

# 1400 CIVIC DRIVE WALNUT CREEK

DOWNTOWN  
WALNUT CREEK  
**±18,964 SF**

## FOR SALE OR LEASE



**OWNER/USER OFFICE | MEDICAL | FINANCIAL INSTITUTION OPPORTUNITY**

- Building and monument signage & Ample Parking on site
- Highly Trafficked Area 44,000 Average Daily Traffic
- Dedicated Garage & future tenant amenity area
- Prominent signalized corner location

**NEWMARK**

OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer 1400 Civic Drive, a rare freestanding  $\pm 18,964$  SF office/medical building located in the heart of Downtown Walnut Creek. Situated at the highly visible intersection of Civic Drive & Broadway, the Property offers exceptional street presence, monument signage visibility, flexible zoning, and rare onsite parking – all within walking distance to Walnut Creek’s premier retail, dining, and transit amenities.

The building is currently 100% vacant, presenting a unique opportunity for an owner/user to acquire a prominent headquarters, medical practice, clinic, or financial services location in one of the Bay Area’s most desirable suburban business districts. With efficient floorplates, window-lined private offices, conference rooms, open workspaces, and flexible ground-floor configurations, the Property can readily accommodate a variety of occupancy models.

1400 Civic Drive is adjacent to Walnut Creek City Hall, walkable to Broadway Plaza, Plaza Escuela, and numerous restaurants and gyms, and located just a 7-minute walk to Walnut Creek BART. With immediate access to both I-680 and Highway 24, the Property offers powerful connectivity for employees, clients, and patients.

## OFFERING SUMMARY

### Price

Unpriced

### Building Size

$\pm 18,964$  SF

### Availability

100% Vacant – Ideal for Owner/User

### Use Types

Office, Medical, or Financial Institution

### Parking

Dedicated Onsite Parking (50)

### Stories

3

### Parcel Size

$\pm 29,468$  SF

### Year Built

1982

### Zoning

Downtown Commercial Office, Retail  
Banking Medical, Financial services

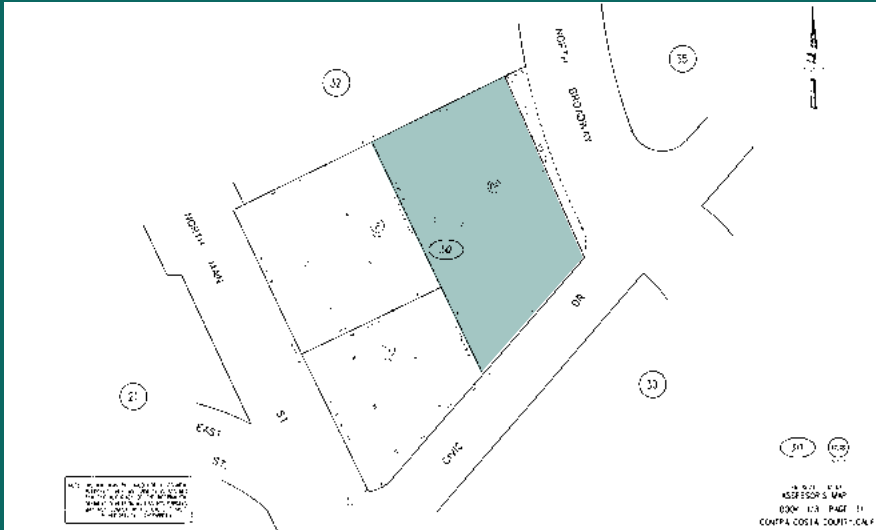
### Location

Civic Dr. & Broadway |  $\pm 7$ -Min Walk  
to Walnut Creek BART

# 1400 CIVIC DRIVE

WALNUT CREEK

## PARCEL MAP



## DEMOGRAPHICS

### Total Population

**1 Mile:** 20,430    **3 Mile:** 109,135    **5 Mile:** 217,559

### 2024 Households

**1 Mile:** 9,674    **3 Mile:** 47,718    **5 Mile:** 88,345

### Average Household Income

**1 Mile:** \$153,039    **3 Mile:** \$158,387    **5 Mile:** \$158,138

## PROPERTY INFORMATION

### Address

1400 Civic Drive, Walnut Creek, CA

### Building Size

±18,964 SF (buyer to verify)

