



For Sale | Owner-User Opportunity

3377 Mt. Diablo Blvd. | Lafayette, CA

Available SF:

±4,990 SF *(On two floors)*

±2,750 SF street level showroom

Sale Price:

\$2,500,000

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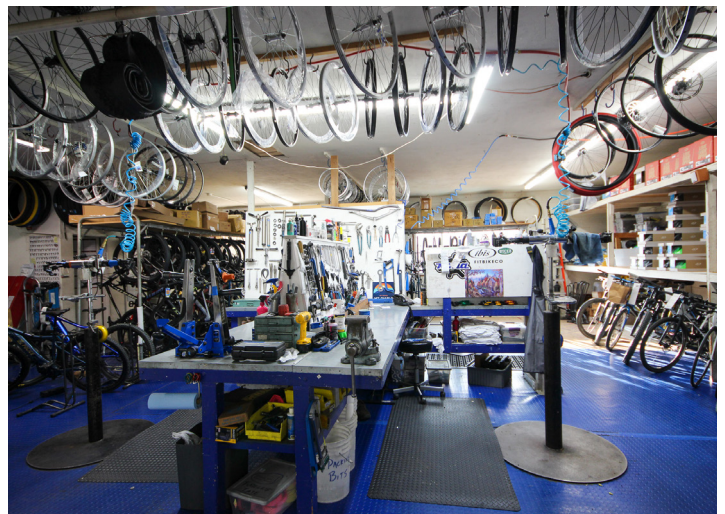
+1 925 279 5580

3377 Mt. Diablo Blvd. | Lafayette, CA

Photo Gallery

Property Highlights:

- 7 parking stalls behind the building
- Multi-tenant capable two story retail and office building totaling $\pm 4,990$ SF
- $\pm 2,750$ SF street level showroom
- $\pm 2,240$ SF on the lower level offering four office suites
- Located on Mt. Diablo Boulevard, the primary commercial corridor in downtown Lafayette
- Zoning: [C1 Zoning](#)



Sample SBA Loan

**WELLS
FARGO**
For: 3377 Mt Diablo Blvd, Lafayette, Ca

Scenario A: WF - SBA 7(a) Loan		9/2/2026
Total Project Cost	\$2,500,000	
Downpayment ³	15%	\$375,000
Wells Fargo 7(a) Loan Amount ⁵	85%	\$2,125,000
Estimated Rates & Terms	Option A	Option B
Loan Amount ⁵	\$2,125,000	\$2,125,000
Interest Rate ⁶	6.75%	7.00%
Fixed For (years)	5	25
Term/Amortization	25	25
Estimated Monthly Payment	\$14,682	\$15,019
Estimated Fees¹		
Title & Escrow	consult title company	
SBA Fee ²	\$57,266	
Appraisal & Review* - Estimate	\$3,500	
Environmental Report* - Estimate	\$2,300	
Total Estimated Fees	\$63,066	
Total Estimated Cash Required	\$438,066	
Indicative Rate based on like term US Treasury + Margin and assumes auto debit from a Wells Fargo business DDA account. Prepayment Penalty of 5%,3%,1% of outstanding loan amount. 25%/ year partial prepay allowed without penalty.		

WFSBA Lending offers many loan products and options. Call or visit wellsfargo.com/biz/sba for more details.

IMPORTANT: All information contained herein, including the example finance scenario(s), is for discussion purposes only and should not be construed as an offer or a commitment to lend money on the part of Wells Fargo Bank, N.A. All financing is subject to credit approval and determination of U.S. SBA eligibility requirements by Wells Fargo SBA Lending.

Additional collateral may be required for a SBA 7(a) loan. You are not entitled to rely on any information contained herein, all of which is subject to change without notice.

1. Estimated closing costs include fees incurred for a typical loan project and do not include title fees (when applicable). Additionally, title fees are not eligible to be included in the financing.
2. SBA guaranty fee is predetermined and assessed by the U.S. SBA — Wells Fargo SBA Lending collects this fee on behalf of the U.S. SBA and does not keep any portion of this fee.
3. The equity that an applicant is required to contribute prior to closing on a SBA loan is an estimate only — Actual amount depends on many factors impacting the credit strength of the applicant(s) and guarantor(s).
4. The CDC debenture loan amount for SBA 504 loans includes the SBA guaranty fee equal to 2.15% of the loan amount.
5. Estimated loan amount is based on typical SBA 7(a) and/or 504 loan structures — Actual amount will depend upon the specific project requirements and other factors.
6. Interest rate and monthly payment ranges are estimates only and based on general market conditions and typical risk factors of similar projects and are subject to change without notice. Actual rate and monthly payment amounts, as determined by Wells Fargo Bank, N.A., will vary dependent upon the market conditions and the credit strength of the applicant(s) and guarantor(s).

