

OFFERING MEMORANDUM

Former El Charro Mexican Restaurant Location

3335 Mount Diablo Blvd
Lafayette CA 94595

FRES

Fiduciary Real Estate Services
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Former El Charro Mexican Restaurant Location

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Company Bio

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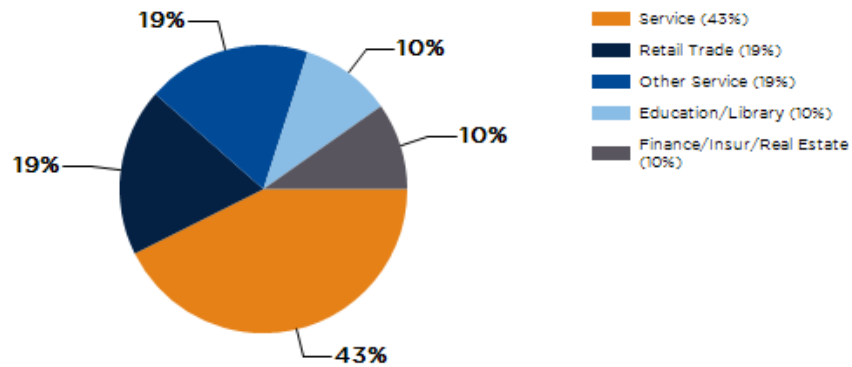
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,302	71,154	182,213
2026 Median HH Income	\$163,317	\$151,839	\$159,613
2026 Average HH Income	\$275,278	\$228,697	\$230,174

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.

