICE/WAREHOUSE/SHOWROOM FOR SALE OR LEASE

±7,474 SF ON A ±0.23-ACRE PARCEL



2850 CAMINO DIABLO

WALNUT CREEK, CA

TYLER EPTING

Managing Director

+1 925 548 3484

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LIC #01317533

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Associate

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PROPERTY HIGHLIGHTS

2850 Camino Diablo | Walnut Creek, CA

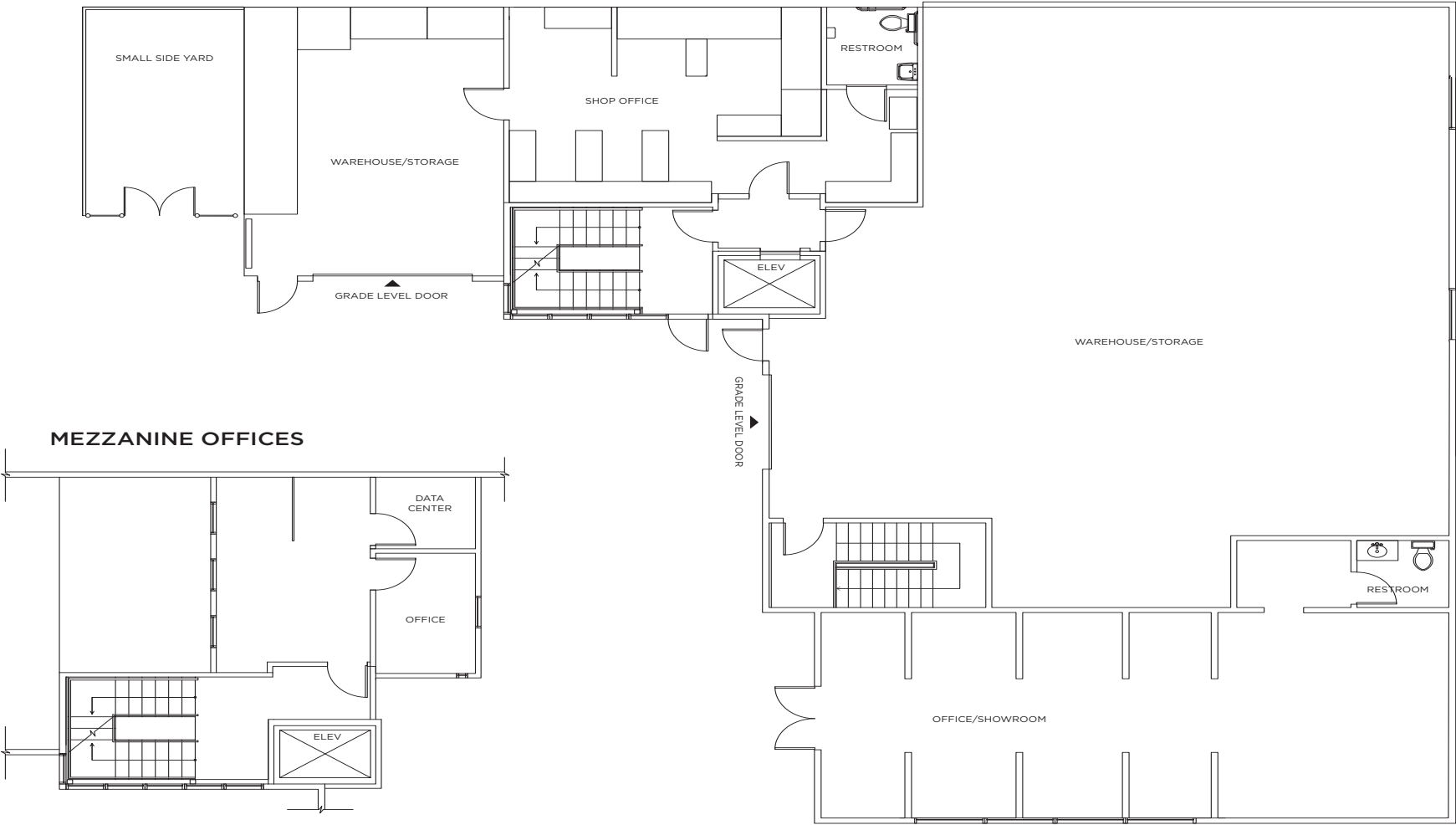


APN	177-140-026-2
Parcel Size	±10,019 SF (±0.23 Acres)
Year Built	1991
Building Size	±7,474 SF (±0.17Acres)
Approx. Office SF	±3,327 SF
Approx. Warehouse SF	±4,147 SF
Warehouse Clear Height	18'
Grade Level Doors	Two (2)
Fire Protection	Yes - automatic sprinklers
Parking	22 Stalls (on-site & underground parking)
Private Gated Parking	Yes
Zoning	R-B (Retail Business)
Elevator	Yes
Freeway Visibility	Yes
Recent Improvements	Roof & HVAC
Rooftop Deck with view of Mt Diablo	

