



FOR SALE

OFFICE/MEDICAL BUILDINGS

**309 & 311
LENNON LANE,
WALNUT CREEK**

**OWNER-USER OR
INVESTMENT
OPPORTUNITY**



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OFFICE/MEDICAL BUILDINGS

309 & 311 LENNON LANE, WALNUT CREEK, CA

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Lee & Associates - East Bay, Inc., its affiliates, or by the Seller. The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of Lee & Associates - East Bay, Inc. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable independently or through agents of the buyer's choosing. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them

FOR SALE INFORMATION CONTACT

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EXECUTIVE SUMMARY

Lee & Associates East Bay, Inc, as exclusive broker, is pleased to offer the opportunity to acquire 309 & 311 Lennon Lane in Walnut Creek. The two buildings combined total ±14,878 square feet.

The buildings are part of the professionally managed Walnut Woods Professional Park.

An owner/user would be able to occupy upwards of 54% of the property, qualifying for historically low owner/user SBA financing, with as low as 10% down payment.

The new owner would also benefit from the property's current income stream from the five tenants.

PROPERTY SUMMARY

ADDRESS:	309 & 311 Lennon Lane, Walnut Creek
OFFERING PRICE:	\$4,200,000.00
NEAREST INTERSECTION:	Lennon Lane & Ygnacio Valley Blvd.
METRO MARKET:	San Francisco, East Bay, California
BUILDING SIZE:	14,878±SF
CURRENT NOI:	\$253,769.00
CURRENT CAP RATE:	6.04%
YEAR BUILT:	1982
NUMBER OF BUILDINGS:	Two (2)
NUMBER OF STORIES:	Two (2)
LAND AREA:	8,794±SF
PARKING RATIO:	4.6/1,000
PROPERTY ZONING:	Office & Medical
CURRENT TENANCY:	Multi-Tenant Dental (7)
OCCUPANCY:	100% (approx. 50% by January 2021)



PROFIT & LOSS STATEMENT

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Gross Rental Income \$ 356,036.76

CAM Reimbursements \$ 34,983.11

Landlord Expenses	Monthly	Annual
Taxes	\$	49,518.00
Water	\$	2,693.00
PG&E	\$	38,468.26
Insurance	\$	4,307.00
HOA Dues	\$	31,056.44
Janitorial	\$	11,208.00
Expense Total	\$	137,250.70

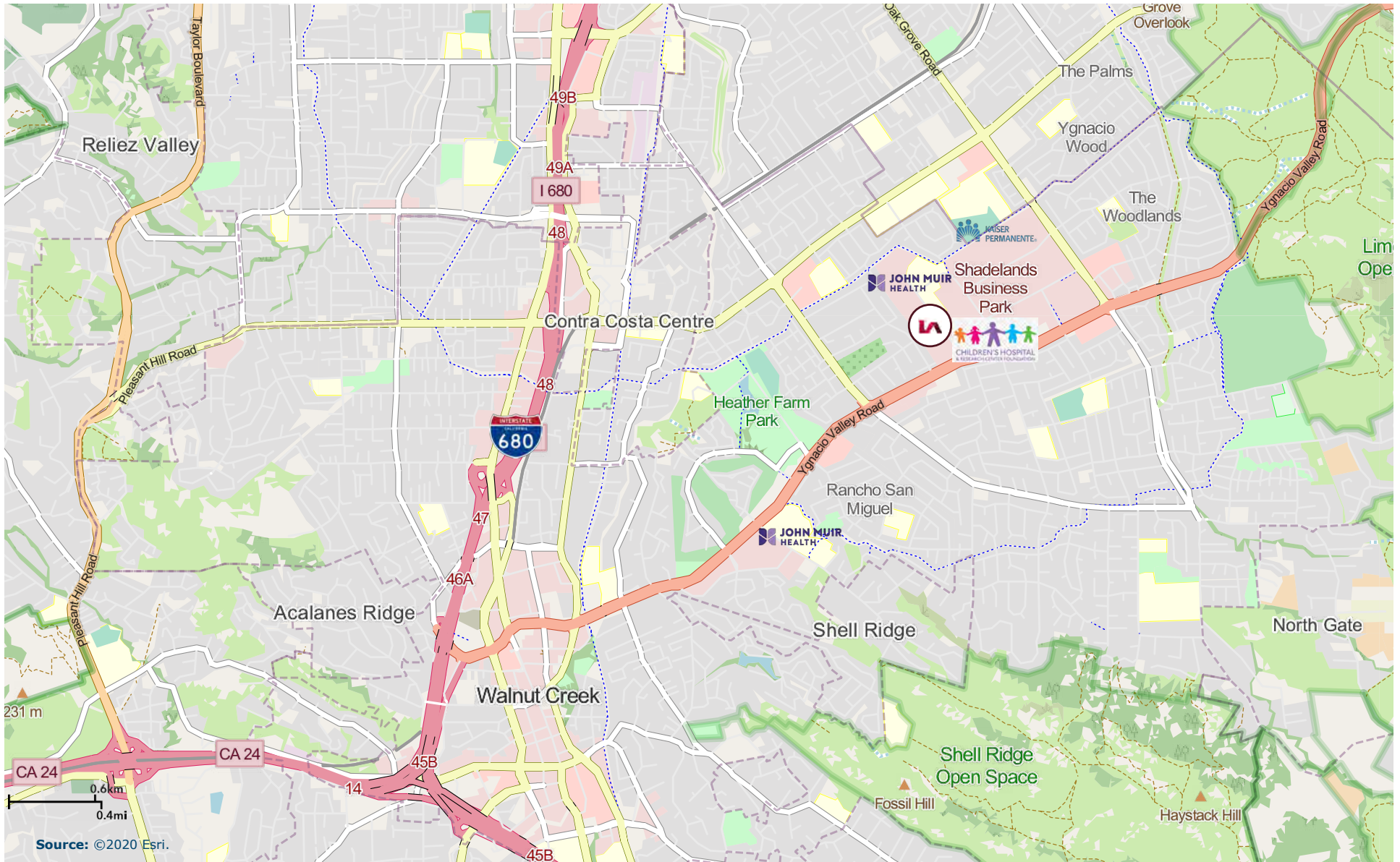
Net Income \$ 253,769.17

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information.

