

# 3687

MOUNT DIABLO BLVD  
LAFAYETTE

FOR SALE  
±25,789 SF

3687

RARE OWNER | USER SALE OPPORTUNITY  
IN DOWNTOWN LAFAYETTE

CBRE

# HIGHLY DESIRABLE LAFAYETTE LOCATION



First 20,000 SF+ Owner/User Opportunity  
in Lafayette in Over a Decade.



One Tenant on the First Floor  
Providing Income to Ownership



Close Proximity to Retail  
Amenities and BART



±25,789 SF



Highly Desirable/Low Vacancy Submarket  
Surrounded by Executive Housing



Located in the Lafayette  
Downtown Core



Ample Covered and Surface  
Level Parking



High Identity Location Along  
Mt Diablo Blvd.



Efficient Rectangular  
Floor Plates



# TEST FIT PLANS



2ND FLOOR



3RD FLOOR

# DESIGN EXAMPLES

## OPEN OFFICE



## BREAK OUT / FLEX WORK



# DESIGN EXAMPLES

## COMMONS / HYDRATION STATION



## BREAK OUT / LOUNGE



# AMENITIES MAP



Via Roble

24

24

Mt Diablo Blvd

Village Center

LAFAYETTE  
RESERVOIR

★  
**3687**  
MOUNT DIABLO BLVD  
LAFAYETTE

BART  
ba

Mechanics Bank

WELLS  
FARGO

Walgreens  
Rancho Cantina

pet food  
express  
BATCH & BRINE

PIZZA  
ANTICA

AT&T  
BevMo!

BANK OF THE WEST  
BNP PARIBAS

CVS

DIABLO  
FOODS

OYAMA SUSHI  
BISTRO BURGER & GRILL

ROUND TABLE  
PIZZA ROYALTY

USPS.COM  
TRADER JOE'S  
KABAB BURGER  
MEDITERRANEAN GRILL

Spina Cares



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LAFAYETTE

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