

# INFILL MULTI-BUILDING SMALL UNIT OFFICE PROJECT/MULTI-FAMILY DEVELOPMENT OPPORTUNITY



**934-936** Dewing Avenue  
Lafayette, CA

**NEWMARK**

OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire Heritage Square (“Property or “Project”) in Lafayette, California - one of the San Francisco Bay Area’s premiere boutique communities. Located at 936 Dewing Avenue, the Project consists of three wood-framed office buildings divided into four commercial condominiums and situated on 5 parcels totaling 0.67 acres of land.

Heritage Square benefits from an outstanding location in downtown Lafayette within easy walking distance to BART and a variety of retail and service amenities. The Property’s zoning designation is Multi-Family Residential - District A, calling for a potential density of up to 35 units per acre. The Property is currently 99 percent leased to 14 tenants with just one small vacancy. The majority of the tenants are on month-to-month or short-term leases providing maximum flexibility for an owner/user to occupy. With strong occupancy diversified amongst many tenants, Heritage Square offers stable cash flow with future upside potential through redevelopment.

# OFFERING HIGHLIGHTS

- » Outstanding Downtown Lafayette location within easy walking distance to BART (and amenities)
- » Condominium map in place (4 separate condos) offering the option to sell off portions of the Property
- » Multi-family residential zoning offers future redevelopment potential
- » Stable income from existing tenants
- » Diminishing office supply as many Lafayette office property are being redeveloped to residential
- » Affluent community with average household incomes exceeding \$220,000 in a 3-mile radius



# OFFERING SUMMARY

<b>Price:</b>	\$5,000,000
<b>Size:</b>	±8,780 square feet (2010 BOMA)
<b>Occupancy:</b>	99% (14 tenants)
<b>Cap Rate:</b>	5.70%
<b>Net Operating Income:</b>	\$284,966
<b>Acres:</b>	±0.67 (Buyer to verify)

# PROPERTY INFORMATION

<b>Property Information:</b>	936 Dewing Avenue (934 Dewing Avenue per County Records)
<b>APNS:</b>	243-310-001-9, 243-310-002-7, 243-310-003-5, 243-310-004-3, 243-310-005-0
<b>Buildings:</b>	3
<b>Condominiums:</b>	4
<b>Building Area:</b>	±8,780 square feet (2010 BOMA)
<b>Land Area:</b>	5 parcels totaling ±0.67 acres
<b>Parking:</b>	30 stalls (±3.25/1,000 square feet)
<b>Zoning:</b>	MRA- Multi-Family Residential - District A <a href="http://www.lovelafayette.org/home/showpublished-document/1335/635561390008430000">www.lovelafayette.org/home/showpublished-document/1335/635561390008430000</a>

Note 1: Estimated square footage based on BOMA 2010 office standard measurement plus addition of ±350 square feet of storage area which was previously unenclosed parking.



