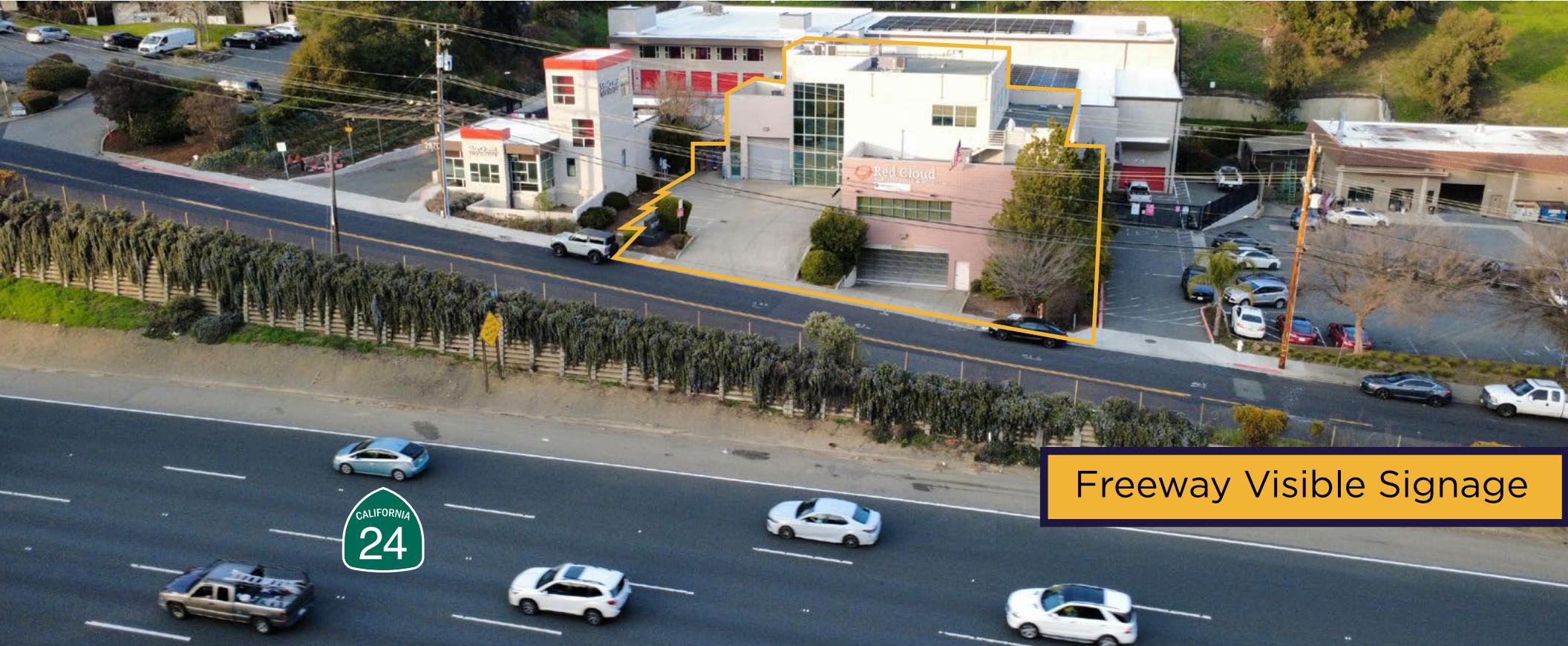


OFFICE/WAREHOUSE/SHOWROOM FOR SALE OR LEASE

±7,474 SF ON A ±0.23-ACRE PARCEL



**2850 CAMINO DIABLO
WALNUT CREEK, CA**

TYLER EPTING

Managing Director

+1 925 548 3484

tyler.epting@cushwake.com

LIC #01317533

KRIS HAGAR, SIOR

Senior Director

+1 925 382 8887

kris.hagar@cushwake.com

