

OFFERING MEMORANDUM

OWNER/USER PROPERTY FOR SALE

1773 Geary Road, Walnut Creek

**POTENTIAL DAY CARE / ADULT DAY CARE
SCHOOL / RELIGIOUS USE / BED & BREAKFAST**

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PROJECT HIGHLIGHTS



Beautiful two-story building with large fenced lot



Large yard could serve as play area or additional parking



Adjacent to Contra Costa Canal Trail



Outstanding demographics



Great visibility on highly trafficked Geary Road (±17,041 ADT)



½ mile from I-680 and ¾ mile from Pleasant Hill BART Station

OFFERING TERMS

Price: \$2,300,000

Size: ±4,635 SF (Includes Improved 2-Car Garage)

Lot: ±0.24 Acres

Zoning: SFHPD (Single Family High Planned Development District)

Uses: Potential for Day Care, Adult Day Care, School, Religious Use, Bed & Breakfast, Boutique Inn



DEMOGRAPHICS



Total Population



Avg Household Income



Daytime Population

1 Mile

22,167

\$143,229

17,410

3 Mile

129,865

\$145,983

120,760

5 Mile

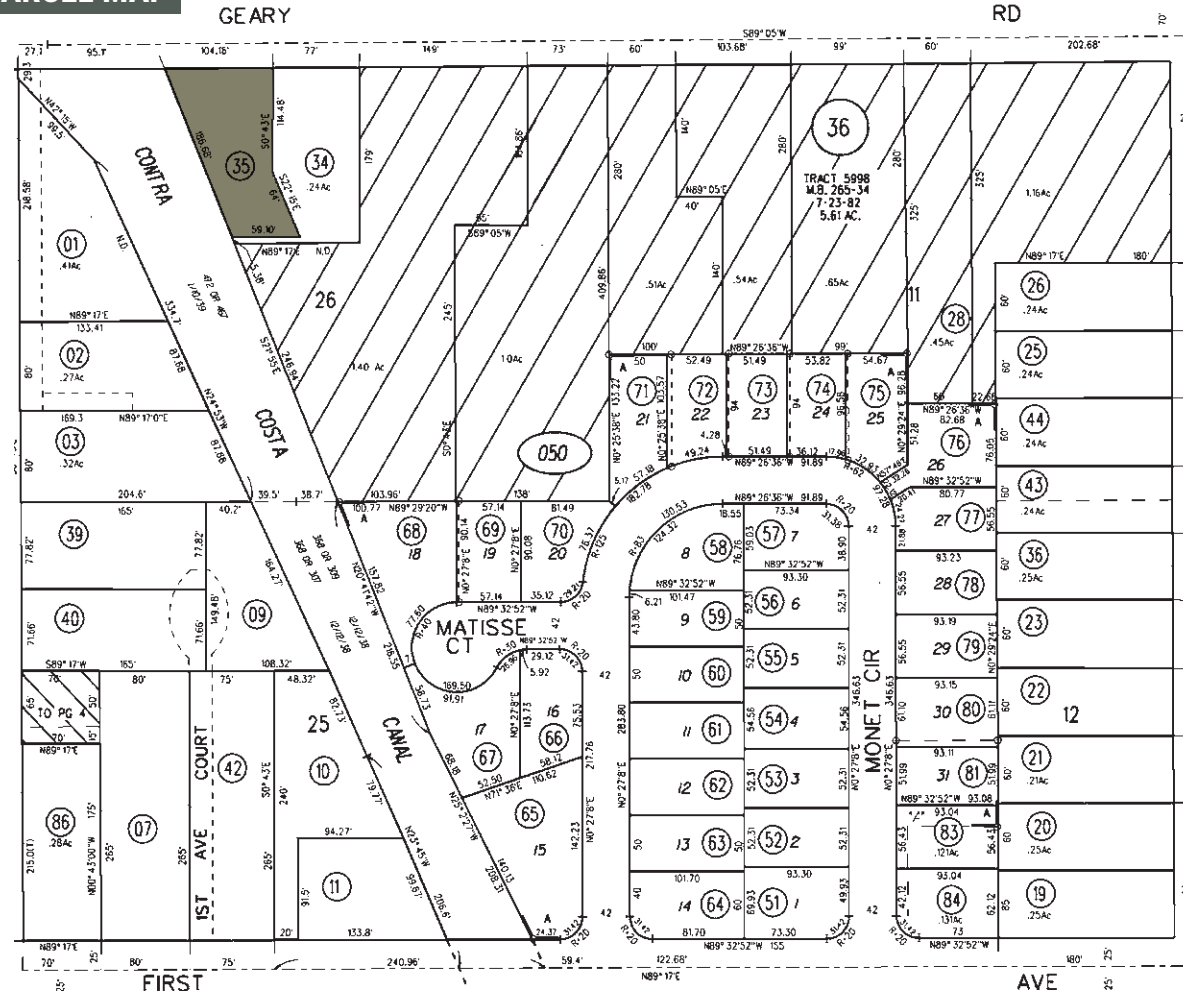
262,948

\$145,779

216,989

PROJECT INFORMATION

PARCEL MAP



Address: 1773 Geary Road, Walnut Creek, CA 94597

APN: 171-050-035-4

Size: ±4,635 square feet (includes improved 2 car garage)

