

OFFERING MEMORANDUM



LAFAYETTE DEVELOPMENT OPPORTUNITY ENTITLEMENTS IN PROCESS

3721 MT. DIABLO BLVD.
LAFAYETTE, CALIFORNIA

CHRIS M. BAKER

Senior Director

+1 925 627 2888

chris.baker@cushwake.com

CA LIC # 01334466



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CONTENTS



CHRIS M. BAKER

Senior Director

+1 925 627 2888

chris.baker@cushwake.com

CA LIC # 01334466

1333 N. California Blvd, Suite 500
Walnut Creek, California 94596

P: +1 925 935 0770

F: +1 925 935 3409

cushmanwakefield.com

4 SECTION 1
Project Overview

5 SECTION 2
Property Renderings
7 Site Sections

9 SECTION 3
Parking Information
10 Floor Plans
12 Roof Plan

13 SECTION 4
Neighborhood Zoning Information
14 Lafayette Aerial

15 SECTION 5
Setbacks

16 SECTION 6
Retail Amenities Map
17 Lafayette Overview

18 SECTION 7
Demographics & Traffic Counts

PROPERTY

ADDRESS	3721 Mt. Diablo Blvd. Lafayette, Ca. 94549	APN	241-050-015-7
COUNTY	Contra Costa	SALE PRICE	\$3,600,000

PROPERTY ATTRIBUTES

PROPERTY TYPE	Twelve (12) unit luxury residential condominium project	GROSS BLDG SQ. FT.	±37,927 SF
		LAND AREA	±0.30 Acres

PROJECT NARRATIVE

West End is located at 3721 Mt. Diablo Boulevard in Lafayette’s West End District. West End has been designed to provide the residents of this future development with cutting-edge technology in a residential environment. Features include underground parking, high speed communication, state of the art security systems and the very latest in energy saving construction techniques. These incorporate California Green Building Code requirements and the latest technology available for storm water management and water conservation techniques, both inside the residences and throughout the exterior landscaping.

This development is designed to serve current residents and the surrounding area with a housing solution that will enable them to remain in the community that they have become, and will continue to be, an active part of over the years.

At only twelve residential units, residents will have a sense of neighborhood, rather than living in a large complex, like so many of the current projects being built in the area. Being at the west end of town, residents will be removed from the everyday hustle of downtown, but close enough to ride their bikes or take a stroll to the many amenities Lafayette has to offer, both East towards downtown and West to the Lafayette Reservoir. West End is a start in revitalizing the mostly undeveloped west end of town, and will add additional pedestrian traffic to the beginnings of the retail across the street.

All the parking is hidden from view by a unique automated parking system that transfers all the cars from an above ground car lobby down to an underground garage. City requirements for this project require 18 parking spaces. The parking system will accommodate 22 parking spaces, all of which are handicapped accessible. Eleven of

them are van accessible. All are not visible from Mt. Diablo Boulevard.

The project’s unit layouts are an “open plan” design, making the most of the available footprint, enhancing the openness, and adding to the contemporary elegance required by future residents. Extensive windows capture the light and beautiful views of the surrounding area, and large decks and patios bring the outdoors inside. The elevator will be programed to open only on the designated floor, adding to the security of the residents.

While the building is very contemporary in design, it does not look like a commercial building. To accomplish this, the building utilizes a more residential material and color palette. Tan shingle areas broken up with understated green stucco panels, and large windows broken up with mullions on the front elevation, create a harmonious transition from the commercial building to the East and the more traditional residential-looking building to the West.

The facade facing Mt. Diablo Boulevard steps back both in plan and elevation to break up the mass of the building. The building also is articulated on both the East and West elevations with positive and negative spaces to add interest and reduce the perceived massing on these elevations.

