



MASSIVE
PRICE
REDUCTION!

FOR SALE
1601 N. CALIFORNIA BLVD

Jones Lang LaSalle Brokerage, Inc.,
Real Estate License #: 01856260



Building highlights



For Sale \$5,500,000



Approximately 12,000 Square Foot
Three Story Office Building For Sale



Unmatched location in the heart
of Downtown Walnut Creek



World-class amenities and retail
within steps of the building



Zoned Downtown Mixed-Use



Amazing Identity and signage possibilities



Surface parking lot



Building to be delivered vacant/
Great opportunity for an owner-user



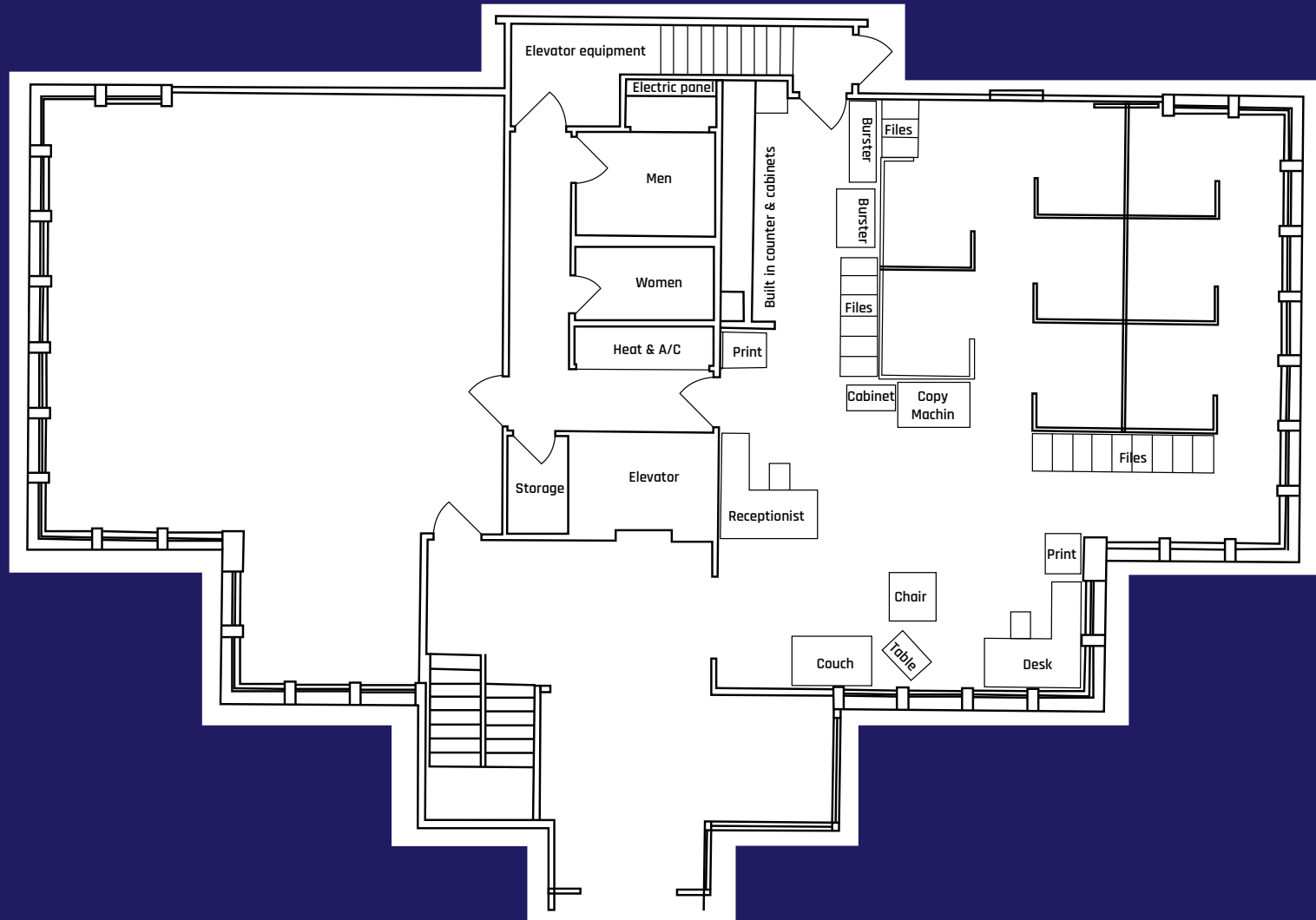
SBA Financing possible



2 blocks away from Walnut
