

OFFERING MEMORANDUM

Former El Charro Mexican Restaurant Location

3335 Mount Diablo Blvd
Lafayette CA 94595

FRES

Fiduciary Real Estate Services
Integrity · Experience · Honesty

Former El Charro Mexican Restaurant Location

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Company Bio

Exclusively Marketed by:

Logan Martinez

Fiduciary Real Estate Services

(888) 511-3737

logan@fiduciaryrealestateservices.com

01960924

Ruben Martinez

Fiduciary Real Estate Services

(831) 869-7129

Ruben@FiduciaryRealEstateServices.com

01027549

Teresa Gorman, Esq.

Fiduciary Real Estate Services

(949) 436-3105

teresa@fidrealestateserv.com

00969257



Brokerage License No.: 01527321

<https://www.fiduciaryrealestateservices.com>

OFFERING SUMMARY

ADDRESS	3335 Mount Diablo Blvd Lafayette CA 94595
COUNTY	Contra Costa
BUILDING SF	4,178 SF
LAND ACRES	.84
LAND SF	36,590 SF
YEAR BUILT	1943
APN	233-110-023-6, 233-110-024-4

FINANCIAL SUMMARY

PRICE	To be Determined
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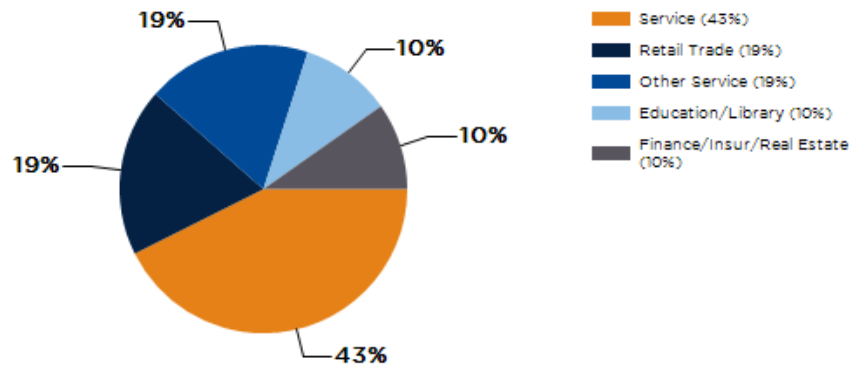
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,302	71,154	182,213
2026 Median HH Income	\$163,317	\$151,839	\$159,613
2026 Average HH Income	\$275,278	\$228,697	\$230,174

Iconic Restaurant Property Location

- An exceptional opportunity to acquire the former El Charro restaurant property, a longstanding Lafayette landmark that has served the community for generations.
- City has expressed strong interest in seeing a new development use.
- Great entitlement timelines ideal for decreased cost of capital.
- Located along a highly visible corridor with strong daily traffic counts

- Excellent frontage and proximity to surrounding retail, residential neighborhoods, and downtown Lafayette amenities
- Third residential parcel available for sale next door.

