

OFFERING MEMORANDUM

**CORE DOWNTOWN**  
**Owner/User or Development Opportunity**

**3547 & 3549 Wilkinson Lane** Lafayette, CA

**EXCLUSIVE AGENTS**

**Forrest Gherlone** *Senior Managing Director*  
925.974.0237 / fgherlone@ngkf.com  
CA RE License #01376723

**Mike Zylstra** *Senior Managing Director*  
925.974.0106 / mzyltra@ngkf.com  
CA RE License #01310041

**Max Gunari** *Analyst*  
925.974.0116 / max.gunari@ngkf.com  
CA RE License #02052225

**NEWMARK**



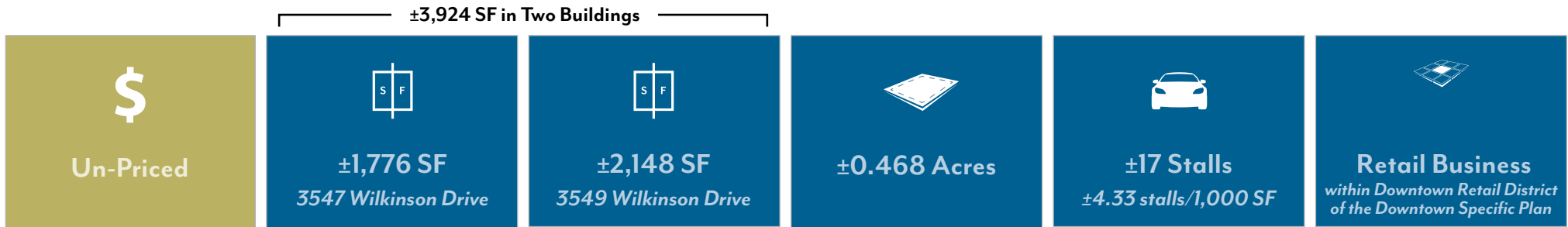
# OFFERING Summary

Newmark Knight Frank as exclusive advisor is pleased to offer the unique opportunity to acquire 3547 & 3549 Wilkinson Lane (the “Property” or “Buildings”) in Lafayette, California within the San Francisco Bay Area. The Property consists of two buildings totaling approximately 3,924 square feet and situated on approximately 0.468 acres in an A+ location in the heart of Lafayette’s downtown shopping and dining core.

Adjacent to the successful La Fiesta Square retail/office development, the centrally located Property benefits from outstanding accessibility just off of Lafayette’s most heavily trafficked

intersection. With ±17 dedicated surface parking stalls, the Property is ideal for purchase by either an owner/user or investor seeking to enter this affluent community. Moreover, the sizable lot and favorable zoning provide the potential to redevelop the Property as a mixed-use or residential project.

**NOTE: The current owner is finalizing a parcel split with the city of Lafayette, enabling the buildings to be purchased either together or separately.**



## Highlights

- Rare retail/office property for sale in prestigious downtown Lafayette with average household incomes exceeding (\$220,000 in a 3 mile radius)
- Flexible zoning with many possible uses including medical and real estate (may require use permit)
- Residential/Mixed use development opportunity
- Outstanding accessibility at highly trafficked signalized intersection of Mt. Diablo Blvd. and Moraga Road with combined daily traffic counts estimated to exceed 38,000 vehicles per day
- Perfect owner/user or investor opportunity for either entire Property or a portion
- Situated in Lafayette’s retail core with nearby retailers including: Whole Foods, Safeway, Starbucks, BevMo, Noah’s, Peet’s, Chipotle, Jamba Juice, Orange Theory, Chico’s, Patxi’s and more
- Easily accessed location along Highway 24, the East Bay’s major East/West traffic artery, Traffic counts along Highway 24 exceed 166,000 vehicles per day



Lafayette Reservoir

Lafayette Elementary

Moraga Road +20,210 VPD

**SITE**

Oak Hill Road

Mt. Diablo Blvd ±17,854 VPD

First Street



LAFAYETTE LIBRARY

CHASE  
bank  
GYMBOREE  
Patelco

WESTAMERICA BANK

WHOLE FOODS

LA FIESTA SQUARE  
Starbucks  
ROAM

McCaulou's  
Peets Coffee & Tea  
citibank  
NOAH'S  
Bank of America

SAFeway

CLOCKTOWER  
francesca's  
Sprint  
HENTY'S

LAFAYETTE MERCANTILE  
YANKEE PIER  
JOE A BANK

PIZZA ANTICIA  
BevMo!

