

# VACANT CORNER LOT | DEVELOPMENT OPPORTUNITY



## 1299 BOULEVARD WAY | WALNUT CREEK, CA

**NEWMARK**

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## EXECUTIVE SUMMARY

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Newmark, as the exclusive advisor, is pleased to present an opportunity to acquire a vacant corner lot located at 1299 Boulevard Way in Walnut Creek, California. The Property comprises approximately 0.31 acres and offers significant potential for development. This prime location is ideal for a small townhome development, multifamily uses, and various commercial opportunities, including grocery stores, restaurants, offices, and retail businesses, presenting a valuable investment opportunity for developers to capitalize on the area's strong demand for both housing and commercial services.

## OFFERING SUMMARY

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**Pricing:** ~~\$850,000~~ \$814,000

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**Improvements:** None

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**Site:** ±0.31 Acres

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**Occupancy:** Vacant Lot

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## OFFERING HIGHLIGHTS

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- **Prime Location:** Situated in Walnut Creek, the property benefits from excellent accessibility and visibility, with easy access to major thoroughfares and nearby amenities.
- **Development Potential:** The vacant lot spans approximately 0.31 acres, offering ample space for a variety of potential projects to meet local demand.
- **Versatile Zoning:** Located in a P-1 zoning district, the property supports a wide range of commercial and residential uses, including grocery stores, restaurants, offices, hotels, retail businesses, beauty shops, laundries, and take-out food establishments.
- **Corner Lot:** The property's corner location enhances its visibility and accessibility.



## DEMOGRAPHICS

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### 2023 HOUSEHOLDS

1 MILE: 5,941 • 3 MILE: 44,061 • 5 MILE: 82,382

### MEDIAN HOUSEHOLD INCOME

1 MILE: \$154,654 • 3 MILE: \$158,877 • 5 MILE: \$165,491

### MEDIAN HOME VALUE

1 MILE: \$1,470,000 • 3 MILE: \$968,000 • 5 MILE: \$982,000

## PROPERTY INFORMATION

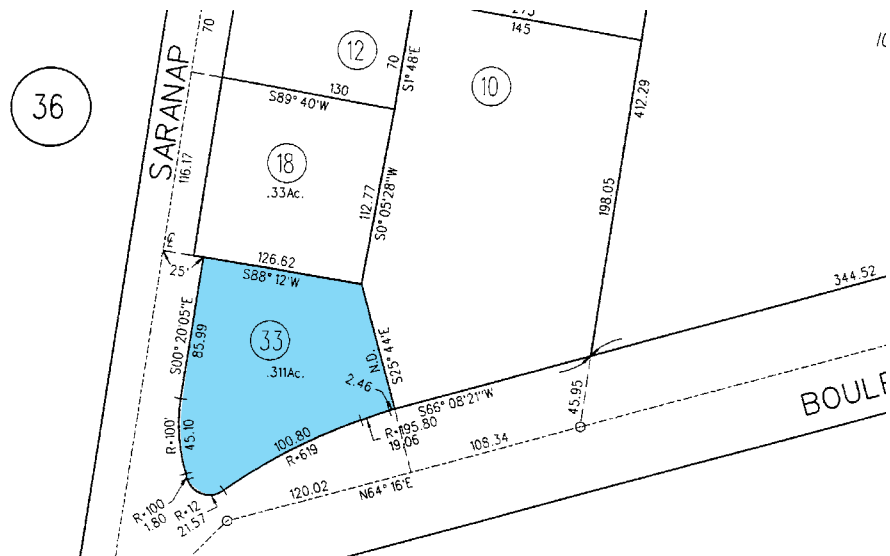
Address	APN	Improvements	Acres
1299 Boulevard Way	185-370-033-2	Vacant	±0.31

**Zoning:** P-1, Planned Unit Development

### Allowed Uses:

- Grocery stores, delicatessen shops, meat markets, neighborhood markets
- Coffee shops, wine bars, restaurants, bakery goods shops, take-out food establishments
- Barber and beauty shops
- Drugstores, laundry and cleaning agencies, variety stores, shoe repair shops
- Professional offices (including medical, dental, real estate), hotels and motels

## PARCEL MAP | ±0.31 ACRES



## SITE MAP



## Walnut Creek, California

Walnut Creek is an attractive destination for businesses and entrepreneurs with a strong economy, high quality of life, and a population of 67,000. Located 25 miles east of San Francisco, it boasts a prime location at the intersection of Interstates 680 and 24, with convenient access to the Bay Area Rapid Transit (BART) system. The city is home to a diverse roster of top employers, including Kaiser Permanente, CSAA, Safeway, Nordstrom, and John Muir Health. Walnut Creek's affluent population enjoys an abundance of shops and restaurants, outdoor recreational amenities, and employment opportunities, making it an ideal place for businesses to establish and grow.

## Saranap Village Neighborhood

The Saranap Village neighborhood is a charming and sought-after area within Walnut Creek. Located in the unincorporated part of Contra Costa County, Saranap offers a mix of residential, commercial, and recreational spaces. The neighborhood is characterized by tree-lined streets, well-maintained homes, and a serene atmosphere. Residents enjoy easy access to local amenities, including shops, cafes, and parks. The proximity to downtown Walnut Creek and major transportation routes enhances the appeal of Saranap Village, making it an ideal location for families, professionals, and businesses alike.



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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

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