

OFFERING MEMORANDUM

3341 Mt Diablo Blvd

3341 Mt Diablo Blvd
Lafayette CA 94549

FRES

Fiduciary Real Estate Services
Integrity · Experience · Honesty

3341 Mt Diablo Blvd

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3341 MT DIABLO BLVD

01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	3341 Mt Diablo Blvd Lafayette CA 94549
COUNTY	Contra Costa
BUILDING SF	2 SF
LAND SF	14,375 SF
LAND ACRES	.33
NUMBER OF UNITS	1
YEAR BUILT	1947
APN	233-110-025-1

FINANCIAL SUMMARY

PRICE	TBD
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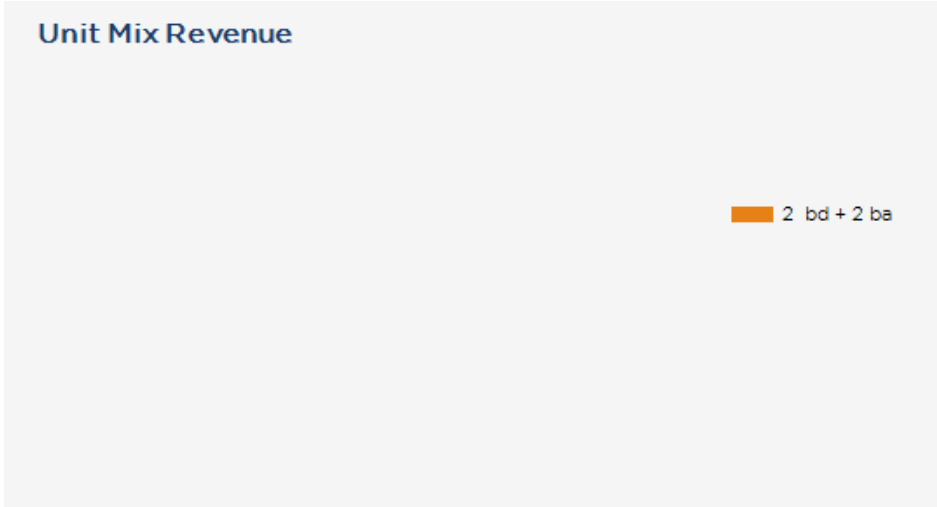
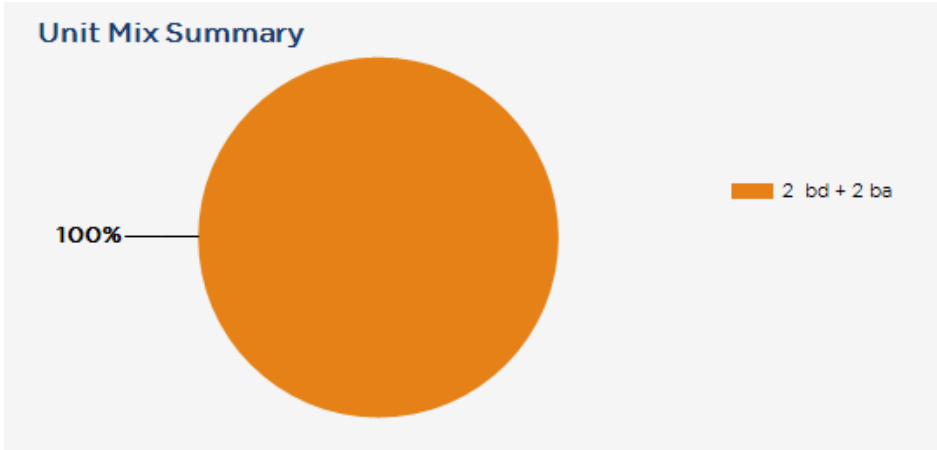
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,553	72,825	182,058
2026 Median HH Income	\$176,159	\$155,649	\$166,071
2026 Average HH Income	\$294,849	\$246,245	\$246,692

Property Location Near Iconic Restaurant

- 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.
- Two connected parcels available for sale next door.

Unit Mix	# Units	Square Feet	Current Rent	Monthly Income
2 bd + 2 ba	1	1,485	\$0	\$0
Totals/Averages	1	1,485	\$0	\$0