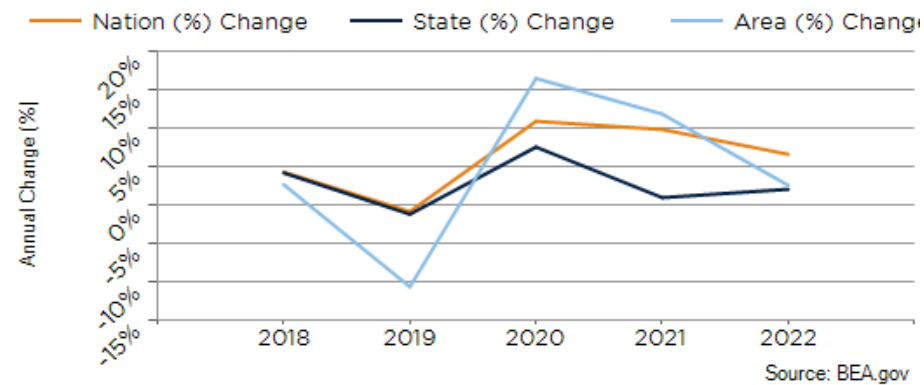
Major Industries by Employee Count

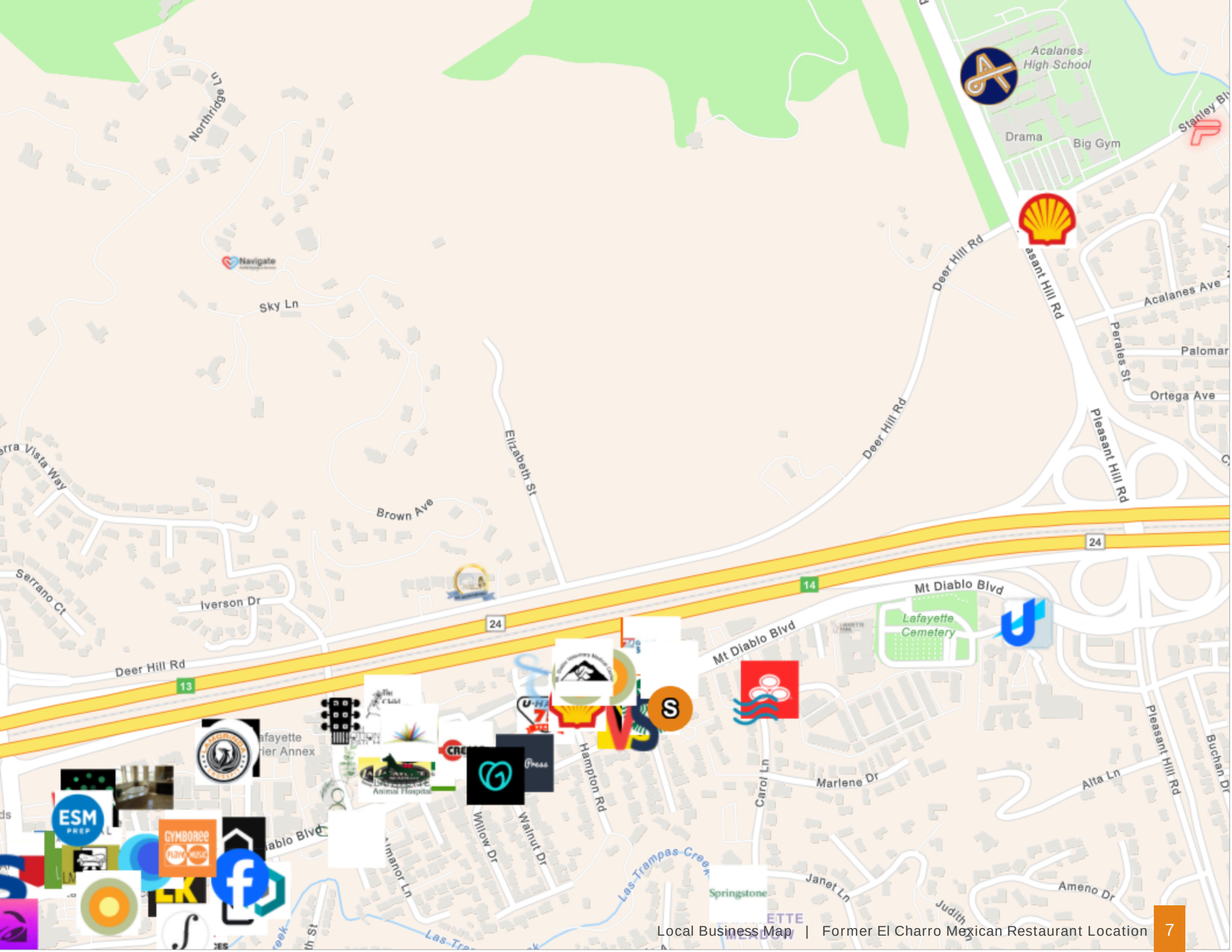


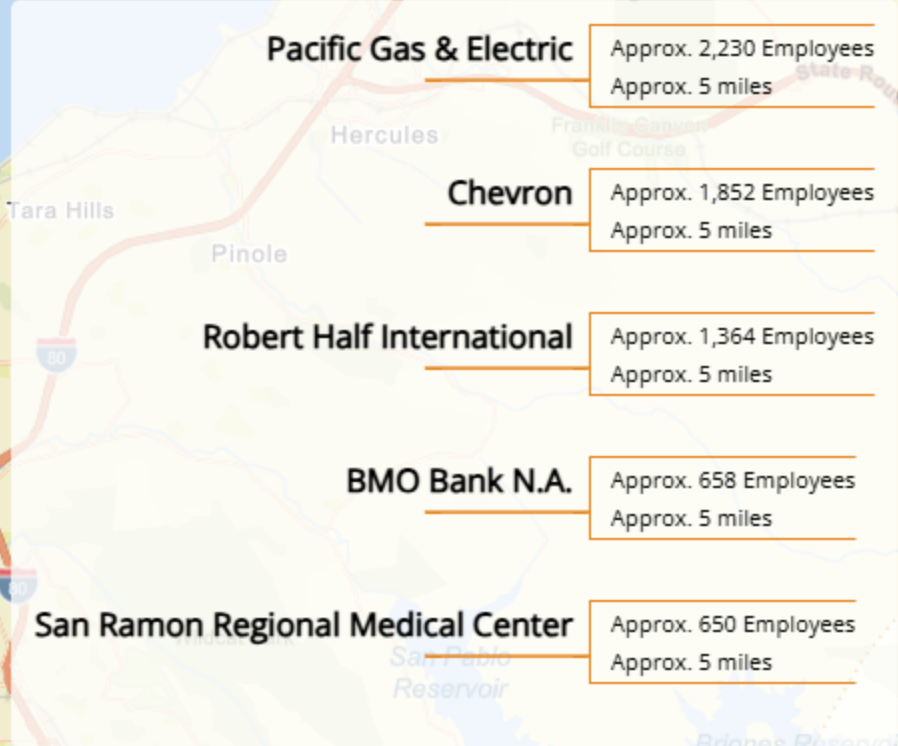
