



2-Story Owner-User Building For Sale

1425 Treat Blvd. | Walnut Creek

Asking Price:

\$2,600,000 | **±5,600 SF**

Available:

Contact Brokers

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1425 Treat Blvd. | Walnut Creek, CA

Property Overview



Size

First Floor: ±3,290 SF

Second Floor: ±2,200 SF

Lot: ±0.42 AC

Highlights



Monument signage



28 parking stalls



5.0/1,000
parking ratio



High visibility



2 blocks from
Pleasant Hill BART



0.5 miles from I-680



2 miles to downtown
Walnut Creek



Zoning: O-1

Location Overview



Demographics, 3 mile radius



\$139,828
Median household income



\$1,038,535
Median home value



138,171
Current total population



55,973
Current total households



56,626
5 year total households



8,340
Total businesses



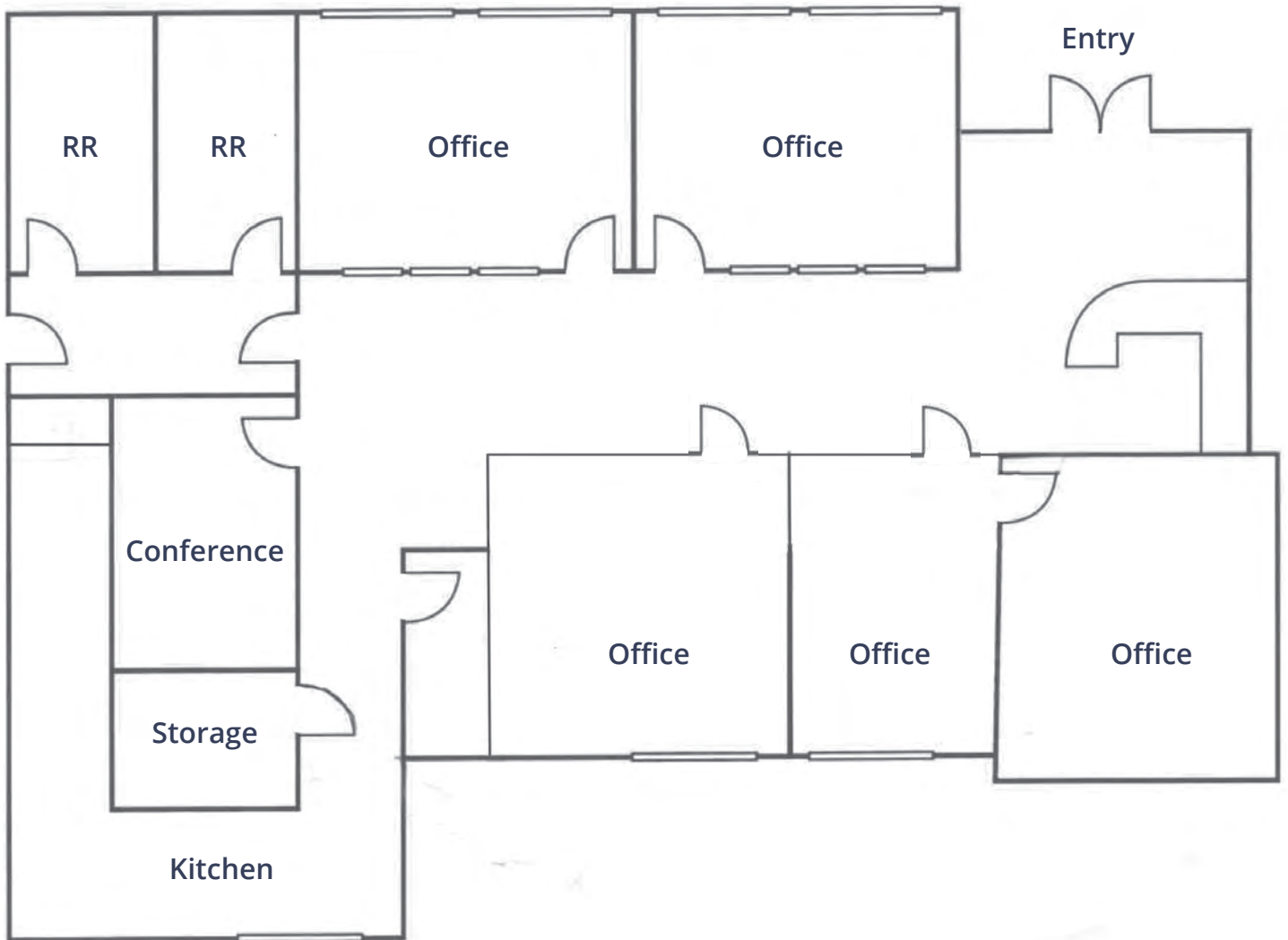
80,088
Total employees



\$10,711
Annual household spending:
Health Care

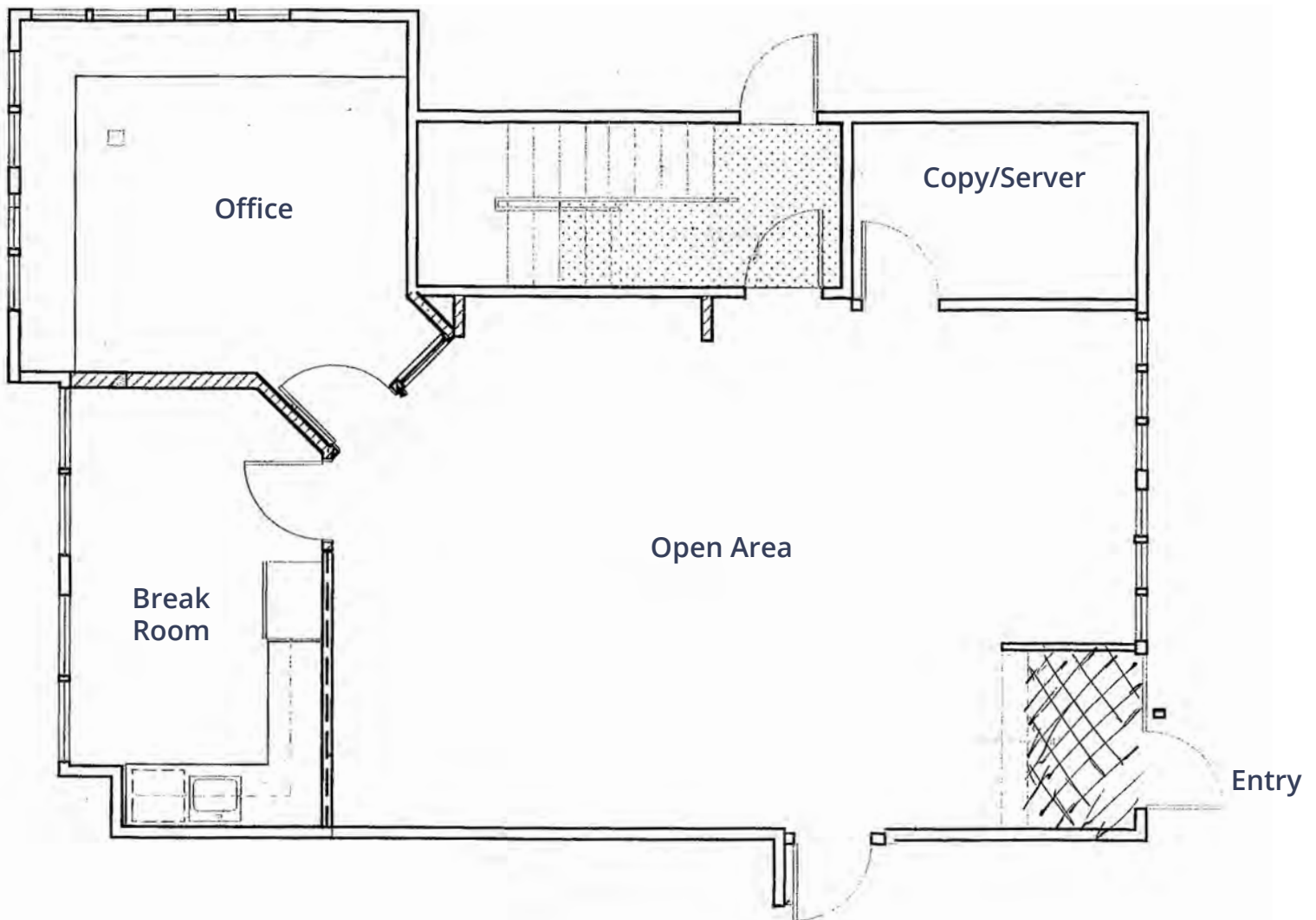