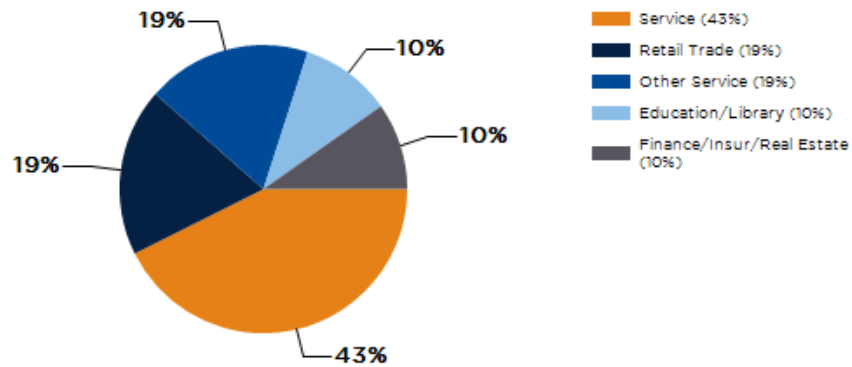


02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

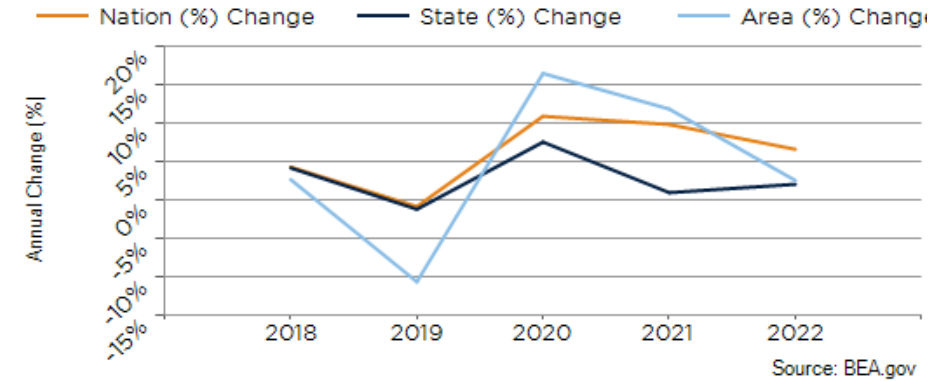
Major Industries by Employee Count



Largest Employers

Lafayette Ace Hardware	Approximately 20-49 employees
Orangetheory Fitness	Approximately 10-20 employees
Brightstar Healthcare	Approximately 10-20 employees
Heinz	Approximately 10-20 employees
Wells Fargo Bank	Approximately 100 employees
Hunter Paine Enterprises	Approximately 30 employees
McDonald's	Approximately 28 employees
Metro Lafayette LLC	Approximately 15 employees