CVS/pharmacy

Walgreens

TRADER JOE'S



# PROPERTY Information

**Address:** 3547 & 3549 Wilkinson Lane, Lafayette, CA, California 94549

**APN:** 243-170-020-8

**Building Sizes:** 3547 Wilkinson Lane / ±1,776 square feet (per BOMA);  
3549 Wilkinson Lane / ± 2,148 square feet(per BOMA)

**Parcel Sizes:** 0.468 acres (per ALTA survey)

**Zoning:** RB (Retail Business) – Located within the Downtown Retail District of the Downtown Specific Plan

**Height Limit:** The maximum number of stories is three. The maximum height is 35 feet with the ability to increase the height limit to 45 feet with City Council Approval

**Parking:** ±17 surface stalls (±4.33 stall per 1,000 square feet)

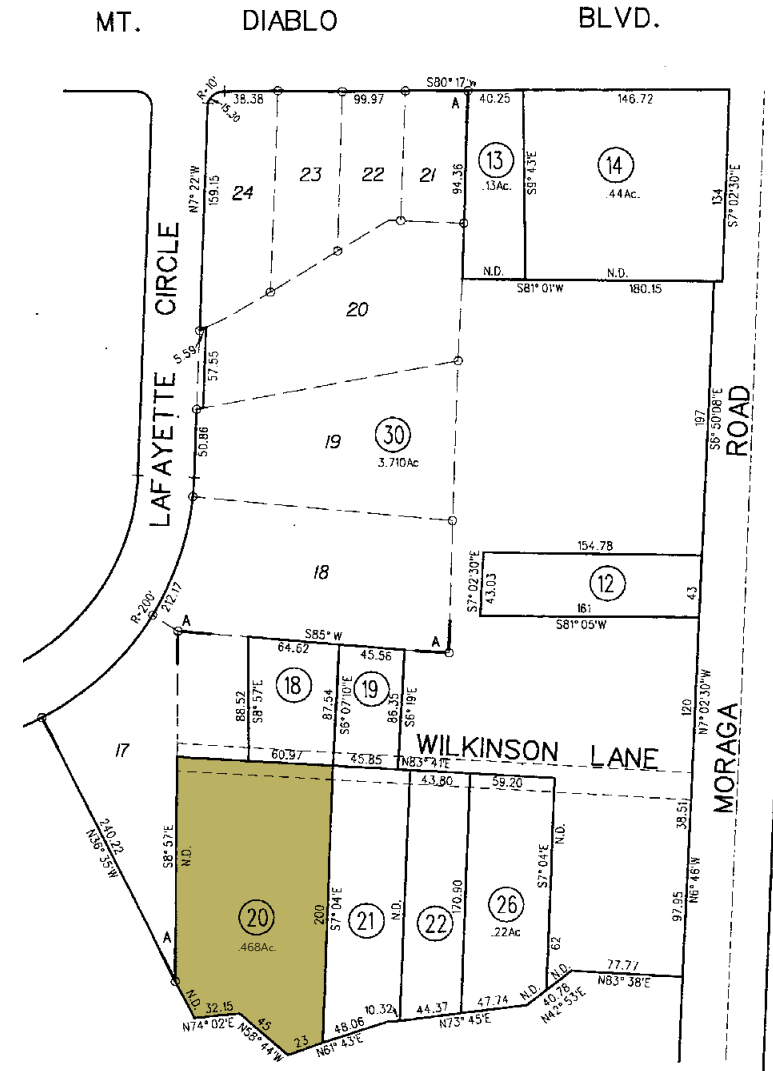
**NOTE:** Seller is finalizing a parcel split to create separate parcels which will be governed by CCRs

