



Offering Memorandum

Long term lease investment available for sale

2780 Camino Diablo, Walnut Creek, CA



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Executive Summary

Colliers is pleased to offer for sale.

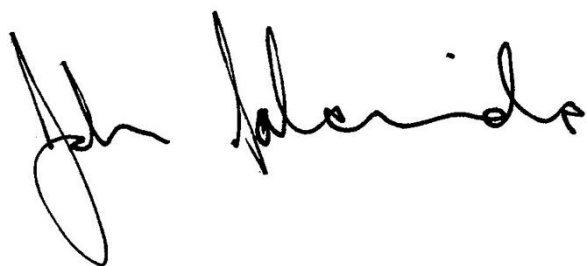
This offering presents a rare opportunity to acquire a high-quality, net-leased preschool investment located in a premier, high-demographic submarket. The property is leased to an established early childhood education operator, providing stable and predictable cash flow supported by strong underlying real estate fundamentals.

Strategically positioned in an affluent, family-oriented community, the asset benefits from above-average household incomes, strong population density, and sustained demand for early education services. The surrounding area features a robust mix of residential neighborhoods, retail amenities, and commuter accessibility, making it an ideal location for long-term preschool operations.

The tenant operates under a long-term lease with scheduled rental increases, offering investors built-in income growth and a hedge against inflation. The lease structure is designed to minimize landlord responsibilities, providing a passive investment profile with limited management requirements.

This investment is well-suited for buyers seeking durable cash flow, downside protection, and exposure to the resilient education sector. Preschool properties have historically demonstrated strong occupancy and tenant retention, driven by consistent demand and limited supply in high-barrier-to-entry markets.

Overall, this offering combines secure in-place income, a desirable location, and long-term appreciation potential—making it an attractive addition to both private and institutional portfolios.



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Property Overview



Address

2780 Camino Diablo Walnut Creek, CA

Building Size

±5,340 SF

Year built

1955

Lot Size

±0.37 acres

Parking

3/1000

Zoning

RB with Child care CUP
(Neighborhood/Community
Commercial)

PROPERTY OVERVIEW

±5,340 SF Multi-Tenant Flex Space

2780 Camino Diablo is a ±5,340 square foot single-story commercial building situated on approximately 0.37 acres in the highly desirable Walnut Creek submarket. Located along a well-trafficked corridor with convenient access to Interstate 680, Highway 24, and BART, the property benefits from excellent regional connectivity and strong surrounding demographics. The asset is currently occupied by a childcare/educational user, offering a proven, service-oriented use supported by the area's affluent residential base. Zoned for neighborhood commercial uses, the property presents flexibility for a variety of retail, medical, office, or educational tenants, making it an attractive opportunity for both investors and owner-users seeking a well-located East Bay asset in a supply-constrained market.