Largest Employers

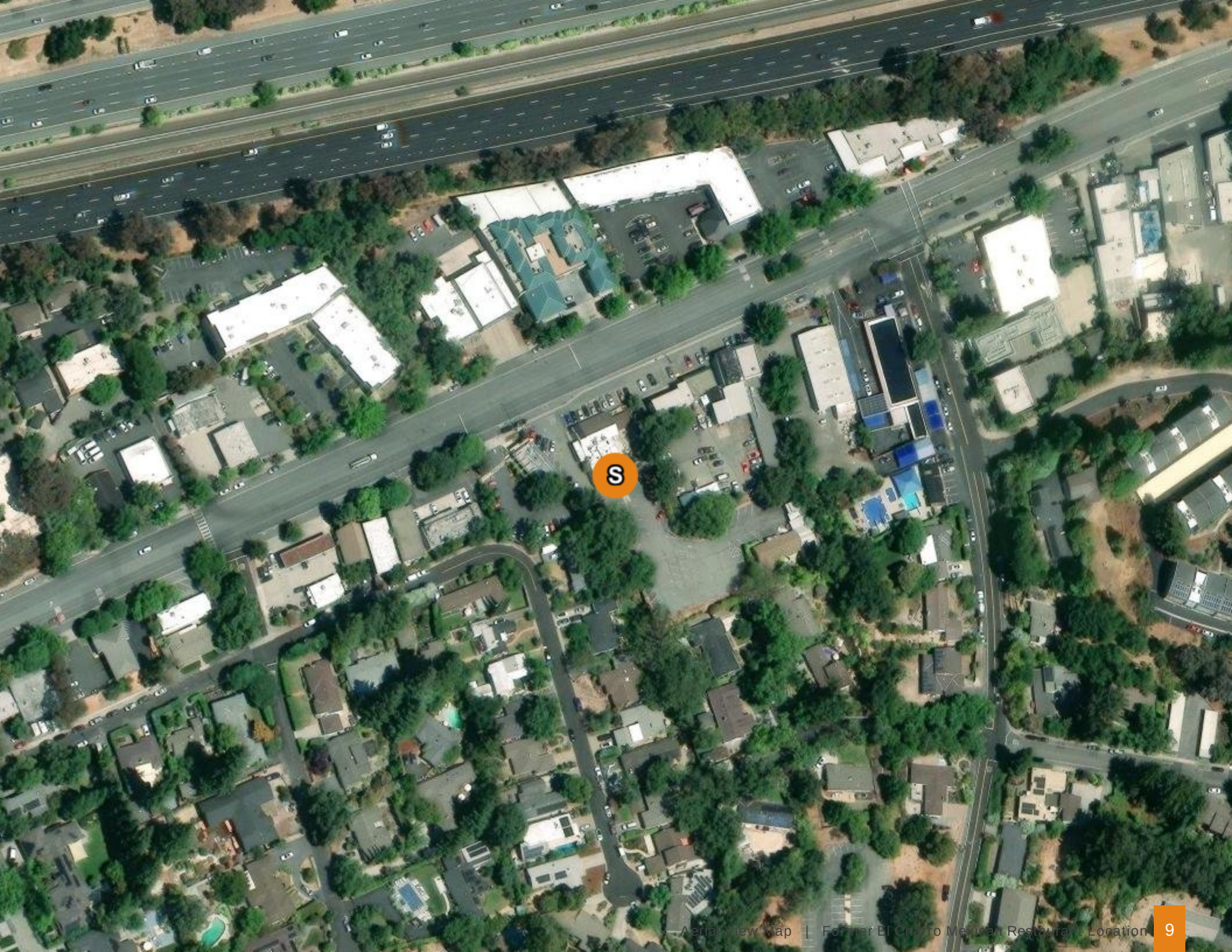
John Muir Medical Center	1,000 to 4,999
Mount Diablo Unified School District	3,500+
Pacific Gas & Electric	2,230
Chevron	1,852
Robert Half International	1,364
BMO Bank N.A.	658
San Ramon Regional Medical Center	650
Primed Management Consulting	453

