

**Encina Grande**  
106,000 SF Shopping Center

**Citrus Marketplace**  
101,000 SF Shopping Center

**The Orchards at Walnut Creek**  
192,000 SF Shopping Center  
*Built September 2016*

Oak Grove Road ( ±18,000 AADT)

Shadelands Drive

**FOR SALE**

# 1.19 ACRE PRIME COMMERCIAL PAD CORNER SITE

2153 Oak Grove Road, Walnut Creek, CA

**TRANSWESTERN**<sup>®</sup>  
www.transwestern.com/walnutcreek

**Scott Ellis**  
Senior Vice President  
925.357.2005  
scott.ellis@transwestern.com  
LIC 00713974

**Edward F. Del Beccaro**  
Senior Managing Director  
925.357.2019  
ed.delbeccaro@transwestern.com  
LIC 00642167

**FOR SALE | SHADELANDS PRIME COMMERCIAL PAD CORNER SITE**

2153 Oak Grove Road, Walnut Creek



### Highlights

- Prime corner pad location at Oak Grove Rd. and Shadelands Dr.
- Adjacent to new Orchards Retail Center anchored by Safeway and Citrus Marketplace Retail Center
- Zoned PD (Planned Development) Commercial
- APN: 143-040-082
- \$2,075,000

**FOR ADDITIONAL INFORMATION**

**Scott Ellis**  
Senior Vice President  
925.357.2005  
scott.ellis@transwestern.com  
lic 00713974

**Edward F. Del Beccaro**  
Senior Managing Director  
925.357.2019  
ed.delbeccaro@transwestern.com  
lic 00642167



500 Ygnacio Valley Road, Ste. 100  
Walnut Creek, CA 94596

**CA BROKERAGE LIC 01263636**  
T 925.357.2000 F 925.357.2001

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern.

[www.transwestern.com/walnutcreek](http://www.transwestern.com/walnutcreek)