

1500-1530 SOUTH MAIN STREET WALNUT CREEK | FOR SALE

FULLY LEASED INVESTMENT OPPORTUNITY



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1500-1530 S MAIN ST

FULLY LEASED INVESTMENT OPPORTUNITY SOUTH WALNUT CREEK, CA

- Two buildings with on-site 11 stall parking lot
- Property backs to San Ramon Creek with quiet park-like setting
- Located at the strong signalized corner of South Main Street and Lilac Drive, entrance to Las Lomas High School
- Across the street from Kaiser and adjacent to Las Lomas High School
- Flexible zoning
- Well-balanced daytime and nighttime/ weekend population between surrounding commercial and residential development
- Southern entrance of Walnut Creek with easy access to I-680 and CA-24
- More than 18,000 cars per day passing by the site on South Main Street



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- Off street dedicated parking lot with 11 stalls plus convenient metered street parking
- C-R (Central Retail) Zoning
- Fully leased to four tenants, all on NNN leases

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TOTALS FROM EXISTING RENT ROLL AND OTHER FINANCIAL FIGURES

Proforma*

Total Rental Income per Month \$17,895

Total Rental Income per Year \$214,740

Expected Pricing \$3,400,000.00

Price Per SF \$561.00

**Assuming full lease-up on NNN basis with all expenses being paid by the Tenants, NNN expenses currently estimated at \$.75/sf per month*

This Financial Summary has been ESTIMATED and summarized with Proforma rents and assumptions created by the listing agent and existing leases and Income Statements provided by seller. When there is a discrepancy between the Financial Summary provided here and actual lease documents, expense reports, tax and utility bills, etc... those source documents shall prevail. This basic Financial Summary has been provided for your convenience of analyzing the property and shall not be relied upon. Please confirm all data yourself, create your own assumptions, and compare against all documents/bills/leases.



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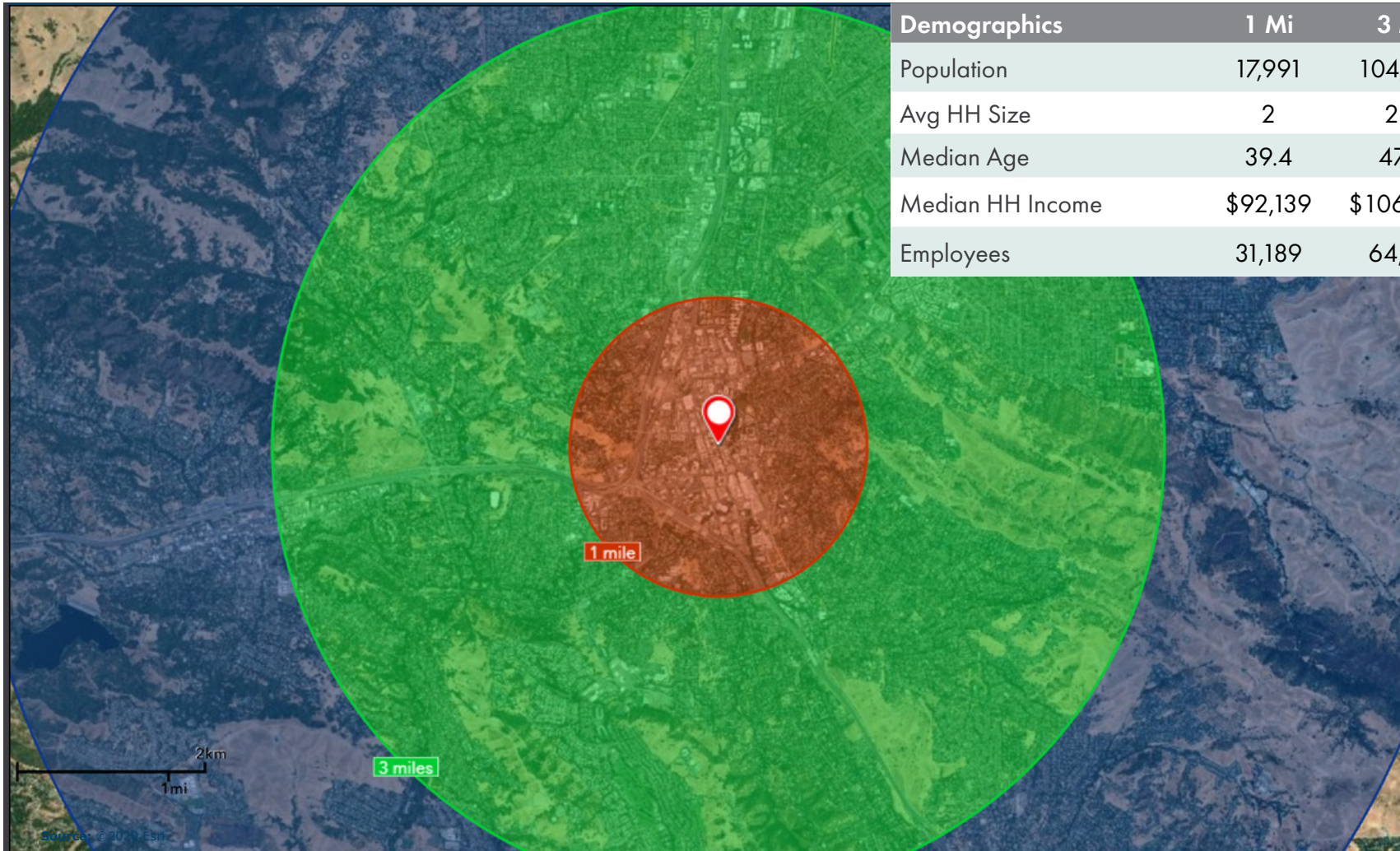
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Demographics	1 Mi	3 Mi	5 Mi
Population	17,991	104,651	214,023
Avg HH Size	2	2.2	2.4
Median Age	39.4	47.2	44.8
Median HH Income	\$92,139	\$106,259	\$106,811
Employees	31,189	64,112	99,866

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