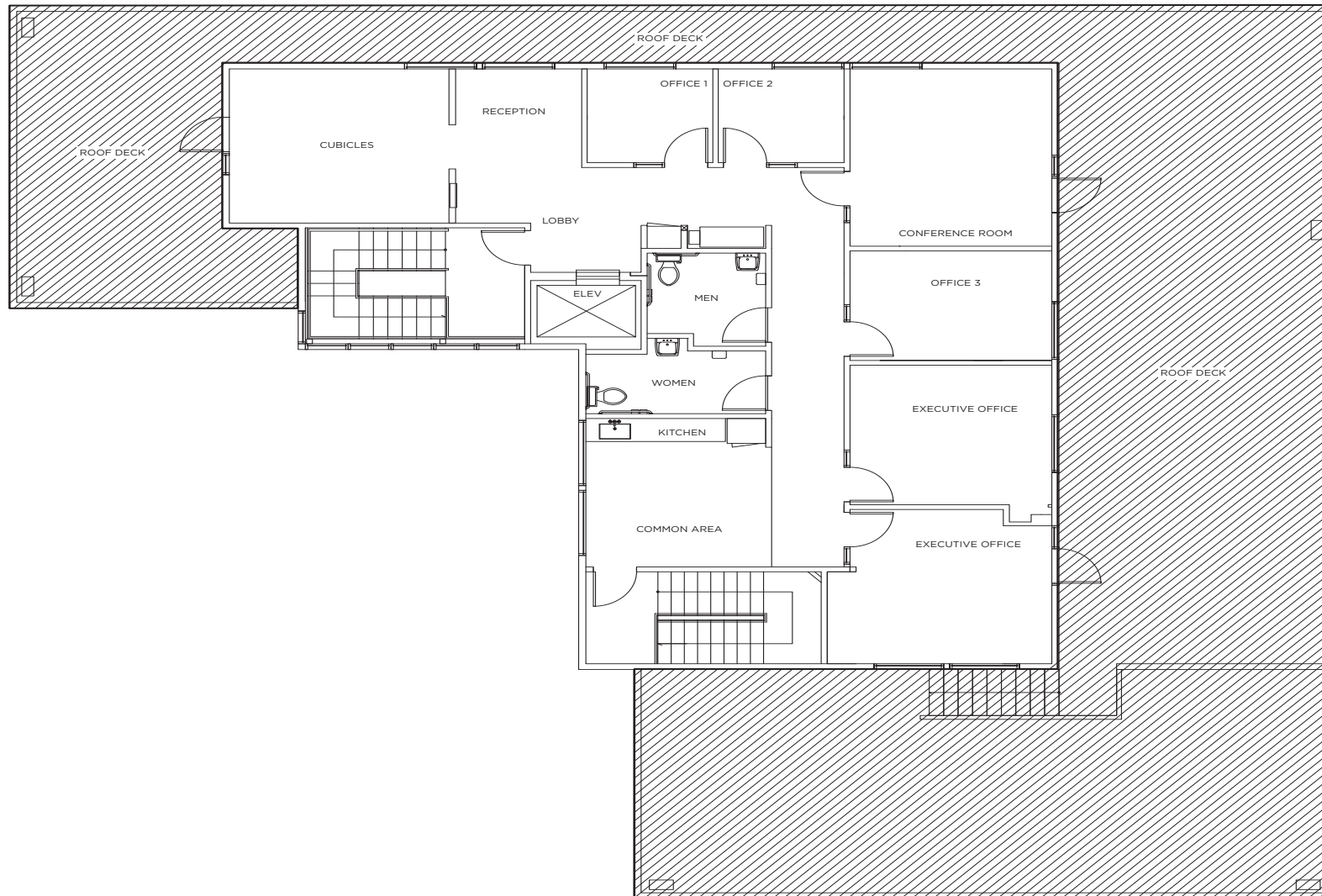
*Sellers are willing to lease back

FIRST FLOOR

WAREHOUSE/OFFICE