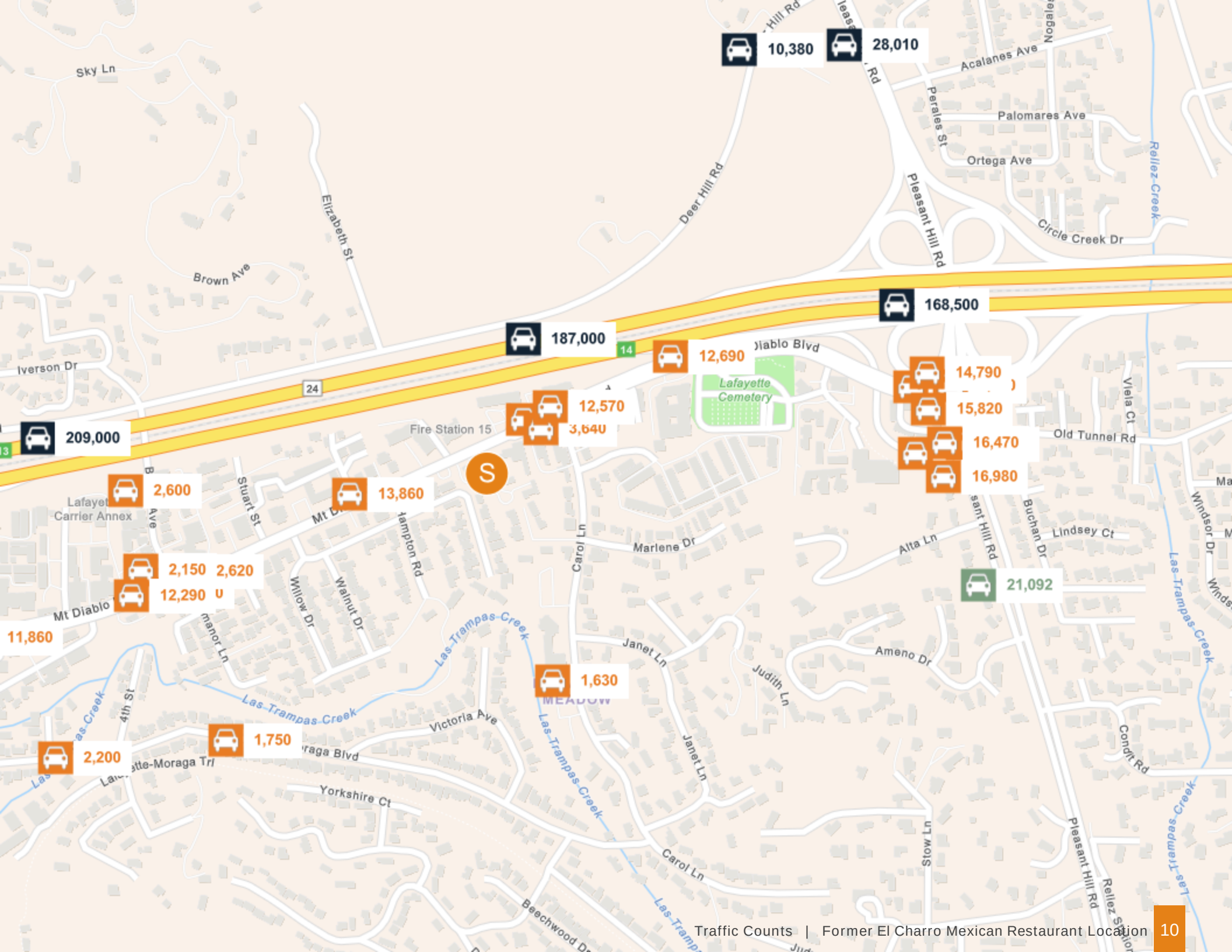
Contra Costa County GDP Trend

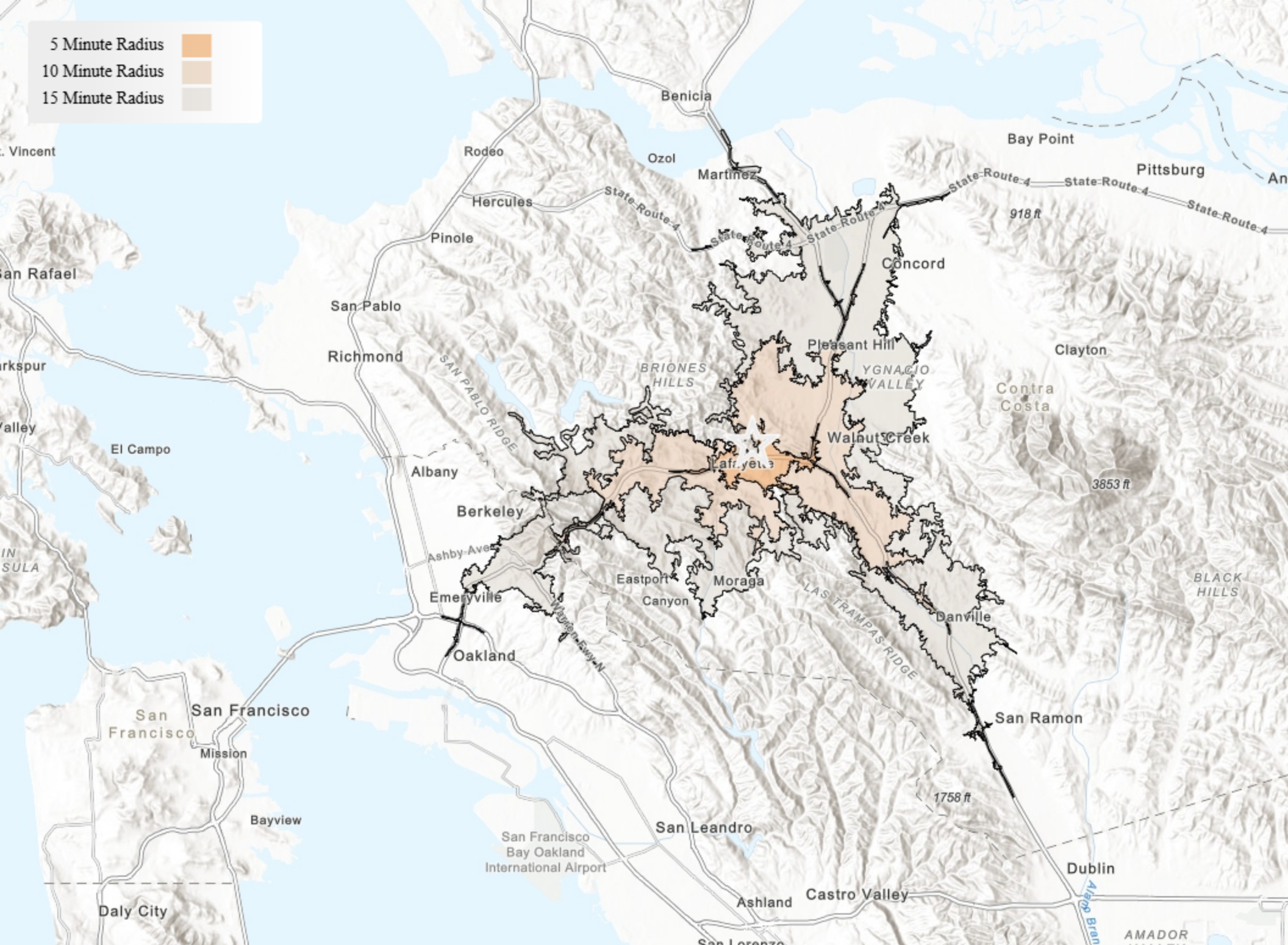














03

Property Description

Property Features

Property Images

PROPERTY FEATURES

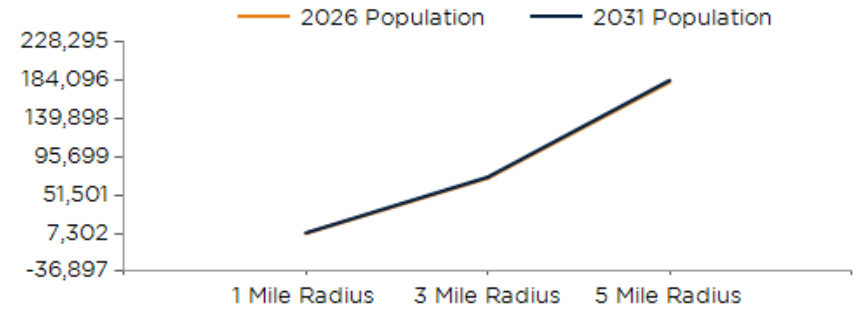
BUILDING SF	4,178
LAND SF	36,590
LAND ACRES	.84
YEAR BUILT	1943
# OF PARCELS	2
ZONING TYPE	C-1, MRA
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
SUBTERRANEAN PARKING	0