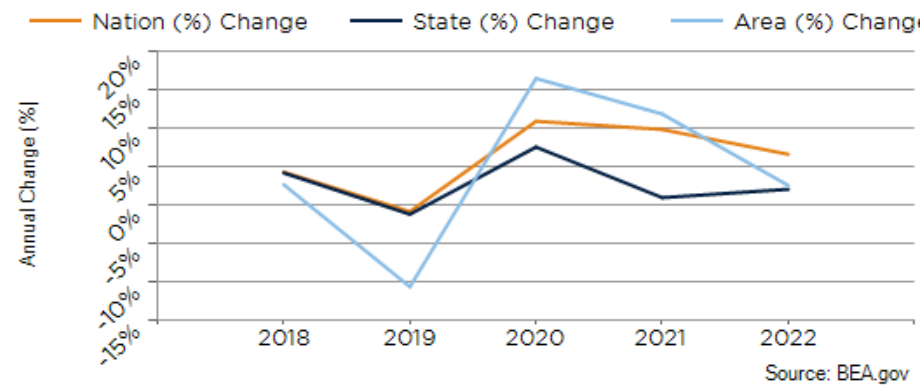
Major Industries by Employee Count

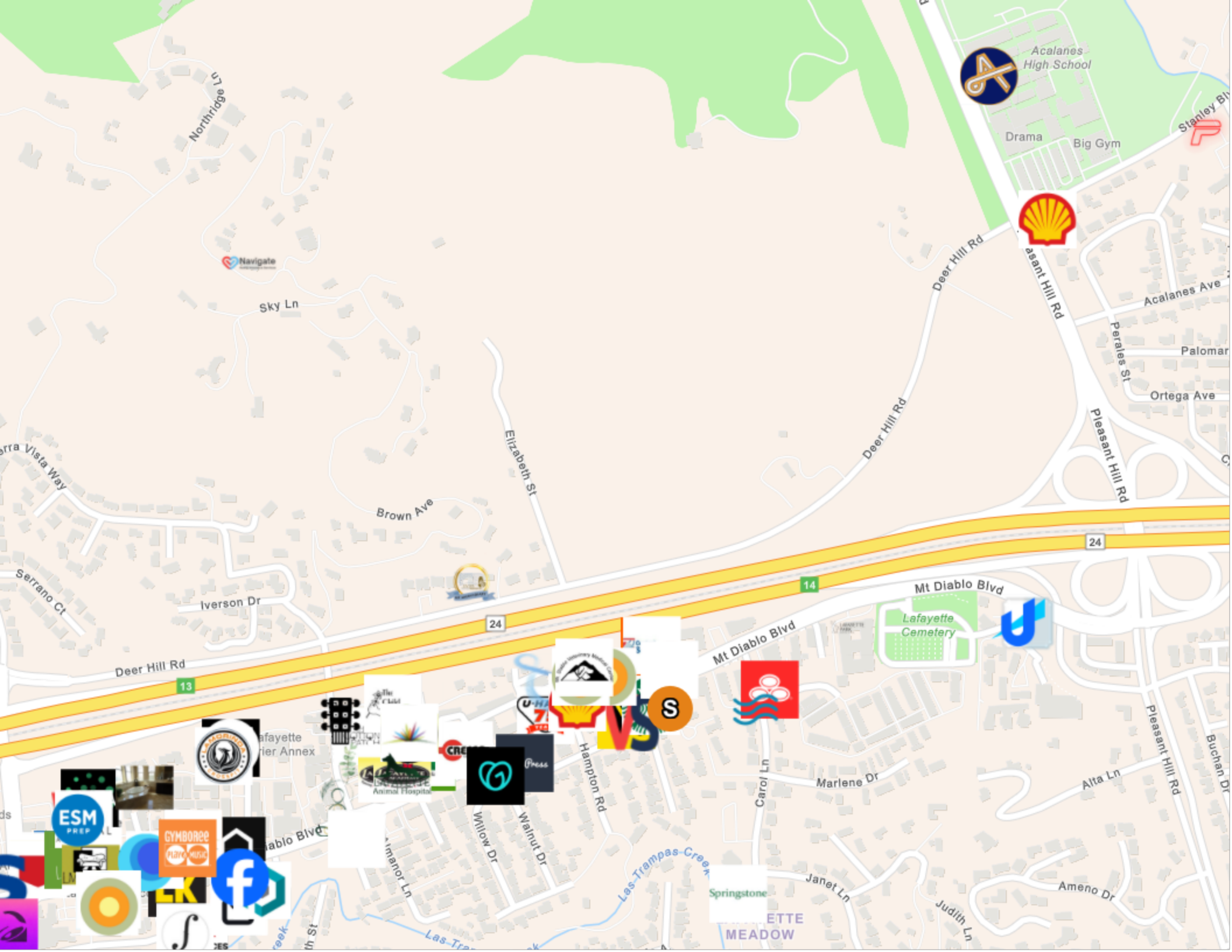


Largest Employers

John Muir Medical Center	1,000 to 4,999
Mount Diablo Unified School District	3,500+
Pacific Gas & Electric	2,230
Chevron	1,852
Robert Half International	1,364
BMO Bank N.A.	658
San Ramon Regional Medical Center	650
Primed Management Consulting	453