PROPERTY RENDERINGS



STREET VIEW



EAST ELEVATION

PROPERTY RENDERINGS



WEST ELEVATION

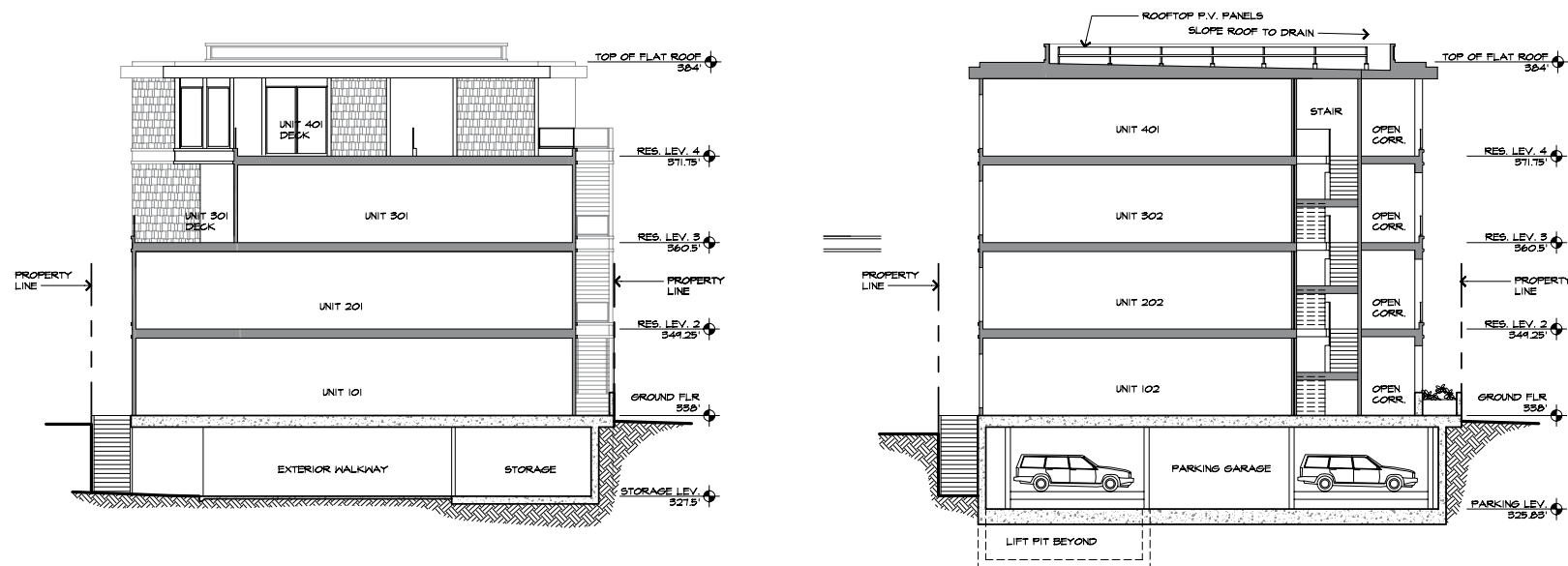
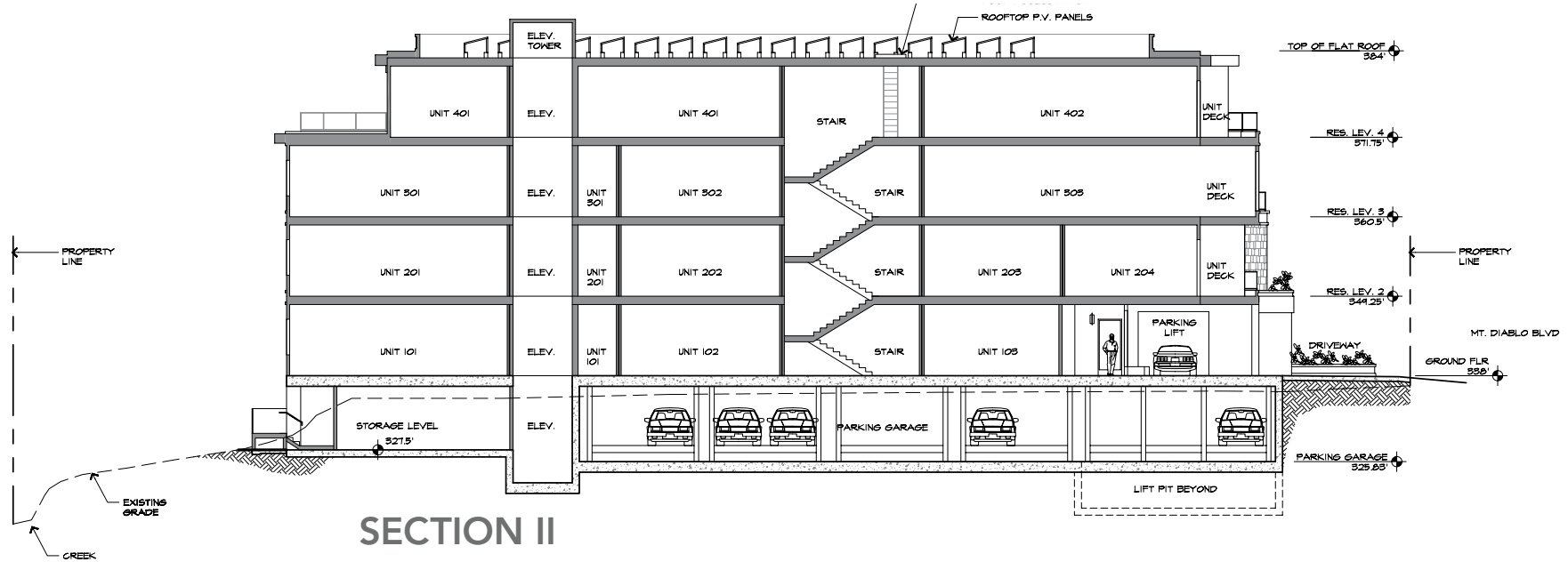


