

MASSIVE
PRICE
REDUCTION!



FOR SALE
1601 N. CALIFORNIA BLVD

Jones Lang LaSalle Brokerage, Inc.,
Real Estate License #: 01856260



Building highlights



For Sale \$5,500,000



Amazing Identity and signage possibilities



Approximately 12,000 Square Foot
Three Story Office Building For Sale



Surface parking lot



Unmatched location in the heart
of Downtown Walnut Creek



Building to be delivered vacant/
Great opportunity for an owner-user



World-class amenities and retail
within steps of the building



SBA Financing possible



Zoned Downtown Mixed-Use

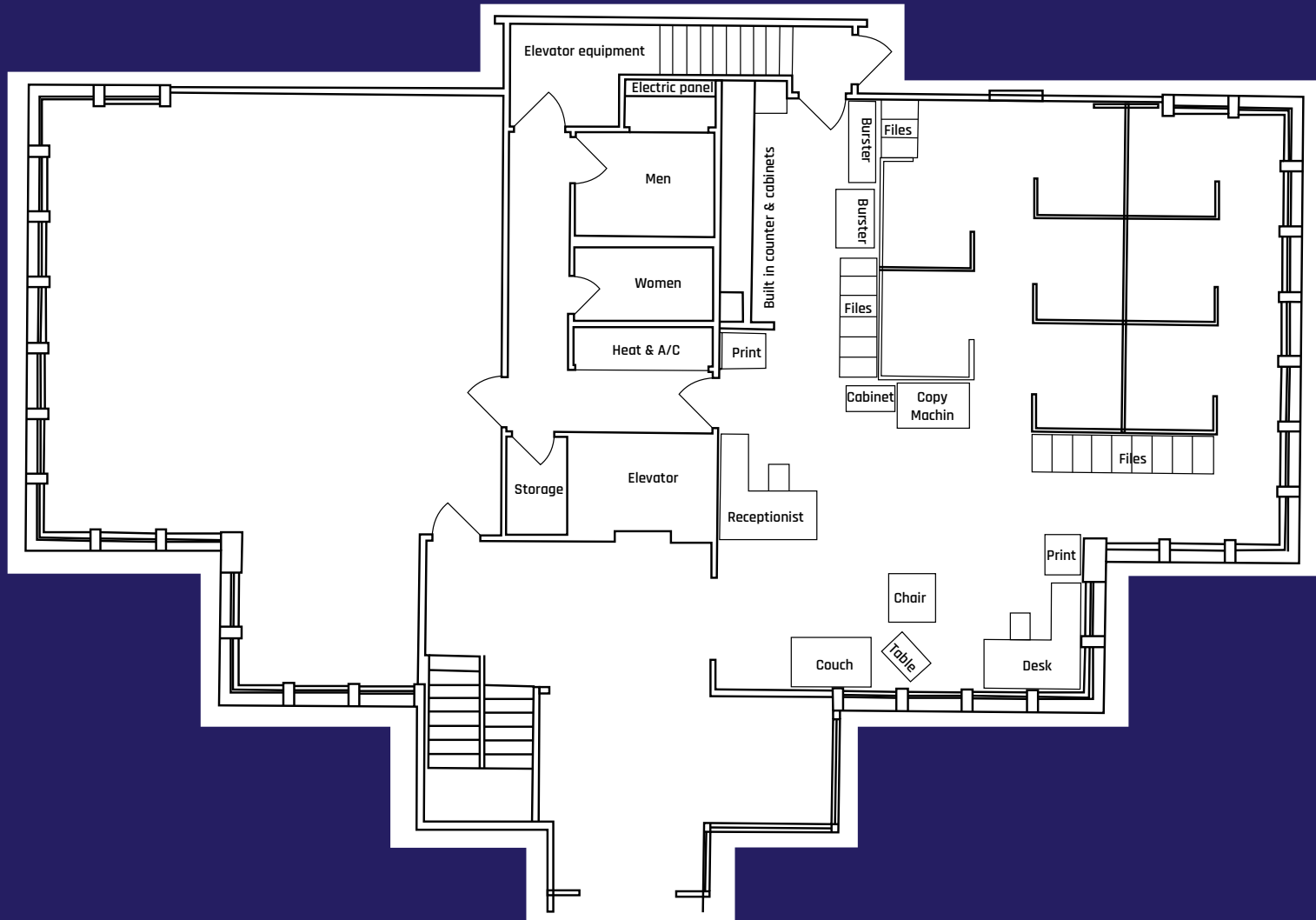


2 blocks away from Walnut
Creek BART station



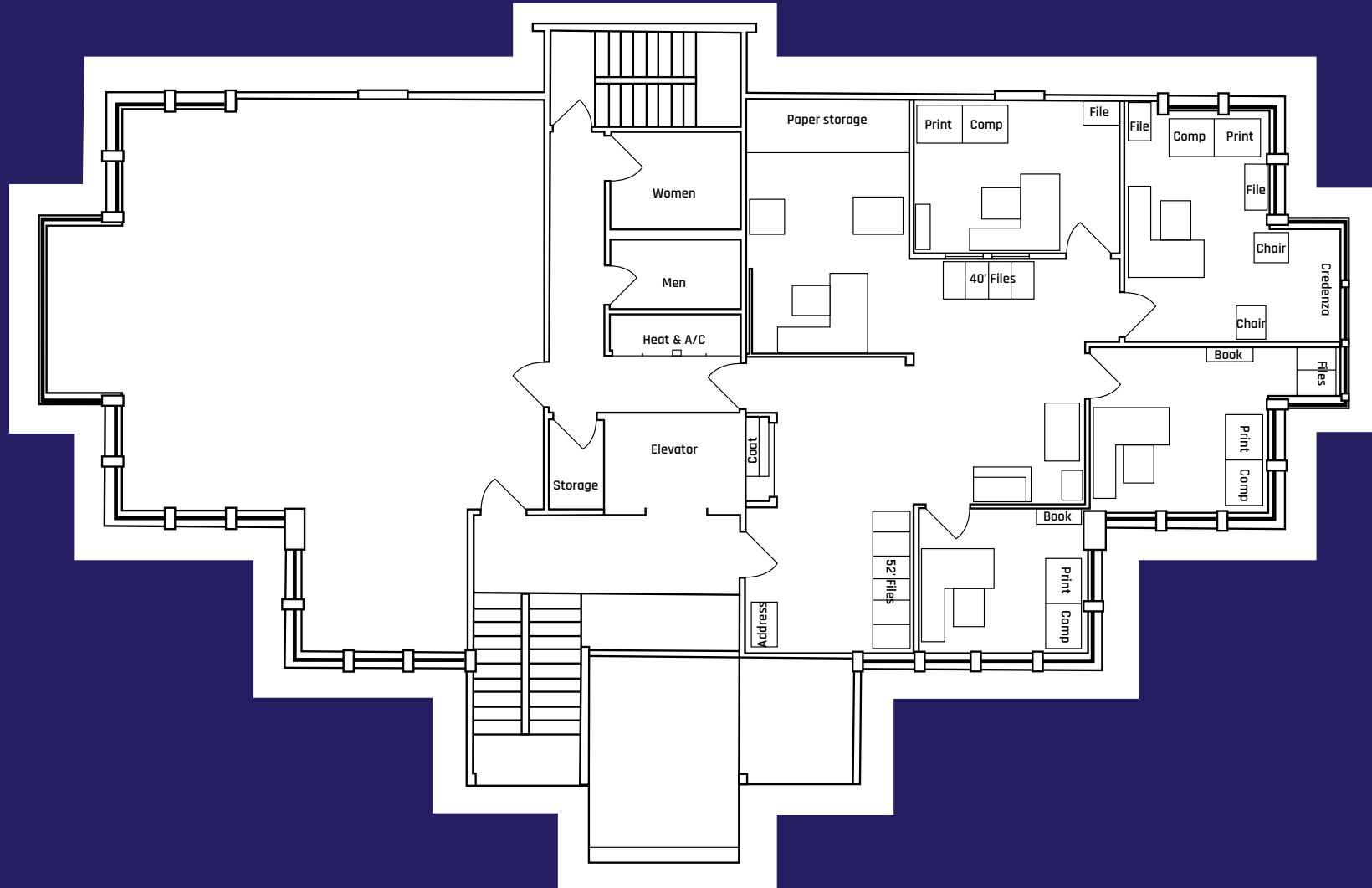
Floor plans

1st Floor



