

For Sale

Owner-User Office & Retail Opportunity

1885 Oak Park Boulevard, Pleasant Hill, CA
3276 McNutt Avenue, Walnut Creek, CA

Available Together or Separately

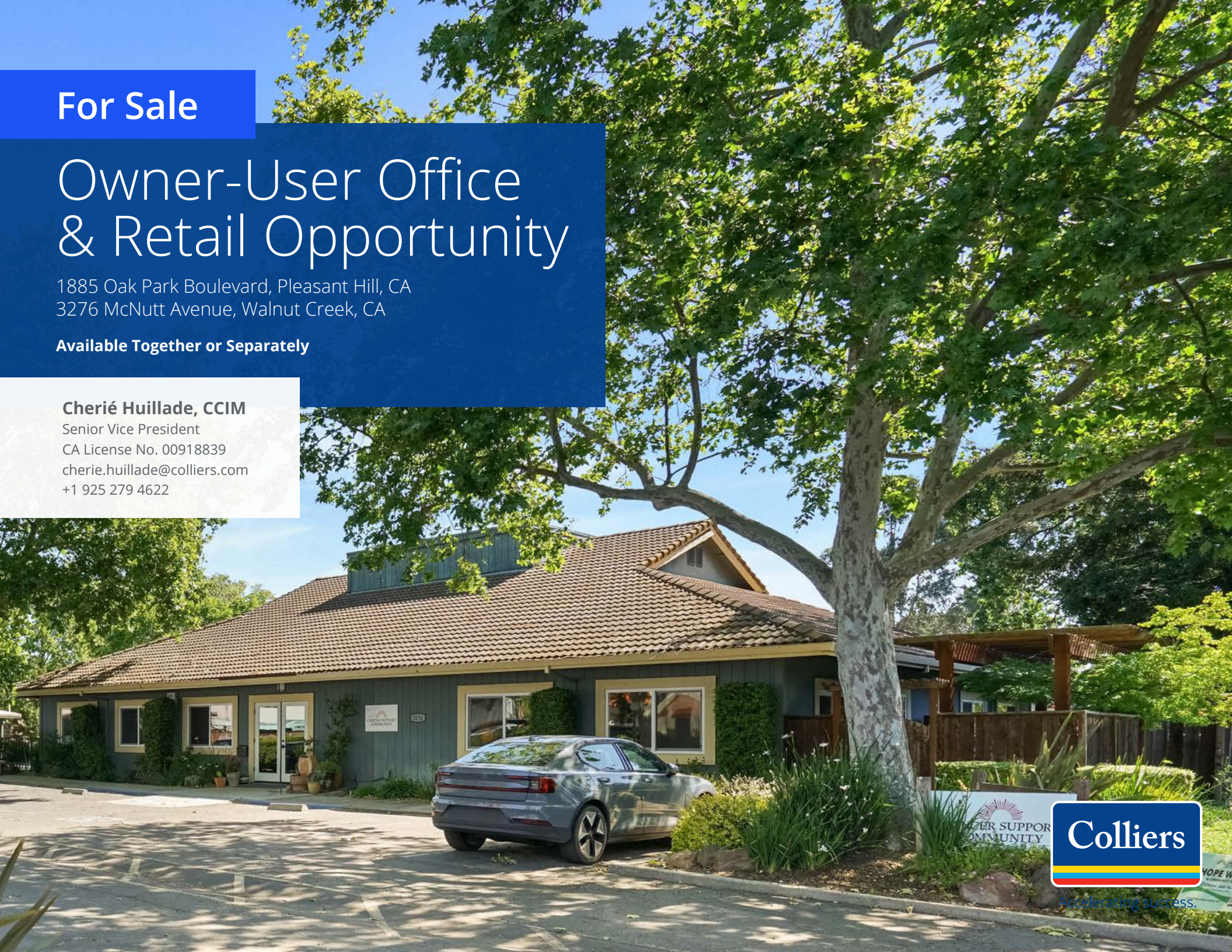
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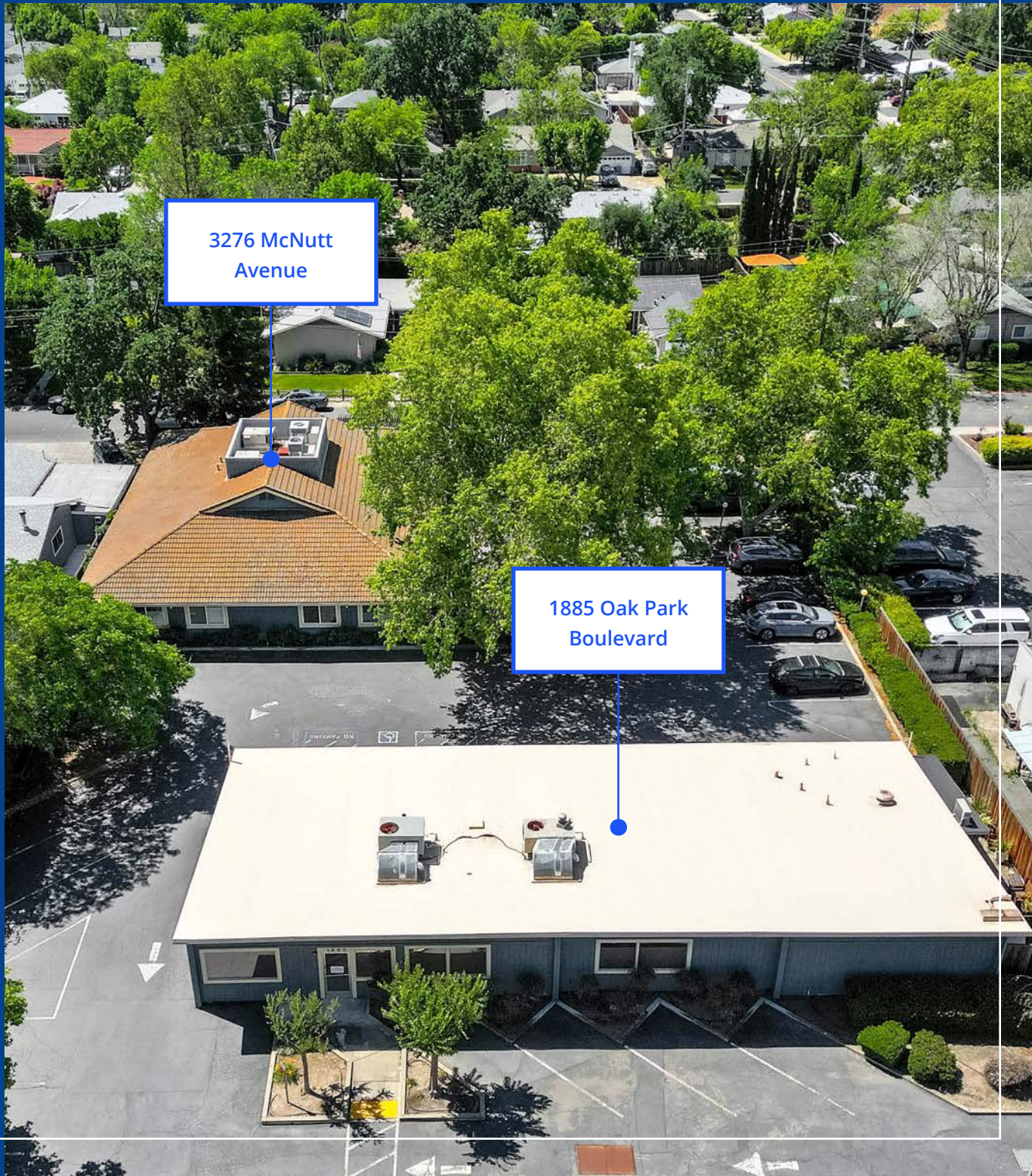
Accelerating success.