## Demographics 2020

	1 Mile	3 Mile	5 Mile
Population	10,388	56,785	159,781
Daytime Population	10,892	37,623	130,130
Average HH Income	\$231,224	\$220,826	\$198,481

## Traffic Counts

Street	Traffic
Mt. Diablo Blvd	±17,854 ADT
Moraga Road	±20,210 ADT



# PROPERTY Site Plan



**SUBJECT PROPERTIES**

LAFAYETTE CIRCLE

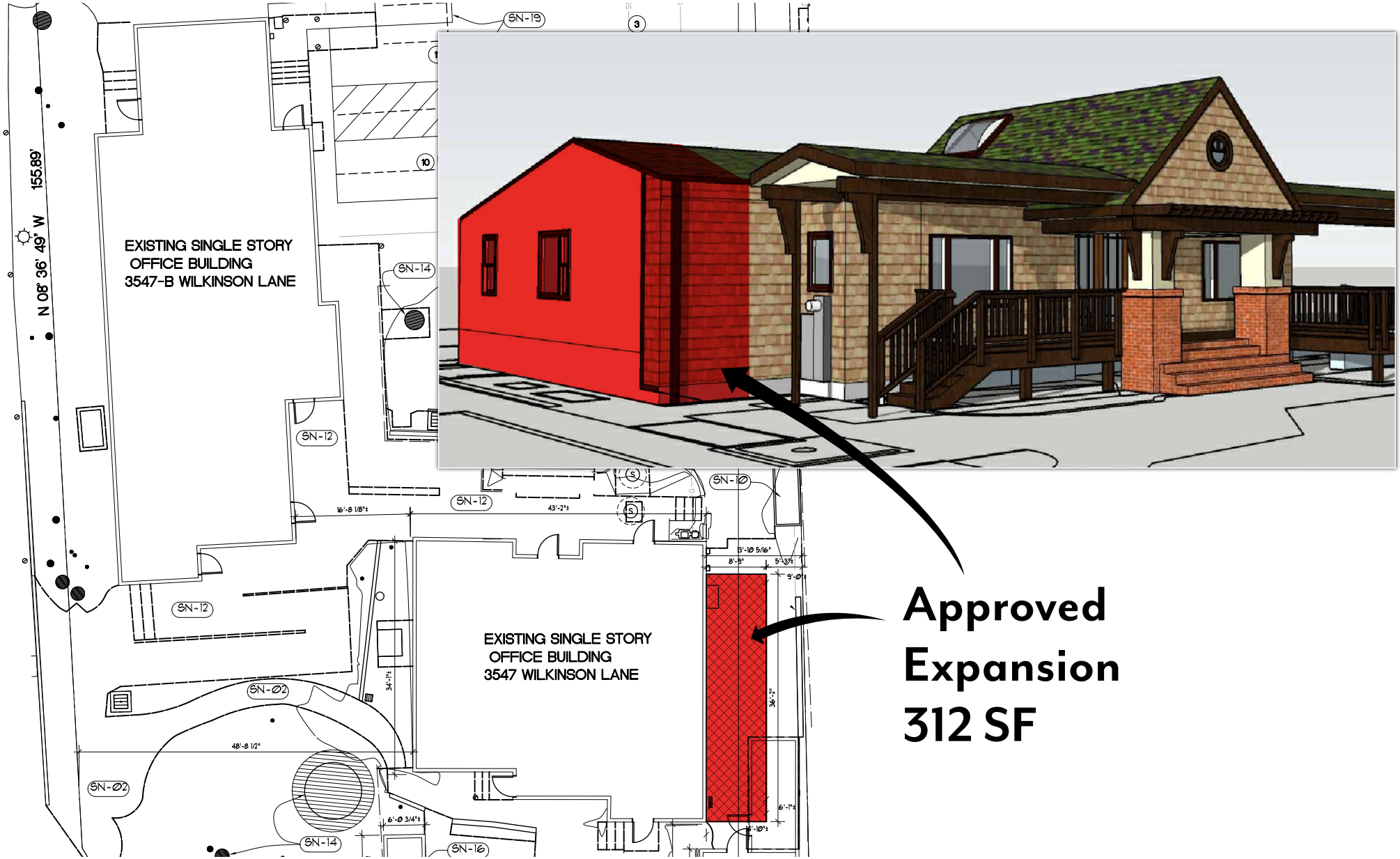
LA FIESTA SQUARE

MORAGA ROAD - 20,200 ADT

MT DIABLO BLVD - 23,800 ADT

# APPROVED EXPANSION

Seller has gained approval for a 316 square foot addition to 3547 Wilkinson Lane



**Approved  
Expansion  
312 SF**

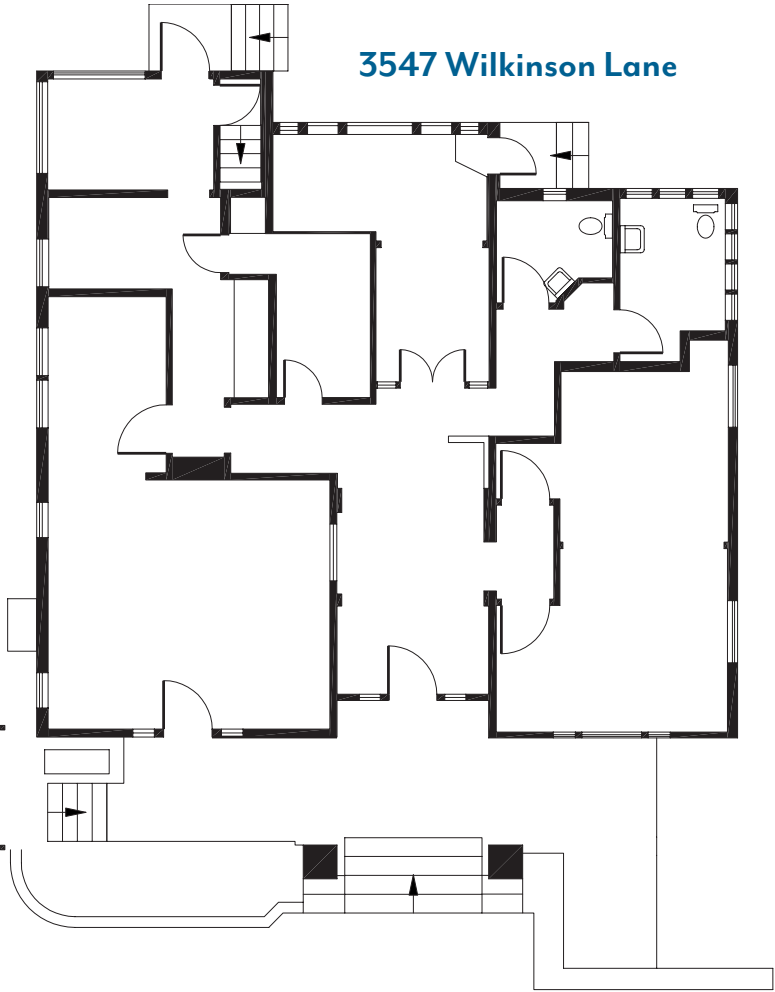


**WILKINSON LANE**

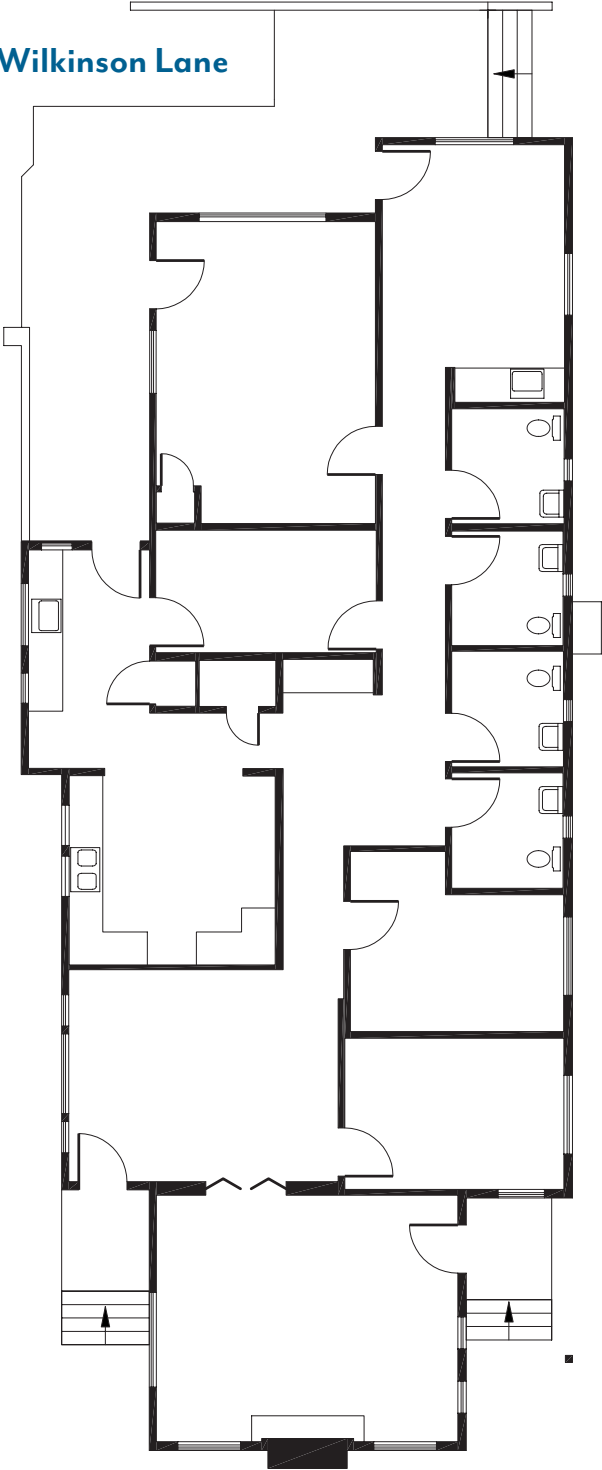