SOUTH ELEVATION

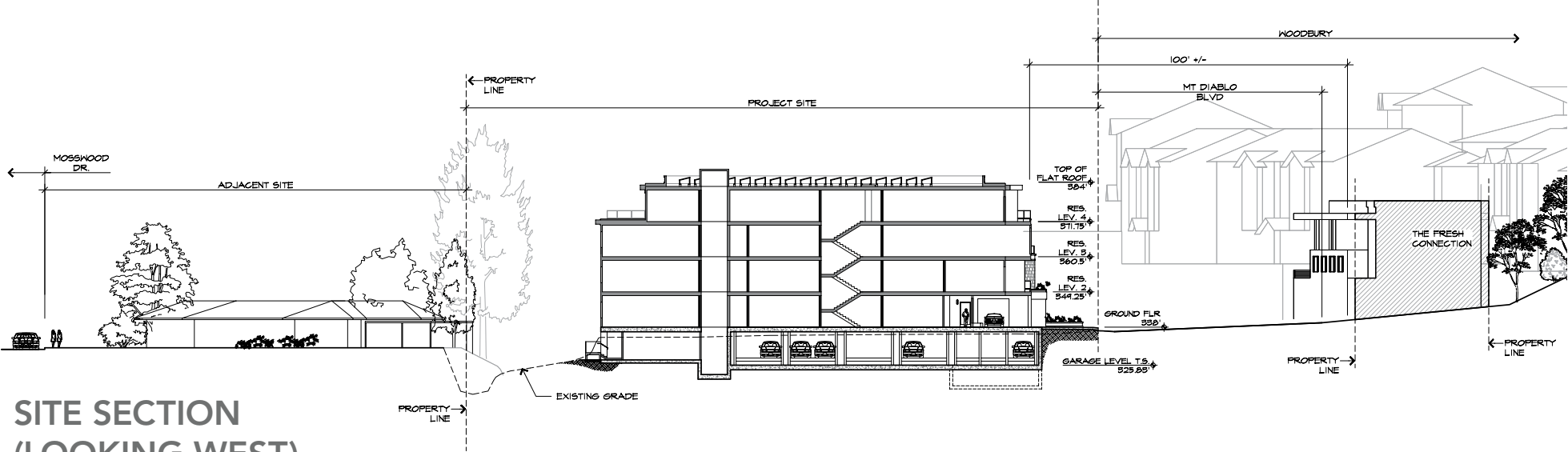


NORTH ELEVATION

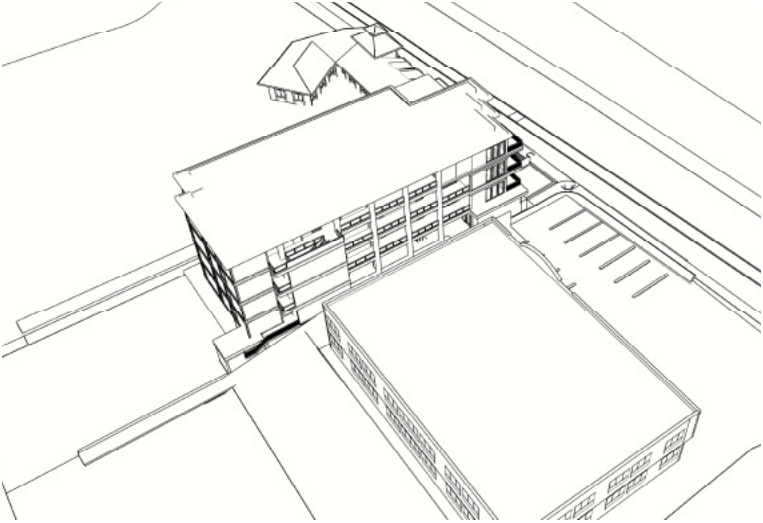
SITE SECTIONS



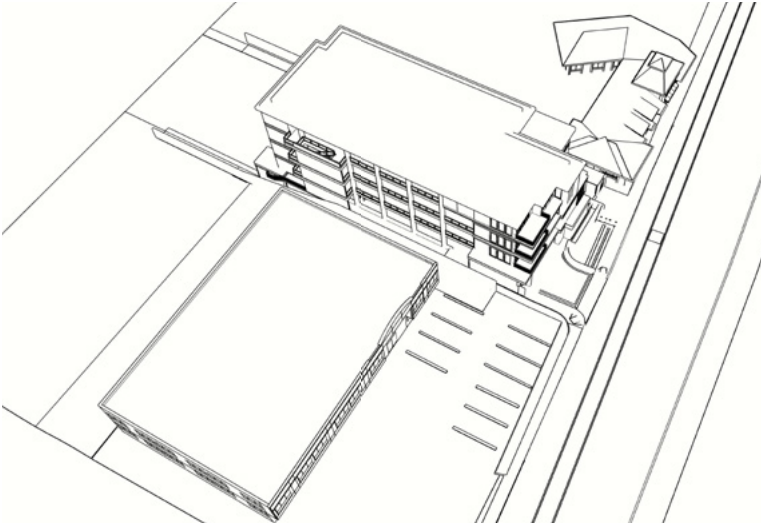
SITE SECTIONS



SITE SECTION
(LOOKING WEST)

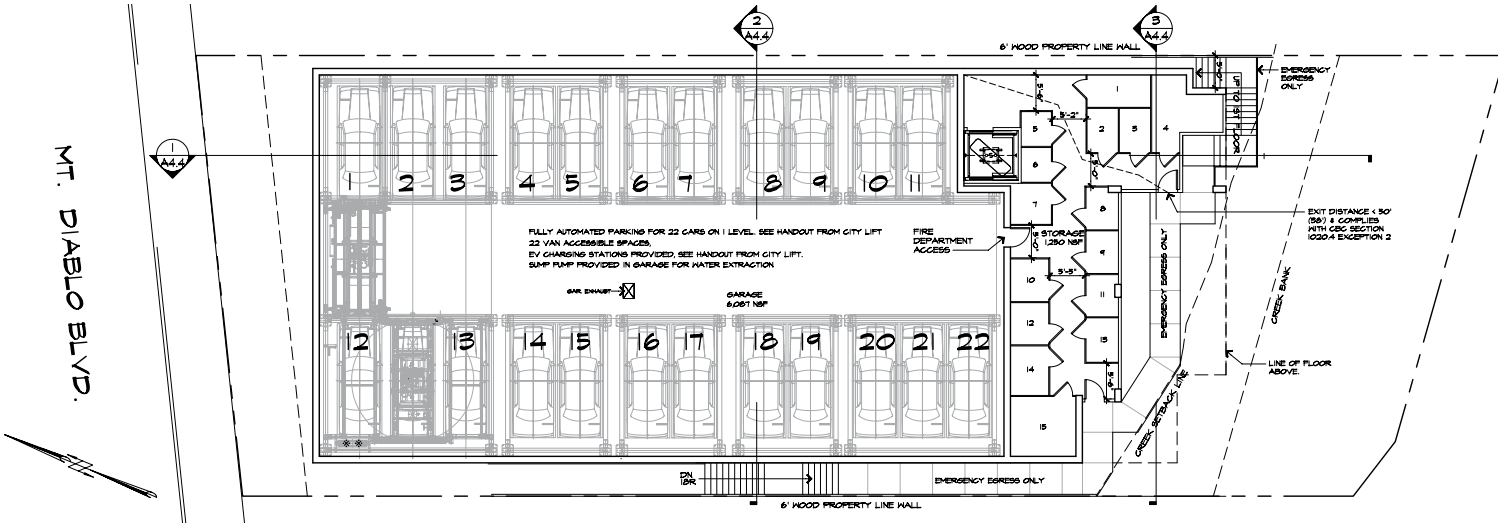


ISOMETRIC VIEW
(SOUTHEAST)



ISOMETRIC VIEW
(NORTHEAST)

