

1500-1530 SOUTH MAIN STREET WALNUT CREEK | FOR SALE

FULLY LEASED INVESTMENT OPPORTUNITY



Ron Willet
Senior Associate
925.296.3336

ron.willet@tricommercial.com
LIC: #01834997

John Sechser
Managing Director
East Bay Retail
925-296-3368

john.sechser@tricommercial.com
LIC: #00829597

1500-1530 S MAIN ST

FULLY LEASED INVESTMENT OPPORTUNITY DOWNTOWN WALNUT CREEK, CA

- Two buildings with on-site parking lot
- Property backs to San Ramon Creek with quiet park-like setting
- Located at the strong signalized corner of South Main Street and Lilac Drive, entrance to Las Lomas High School
- Across the street from Kaiser Permanente and the iconic Emil Villa's Hick'ry Pit
- Flexible zoning
- Well-balanced daytime and nighttime/ weekend population between surrounding commercial and residential development
- Southern entrance of Walnut Creek with easy access to I-680 and CA-24
- More than 18,000 cars per day passing by the site on South Main Street



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- Off street dedicated parking lot, plus convenient metered street parking
- C-R (Central Retail) Zoning
- Fully leased to four tenants, all on NNN leases

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Current:

North Building (+/-3,300 sf) *	
Ralph Gracie Jiu Jitsu	\$4,400
Pancoast Pizza	\$6,303
South Building (+/-2,931 sf) *	
Riki Dalal Bridal	\$4,813
Euro Spa on Main	\$2,563
Monthly NNN Rent:	\$18,079
Annual NNN Rent:	\$216,948
Less: 5% reserve/vacancy factor	\$(10,847)
Net Annual Revenue**	\$206,101



*All square footages are approximate. Buyer to verify.

**** ANTICIPATED OFFERING PRICE: \$3,400,000 AT A 6.0% CAP**

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Expenses	Current
Estimated Property Tax:	\$(16,754.00)
Estimated Property Insurance:	\$(2,366.00)
Landscaping Maintenance	\$(480.00)
Property Management	\$(11,436.00)
Repair & Maintenance	\$(57,310.00)
Utilities	\$(7,189.00)

**Current expenses are 2024 actual*



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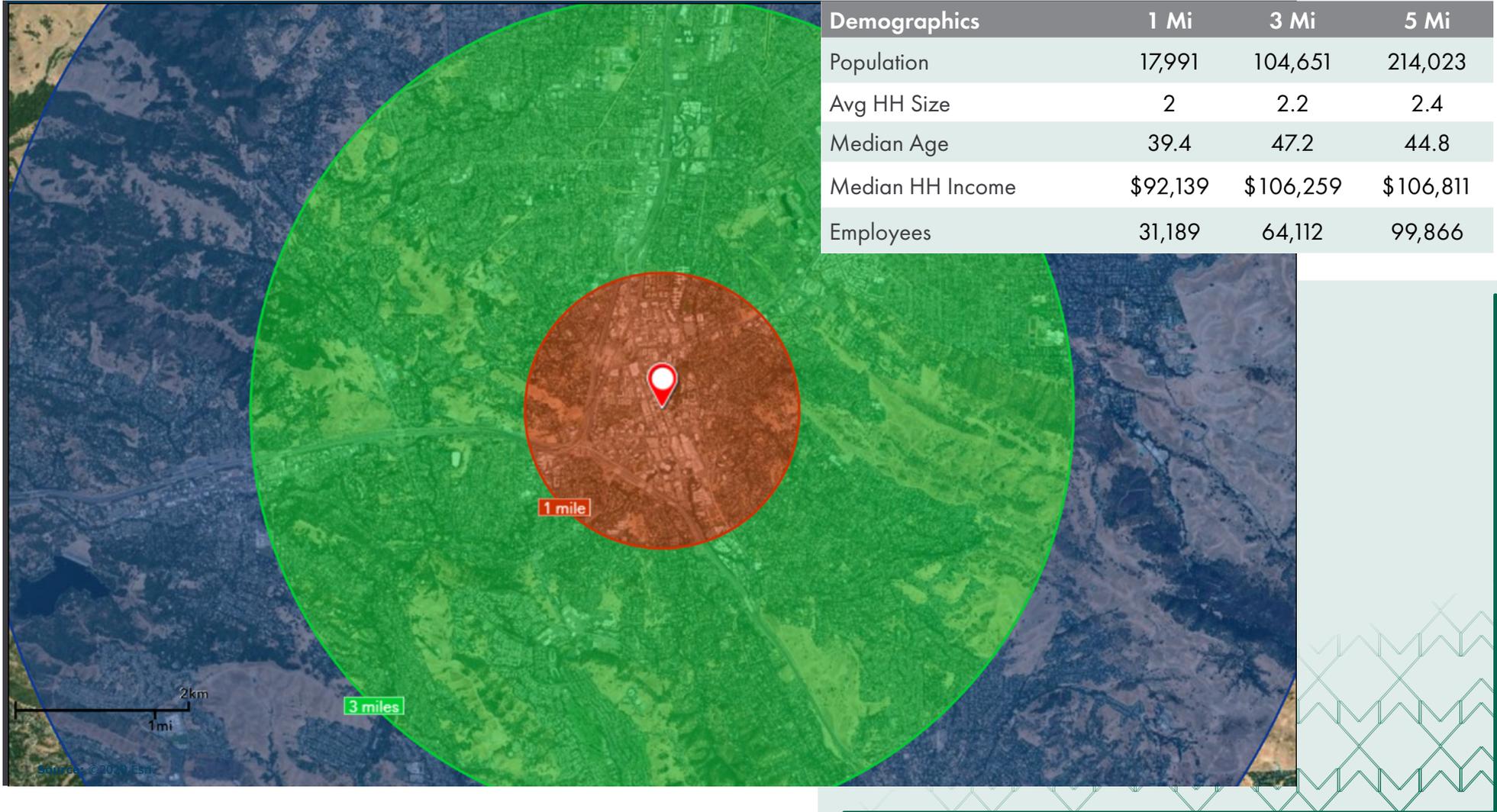
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