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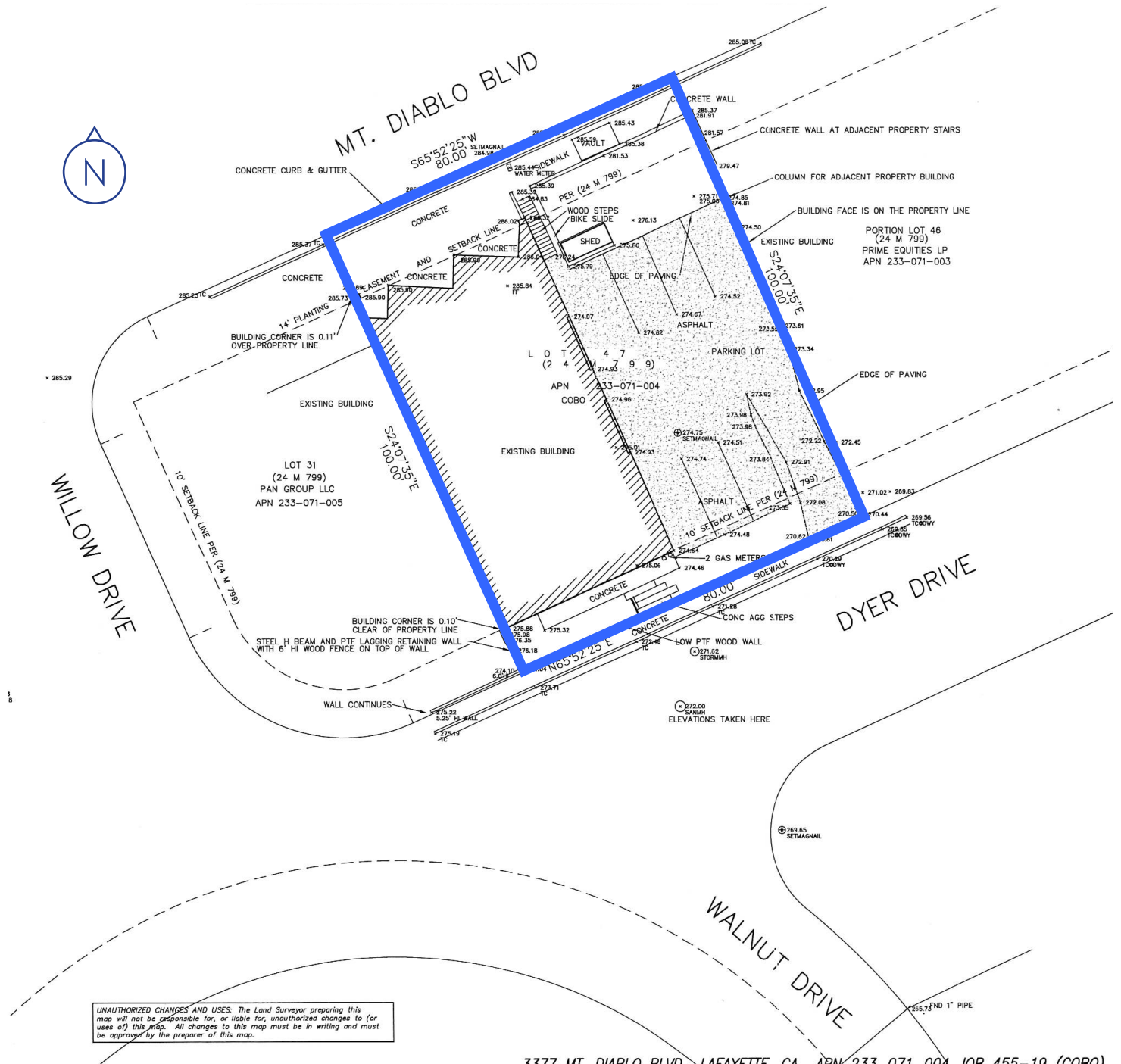

Let's talk today.
**Prepared By:
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VP, SBA Business Development Officer