PARKING INFORMATION



GROUND FLOOR

PARKING REQUIREMENTS

TOTAL GROSS SQUARE FOOTAGES

Garage:	6,386 SF
Storage:	1,385 SF
<hr/> Total:	<hr/> 7,771 SF

UNIT TYPE	NUMBER OF UNITS	SPACES PER UNIT	PARKING REQUIRED
2 BEDROOM	10	1.2	12
3 BEDROOM	2	1.3	3
		Total	15

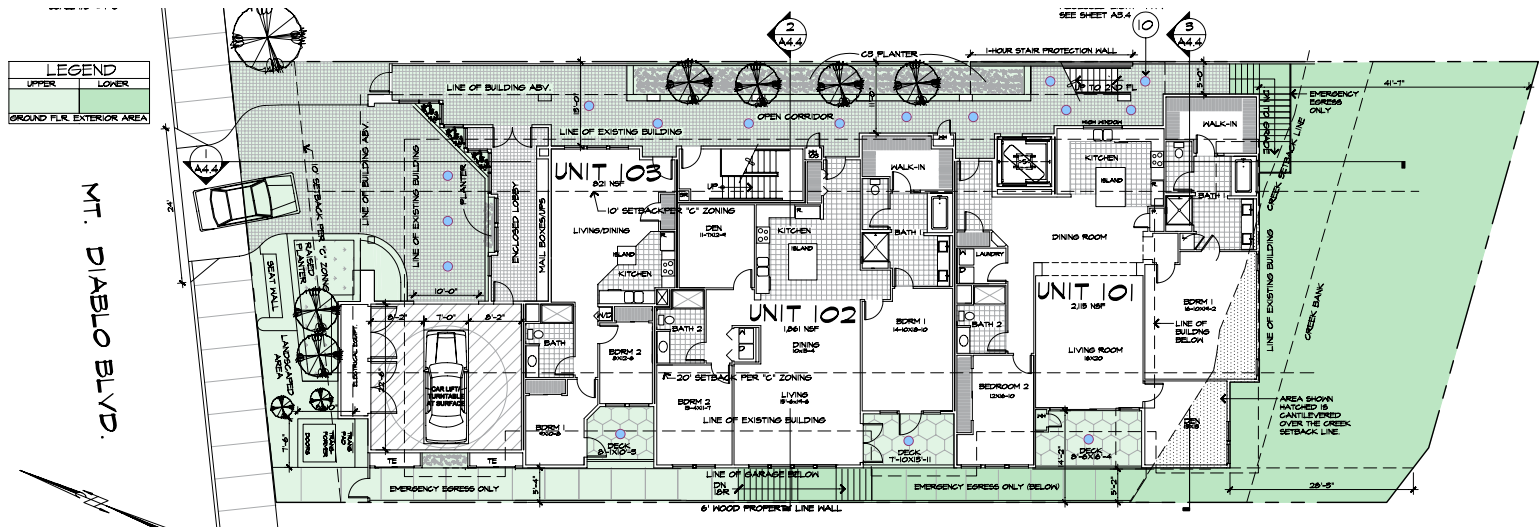
OTHER REQUIREMENTS

Guests	1 per 5 units	.2	3
Total Required	18 spaces		
Total provided	22 spaces		

ACCESSIBLE PARKING REQUIREMENTS

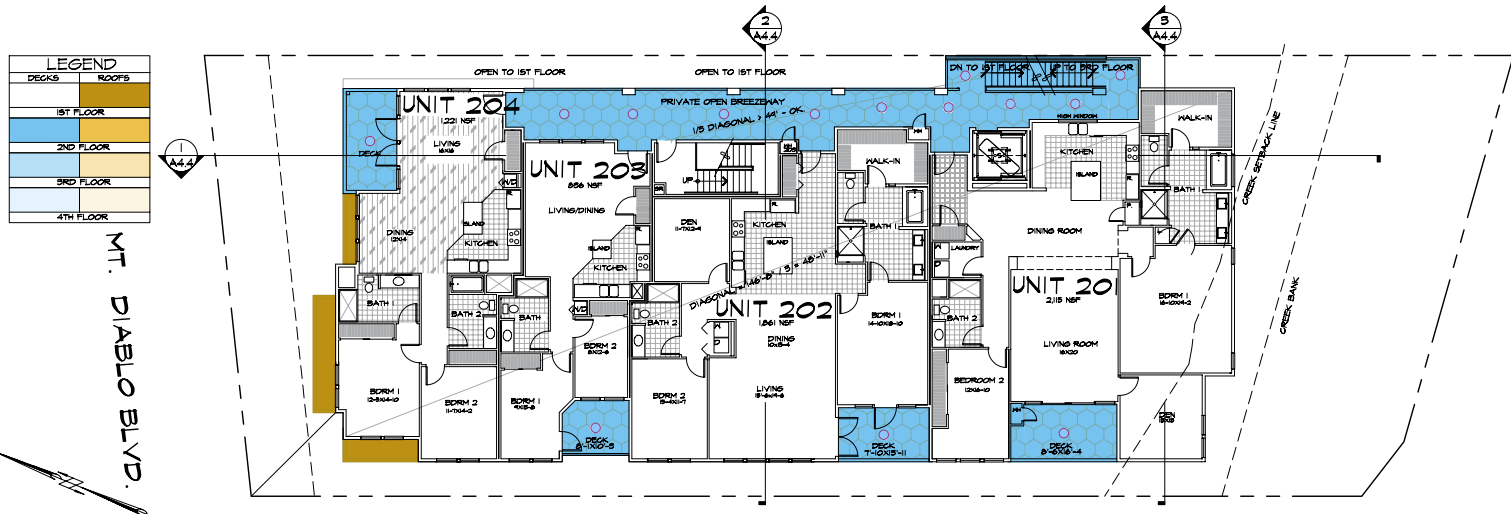
Type	Number of spaces
Resident parking	12 units @ 2%=1 required - 22 provided
Parking lift loading zone is an accessible space. All 22 parking spaces are therefore accessible.	