### Stories

3

### Parcel Size

±29,468 SF

### Elevator Specs

ThyssenKrupp TAC32 Elevator

### Year Built

1982

### Parking

Dedicated 50 onsite parking spaces  
+ private garage area

### Zoning

Downtown commercial; Retail Banking,  
medical office use permitted

### Traffic Counts

±44,000 ADT (Civic Drive & Broadway)

### Transit

±7 minute walk to Walnut Creek BART

### Freeway Access

Immediate access to I-680 and Highway 24

### Walkability

2-7 minutes to restaurants, gyms, coffee shops,  
Broadway Plaza, retail, & City Hall





# OFFERING HIGHLIGHTS

## **Prime Owner/User Opportunity in Downtown Walnut Creek**

A fully vacant, standalone building ready for immediate occupancy.

## **Flexible Professional & Medical Office Zoning**

Allows traditional office users, outpatient medical, wellness, dentistry, behavioral health, and financial services.

## **Highly Visible Corner Location at Civic Drive & Broadway**

Outstanding exposure with  $\pm 44,000$  vehicles per day on signalized corner with excellent monument signage.

## **Rare Onsite Parking**

A combination of surface parking and private garage area — a significant competitive advantage downtown.

## **Walkable, Amenity-Rich Environment**

Steps from Walnut Creek's restaurant and retail districts, plazas, fitness centers, and civic buildings.

## **Short Walk to Walnut Creek BART**

Approximately 7 minutes to the station, supporting workforce and visitor accessibility.

## **Efficient $\pm 6,000$ SF Floorplates Across Three Levels**

Ideal for single-tenant occupancy or multi-tenant configurations.

## **Strategic Location for Financial Services**

Situated just outside the Pedestrian Retail Corridor—where financial uses are restricted—1400 Civic offers a rare opportunity for banks and financial-service users.



# Walkable to Restaurants, Gyms, & Coffee





# 1400 CIVIC DRIVE WALNUT CREEK

**1400 CIVIC DRIVE**, located at the corner of Civic Drive and Broadway, in the heart of **DOWNTOWN WALNUT CREEK**, is adjacent to dozens of restaurants, across the street from City Hall and has great freeway access to North & South I-680 and **HIGHWAY 24** westbound. The ±19,000 SF building is just a short distance from the Walnut Creek **BART STATION**.

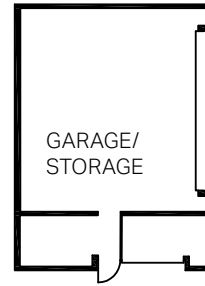
Premier, Downtown  
Walnut Creek Location

Dedicated  
surface parking!