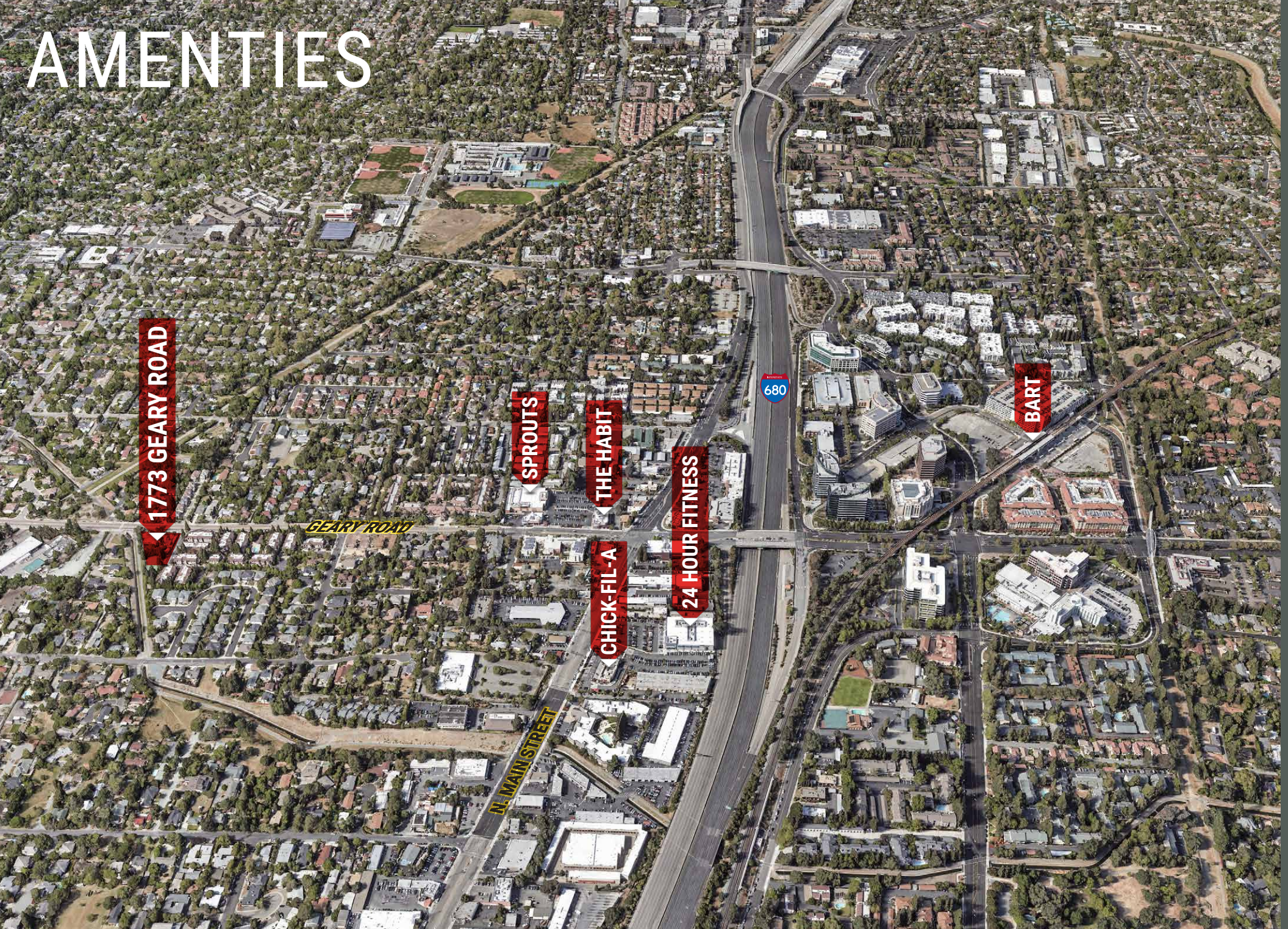
Floors: 2 Floors: 1st floor is ±2819 square feet (includes garage); 2nd floor ±1,816 square feet

Completed: 2017

Zoned: SFHPD (Single Family High Planned Development District: [LINK to Zoning](#))

[Click Here for More Information about SFHPD Zoning](#)

AMENITIES



DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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