



OWNER-USER RETAIL PROPERTY WITH TENANT INCOME

1326 BOULEVARD WAY

WALNUT CREEK, CA

NEWMARK

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EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present an opportunity to acquire a retail property located at 1326 Boulevard Way in Walnut Creek, California. The property comprises approximately 5,924 square feet and is currently leased to VIP Golf Cart Service & Sales on a month to month basis. This offering provides an income stream with below-market rent, creating flexibility and an excellent opportunity for an owner/user while also appealing to investors interested in repositioning the property.

OFFERING SUMMARY

Pricing: ~~\$2,300,000~~
~~\$2,100,000~~
~~\$1,900,000~~
~~\$1,800,000~~

\$1,750,000

Improvements: 5,924 SF

Site: ±0.61 Acres

OFFERING HIGHLIGHTS

- **Prime Location:** Situated in Walnut Creek, the property offers excellent accessibility and visibility with easy access to major thoroughfares and nearby amenities.
- **Leased to Month-to-Month Tenant:** The property is leased to VIP Golf Cart Service & Sales, occupying approximately 4,400 SF. The under-market rent presents a significant potential for rent growth.
- **Prime Market Position:** This property benefits from high visibility and demand in the Walnut Creek retail sector; month-to-month lease offers opportunities for substantial rent growth.



DEMOGRAPHICS

2024 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

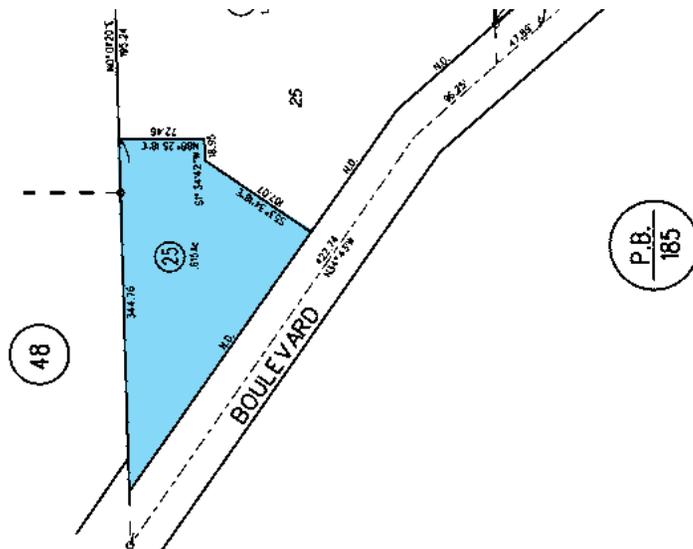
Address	Improvements
1326 Boulevard Way	±5,924 SF

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
- Outdoor seating, temporary events, exclusive parking facilities, signs

PARCEL MAP | ±0.61 ACRES



AERIAL



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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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