LIC #02009499

JOSH MESSING

Associate

+1 925 849 2702

josh.messing@cushwake.com

LIC #02344579

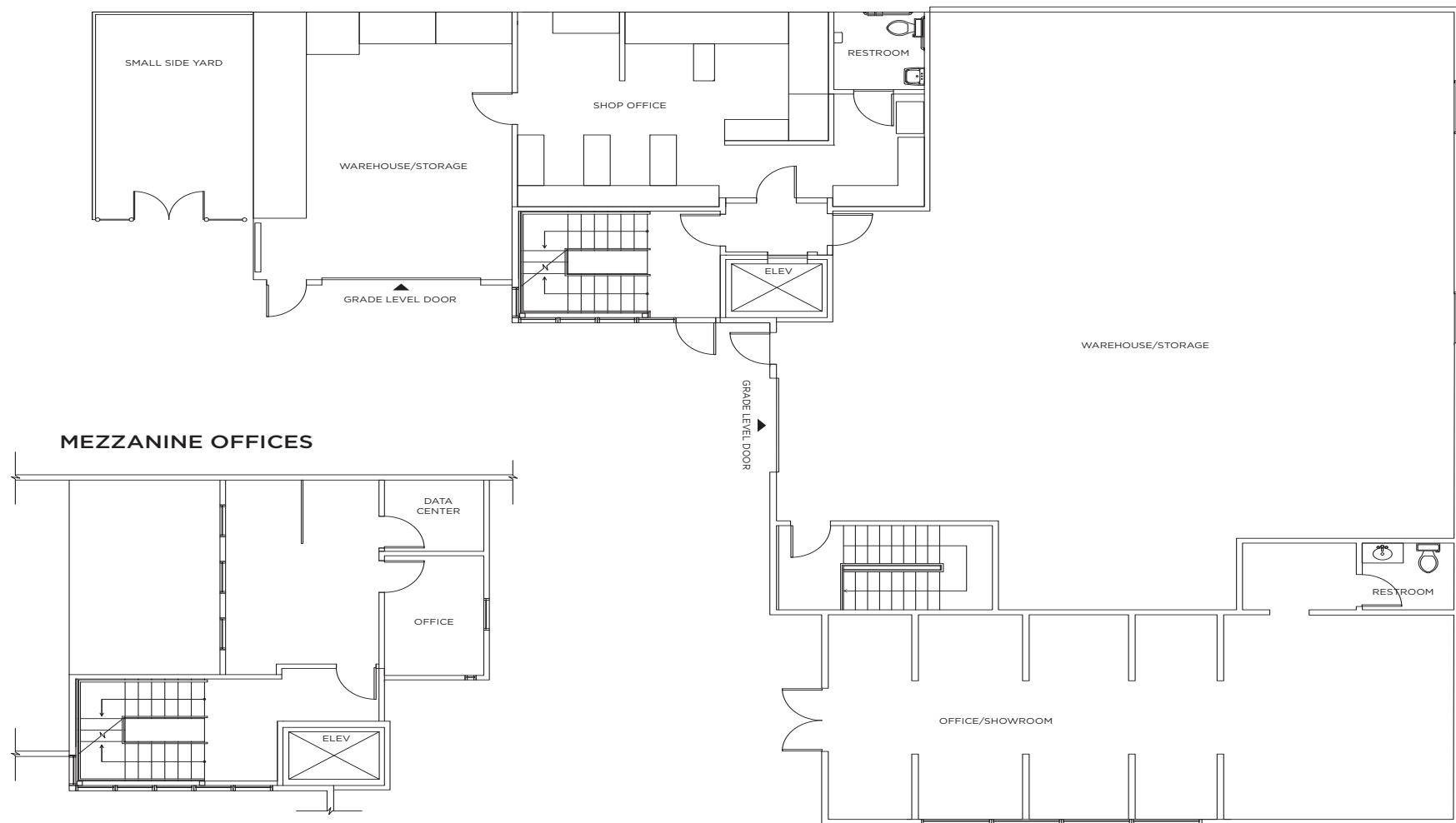
PROPERTY HIGHLIGHTS

APN	177-140-026-2
Parcel Size	±10,019 SF (±0.23 Acres)
Year Built	1991
Building Size	±7,474 SF (±0.17 Acres)
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	