FLOOR PLANS – 1ST AND 2ND FLOORS



1ST FLOOR

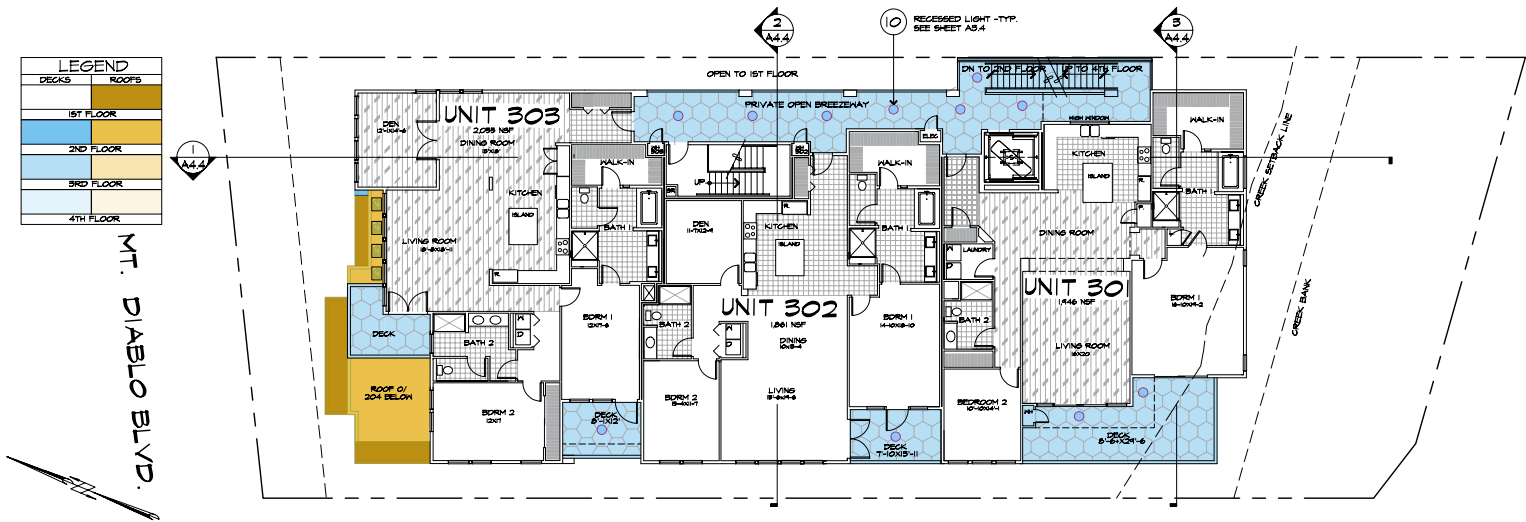
UNIT NO.	SQ. FT.	DECK
Unit 101	2,115 SF	145 SF
Unit 102	1,861 SF	117 SF
Unit 103	821 SF	85 SF
Open Corridor	1,019 SF	
Lobby	257 SF	
Misc.	888 SF	
Total Floor	6,961 SF	



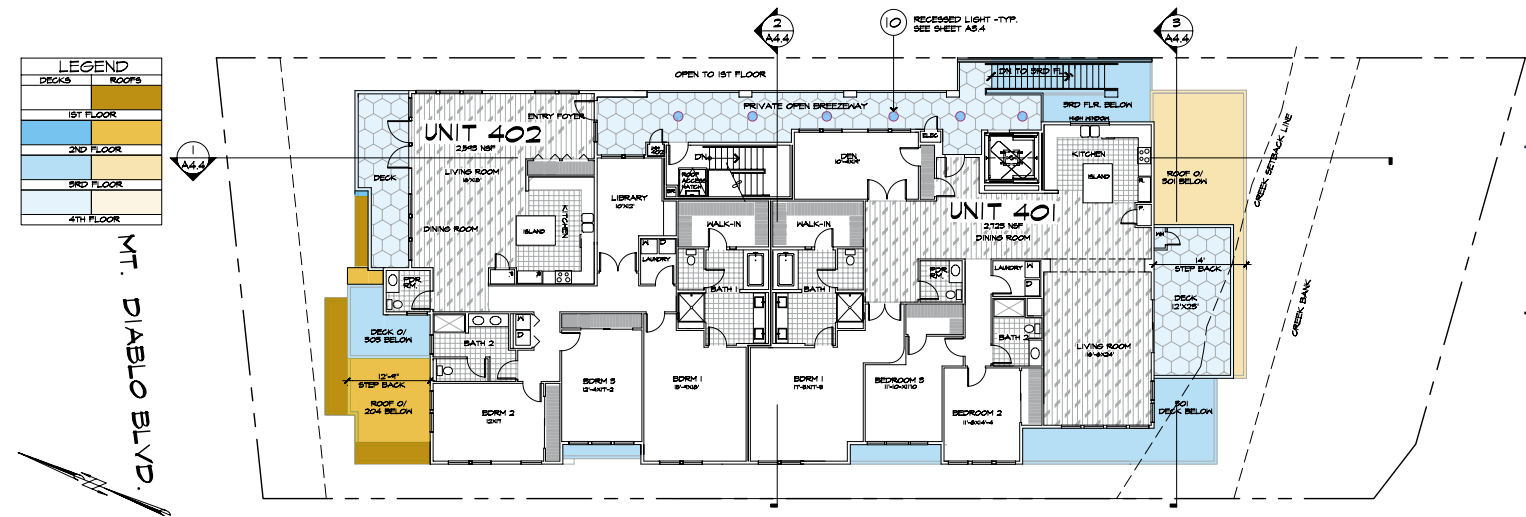
2ND FLOOR

UNIT NO.	SQ. FT.	DECK
Unit 201	2,115 SF	145 SF
Unit 202	1,861 SF	117 SF
Unit 203	836 SF	85 SF
Unit 204	1,221 SF	131 SF
Open Corridor	864 SF	
Misc.	243 SF	
Total Floor	7,140 SF	