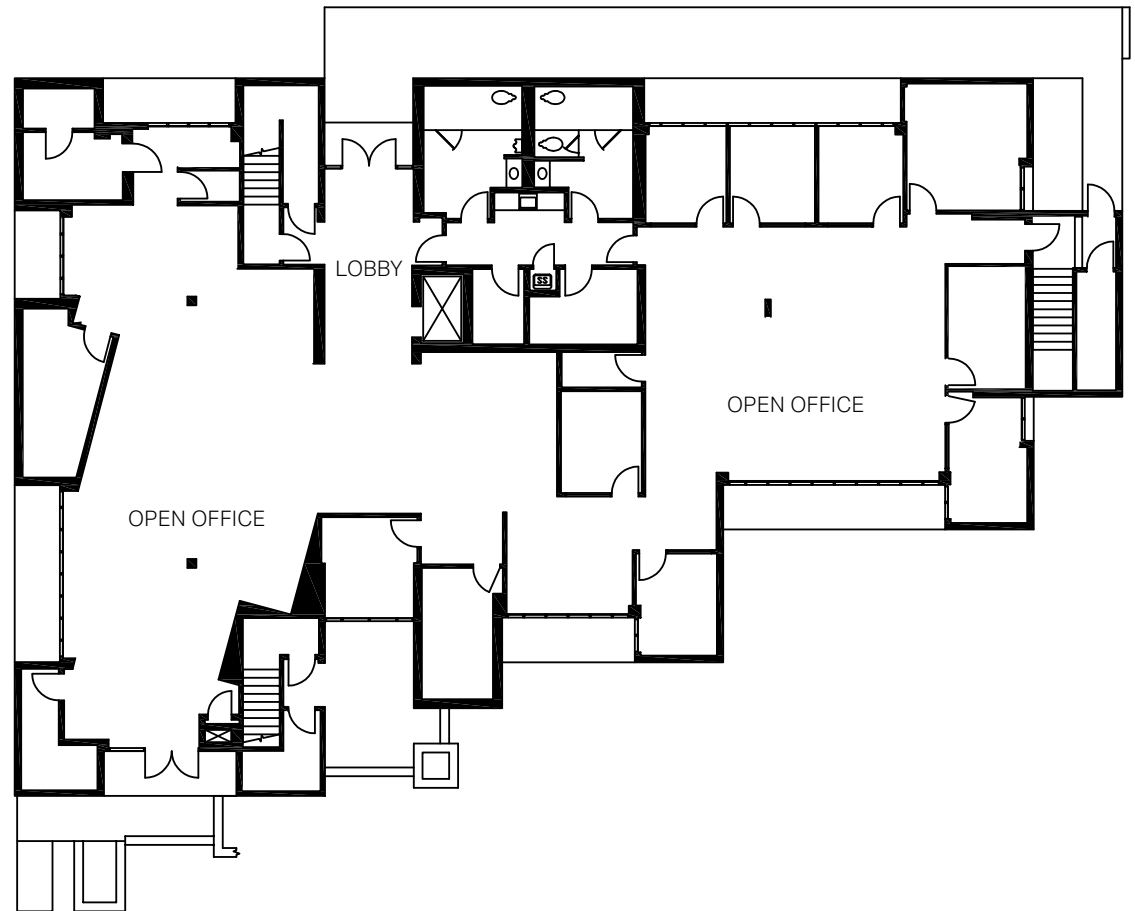
±19,000 RSF

## FIRST FLOOR ± 6,650 SF

- EXTERIOR GARAGE
- BANK BRANCH LOCATION
- VAULT AND SAFETY DEPOSIT BOXES IN PLACE
- ATM AVAILABLE ON GROUND FLOOR



### PROJECT PARKING LOT



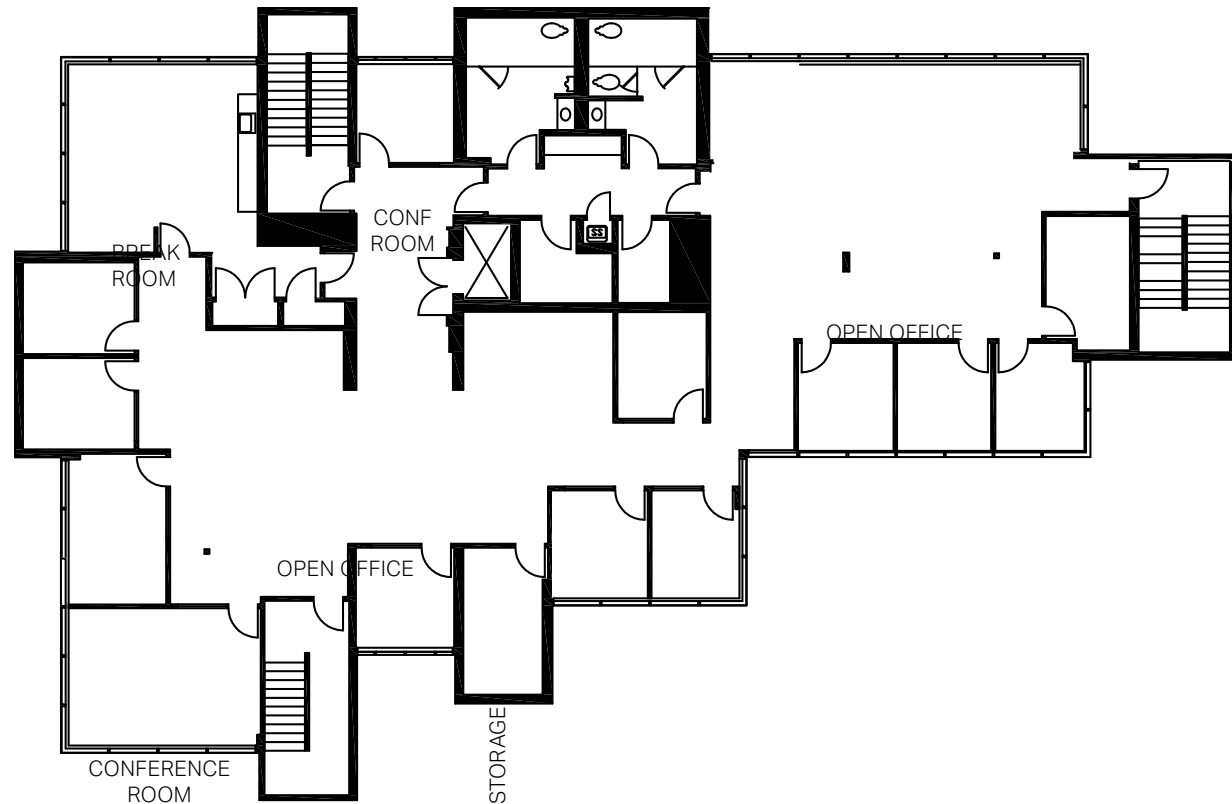
[GROUND FLOOR VIDEO TOUR](#)

[GROUND FLOOR 3D TOUR](#)

\*NOT TO SCALE

## SECOND FLOOR ± 6,175 SF

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- BREAK ROOM
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS