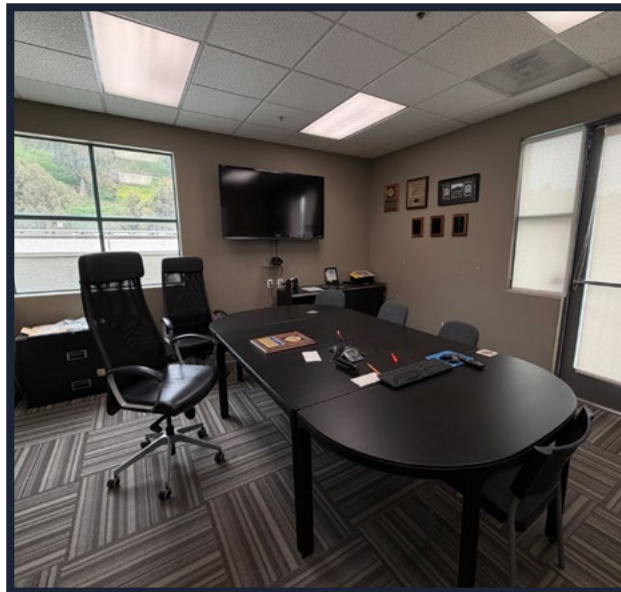
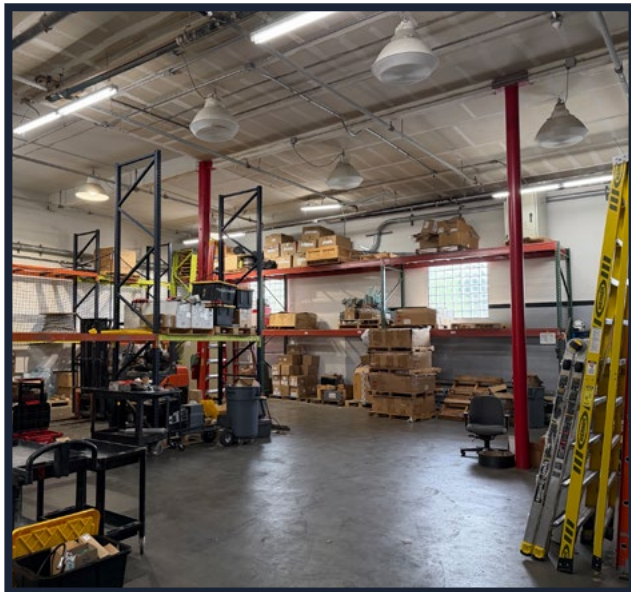
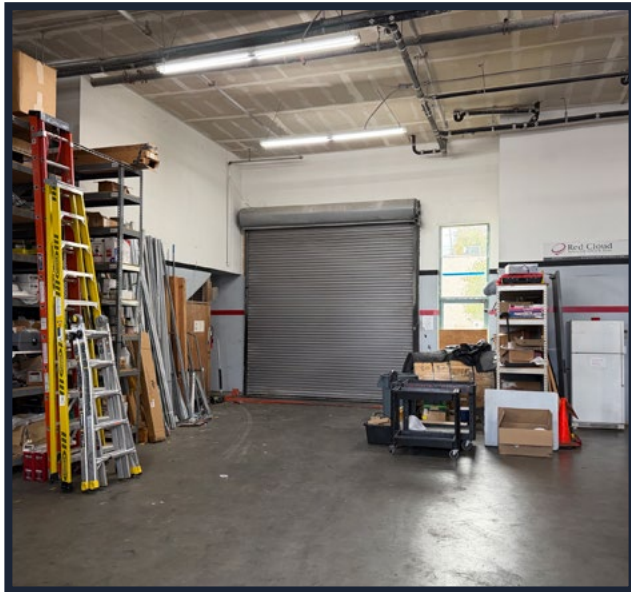
SECOND FLOOR OFFICE