First Floor | Suite B

Suite B | 2,101 RSF



First Floor | Suite C

Suite C | ±1,189 RSF



*Attic storage area not shown on floor plan

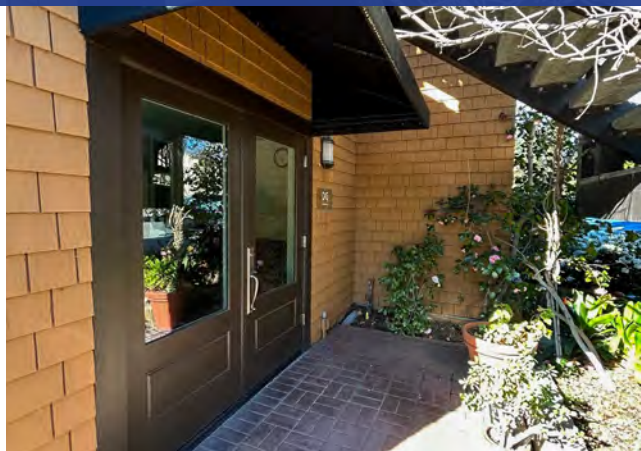
1425 Treat Blvd. | Walnut Creek, CA

Interior Photos



1425 Treat Blvd. | Walnut Creek, CA

Exterior Photos



SBA Loan Sample

PROPOSED SBA 504 LOAN STRUCTURE

1425 Treat Boulevard, Walnut Creek, CA 94597



BUILDING ACQUISITION	\$2,600,000
SBA/CDC FEES	\$33,000
TOTAL PROJECT COST	\$2,633,000

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
Bank	50%	\$1,300,000	6.00%	25 Years 25 Yr. Amort.	1st Deed	\$8,376	\$100,511
SBA 504 LOAN	40%	\$1,073,000	5.72%	25 Years Full Amort.	2nd Deed	\$6,731	\$80,770
BORROWER	10%	\$260,000					
TOTAL	100%	\$2,633,000				\$15,107	\$181,281

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is **FIXED** at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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