Contra Costa County GDP Trend





Northridge Ln

Navigate

Sky Ln

Brown Ave

Elizabeth St

Iverson Dr

Deer Hill Rd

13

24

14

24

Mt Diablo Blvd

Mt Diablo Blvd

Lafayette Cemetery



Lafayette Pier Annex



Animal Hospital



Carol Ln

Marlene Dr

Alta Ln

Pleasant Hill Rd

Buchanan Dr

ESM

GYMBOREE



diablo Blvd

th St

Las-Tr

Las-Trampas Creek

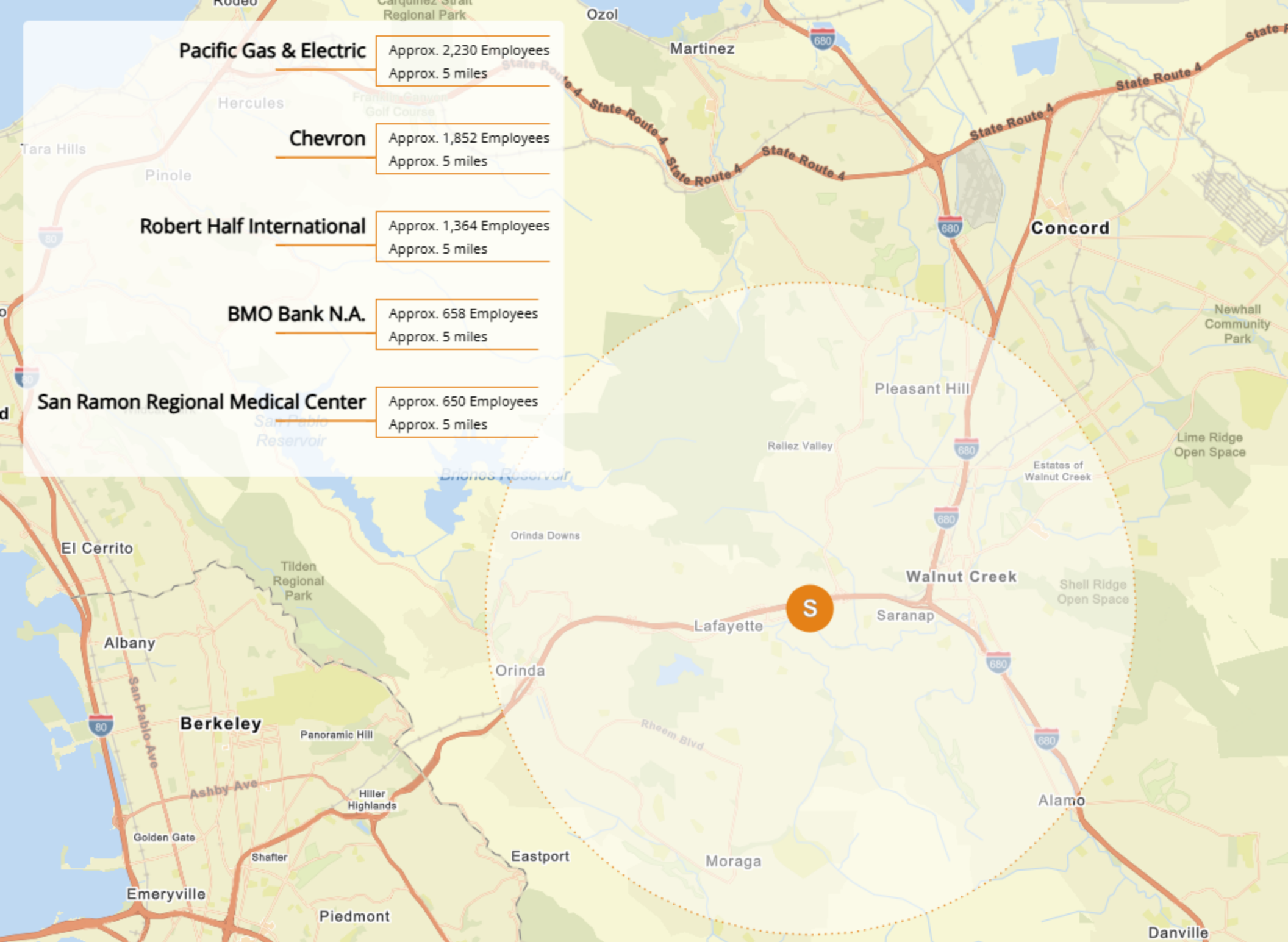
Springstone

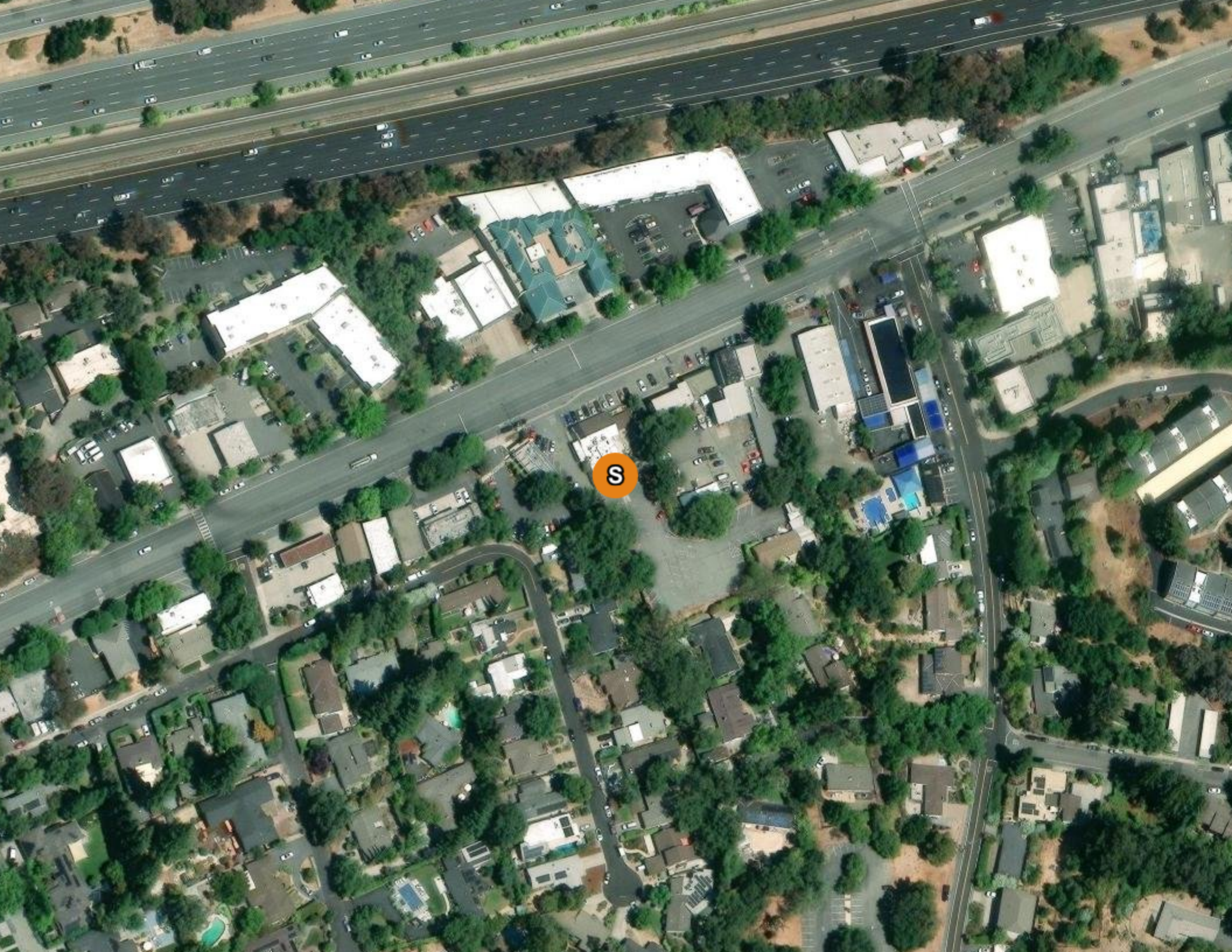
ETTE MEADOW