Executive Summary

Position your business at the center of Contra Costa County's most connected corridor.

The adjacent commercial properties at 1885 Oak Park Blvd. in Pleasant Hill and 3276 McNutt Ave. in Walnut Creek deliver a rare, high-visibility presence with convenient access to I-680, Hwy 24, and the Contra Costa Centre BART. This central location draws customers and talent from Downtown Pleasant Hill, Walnut Creek, Lafayette, and the greater East Bay.

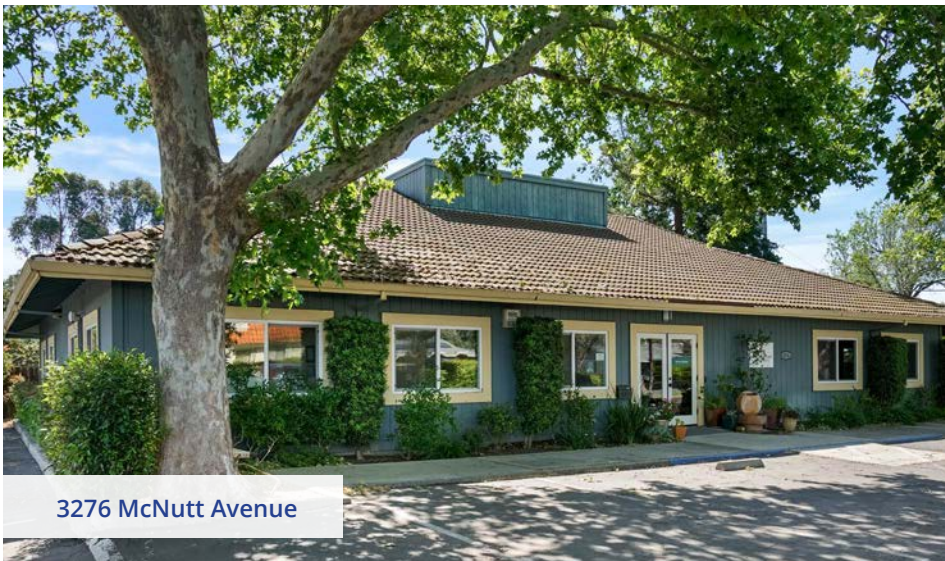
Surrounded by thriving retail, office, and residential neighborhoods, the sites benefit from strong daytime population, consistent traffic flow, and built-in demand from nearby schools and business districts. Flexible zoning expands the opportunity—supporting everything from boutique retail to professional services to modern hybrid office concepts—empowering owners and investors to align the space with market needs and long-term growth.





Property Highlights

- Pride of Ownership properties that **can be purchased together or separately**
- Accommodating office, service commercial and retail users
- Ability to accommodate business growth, income opportunities, and flexible use options
- Walking distance to restaurants, Safeway grocery, and retail professional services.
- Nestled by the Poets Corner Community
- Convenient access to Hwy 24-Lafayette and to I-680 North and South



1885 Oak Park Blvd.

Pleasant Hill, CA

Property Summary



Building Size:
±3,340 SF



APN:
170-061-024-7



Zoning:
Neighborhood Retail
(N-R)



Parking:
17 Stalls



Parcel Size
±14,000 SF



Pricing:
\$1,954,000
\$585 per SF



Site Access:
On-site parking with
cross easement access
from McNutt Ave. to
Oak Park Blvd.



Exterior Photos

1885 Oak Park Boulevard, Pleasant Hill, CA



Interior Photos

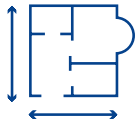
1885 Oak Park Boulevard, Pleasant Hill, CA



3276 McNutt Avenue

Walnut Creek, CA

Property Summary



Building Size:
±4,079 SF



Parcel Size
±14,000 SF



APN:
170-061-025-4



Pricing:
\$2,590,000
\$635 per SF



Zoning:
Office Commercial
(O-C)



Site Access:
On-site parking with
cross easement access
from Oak Park Blvd.
and to McNutt Ave.