FLOOR PLANS – 3RD AND 4TH FLOORS

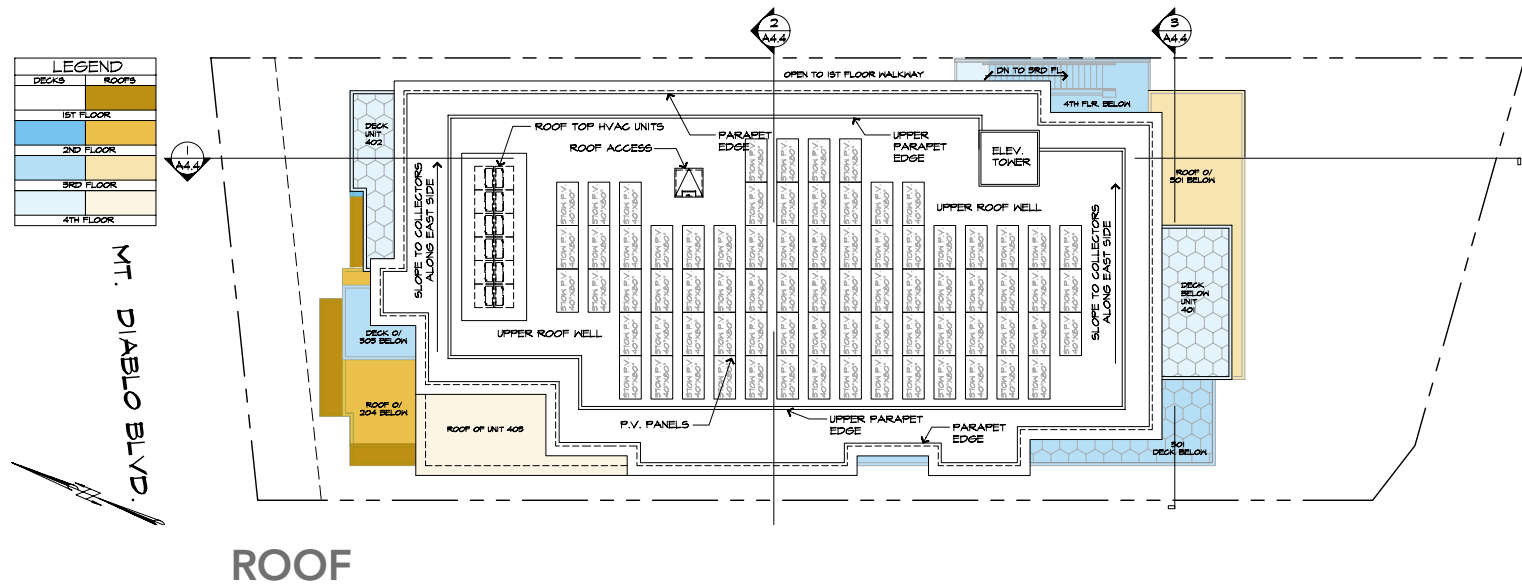


3RD FLOOR	UNIT NO.	SQ. FT.	DECK
	Unit 301	1,946 SF	322 SF
	Unit 302	1,861 SF	117 SF
	Unit 303	2,055 SF	216 SF
	Open Corridor	724 SF	
	Misc.	243 SF	
	Total Floor	6,829 SF	



4TH FLOOR	UNIT NO.	SQ. FT.	DECK
	Unit 401	2,723 SF	290 SF
	Unit 402	2,593 SF	204 SF
	Open Corridor	545 SF	
	Misc.	243 SF	
	Total Floor	6,104 SF	