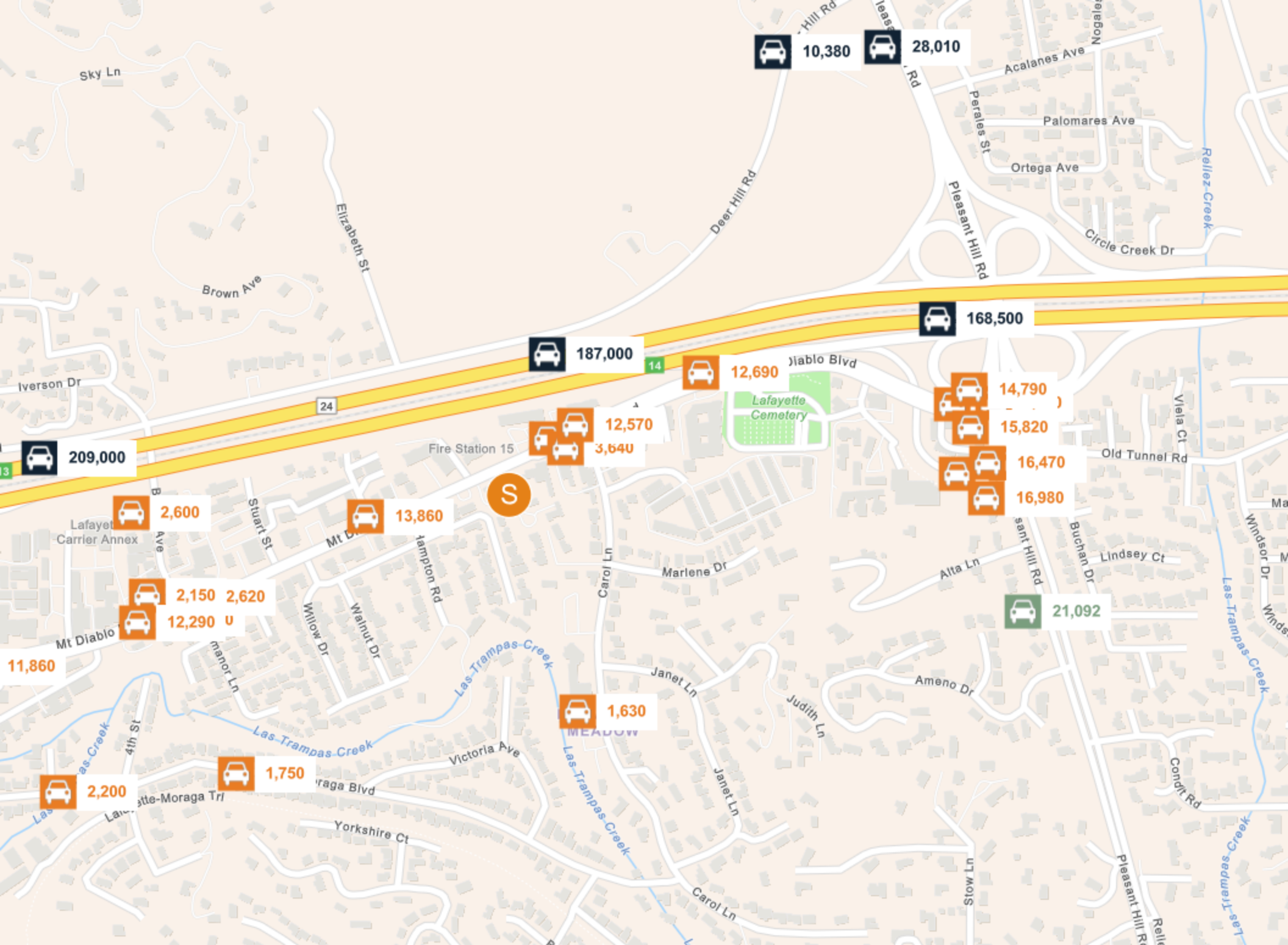
Janet Ln

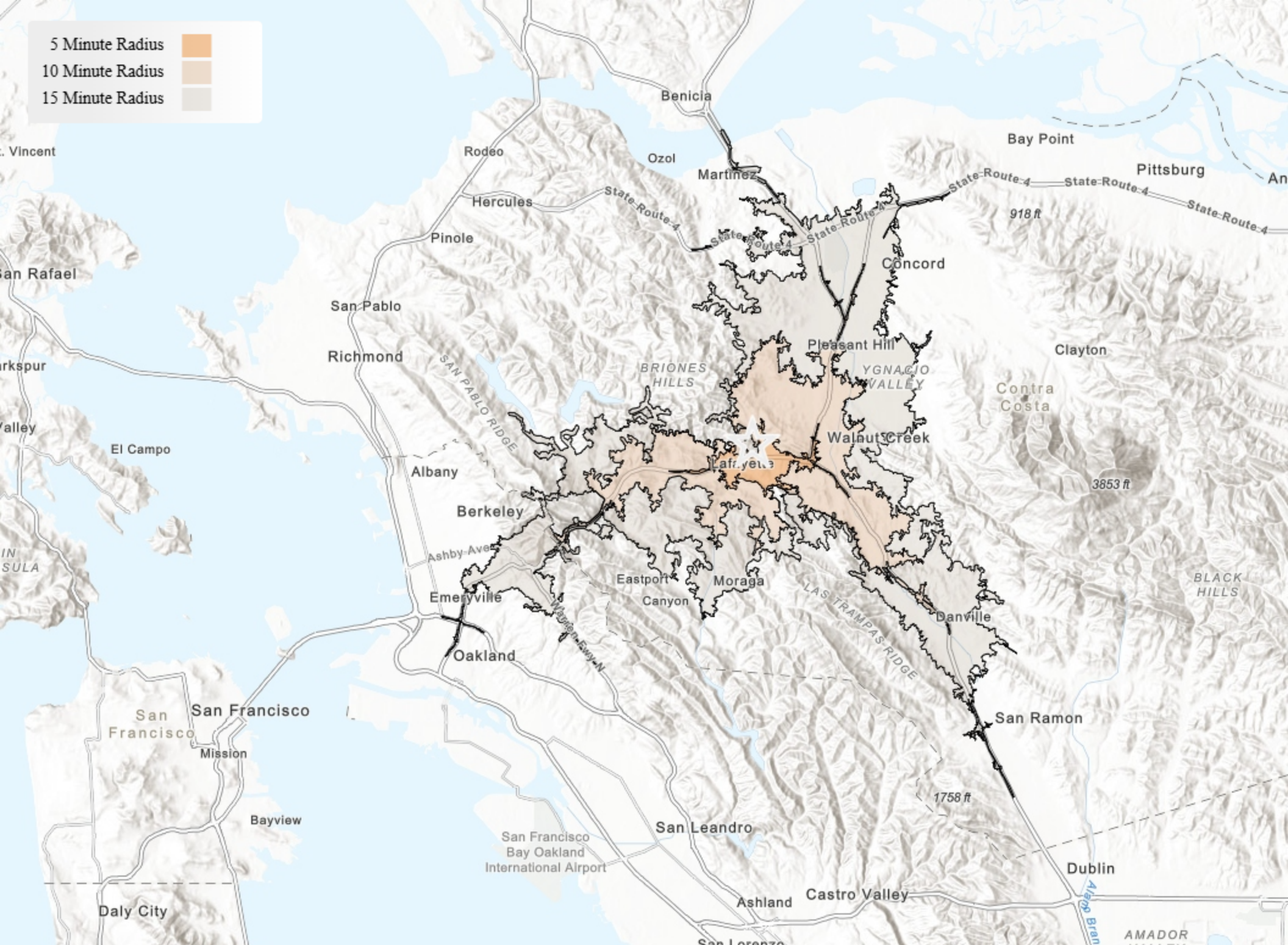
Judith Ln

Ameno Dr









5 Minute Radius
10 Minute Radius
15 Minute Radius



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	4,178
LAND SF	36,590
LAND ACRES	.84
YEAR BUILT	1943
# OF PARCELS	2
ZONING TYPE	C-1, R-10
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
SUBTERRANEAN PARKING	0

Site 27: El Charro

Site #	Site Name	Address	APN	GP LUD	Zoning	Rezone Needed	Existing Use	Acres	FAR	In Last HE	DU/Ac	Math Capacity	Realistic Capacity
27a	El Charro	3335 Mt Diablo Blvd	233-110-023	East End Commercial	C-1	N	Vacant restaurant space, parking	0.54	0.2	N	35	19	17
27b	El Charro	3335 Mt Diablo Blvd	233-110-024	Medium-density single-family residential	R-10	N	Parking lot	0.30	0.0	N	35	11	9
27c	El Charro	3341 Mt Diablo Blvd	233-110-025	Medium-density single-family residential	R-10	N	Residential, 1	0.33	0.1	N	35	11	9
		TOTAL						1.17			35	41	35