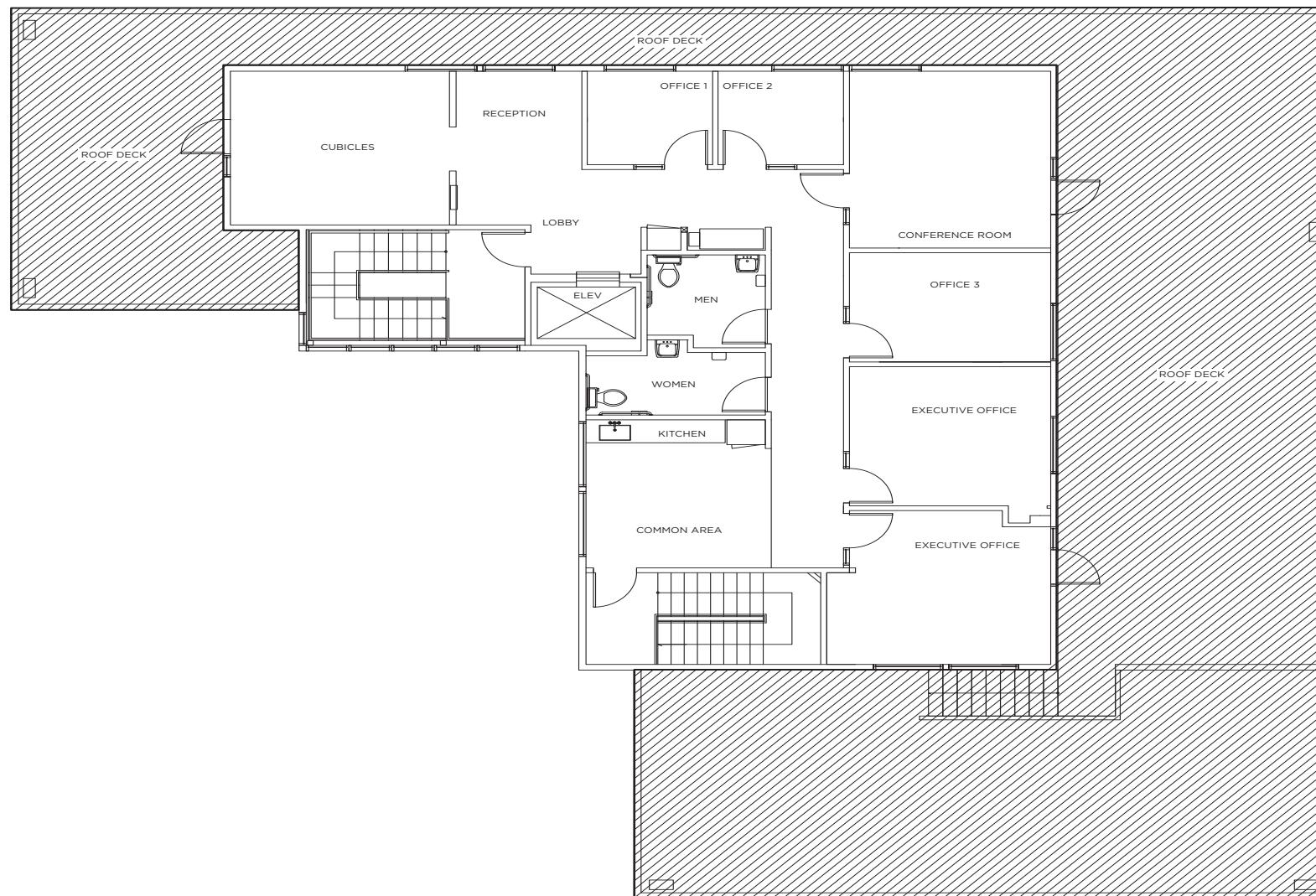
2850 Camino Diablo | Walnut Creek, CA



FIRST FLOOR WAREHOUSE/OFFICE



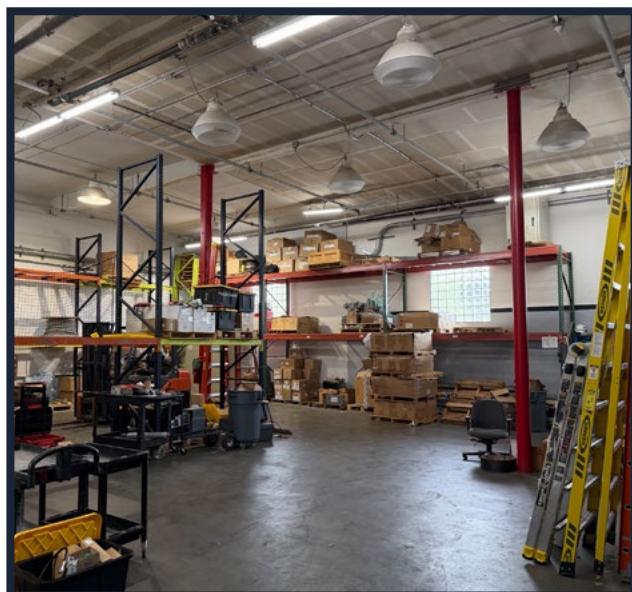
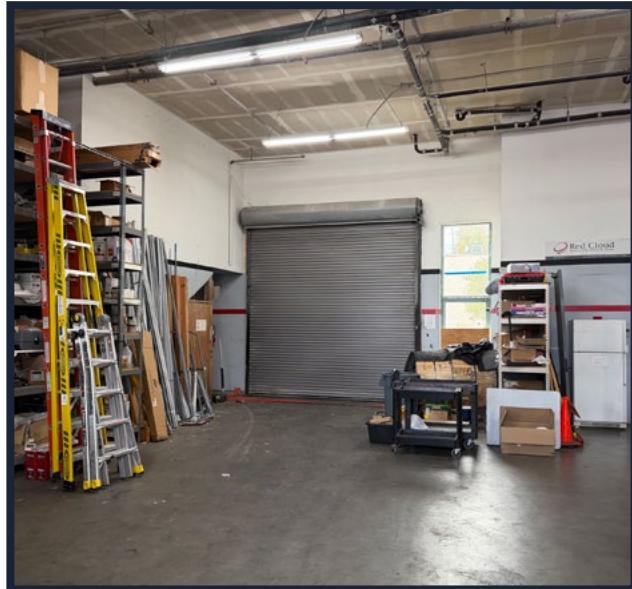
SECOND FLOOR **OFFICE**