Parking:
21 Stalls



Exterior Photos

3276 McNutt Avenue, Walnut Creek, CA

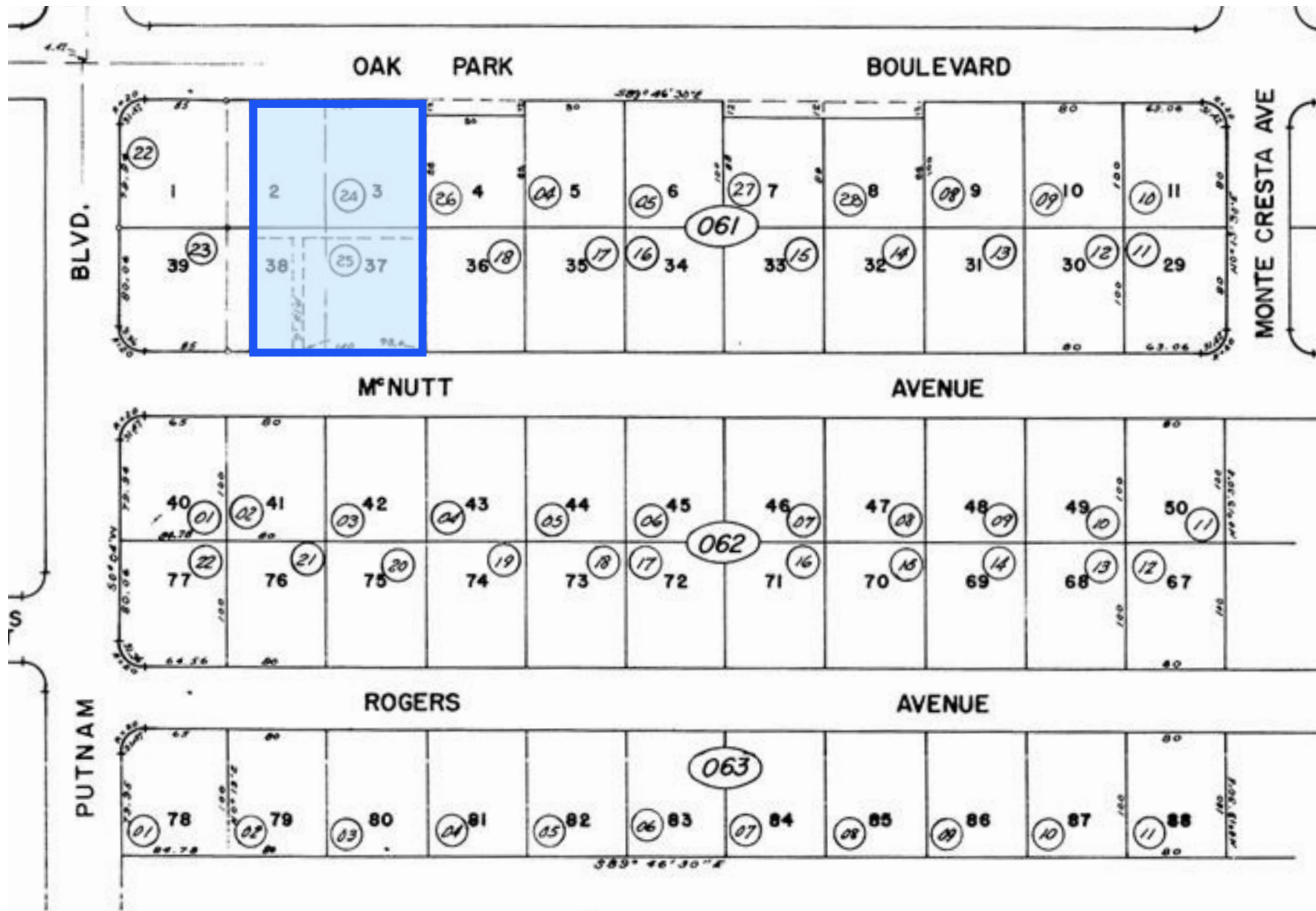


Interior Photos

3276 McNutt Avenue, Walnut Creek, CA



Parcel Map



Aerial View



1885 Oak Park
Boulevard

Oak Park Blvd

3276 McNutt
Avenue

Putnam Road

McNutt Ave

Location Overview



Population

1 mile - 20,181
3 mile - 126,940
5 mile - 260,284



Average Income

1 mile - \$168,517
3 mile - \$180,773
5 mile - \$186,103



Households

1 mile - 8,700
3 mile - 52,108
5 mile - 104,837



Businesses

1 mile - 1,175
3 mile - 8,217
5 mile - 13,603

Area Highlights

Pleasant Hill is located in central Contra Costa County, just east of Oakland in the East Bay. Known for its welcoming suburban feel, the city offers a mix of residential neighborhoods, local businesses, and community amenities.