INCOME CATEGORIES: VLI, LI, MOD, AMOD

NOTES: All three lots under common ownership. Restaurant space has been vacant since early 2021. City has received inquiries from developers regarding potential for redevelopment of the site. Slopes downward from east to west and there is a creek along the western property line, but development would not be hindered even with adherence to creek setback requirements. There are no other environmental or other conditions to constrain site for development. Consolidation of the parcels will result in a more regularly-shaped site for development. Significant area dedicated to surface parking. Realistic capacity assumes ground floor commercial fronting Mt. Diablo Blvd. Potential residents would be temporarily relocated.

If one of these is met, site is included		If not #1 or #2, must have three of these criteria				
Site #	1. Vacant Parcel or Use	2. Owner/ Developer Interest	3. Limited Improvements (e.g., FAR of 0.5 or less; parking lots, etc.)	4. Similar Uses to Other Redeveloped Sites	5. Age More than 20/30 Years	7. ILV 1.0 or Less
27a	x	x	x	x	1943	0.4
27b	x	x	x	x		0.1
27c		x	x	x	1947	0.4

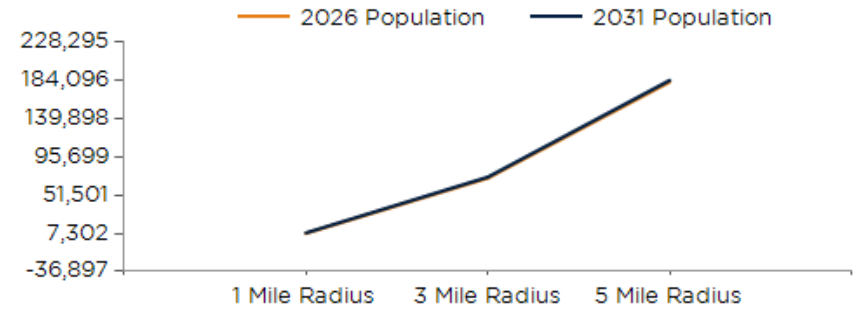




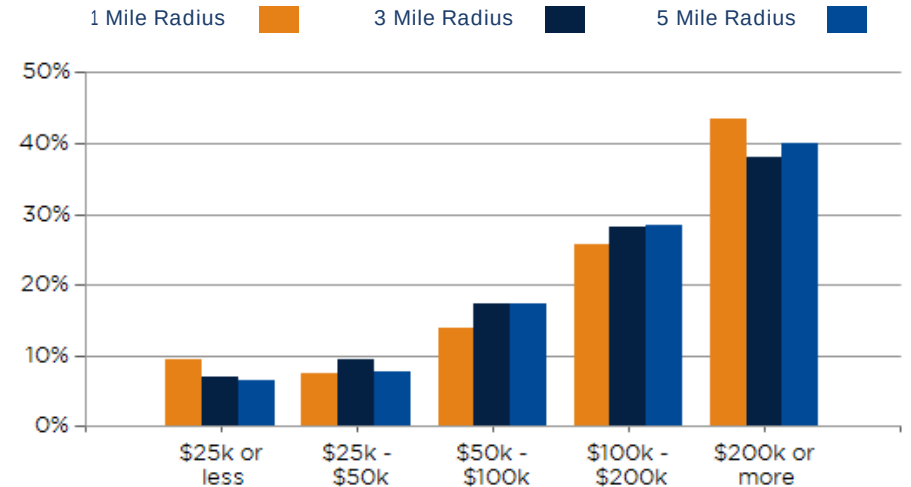


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,793	64,633	167,782
2010 Population	6,747	64,660	168,592
2026 Population	7,302	71,154	182,213
2031 Population	7,856	72,358	184,096
2026 African American	90	1,373	3,550
2026 American Indian	14	229	680
2026 Asian	1,152	11,908	32,413
2026 Hispanic	665	7,991	22,403
2026 Other Race	165	2,389	7,581
2026 White	4,910	46,197	114,744
2026 Multiracial	954	8,936	22,897
2026-2031: Population: Growth Rate	7.35%	1.70%	1.05%

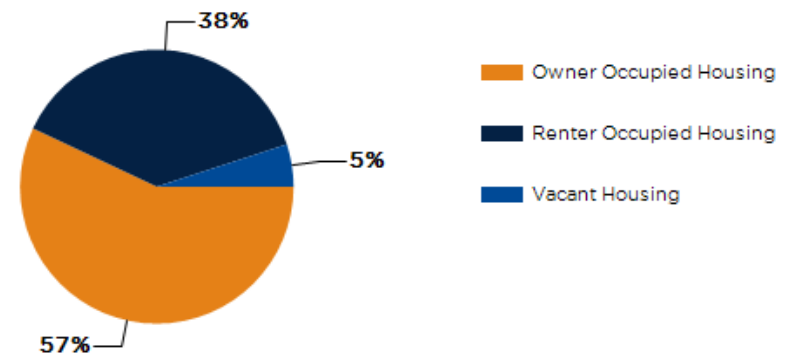
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	195	1,338	2,961
\$15,000-\$24,999	82	856	2,054
\$25,000-\$34,999	76	1,020	2,054
\$35,000-\$49,999	146	1,938	3,786
\$50,000-\$74,999	175	2,707	6,837
\$75,000-\$99,999	233	2,734	6,280
\$100,000-\$149,999	471	4,813	11,490
\$150,000-\$199,999	284	3,961	10,022
\$200,000 or greater	1,274	11,829	30,264
Median HH Income	\$163,317	\$151,839	\$159,613
Average HH Income	\$275,278	\$228,697	\$230,174