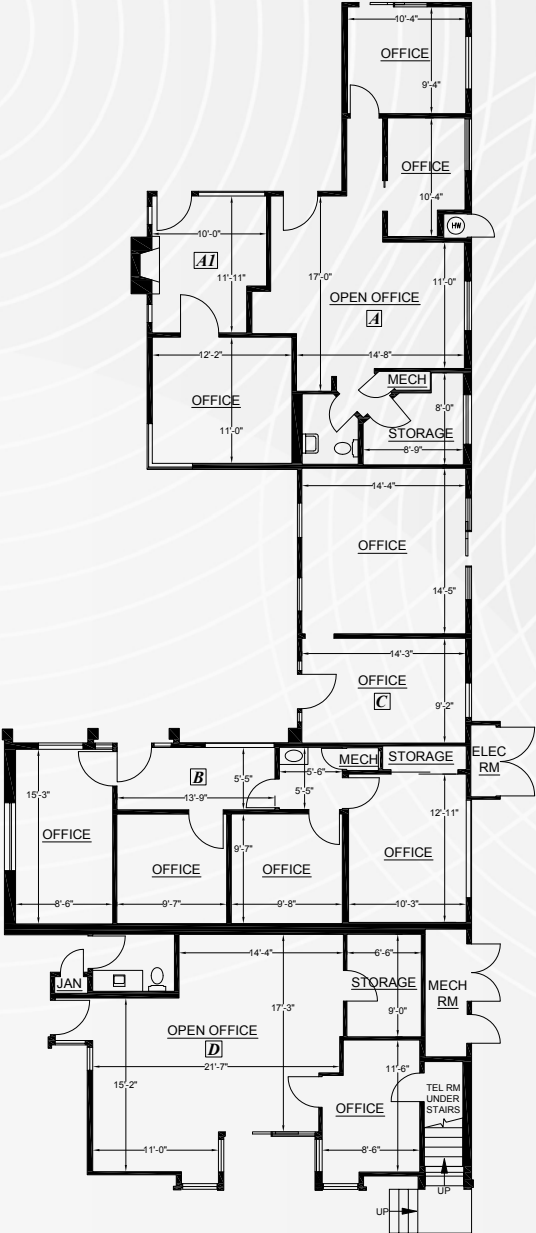
# MARKET AERIAL



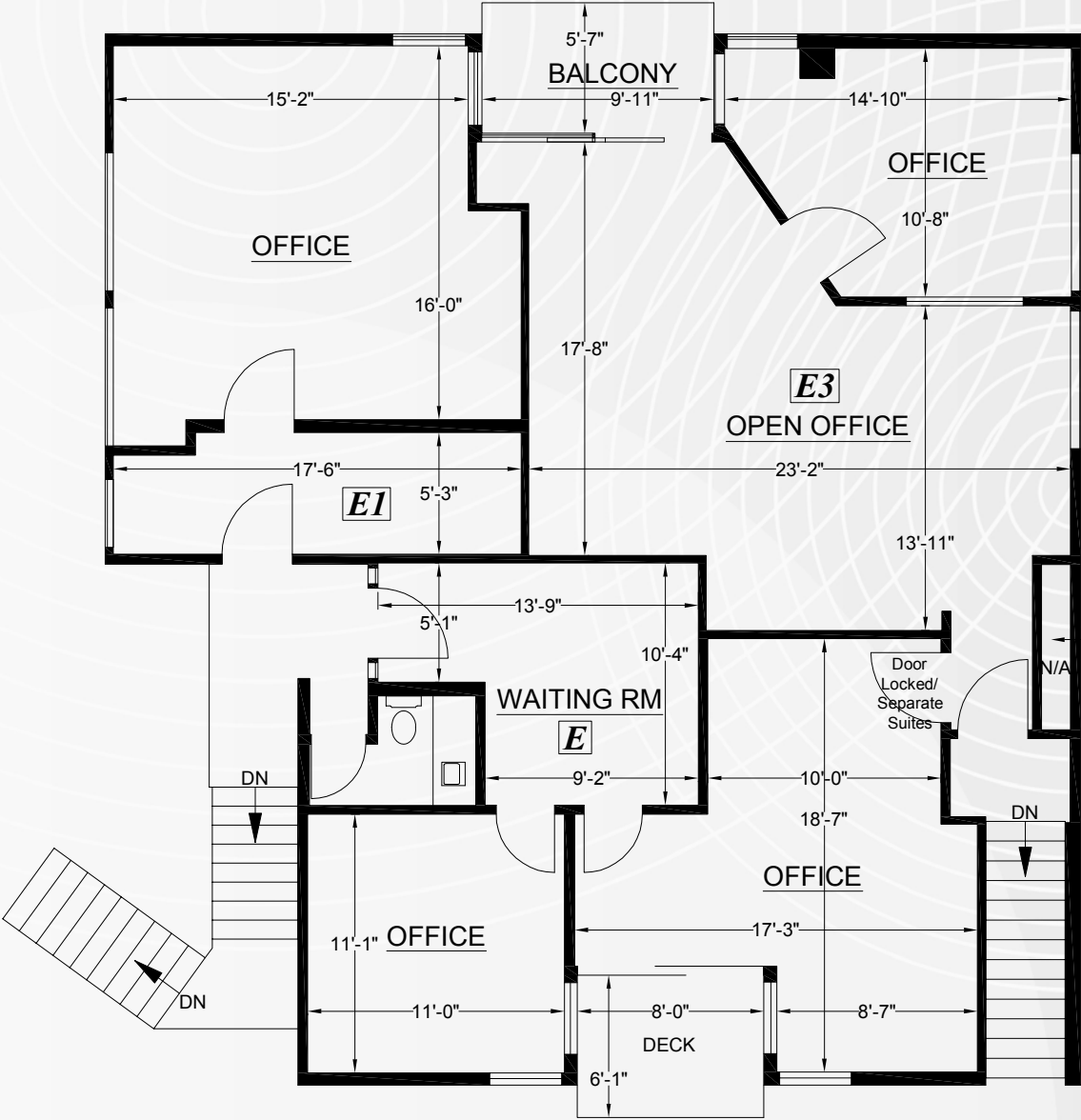
# LOCATION



# FLOOR PLAN - BUILDING 1



# FLOOR PLAN - BUILDING 1 - SECOND FLOOR



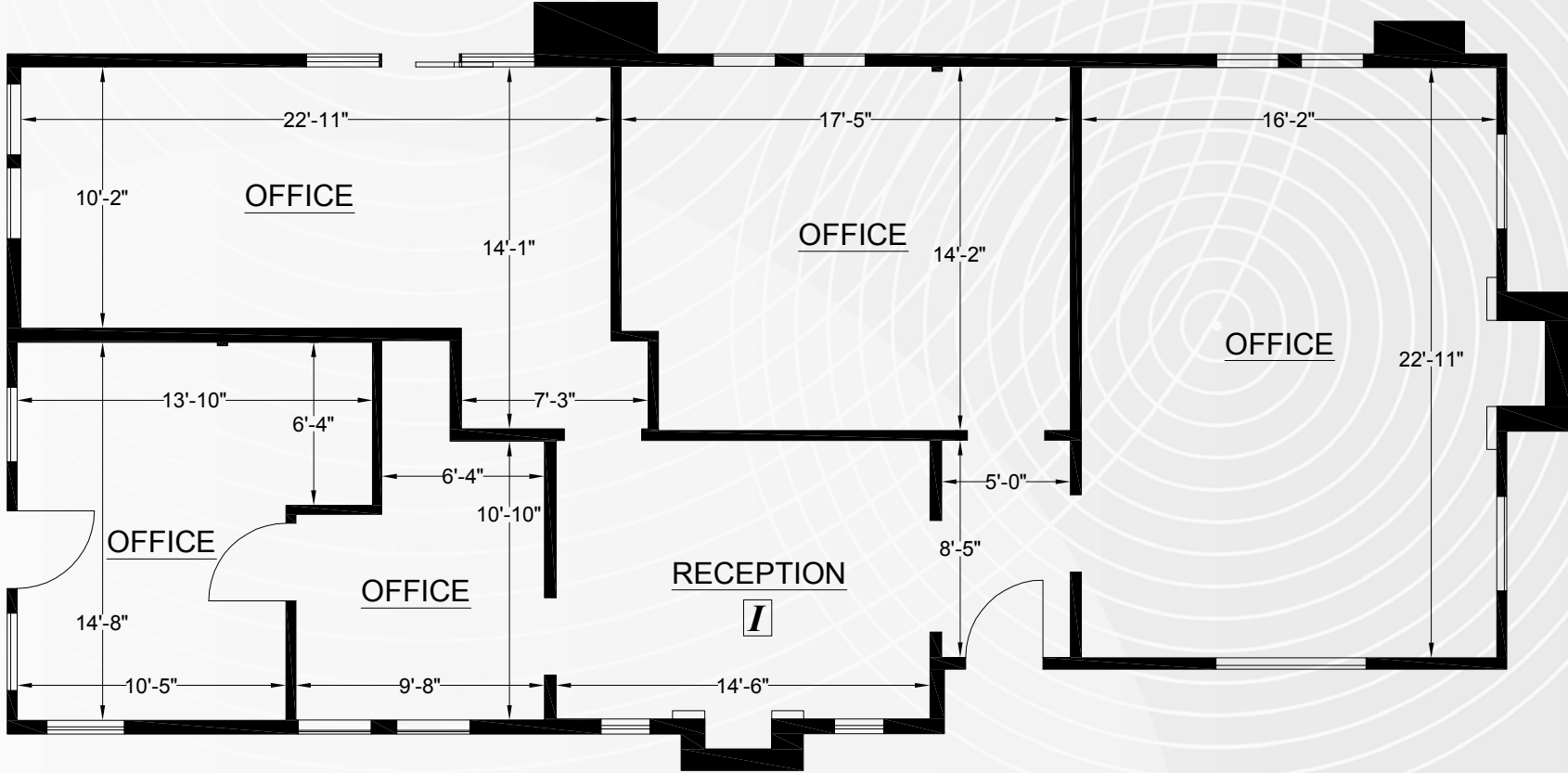
# FLOOR PLAN - BUILDING 2



# FLOOR PLAN - BUILDING 2 - SECOND FLOOR



# FLOOR PLAN - BUILDING 3



0' 1' 0'

# PROPERTY GALLERY



# PROPERTY GALLERY



# ABOUT LAFAYETTE

As an upscale, picturesque city nestled in the rolling green hills of Contra Costa County with roughly 25,000 residents, Lafayette has much to offer, from high-quality luxury housing, to boutique shopping and scenic outdoor opportunities. Lafayette provides ready access to San Francisco, the Silicon Valley, the growing North Bay and Sacramento, as well as some of the world’s leading universities. Lafayette is a prestigious suburban hub, with a vibrant downtown dining scene, top-tier public schools, and a vast array of open space and trail possibilities.

Major highways and public transit enable business leaders to quickly travel anywhere while providing employees with multiple choices for getting to work. In addition to a convenient location directly adjacent to Highway 24 and just minutes from Interstate 680, Lafayette boasts its own centrally located Bay Area Rapid Transit (BART) station.

One of Lafayette’s greatest advantages is its highly coveted, peaceful lifestyle that commands some of the premium real estate values in the East Bay. Housing in Lafayette is highly desirable, and downtown San Francisco is just a direct, 30-minute ride away via BART.

Lafayette has an exceptionally educated workforce, with an impressive 79 percent holding a bachelor’s degree or higher. Overall, Lafayette’s highly skilled local workforce matches premium executive and professional levels, supported by some of the best-performing public school districts in California. The leading employers and economic drivers in and around Lafayette include the Lafayette School District, Oakwood Athletic Club, McCaulou’s, John Muir Health, and Kaiser Permanente.



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	9,478	51,979	153,204
<b>DAYTIME POPULATION</b>	12,912	49,509	170,587
<b>AVG HH INCOME</b>	\$193,911	\$187,586	\$179,109

## DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (June 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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Lafayette, CA

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