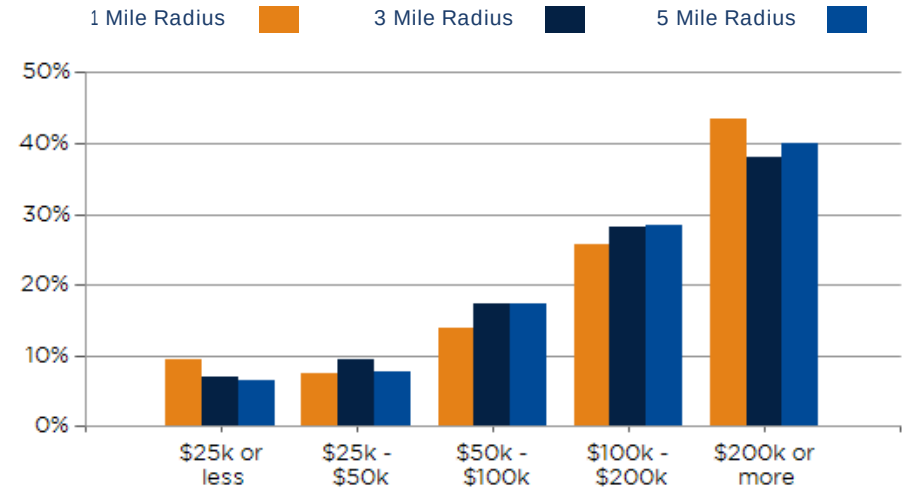


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,793	64,633	167,782
2010 Population	6,747	64,660	168,592
2026 Population	7,302	71,154	182,213
2031 Population	7,856	72,358	184,096
2026 African American	90	1,373	3,550
2026 American Indian	14	229	680
2026 Asian	1,152	11,908	32,413
2026 Hispanic	665	7,991	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%