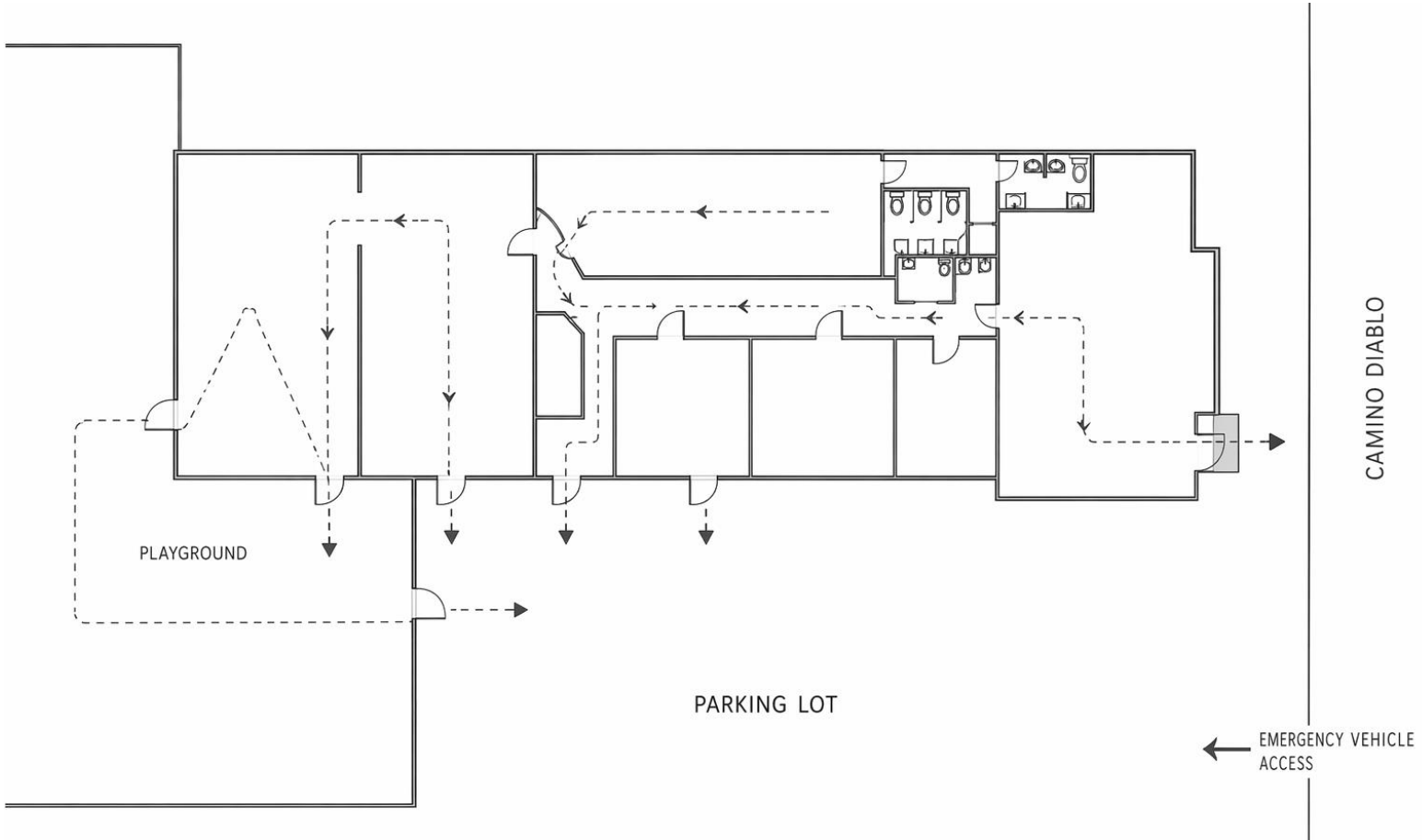
Ideally Located in the Affluent Walnut Creek Neighborhood

- Prime infill East Bay location along Camino Diablo, a well-trafficked corridor connecting Walnut Creek, Lafayette, and Concord
- Affluent demographics with strong household incomes and high home values supporting service-oriented retail and educational uses
- Functional single-story commercial building ideal for investor repositioning
- Ample nearby residential density providing a built-in customer base and workforce