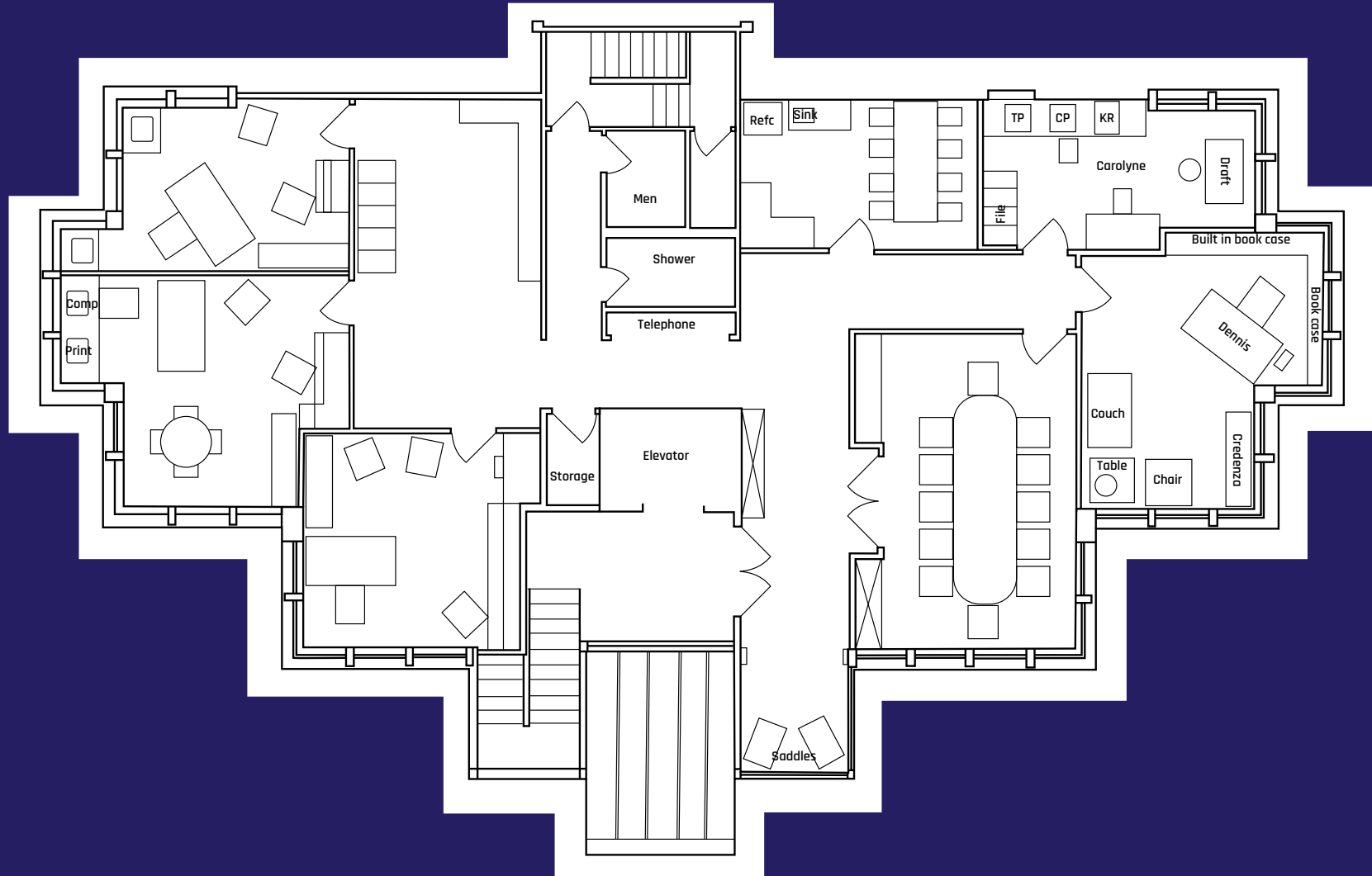
Floor plans

2nd Floor



Floor plans

3rd Floor





Map

Home

- 1. 1601 N California Blvd

Restaurants

- 1. Limón
- 2. Caffè La Scala
- 3. Benvenuti Ristorante
- 4. Burma 2
- 5. Skipolini's Pizza
- 6. Tacos Walnut Creek
- 7. Mary's Cafe
- 8. The Little Pear
- 9. Oke Poke
- 10. Broderick Roadhouse
- 11. LITA
- 12. Elia Walnut Creek
- 13. SanDai
- 14. Silk Road Restaurant
- 15. Tellus Coffee
- 16. Sauced BBQ & Spirits
- 17. Galpão Gaucho Brazilian Steakhouse
- 18. Brioche de Paris
- 19. Día y Noche
- 20. The Cheese Steak Shop
- 21. Panama Bay Coffee Co
- 22. Torsap Thai Kitchen
- 23. Fuego Tequila Grill
- 24. Peet's Coffee
- 25. Shake Shack Walnut Creek
- 26. Sweetgreen

- 27. Rooftop Restaurant & Bar
- 28. Telefèric Barcelona Walnut Creek
- 29. Tomatina
- 30. Kacha Thai Bistro
- 31. Va de Vi Bistro & Wine Bar
- 32. Ruth's Chris Steak House
- 33. The Cheesecake Factory
- 34. Main Street Kitchen & Bar

Retail

- 1. Broadway Plaza
- 2. CVS
- 3. Macy's
- 4. Rodd & Gunn
- 5. H&M
- 6. Banana Republic
- 7. Apple Broadway Plaza
- 8. lululemon
- 9. Nordstrom
- 10. Williams-Sonoma
- 11. ZARA
- 12. Plaza Escuela
- 13. Ross Dress for Less
- 14. Anthropologie

BART Station

- 1. Walnut Creek



Knute Bucklew
knute.bucklew@jll.com
+1 925 586 7880
RE License #: 01332731

Francisco Torres
francisco.torres@jll.com
+1 510 213 3580
RE License #: 02031635

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