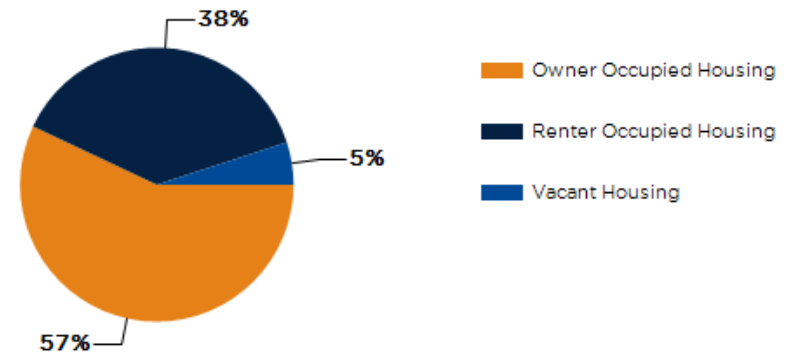
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	195	1,338	2,961
\$15,000-\$24,999	82	856	2,054
\$25,000-\$34,999	76	1,020	2,054
\$35,000-\$49,999	146	1,938	3,786
\$50,000-\$74,999	175	2,707	6,837
\$75,000-\$99,999	233	2,734	6,280
\$100,000-\$149,999	471	4,813	11,490
\$150,000-\$199,999	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

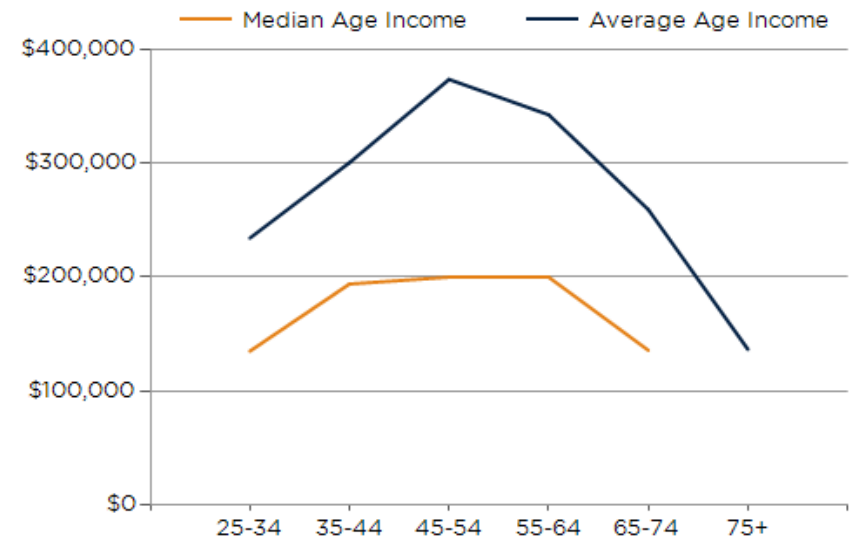
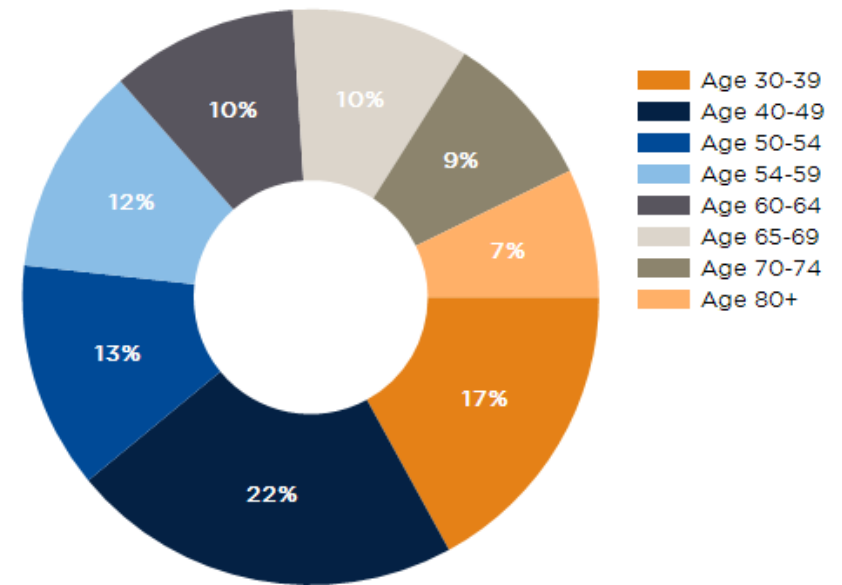