Aerial View



Site Plan

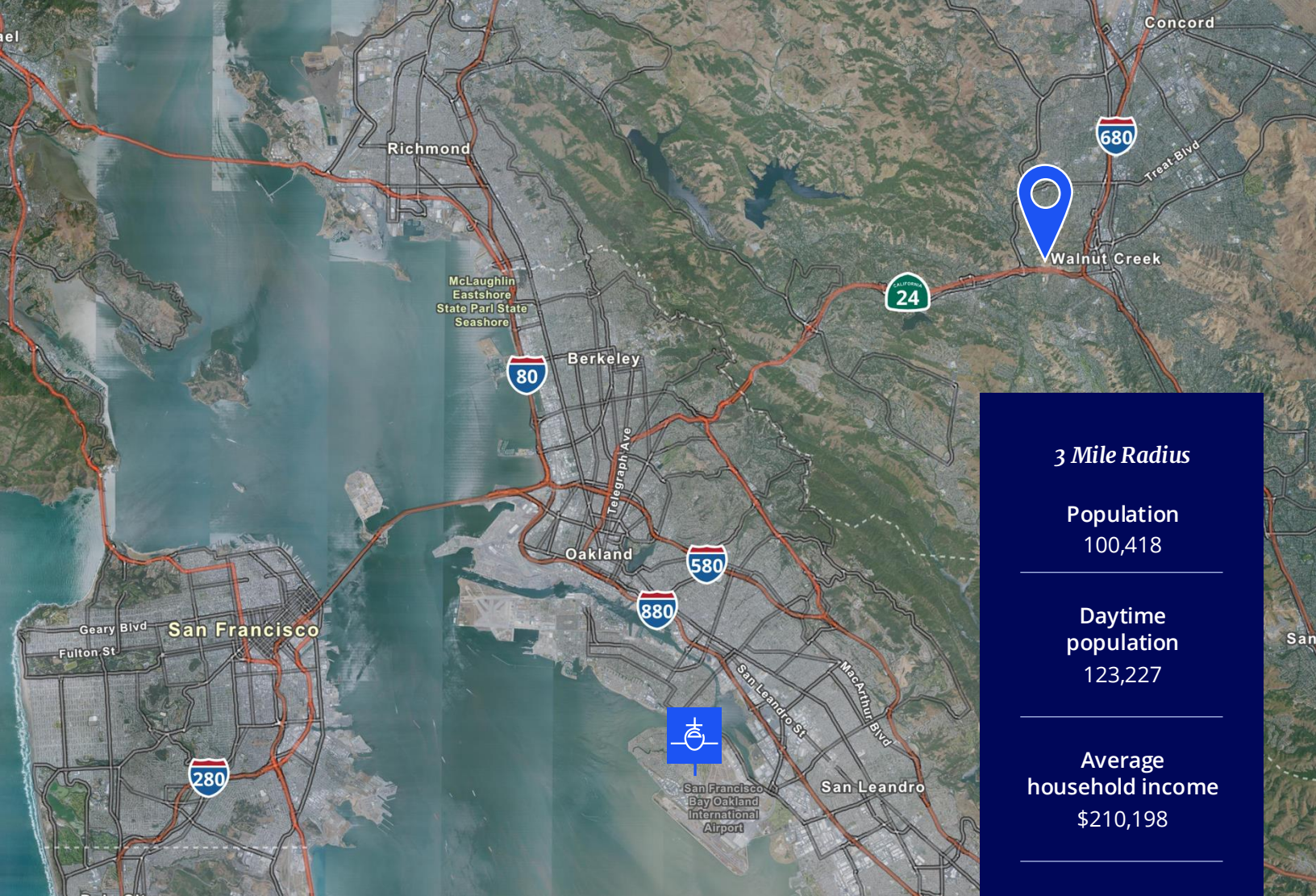




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Location Overview



3 Mile Radius

Population
100,418

Daytime
population
123,227

Average
household income
\$210,198

Total businesses
6,383

Total employees
59,793

LOCATION OVERVIEW

Established, accessible and in-demand

Nearby Highlights

- Excellent freeway access to Interstate 680 and California State Route 24, allowing efficient travel throughout the Bay Area
- Proximity to transit via Walnut Creek BART Station, offering direct service to Oakland and San Francisco
- Minutes to Downtown Walnut Creek, a premier regional destination featuring high-end retail, dining, and entertainment
- Strong daytime population supported by nearby offices, schools, and local businesses
- Close proximity to top-rated schools and family-oriented neighborhoods, enhancing demand for educational and childcare uses

Location Overview



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Current
Tenant

Lease abstract



KSS Immersion Schools Inc.

KSS Immersion Schools Inc. provides a bilingual early childhood education program that blends Spanish language immersion with a play-based curriculum, enabling students to develop language fluency, social confidence, and foundational academic skills during critical early developmental years.