ROOF PLAN



NEIGHBORHOOD ZONING INFORMATION

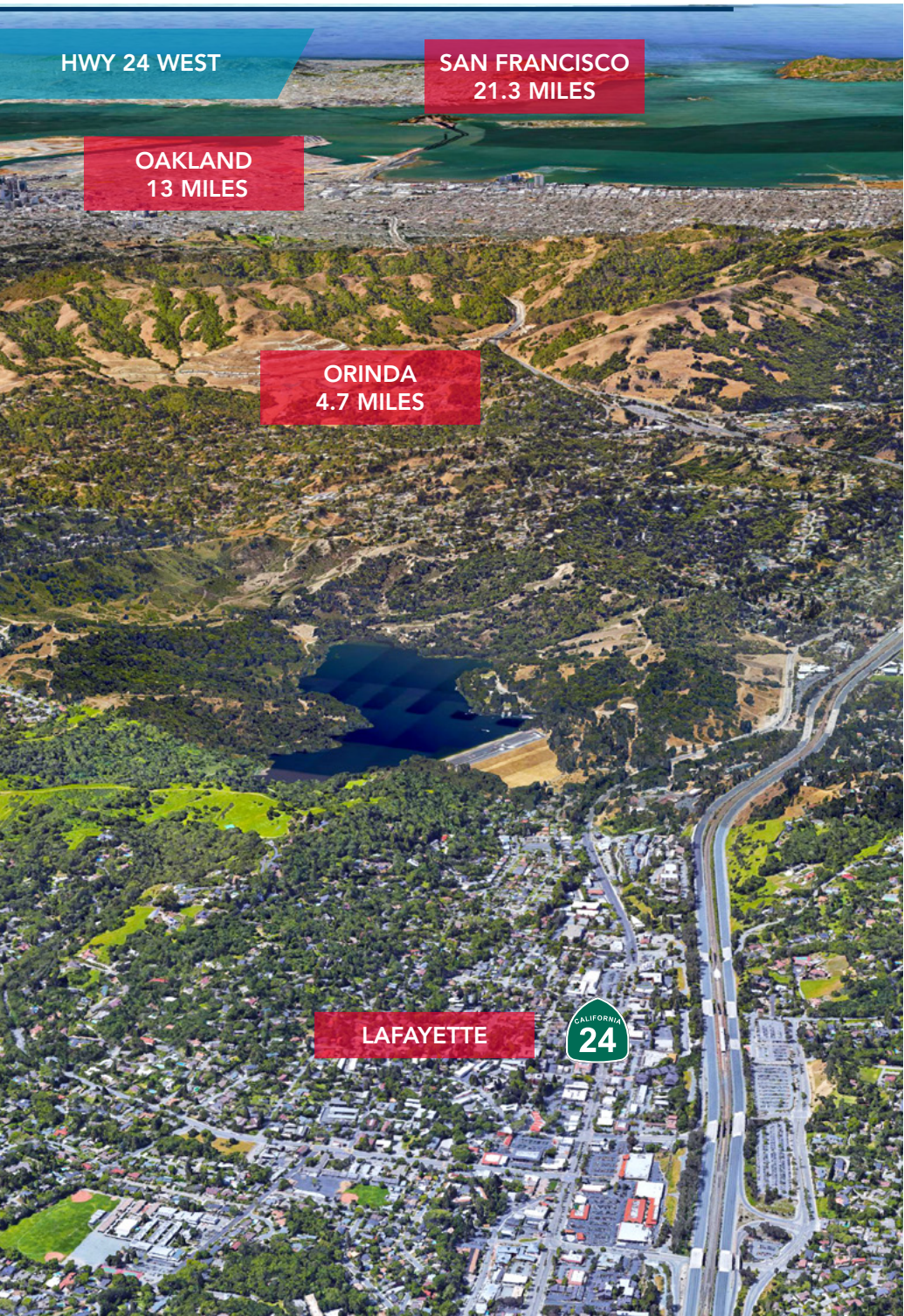


LEGEND

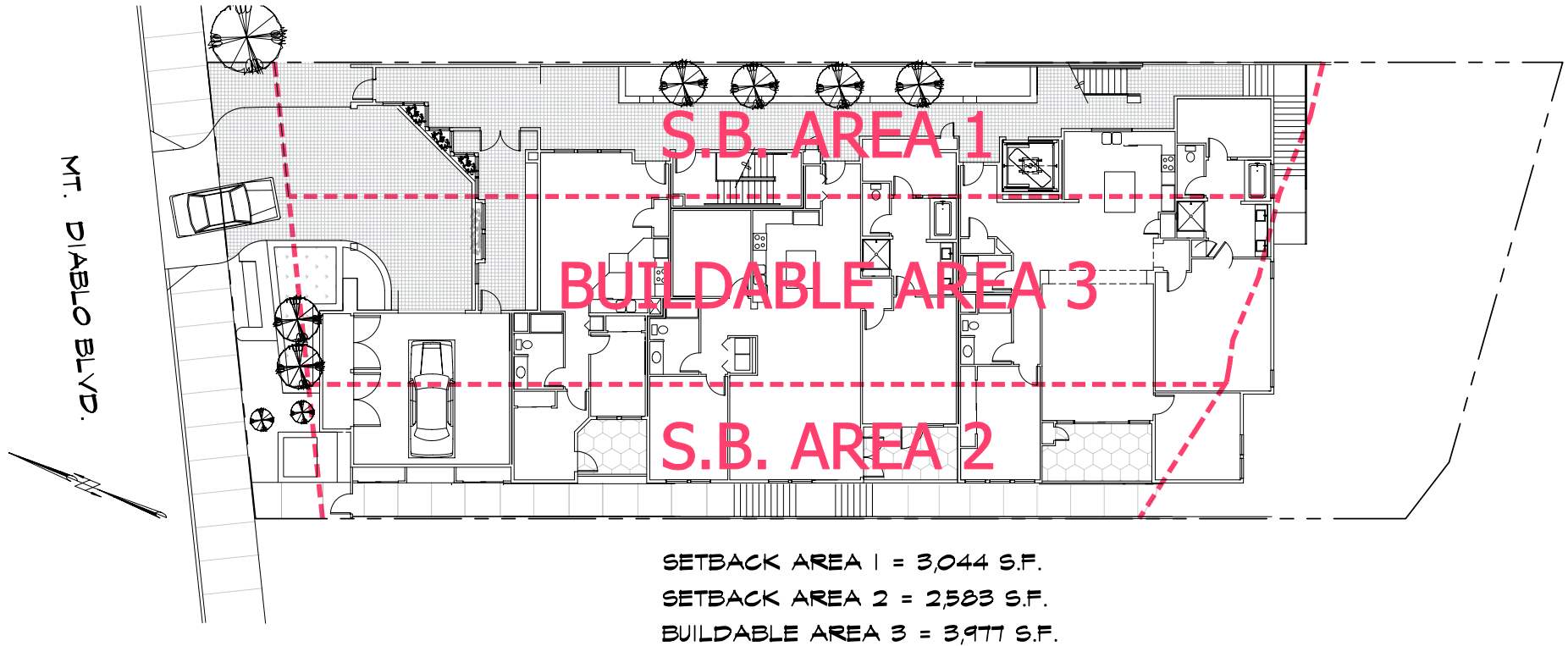
Retail/Office
Institutional

Public Assembly
Residential

LAFAYETTE AERIAL



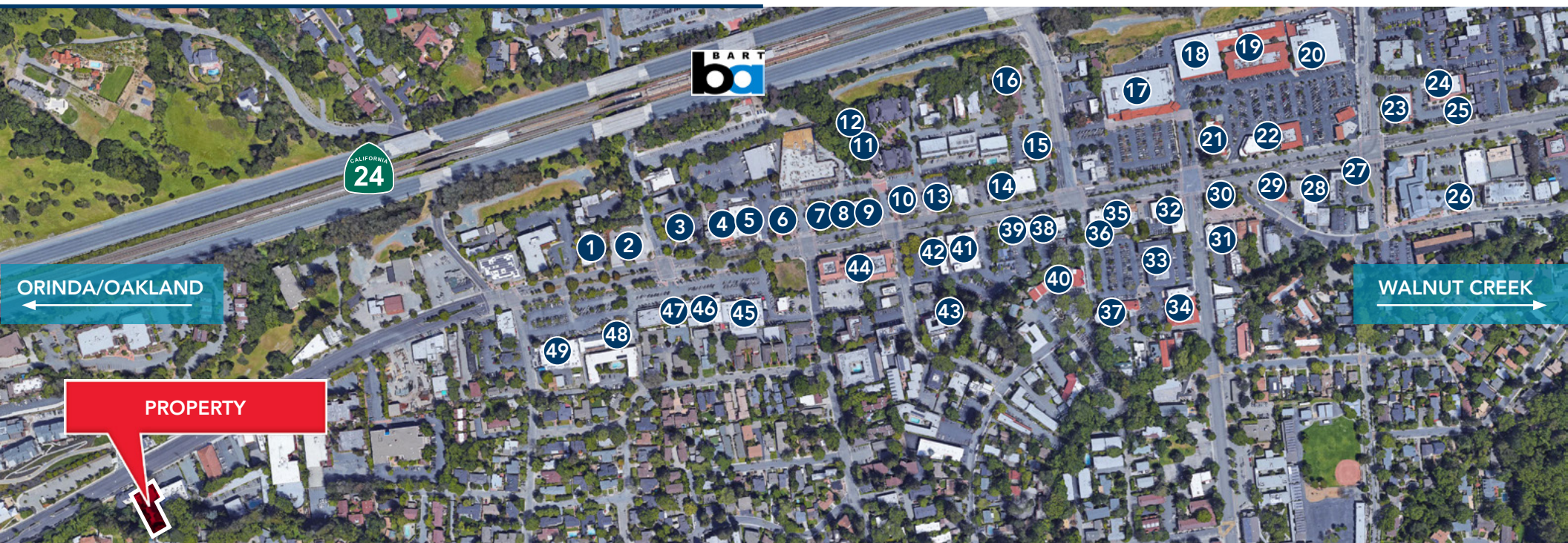
SETBACKS



SITE SETBACK AREAS

SCALE 1/8" = 1'-0"