**MORAGA ROAD ±20,210 VPD**



# FLOOR Plan

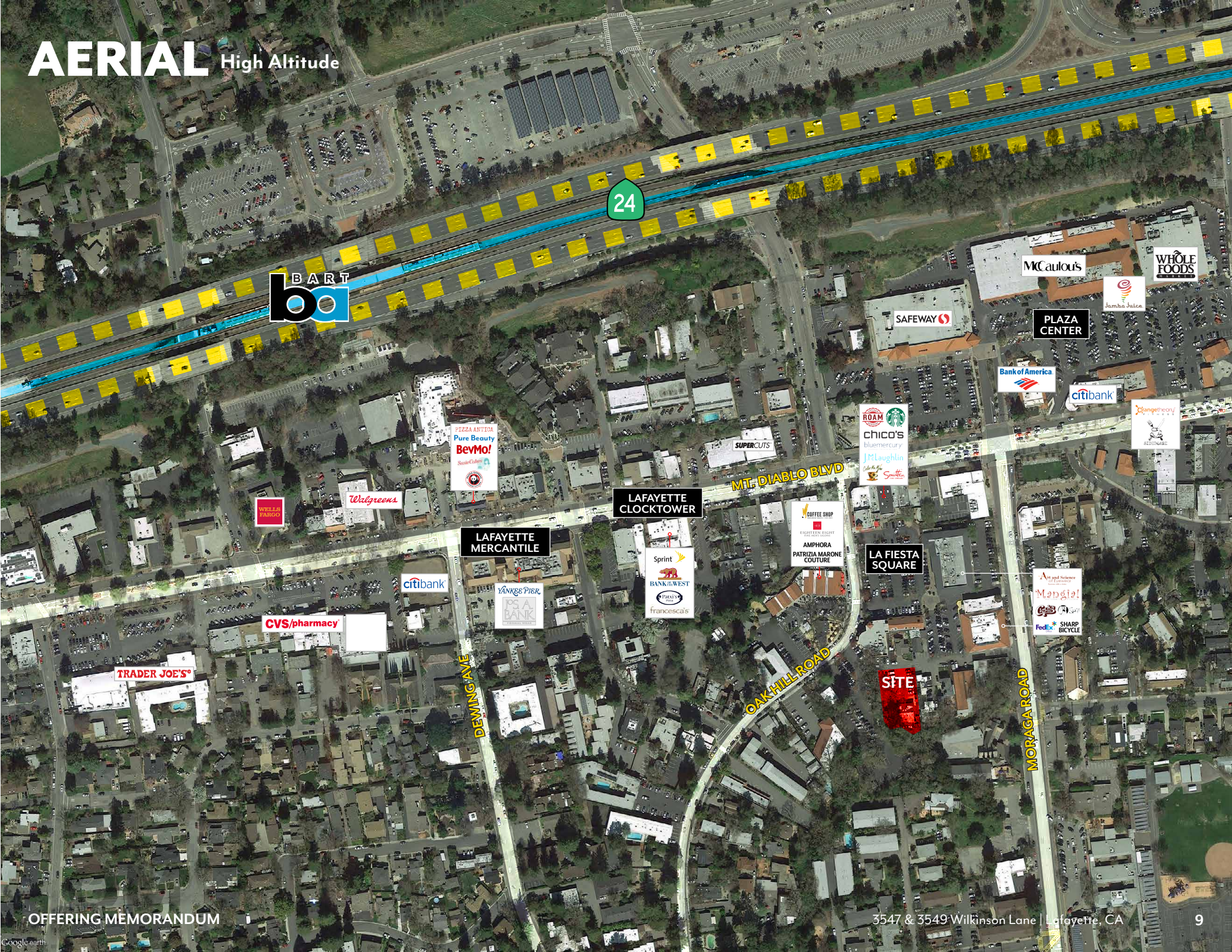


3549 Wilkinson Lane





# AERIAL High Altitude



24



MKcaulou's

WHOLE FOODS

Jamba Juice

SAFEWAY

PLAZA CENTER

Bank of America

citibank

OrangeTheory

PIZZA ANTINA  
Pure Beauty  
BevMo!

SUPERCUTS

ROAM  
Starbucks

chico's  
bluemercury  
JMLaughlin  
Spartan

WELLS FARGO

Walgreens

LAFAYETTE  
CLOCKTOWER

MT. DIABLO BLVD

COFFEE SHOP

FORTY-EIGHT  
AMPHORA  
PATRIZIA MARONE  
COUTURE

LA FIESTA  
SQUARE

LAFAYETTE  
MERCANTILE

citibank

YANKEE PIER

P.S. A  
BANK

Sprint

BANK OF WEST

FRANCESCO'S

Art and Science  
of Wellness

Mangia!