The schools serve children ages 2–5 and emphasize experiential learning through music, movement, storytelling, and hands-on activities, enabling students to naturally acquire Spanish while developing cognitive, social, and emotional skills in a supportive environment.

With campuses located in vibrant urban neighborhoods, KSS Immersion Schools Inc. offers families a culturally rich preschool experience, fostering early global awareness while preparing students for continued success in bilingual and academically rigorous educational pathways.

<https://www.ksspreschool.com/>

| Rent Schedule | | |
|---------------|-------------|--------------|
| Year | Monthly | Annual |
| 1 | \$14,240.00 | \$170,800.00 |
| 2 | \$14,524.80 | \$174,297.60 |
| 3 | \$14,815.30 | \$177,783.55 |
| 4 | \$15,111.60 | \$181,339.22 |
| 5 | \$15,413.83 | \$184,966.00 |
| 6 | \$15,722.11 | \$188,665.32 |
| 7 | \$16,036.55 | \$192,438.62 |
| 8 | \$16,357.28 | \$196,287.40 |
| 9 | \$16,684.43 | \$200,213.15 |
| 10 | \$17,018.11 | \$204,217.41 |

Longer terms and options to be considered.

Option 1 – 10 Years

Option 2 – 10 years

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Financials & Pricing

1650 Mountain Blvd, Piedmont, CA

Financials and pricing

Price

\$3,416,000

Building Size
5,340 square feet

Lot Size
0.37 acres

Year 1 Scheduled Rents
\$170,800

| Less | \$/SF | Current \$ |
|--------------------------|-------|------------|
| CAM | NNN | \$0.00 |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Total operating expenses | NNN | \$0.00 |
| Total Operating income | | \$170,800 |

Expenses

| | |
|-----------------------|-------------------------|
| CAM | Tenant's responsibility |
| Property taxes | Tenant's responsibility |
| Insurance | Tenant's responsibility |
| Utilities | Tenant's responsibility |
| HVAC | Tenant's responsibility |
| Repairs & maintenance | Tenant's responsibility |
| Roof | Tenant's responsibility |
| Structure | Tenant's responsibility |

Lease Abstract

| | |
|-----------------|----------------------------|
| Tenant | KSS Immersion Schools Inc. |
| Lease Guarantor | Corporate |
| Lease type | AIR NNN |
| Term | 10 years |

Growth rate: ~2% annually (compounded)

Total rent over 10 years: \$1,870,213.00

Year 10 monthly rent: \$17,018 (~19.5% increase from Year 1)

NOI Valuation (5% Cap Rate)

Year 1 NOI: \$170,800 → Value: \$3,416,000

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About Colliers

ABOUT COLLIERS

Your success is our success; we are dedicated to driving exceptional results with the right property solutions for you, wherever you operate.

At Colliers, we are enterprising. Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value.

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results.

What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we accelerate success.

Learn more about our annual performance at colliers.com/about

OUR MISSION

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

OUR VALUES

Be enterprising to exceed expectations

We act quickly to create and seize opportunities for our clients, embracing change and thinking differently to generate new and better solutions.

Invest in relationships to deliver enduring value

We are a long-term partner, looking beyond immediate needs to build and grow our clients' business.

Be experts to lead the industry into the future

We are at the forefront of the real estate industry, leading the way and backed by an exceptional record of success. We are building for our future- and that of our clients.

Do what's right for our clients, people and communities

Integrity is essential to Colliers and the trust we develop internally sets the tone for the relationships we build externally.



At Colliers, we are enterprising

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value.

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results.

What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we [accelerate success](#).

Learn more about our annual performance at colliers.com/about

\$5.6B+

ANNUAL REVENUE

70

COUNTRIES WE OPERATE IN

\$108B

ASSETS UNDER MANAGEMENT

44,000

LEASE & SALE TRANSACTIONS

2B

SQUARE FEET MANAGED

24,000

PROFESSIONALS

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