Phone: (510) 507-1837

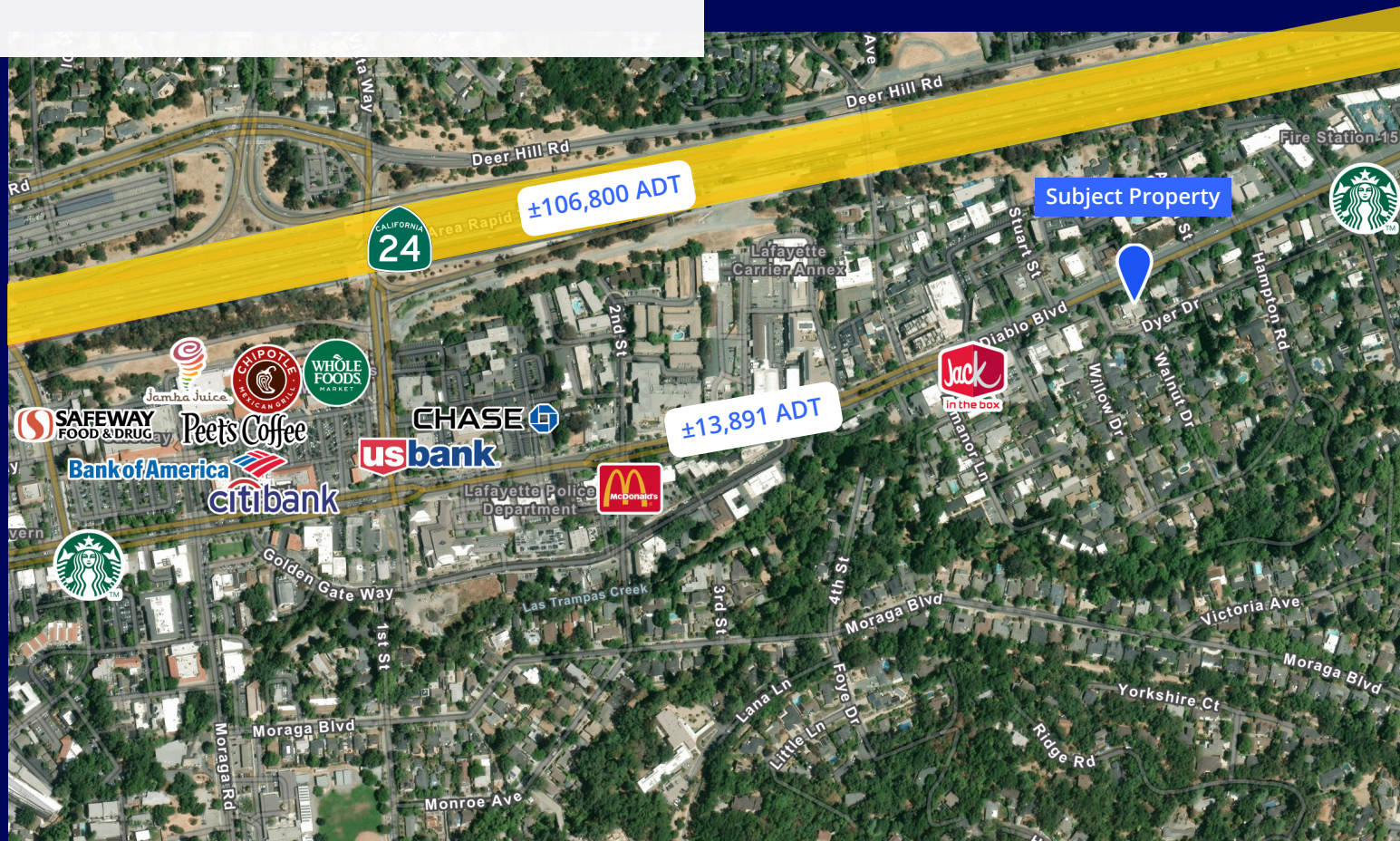
cheryl.hayes@wellsfargo.com

Site Plan



3377 Mt. Diablo Blvd. | Lafayette, CA

Property Profile



Demographics



Total population

1 mile: 7,986
2 miles: 27,073
3 miles: 65,869



Median household income

1 mile: \$164,342
2 miles: \$170,934
3 miles: \$153,005

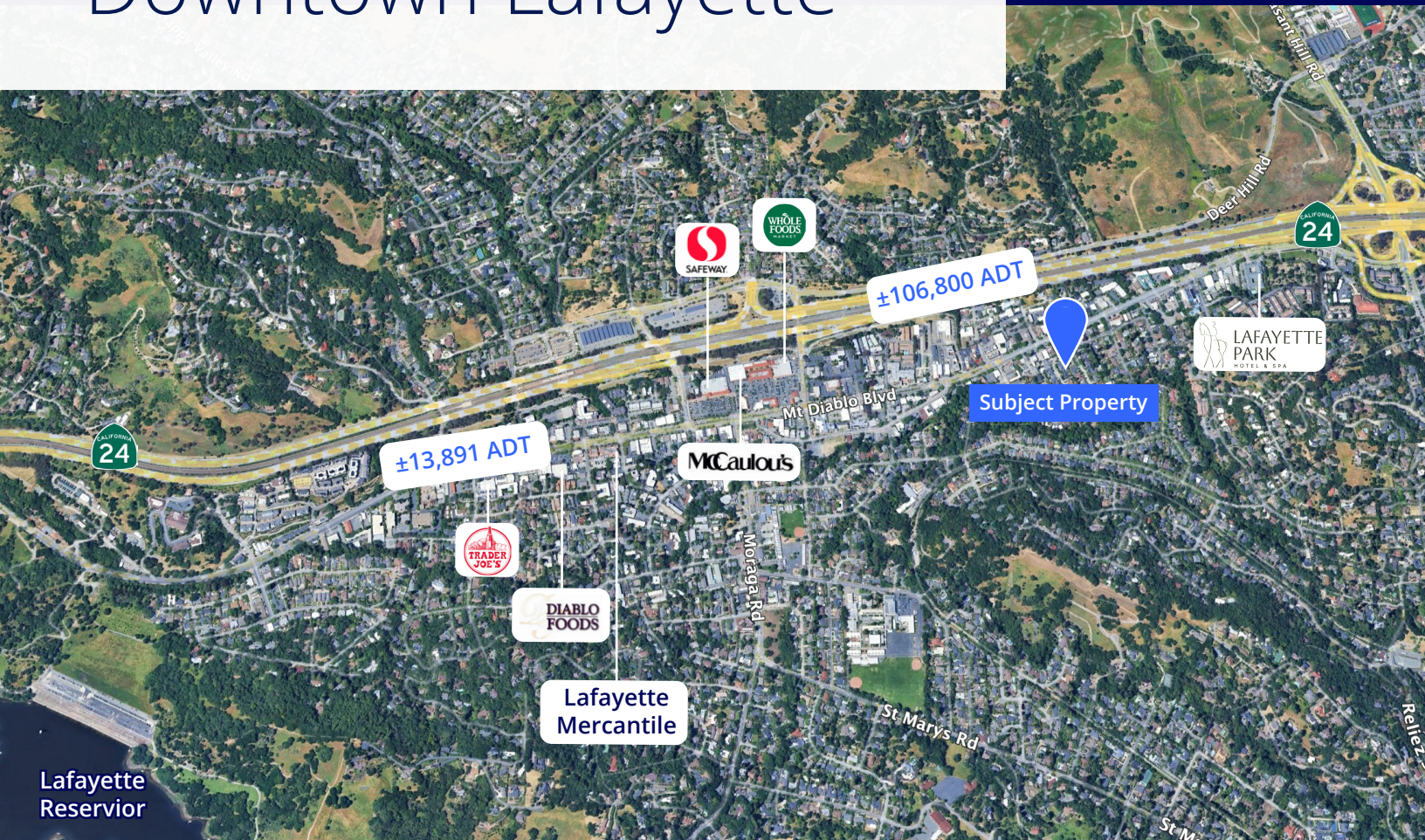


Businesses

1 mile: 851
2 miles: 1,621
3 miles: 5,224

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Downtown Lafayette



Location Highlights



Retail



Restaurants



Transportation &
Access



Travel

Mighty Pilates
Chico's
McLaughlin
Bluemercury
The Shade Store

Social Bird Kitchen & Bar
Batch & Brine
Lafayette Public House
The Breakfast Club
Postino
Vitality Bowls
Headlands Brewing

BART - Lafayette
1.2 miles
Freeways
Easy access to Hwy 24
Cities
3.1 miles to Walnut Creek
13 miles to Oakland
22 miles to San Francisco

Airports
33 miles to OAK
32 miles to SFO
46 miles to SJG