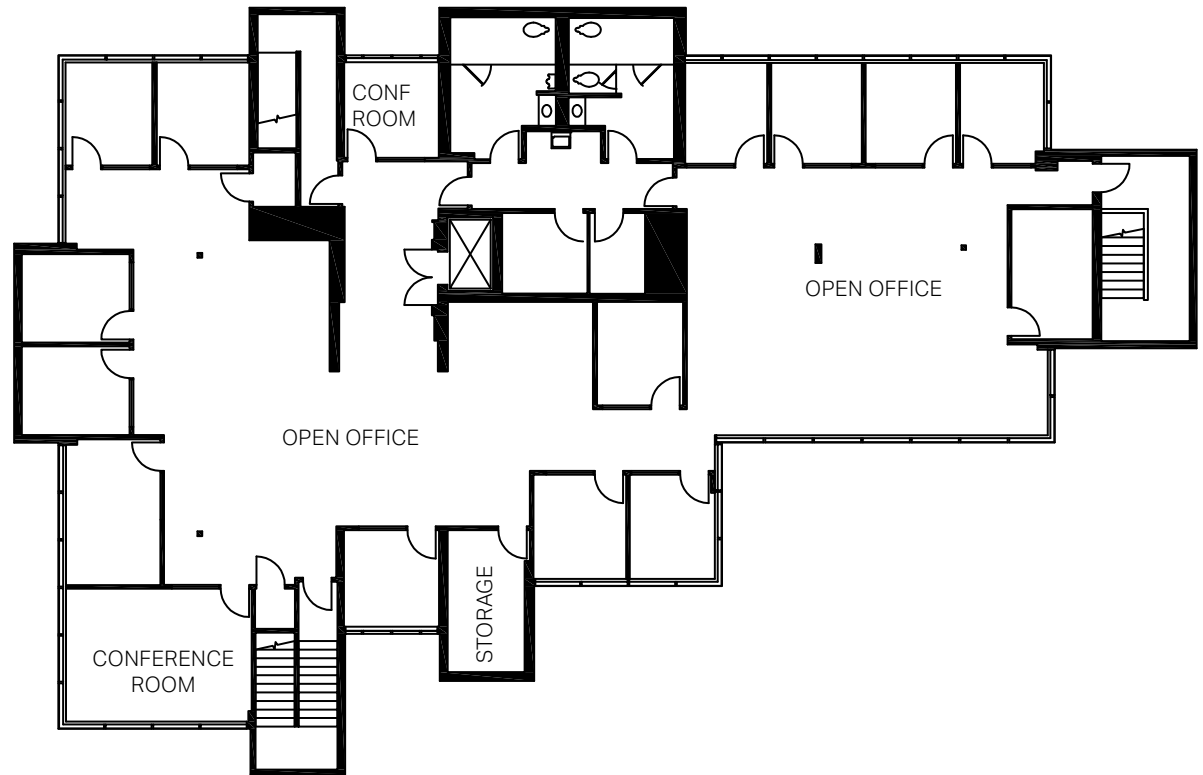
**CIVIC DRIVE**

\*NOT TO SCALE



## THIRD FLOOR ±6,175 SF

- EXISTING BUILD OUT IN PLACE
- SEVERAL WINDOW LINED OFFICES
- CONFERENCE ROOMS
- RESTROOM CORE
- GREAT VIEWS



### CIVIC DRIVE

3RD FLOOR VIDEO TOUR

3RD FLOOR 3D TOUR

\*NOT TO SCALE



# Downtown Walnut Creek

1400 CIVIC  
DRIVE  
WALNUT CREEK



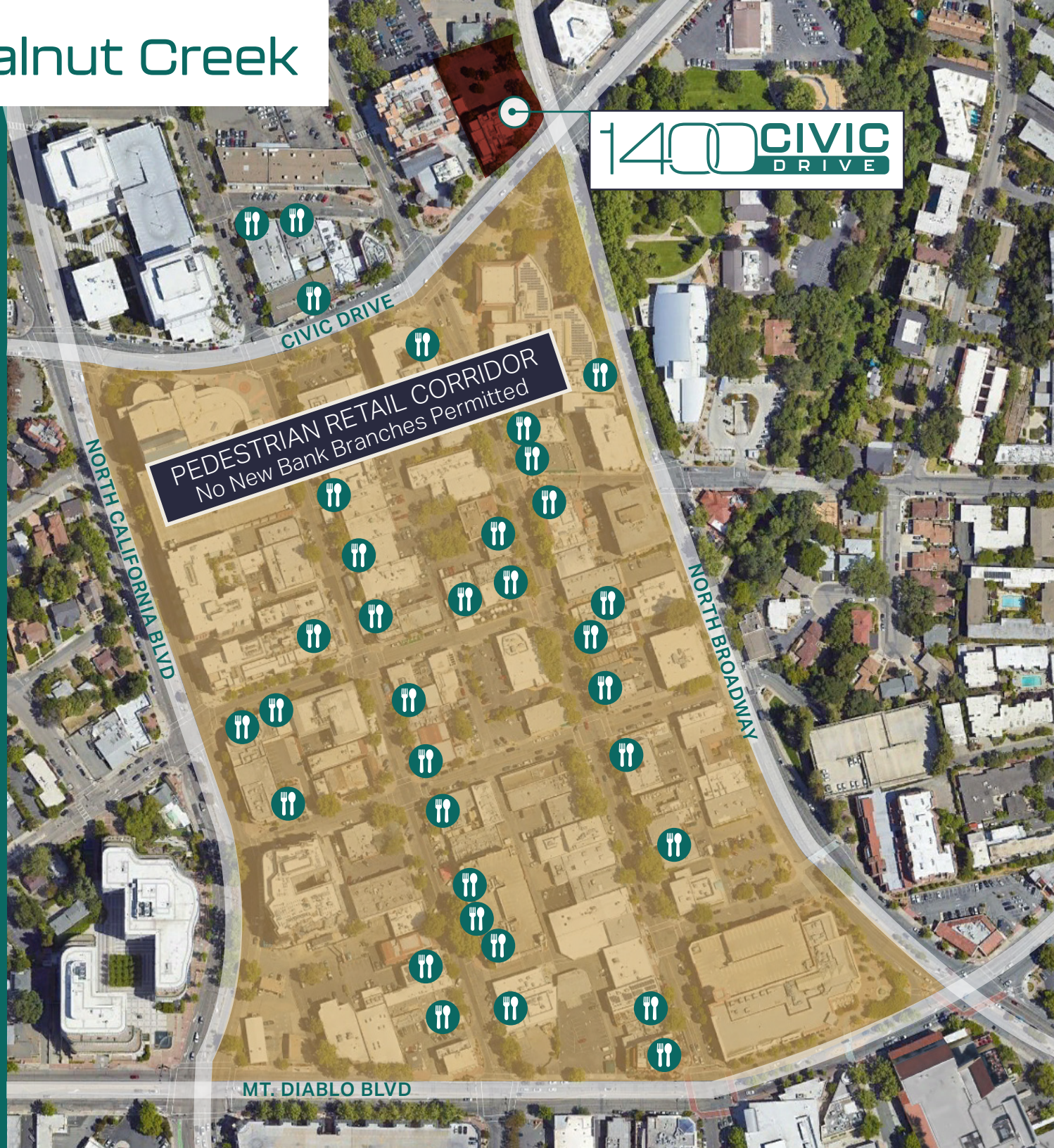
RESTAURANTS