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

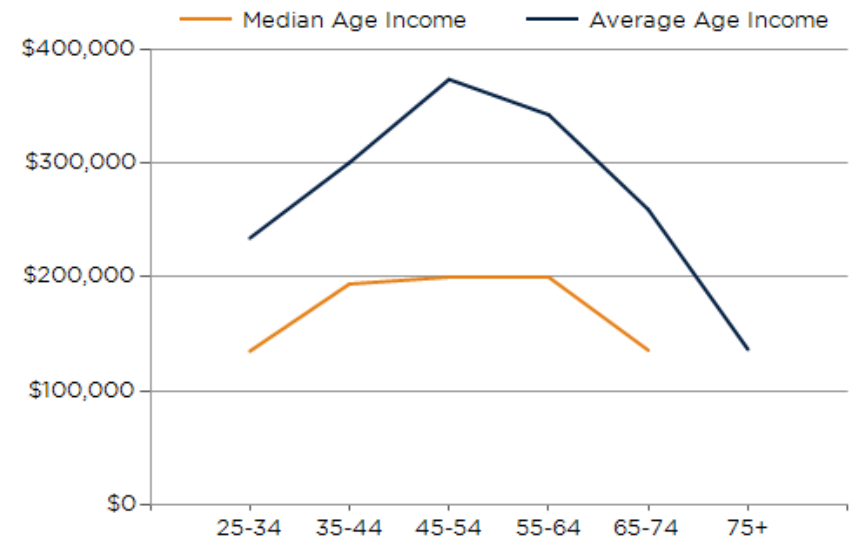
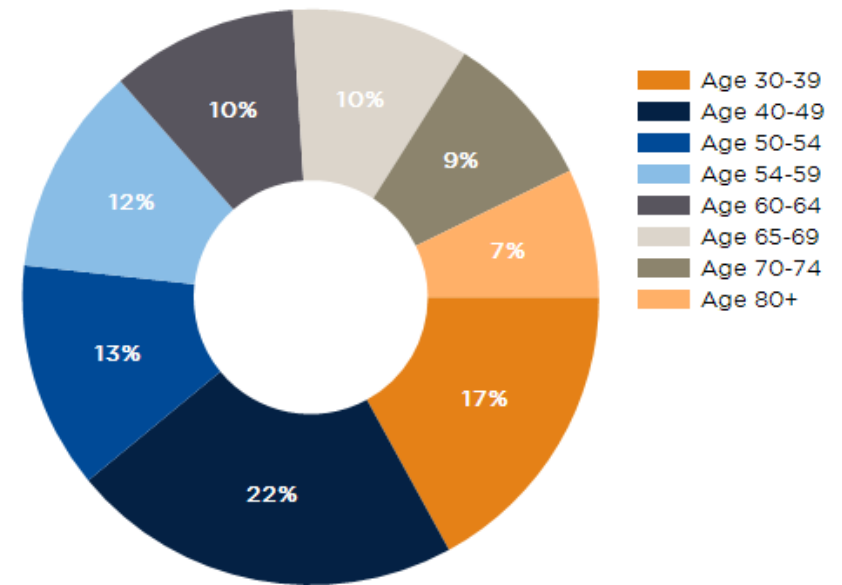


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	340	4,139	10,049
2026 Population Age 35-39	390	4,584	11,148
2026 Population Age 40-44	500	4,785	12,155
2026 Population Age 45-49	442	4,310	11,252
2026 Population Age 50-54	546	4,603	11,511
2026 Population Age 55-59	503	4,445	11,498
2026 Population Age 60-64	449	4,357	11,242
2026 Population Age 65-69	427	4,298	11,018
2026 Population Age 70-74	377	4,104	10,329
2026 Population Age 75-79	310	3,906	9,728
2026 Population Age 80-84	238	2,824	7,049
2026 Population Age 85+	207	3,092	7,391
2026 Population Age 18+	5,709	57,890	146,856
2026 Median Age	44	45	45
2031 Median Age	44	46	46