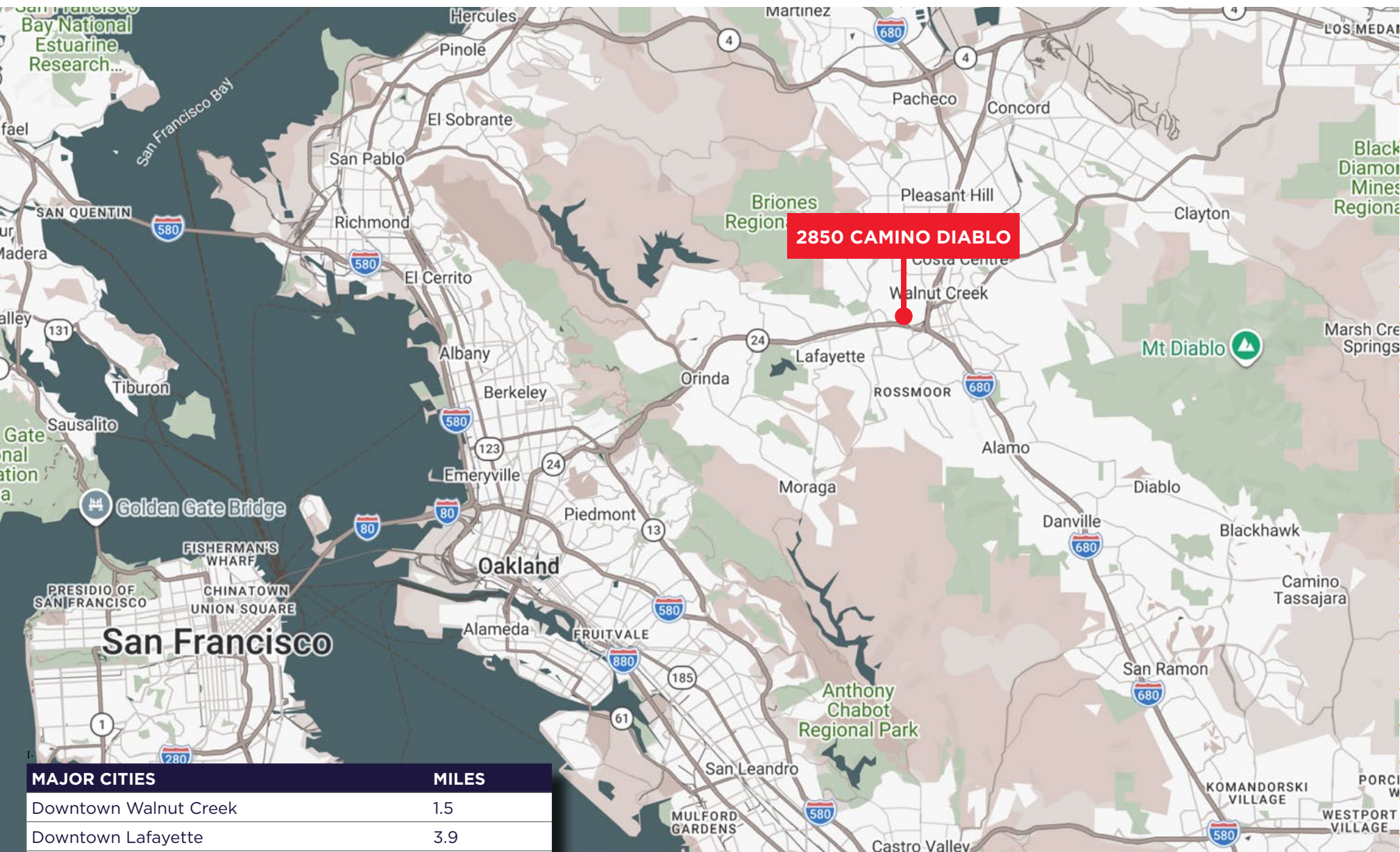


EXTERIOR PHOTOS



INTERIOR PHOTOS





MAJOR CITIES		MILES
Downtown Walnut Creek		1.5
Downtown Lafayette		3.9
Oakland		13.5
San Francisco		23.0
FREEWAY ACCESSIBILITY		
CA-24		0.06
I-680		1.0

LOCATION MAP

CONTACT INFORMATION

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