



RARE INVESTMENT OPPORTUNITY FOR MEDICAL OR USER

1402-1414 MARIA LANE, WALNUT CREEK, CA



Kidder
Mathews

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FINANCIALS

*Exclusively
Listed by*

WILL BALLOWE

Kidder Mathews
925.389.2499
will.ballowe@kidder.com

LIC N° 02053125

MATT FABER

Oakridge Management Co.
925.570.7933
mfaber@oakridge-mgmt.com

LIC N°01963987



**Kidder
Mathews**

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An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural drawing or a mathematical grid. The graphic is positioned on the left side of the page, extending from the top left towards the bottom right.

EXECUTIVE SUMMARY

PREMIER OFFERING IN THE HEART OF WALNUT CREEK

*Located at 1402-1414 Maria Lane in
Downtown Walnut Creek, this property offers a
unique opportunity in one of the nation's
fastest-growing suburbs.*

The single-story building on two parcels accommodates three tenants (two of which are currently leased), providing a stable income stream. Prospective buyers have the option to occupy a portion of the building, enhancing its appeal to both investors and business owners. The property is situated in a prime downtown location, ensuring high visibility and accessibility. Walnut Creek's thriving community and robust economic growth make this an attractive investment. The building's flexible layout allows for diverse usage, from retail to office space. Ample parking and proximity to public transit add to its convenience. This listing represents a rare chance to secure a foothold in a dynamic and prosperous area.



ADDRESS	1402-1414 Maria Lane, Walnut Creek, CA
NET RENTABLE AREA	±3,000 SF
GROSS LAND SIZE	±4,747 SF
YEAR BUILT	1954/1981 Renovated
OCCUPANCY	69%
PARCEL NO.	183-030-026-3, 183-030-025-5
PARKING	3.33/1,000 SF (10 surface stalls)

→ [CLICK TO VIEW ZONING-CENTRAL RETAIL \(C-R\)](#)

CALL

BROKERS FOR PRICING AND SHOWING

INVESTMENT HIGHLIGHTS

Advantages of owning 1402-1414 Maria Lane in Walnut Creek, CA for medical use: location, cost efficiency, and customization options.

CLOSE PROXIMITY TO CLIENTS AND PATIENTS

An ideal location ensures easy access for clients and patients, enhancing convenience and potentially increasing foot traffic and patient loyalty.

REDUCED OVERHEAD COSTS

By occupying a portion of the property, buyers can save on rental expenses, reducing overall operational costs and improving profitability.

EQUITY BUILDING

Owning the property allows medical buyers to build equity over time, providing a financial asset that can appreciate and contribute to long-term wealth.

CUSTOMIZABLE SPACE

Occupying part of the property allows buyers to customize the space to meet their specific needs and standards, creating an optimal environment for patient care.

TAX BENEFITS

Property ownership can provide various tax advantages, such as deductions for mortgage interest, property taxes, and potential depreciation benefits. Please consult your CPA for more information .

CONTROL OVER FACILITY MANAGEMENT

Owning the property gives buyers more control over maintenance, improvements, and overall facility management, ensuring the property meets their standards and operational requirements.

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PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



Entire Building available for occupancy

1410-1414 Maria Lane

±1,500 RSF

Current tenant: Mo-mo

46% of building

1402 Maria Lane

Available

±1,000 RSF

31% of building

1406 Maria Lane

±750 RSF

Current tenant: Mo-mo

23% of building



LOCATION OVERVIEW



WALNUT CREEK MARKET IS RIPE FOR CHANGE

Walnut Creek, CA, is rapidly emerging as a premier suburb due to its strategic location and excellent connectivity to major metropolitan areas.

The city boasts a vibrant downtown filled with diverse dining, shopping, and entertainment options, attracting both residents and visitors alike. From cozy cafes and gourmet restaurants to unique boutiques and popular retail stores, downtown Walnut Creek offers a rich array of experiences. The nightlife is equally lively, with numerous bars, theaters, and music venues ensuring there's always something happening.

High-quality schools and a strong sense of community make it an ideal place for families. Local schools are renowned for their excellent academic programs and extracurricular activities, which help students thrive. Community events, from farmers' markets to festivals and parades, bring residents together, fostering a welcoming and inclusive atmosphere.

Walnut Creek's commitment to green spaces, with numerous parks and outdoor recreational activities, enhances its appeal. The city is home to expansive parks, hiking and biking trails, and nature reserves, providing ample opportunities for outdoor enthusiasts to enjoy the natural beauty of the area.

LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	20,288	108,500	213,222
2029 PROJECTION	20,952	109,267	212,875
2020 CENSUS	19,534	107,461	214,136
PROJECTED GROWTH 2024 - 2029	0.7%	0.1%	-
MEDIAN AGE	39.7	44.3	43.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	10,024	49,199	88,701
2029 PROJECTED	10,341	49,259	87,975
2020 CENSUS	9,160	47,092	86,095
GROWTH 2024 - 2029	0.6%	-	-0.2%
OWNER-OCCUPIED	37.4%	60.9%	63.5%
RENTER-OCCUPIED	62.6%	39.1%	36.5%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$183,694	\$203,772	\$211,575
2024 MEDIAN HH INCOME	\$140,497	\$153,490	\$159,950
2024 EST. PER CAPITA INCOME	\$90,880	\$92,544	\$88,160

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	3,327	7,630	12,981
TOTAL EMPLOYEES	31,317	69,877	112,184

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	59.8%	58.0%	56.0%
BLACK OR AFRICAN AMERICAN	6.3%	7.4%	7.6%
AMERICAN INDIAN OR ALASKA NATIVE	0.4%	0.4%	0.5%
ASIAN	15.8%	15.9%	16.7%
HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.2%	0.2%
OTHER RACE	4.7%	4.1%	5.5%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.9%	1.6%	2.7%
HIGH SCHOOL DIPLOMA	8.5%	9.2%	10.6%
SOME COLLEGE	13.1%	13.4%	14.1%
ASSOCIATE	5.0%	5.9%	6.9%
BACHELOR'S	36.1%	36.2%	34.7%
GRADUATE	33.7%	32.3%	27.9%

Data Source: ©2024, Sites USA

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Oakridge Management Co.
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LIC N° 01963987

KIDDER.COM



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