

PERSONAL SERVICES/COMMERCIAL CONDOS FOR SALE - SUITE F

1430 Arroyo Way, Walnut Creek, CA 94596



MATT HATFIELD

Dir: 925.296.3310

Cell: 925.383.2379

matt.hatfield@tricommercial.com

CalDRE #01937755

JOHN SECHSER

Dir: 925.296.3368

Cell: 925.698.4010

john.sechser@tricommercial.com

CalDRE #00829597

TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR SALE PERSONAL SERVICES/ COMMERCIAL CONDO

COMPLETE HIGHLIGHTS

1430 Arroyo Way

SALE HIGHLIGHTS

- Suite F
- ±448 SF available for an owner/user
- SBA Financing qualified property(10% Down payment)
- Furniture potentially available
- Approved redevelopment located next door at the existing Fuddrucker's site that will include 135 residential units and approximately 7,000 SF of commercial space on the ground floor.
- Each unit contains a bathroom and kitchen area with sink.
- Large panoramic view front windows & sliding glass door
- A/C & Heat window unit
- Corner Unit
- Free parking for clients, 17 surface stalls

Do Not Disturb Current Tenant - call agent for tours.



FOR SALE | PERSONAL SERVICES/ COMMERCIAL CONDOS

PROPERTY SUMMARY

1430 Arroyo Way



PROPERTY DESCRIPTION

±448 SF Commercial Condo For Sale at \$425,000.00

LOCATION DESCRIPTION

- Zoning Classification: MU-R (Residential Mixed Use)
- Near Restaurants, Shops and walking distance to Downtown and BART Transit
- Approximately 0.4 Miles to I-680 and BART
- Less than half a block to Bus and Free Trolley stop to BART/Downtown
- Furniture, Fixtures and Equipment not included in the sale.

OFFERING SUMMARY

SALE PRICE:	\$425,000
LOT SIZE:	Shared 10,624 SF

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households	8,150	25,831	49,179
Total Population	16,548	55,553	107,344
Average HH Income	\$91,316	\$103,953	\$105,838

ADDITIONAL PHOTOS
1430 Arroyo Way



FOR SALE | PERSONAL SERVICES/ COMMERCIAL CONDOS

RETAILER MAP

1430 Arroyo Way



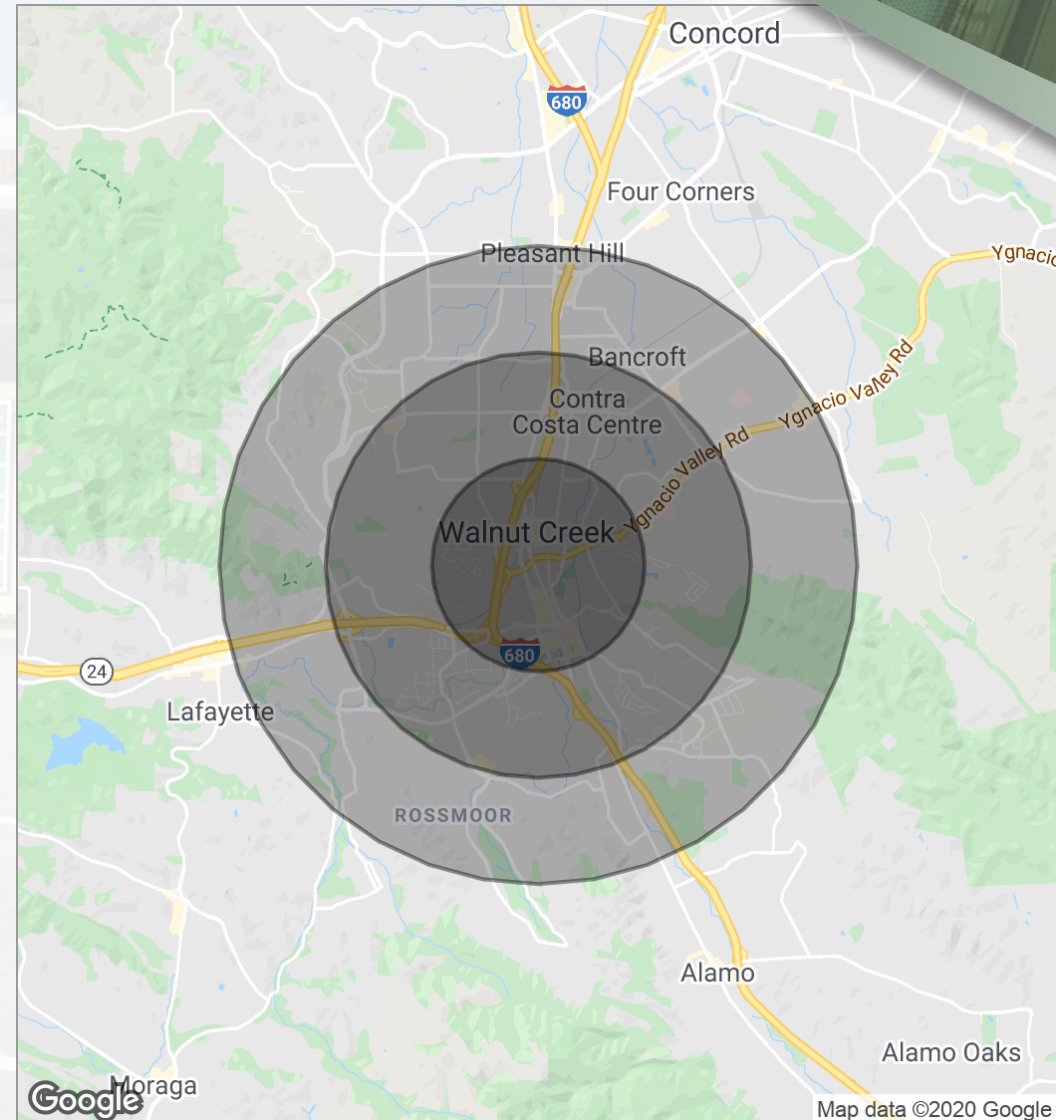
FOR SALE | PERSONAL SERVICES/ COMMERCIAL CONDOS

DEMOGRAPHICS MAP

1430 Arroyo Way

POPULATION	1 MILE	2 MILES	3 MILES
Total population	16,548	55,553	107,344
Median age	38.1	40.8	43.6
Median age (Male)	38.6	39.7	42.4
Median age (Female)	38.2	41.7	44.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,150	25,831	49,179
# of persons per HH	2.0	2.2	2.2
Average HH income	\$91,316	\$103,953	\$105,838
Average house value	\$580,721	\$676,250	\$671,726

* Demographic data derived from 2010 US Census



Matt Hatfield

Dir: 925.296.3310

Cell: 925.383.2379

matt.hatfield@tricommercial.com

CalDRE #01937755

John Sechser

Dir: 925.296.3368

Cell: 925.698.4010

john.sechser@tricommercial.com

CalDRE #00829597

TRI Commercial Real Estate Services
1777 Oakland Blvd Suite 220, Walnut Creek, CA 94596

Dir: 925.296.3300

Fax: 925.296.3399

www.tricommercial.com