Creek BART station

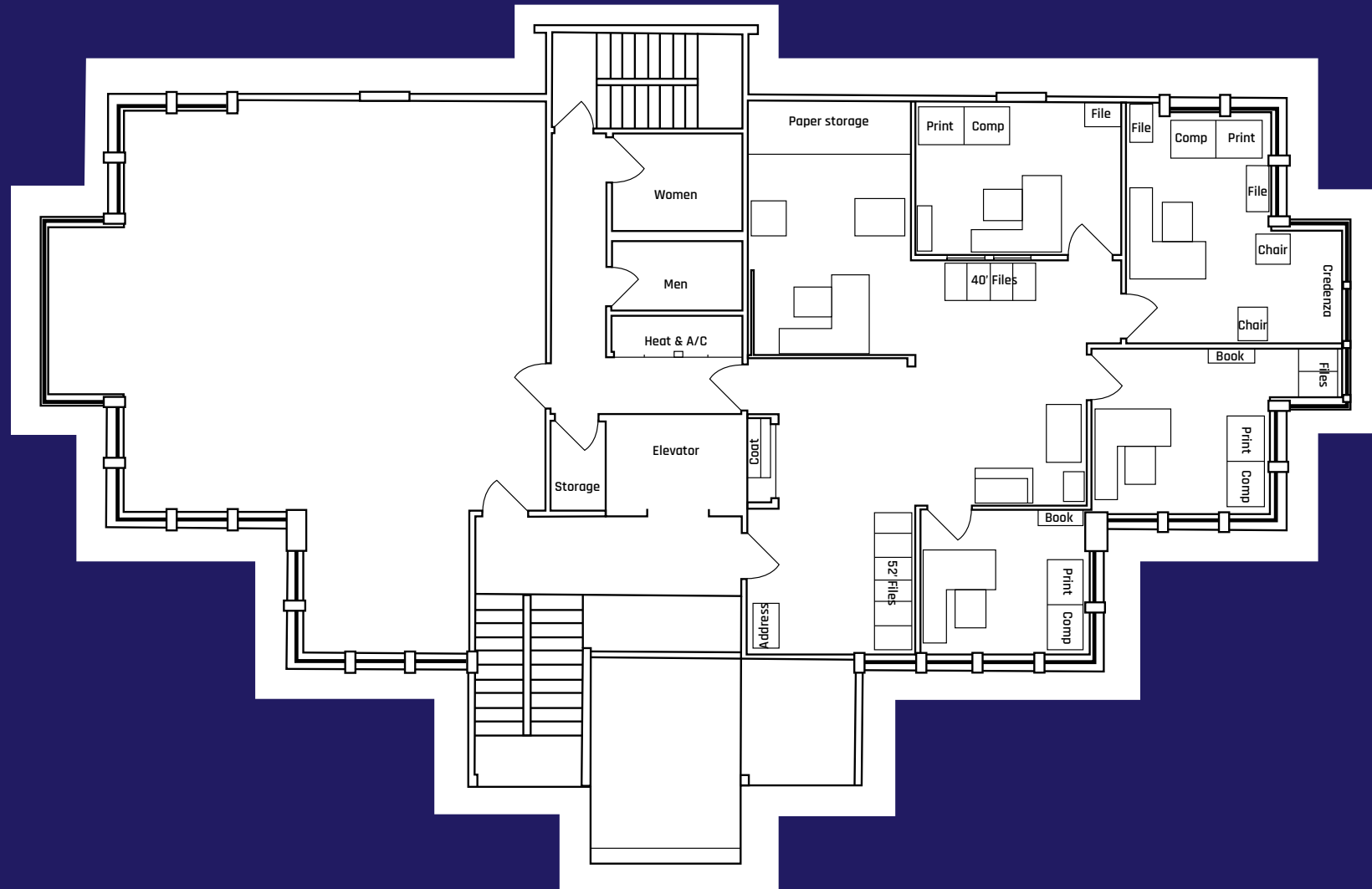
Floor plans

1st Floor



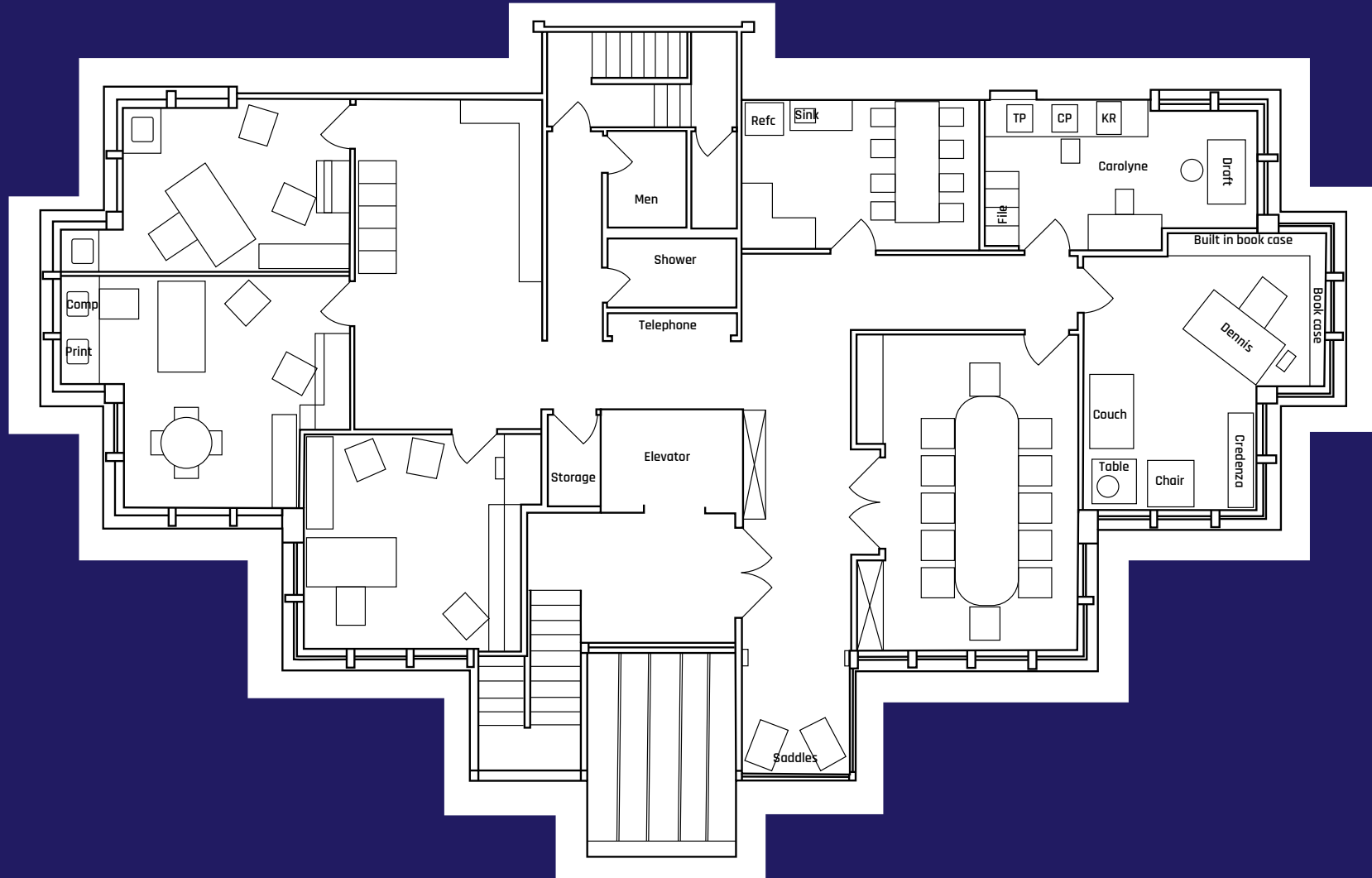
Floor plans

2nd Floor



Floor plans

3rd Floor





Map

Home

1. 1601 N California Blvd

Restaurants

1. Limón
2. Caffè La Scala
3. Benvenuti Ristorante
4. Burma 2
5. Skipolini's Pizza
6. Tacos Walnut Creek
7. Mary's Cafe
8. The Little Pear
9. Oke Poke
10. Broderick Roadhouse
11. LITA
12. Elia Walnut Creek
13. SanDai
14. Silk Road Restaurant
15. Tellus Coffee
16. Sauced BBQ & Spirits
17. Galpão Gaucho Brazilian Steakhouse
18. Brioche de Paris
19. Día y Noche
20. The Cheese Steak Shop
21. Panama Bay Coffee Co
22. Torsap Thai Kitchen
23. Fuego Tequila Grill
24. Peet's Coffee
25. Shake Shack Walnut Creek
26. Sweetgreen

27. Rooftop Restaurant & Bar
28. Telefèric Barcelona Walnut Creek
29. Tomatina
30. Kacha Thai Bistro
31. Va de Vi Bistro & Wine Bar
32. Ruth's Chris Steak House
33. The Cheesecake Factory
34. Main Street Kitchen & Bar

Retail

1. Broadway Plaza
2. CVS
3. Macy's
4. Rodd & Gunn
5. H&M
6. Banana Republic
7. Apple Broadway Plaza
8. lululemon
9. Nordstrom
10. Williams-Sonoma
11. ZARA
12. Plaza Escuela
13. Ross Dress for Less
14. Anthropologie

BART Station

1. Walnut Creek



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