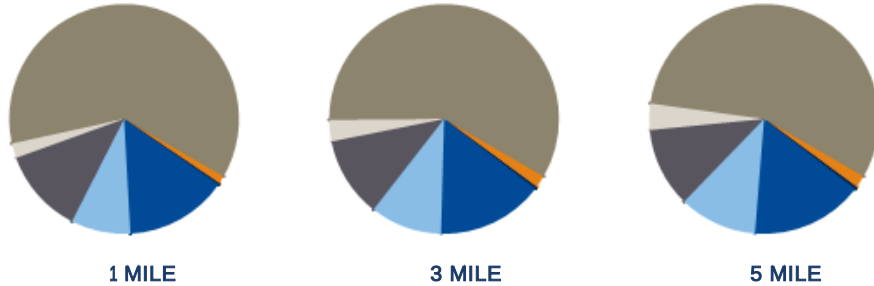
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$134,797	\$140,153	\$146,115
Average Household Income 25-34	\$234,395	\$205,315	\$205,190
Median Household Income 35-44	\$193,945	\$189,313	\$195,487
Average Household Income 35-44	\$300,872	\$265,991	\$261,887
Median Household Income 45-54	\$200,001	\$200,001	\$200,001
Average Household Income 45-54	\$374,218	\$317,863	\$307,260
Median Household Income 55-64	\$200,001	\$200,001	\$200,001
Average Household Income 55-64	\$343,061	\$298,928	\$294,110
Median Household Income 65-74	\$135,558	\$119,977	\$128,787
Average Household Income 65-74	\$259,571	\$203,394	\$207,848
Average Household Income 75+	\$136,440	\$125,178	\$134,391

Population By Age



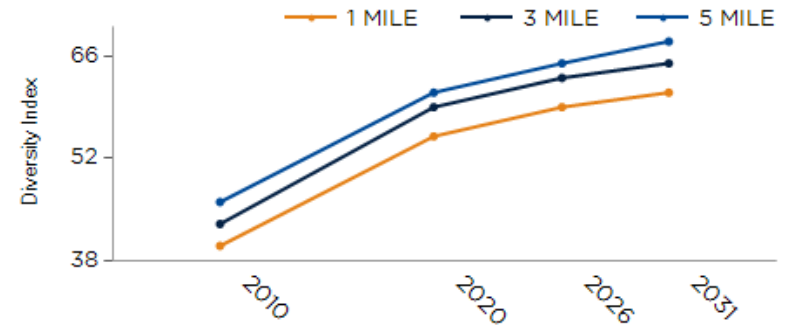
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	65	68
Diversity Index (current year)	59	63	65
Diversity Index (2020)	55	59	61
Diversity Index (2010)	40	43	47

POPULATION BY RACE



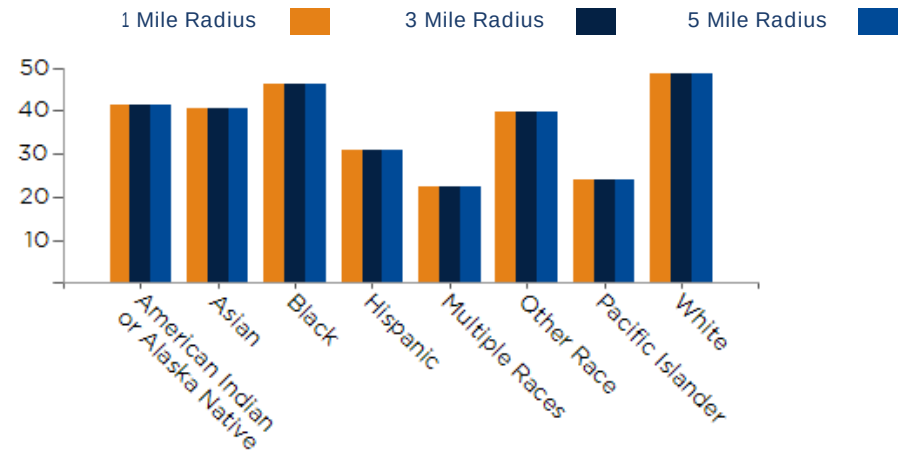
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	0%	0%	0%
Asian	14%	15%	16%
Hispanic	8%	10%	11%
Multiracial	12%	11%	11%
Other Race	2%	3%	4%
White	62%	58%	56%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	41	37
Median Asian Age	41	43	42
Median Black Age	46	40	40
Median Hispanic Age	31	33	32
Median Multiple Races Age	22	27	26
Median Other Race Age	40	37	36
Median Pacific Islander Age	24	41	39
Median White Age	49	51	51

2026 MEDIAN AGE BY RACE



Team Biographies



TERESA GORMAN

Senior Broker and Attorney
DRE: 00969257

A widely respected trust & estate attorney, Teresa ensures legal compliance on all transactions.



BAILEY MARTINEZ

Senior Associate
DRE: 02030819

After graduating from Stanford University, Bailey joined FRES as a specialist in commercial properties.

RUBEN MARTINEZ

Senior Broker
DRE: 01027549

With 30 years of real estate experience, Ruben serves as the point of contact for all clients.



LOGAN MARTINEZ

Broker Associate
DRE: 01960924

Logan utilizes his business degree from NYU to analyze market trends and provide property valuations.



Former El Charro Mexican Restaurant Location

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Exclusively Marketed by:

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Fiduciary Real Estate Services
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