RETAIL AMENITIES MAP



1. Mechanic's Bank

2. Chevron

3. Wells Fargo

4. World Travel
Shoe Repair
Jennifer Perlmutter
Rancho Cantina

5. Walgreens

6. Pet Food Express

7. Panda Express
Beauty Store

8. Pizza Antica
SusieCakes

9. Barranco

10. AT&T
BevMo!

11. Oasis Cafe

12. Town Center Apts.

13. Supercuts
DouglaH Designs
Floral Arts
Cleaners

14. Zahra Boutique
Rustic Tavern
Crystal Nails
Learning Express

15. Uncle Yu's

16. Indigo & Poppy

17. Safeway

18. McCaulou's

19. Noah's
Peets
Chipotle
Jamba Juice
Yogurt Shack
Blue Ginko

20. Whole Foods

21. Bank of America

22. Citi Bank
Jackson's Liquors
Metro
76 Gas

23. U.S. Bank
Patelco

24. Chase Bank

25. Kane Sushi

26. Lafayette Library

27. Taco Bell

28. Orange Theory
WestAmerica Bank
Salon

29. 76 Gas

30. Plaza Park

31. A Runner's Mind
Sideboard

32. UPS Store
Wells Fargo

33. Open Sesame
Specialty's
Mangia

34. Kinko's
Clocks Etc.
Sharp Bicycle
Art & Science of
Eyewear

35. Starbucks
Smitten
Blue Mercury
Color Me Mine
Chico's
Beadazzled

36. Roam Burgers

37. Chow
Nitro Dog
Urban Remedy
Papillon

38. El Jarro
Beauty for You
Red Carpet Flooring
Lafayette Pack & Ship
Transitions
Prive Jewelers
Amarin Thai
Round Up

39. Postino

40. 18|8
Patrizia Marrone
Amphora Nueva
Cooperage

41. Paxti's Pizza
Atlas

42. Bank of the West

43. Jos A Bank
Homemade
Yankee Pier
Zoonie's
Marilyn Monroe Spa
I Do Drystyle
Misto Lino

44. Diablo Foods

45. CVS

46. Round Table
Beauty Supplies+
Verizon
GNC
Lafayette Vogue
Johnny's Donuts
California Haircuts

47. US Post Office

48. Rising Loafer
Papyrus

49. Trader Joe's

LAFAYETTE OVERVIEW



IDEAL TRI-VALLEY LOCATION

The Town of Lafayette is located in the beautiful rolling hills of Contra Costa County. It is ideal for those looking for a central small-town location with close proximity to larger cities, like Walnut Creek (4.8 miles), Oakland (13 miles) and San Francisco (21.3 miles). Its Mediterranean climate offers perfect growing conditions for produce year-round and with an average of 262 sunny days per year, many schools and businesses in the Lafayette community take advantage of solar power.

TOP RATED SCHOOLS

Lafayette is famous for its excellent public school system. The Acalanes, Campolindo, Las Lomas, and Miramonte High Schools all rank in the top 60 of the 1,000 high schools in California based upon the Academic Performance Index (API) and the top 4% of all high schools in the United States for strength of the Advanced Placement Program. All the schools in the district are fully accredited by the Western Association of Schools and Colleges.

PARKS, TRAILS & RECREATION

Lafayette has over 40-miles of dedicated trails and more than 90-acres of public parklands ranging from wilderness and nature areas, to sports fields, playgrounds and the downtown plaza. The Lafayette Community Park offers 3-miles of trails, and about 6-miles of City trails connect to other hiking areas such as the Lafayette Reservoir (a 550-acre undisturbed oak woodland located just a half mile from downtown), Lafayette Ridge and Briones Regional Park.

UPSCALE AMENITIES

Lafayette offers an idyllic European-style retreat surrounded by expanses of oak trees and the Northern California countryside. You can relax poolside at the French Chateau-inspired Lafayette Park Hotel & Spa before zipping over to the enchanting Italian ambiance of Postino's for dinner. With a wide range of high-end restaurants, wineries and shops, Lafayette has it all.

DEMOGRAPHICS

AND TRAFFIC COUNTS

DEMOGRAPHICS

2019 Summary	1-Mile	3 -Mile	5-Mile
Population	6,176	45,718	132,069
Households	2,752	18,267	56,327
Families	1,663	12,769	34,453
Average Household Size	2.24	2.49	2.29
Owner Occupied Housing Units	53.9%	78.2%	70.0%
Renter Occupied Housing Units	44.9%	19.2%	26.2%
Median Age	44.7	50.3	48.7
Median Household Income	\$129,978	\$163,650	\$124,391
Average Household Income	\$197,120	\$229,898	\$186,924
2024 Summary			
Population	6,478	47,297	137,327
Households	2,882	18,864	58,543
Families	1,743	13,164	35,680
Average Household Size	2.24	2.50	2.29
Owner Occupied Housing Units	54.6%	78.9%	70.3%
Renter Occupied Housing Units	44.5%	18.8%	26.2%
Median Age	44.2	50.4	48.8
Median Household Income	\$153,718	\$177,438	\$142,589
Average Household Income	\$220,353	\$249,772	\$207,765
Trends: 2019-2024 Annual Rate			
Population	0.96%	0.68%	0.78%
Households	0.93%	0.65%	0.77%
Families	0.94%	0.61%	0.70%

TRAFFIC COUNTS





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