Source: esri

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

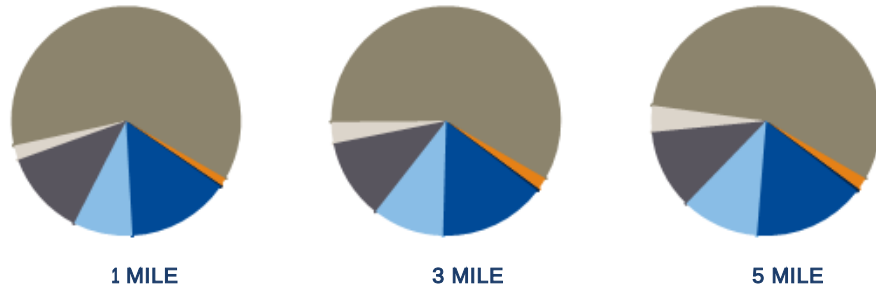
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$134,797	\$140,153	\$146,115
Average Household Income 25-34	\$234,395	\$205,315	\$205,190
Median Household Income 35-44	\$193,945	\$189,313	\$195,487
Average Household Income 35-44	\$300,872	\$265,991	\$261,887
Median Household Income 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



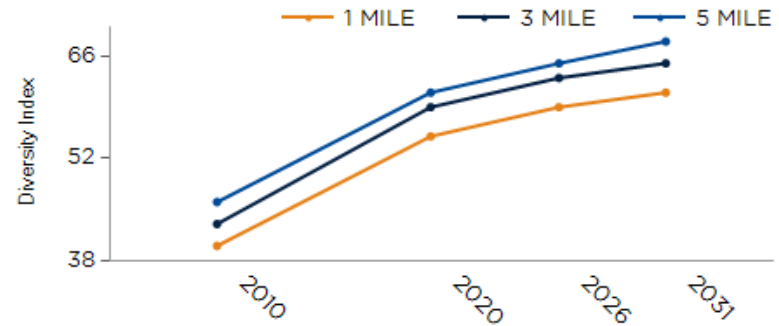
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	65	68
Diversity Index (current year)	59	63	65
Diversity Index (2020)	55	59	61
Diversity Index (2010)	40	43	47

POPULATION BY RACE



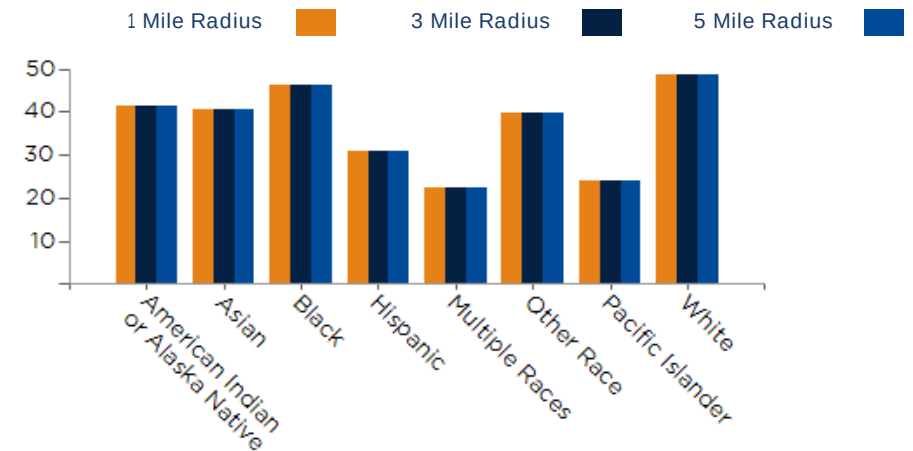
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	0%	0%	0%
Asian	14%	15%	16%
Hispanic	8%	10%	11%
Multiracial	12%	11%	11%
Other Race	2%	3%	4%
White	62%	58%	56%

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.



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