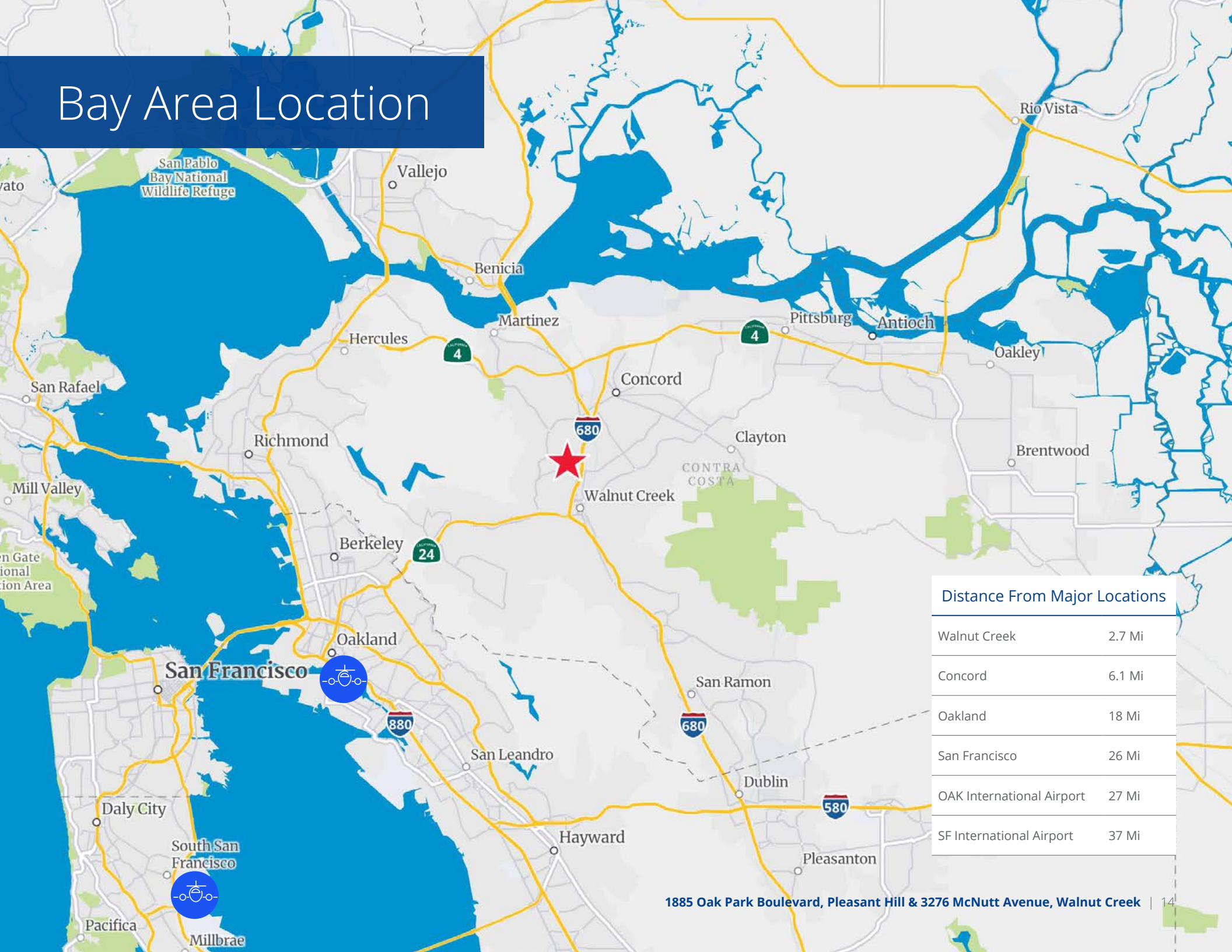
It features a lively downtown with restaurants, cafés, and shops, along with popular gathering spots like Century Plaza and Diablo Valley College, which adds a vibrant, diverse energy. With tree-lined streets, parks, and access to nearby trails, Pleasant Hill provides a strong sense of community and an enjoyable, well-balanced East Bay lifestyle.



Contra Costa Centre is a transit-oriented community in central Contra Costa County, located next to Pleasant Hill and near Walnut Creek. Centered around the Pleasant Hill/Contra Costa Centre BART station, it offers excellent commuter access throughout the Bay Area.

The area features modern apartments, office spaces, and convenient retail, creating a walkable, urban-style environment. With nearby parks, trails, and easy access to shopping and dining, Contra Costa Centre provides a connected and convenient lifestyle in the East Bay.

Bay Area Location



Distance From Major Locations	
Walnut Creek	2.7 Mi
Concord	6.1 Mi
Oakland	18 Mi
San Francisco	26 Mi
OAK International Airport	27 Mi
SF International Airport	37 Mi



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