LOCATION MAP

OFFICE/MEDICAL BUILDINGS

309 & 311 LENNON LANE, WALNUT CREEK, CA



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BIRD'S EYE VIEW

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ZONING MAP

OFFICE/MEDICAL BUILDINGS

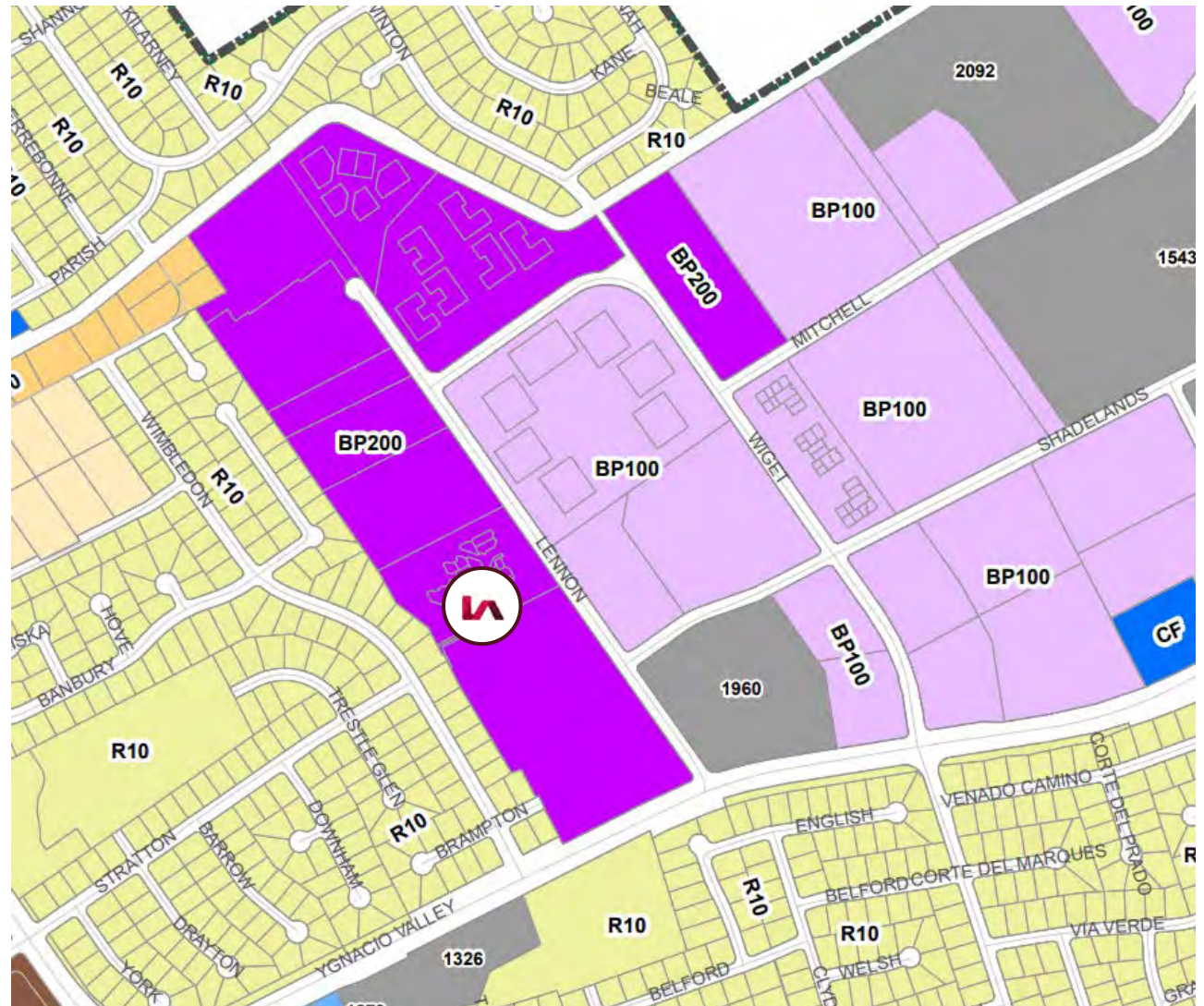
309 & 311 LENNON LANE, WALNUT CREEK, CA



CLICK FOR ZONING INFORMATION

<https://www.codepublishing.com/CA/WalnutCreek/html/WalnutCreek10/WalnutCreek1002B-12.html#12>

The primary purpose of the Business Park Zone is to facilitate a vibrant and flexible administrative, medical, research and office center within the Shadelands Business Park. The intent is to create, maintain, and support an environment for higher quality, progressive, innovative and employment-generating businesses including administrative, professional office, limited industry, medical, research, and similar uses. It is also the intent to provide a mixture of lot sizes to accommodate small businesses as well as larger campus-style uses, and to provide amenities, personal service, and convenient restaurant uses for people who work in the business park.





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