FedEx  
SHARP  
BICYCLE

CVS/pharmacy

TRADER JOE'S

DEMING AVE

OAK HILL ROAD

SITE

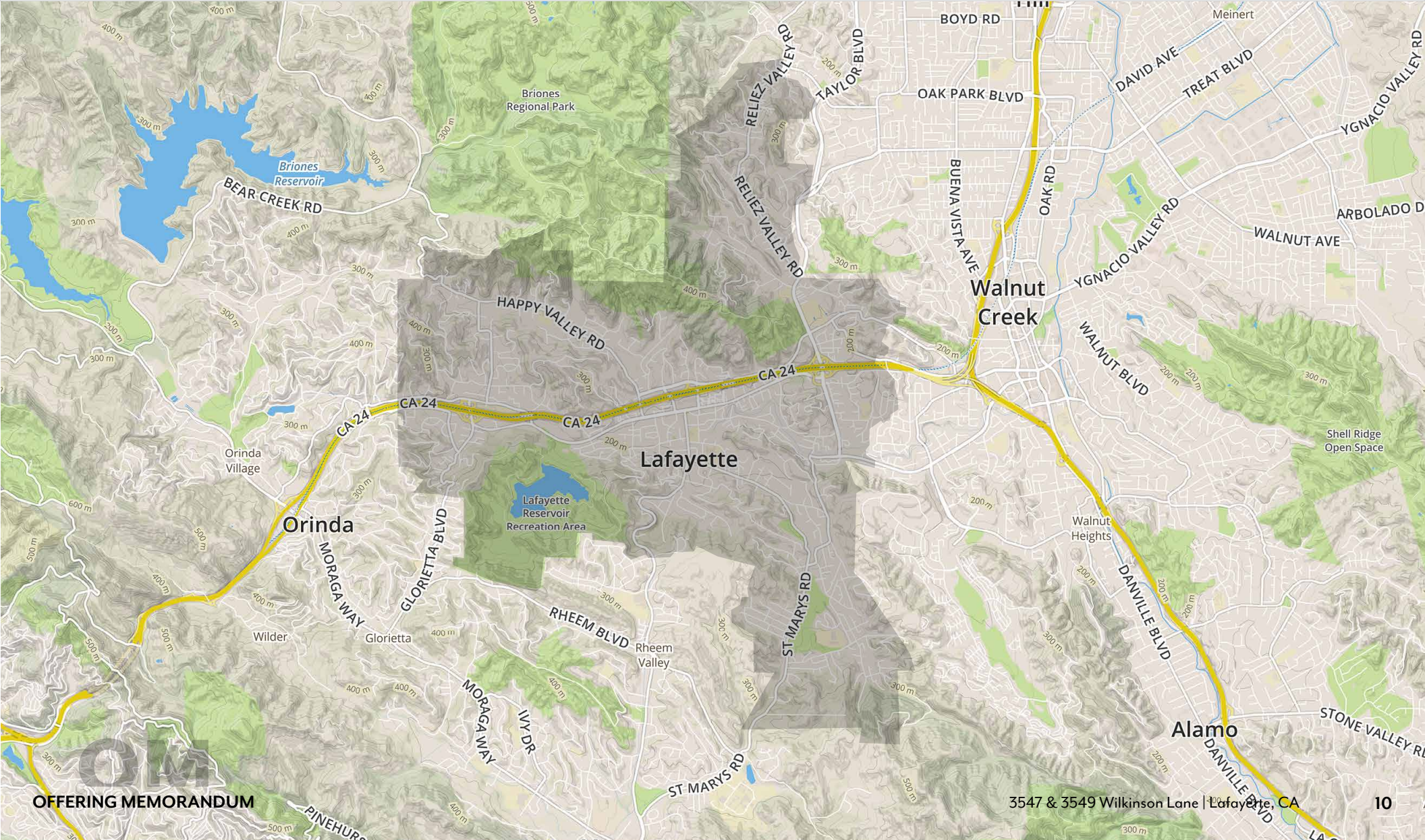
MORAGA ROAD



# LAFAYETTE Overview

Lafayette is noted for its high quality of life with top rated schools, low crime rate, small town downtown, clean air, mild climate and oak tree-studded hills. Located between Berkeley and Walnut Creek, Lafayette has its own Bay Area Rapid Transit (BART) station and is only a 25 minute BART ride from San Francisco. The approximate population of 23,893 provides an affluent consumer base for local retailers as the average household incomes exceed \$258,000.

Mt. Diablo Blvd. is the City's main retail thoroughfare providing an exciting variety of shopping and dining options which appeal to both younger families and elder residents. Leisure activities abound with hiking and biking at Mount Diablo State Park, the Lafayette Reservoir, and Briones Regional Park all nearby.





# DISCLAIMER

This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express interest in the purchase of the subject property. This memorandum contains selected information pertaining to the described property and has been prepared primarily from information supplied by the "Seller" and Newmark Cornish & Carey, agent for the Seller. This memorandum does not purport to be all-inclusive, nor to contain all of the information which a prospective investor may desire. Neither the Seller nor any of its employees, or agents, including Newmark Cornish & Carey, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or to be implied by any of the aforementioned with respect thereto. By your receipt of this memorandum, you agree that the information contained herein is of a confidential nature, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents to any other person, firm or entity without prior written authorization of Seller or Newmark Cornish & Carey, nor will you use or permit to be used this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Seller.

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