## PEDESTRIAN RETAIL CORRIDOR

No New Bank Branches are Permitted

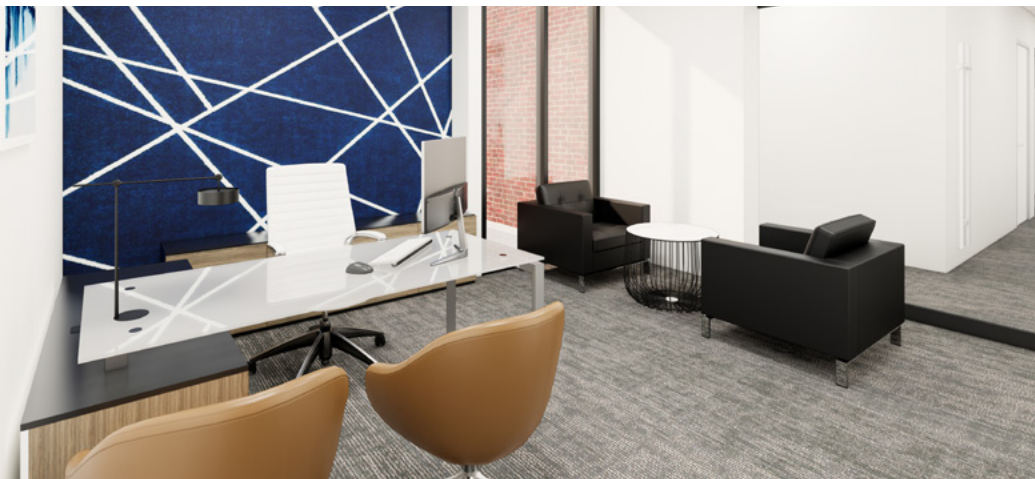
## 1400 CIVIC DRIVE

Ideal financial institution location adjacent  
to the Pedestrian Retail Corridor





# Ground Floor Renderings





# 3rd Floor Renderings





# 1400 CIVIC DRIVE WALNUT CREEK



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**NEWMARK**

DOWNTOWN  
WALNUT CREEK  
**±18,964 SF**

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