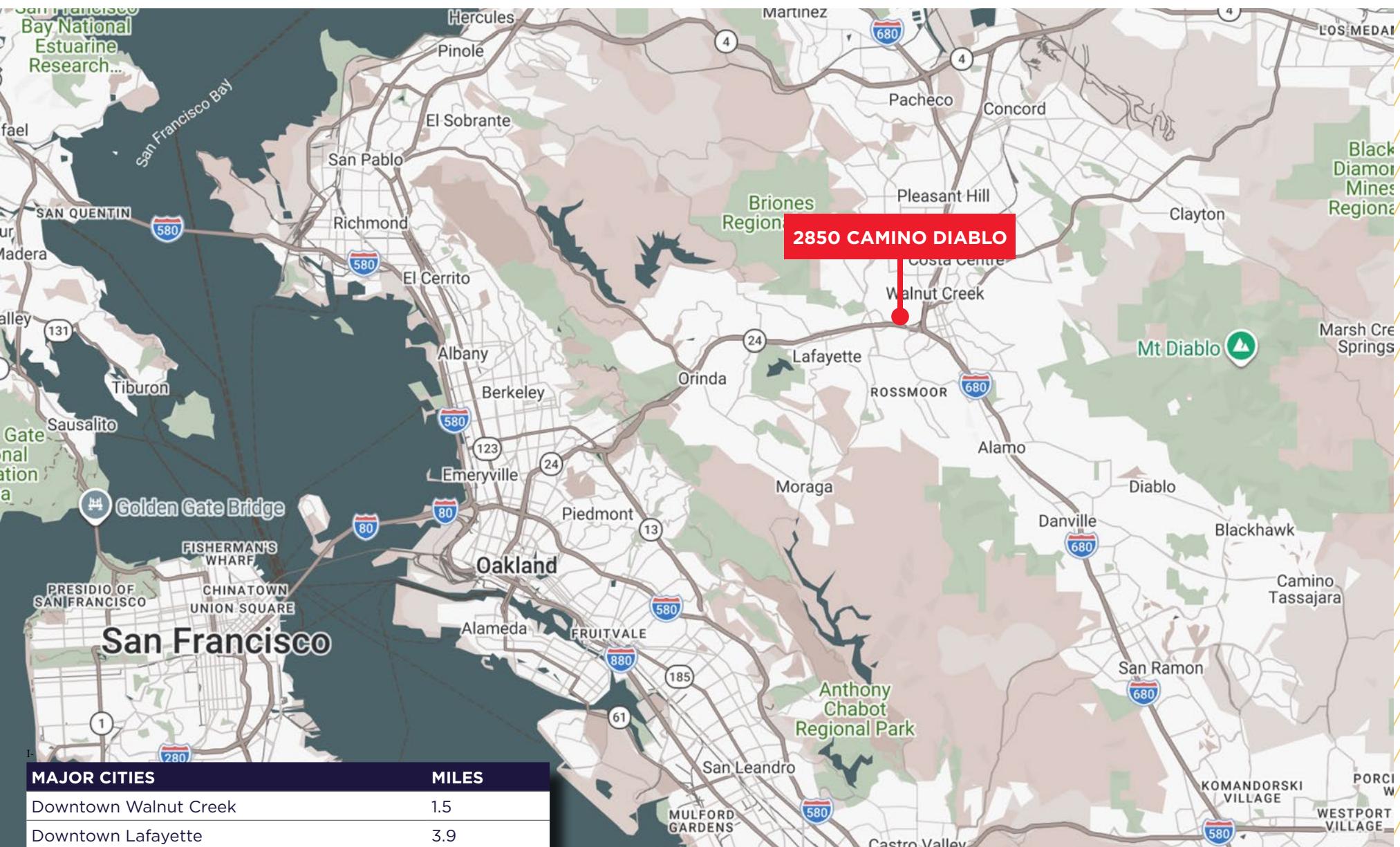


EXTERIOR PHOTOS



INTERIOR PHOTOS





**LOCATION
MAP**

CONTACT INFORMATION

TYLER EPTING

Managing Director

+1 925 548 3484

tyler.epting@cushwake.com

LIC #01317533

KRIS HAGAR, SIOR

Senior Director

+1 925 382 8887

kris.hagar@cushwake.com

LIC #02009499

JOSH MESSING

Associate

+1 925 849 2702

josh.messing@cushwake.com

LIC #02344579



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.