Contra Costa County GDP Trend





Diablo Foods

Approx. 60 Employees
Approx. 0.1 mile

Hunter Paine Enterprises

Approx. 30 Employees
Approx. 0.2 mile

Pro Form Laboratories

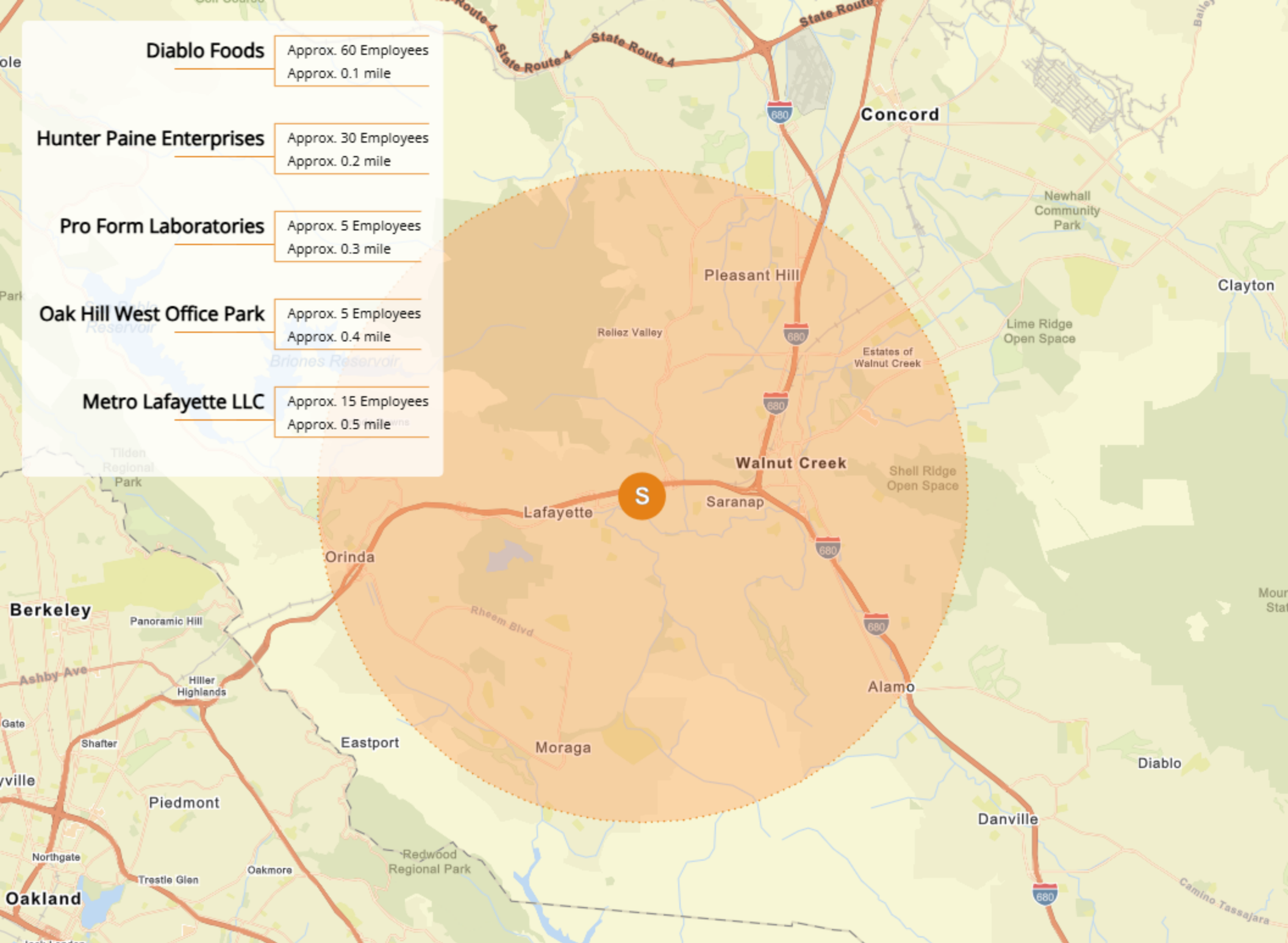
Approx. 5 Employees
Approx. 0.3 mile

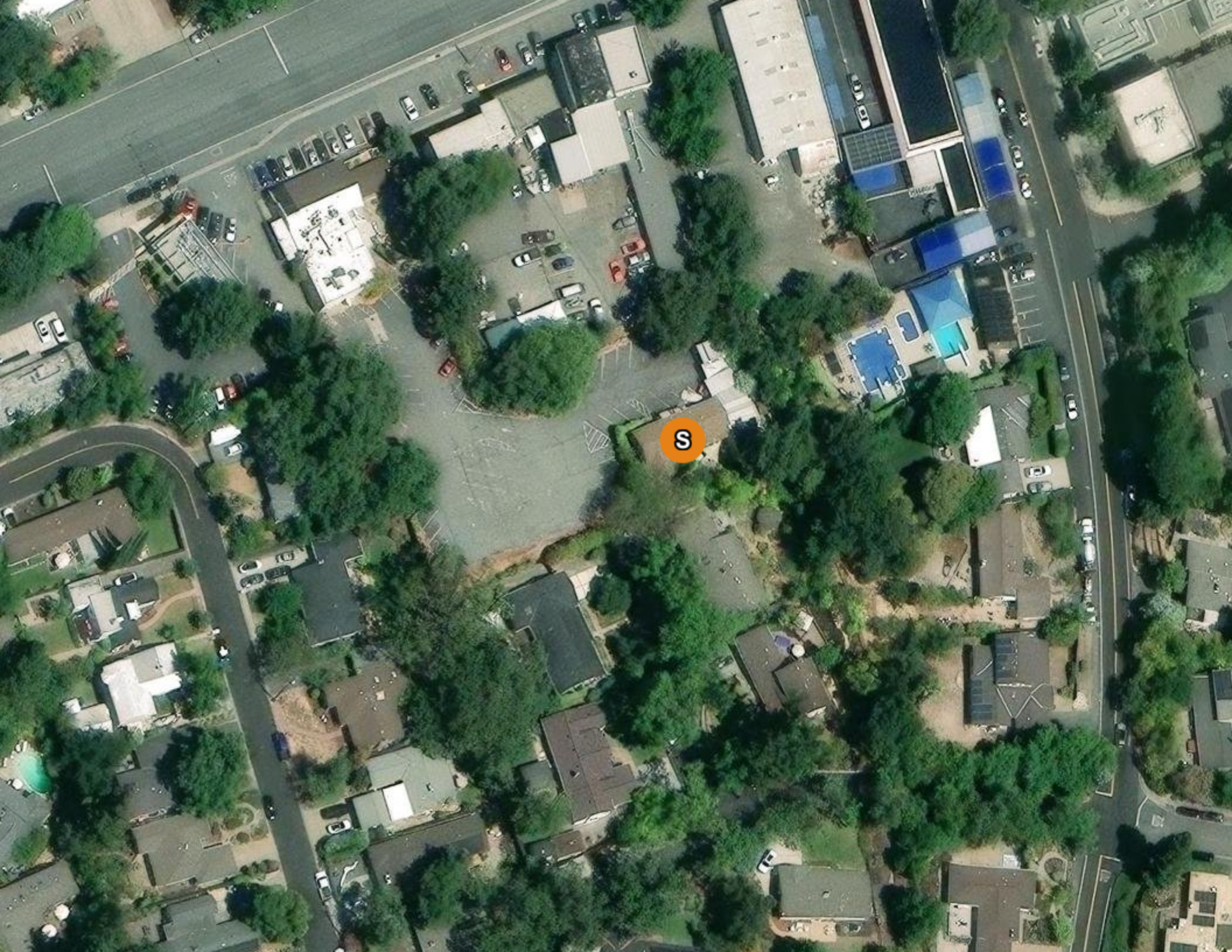
Oak Hill West Office Park

Approx. 5 Employees
Approx. 0.4 mile

Metro Lafayette LLC

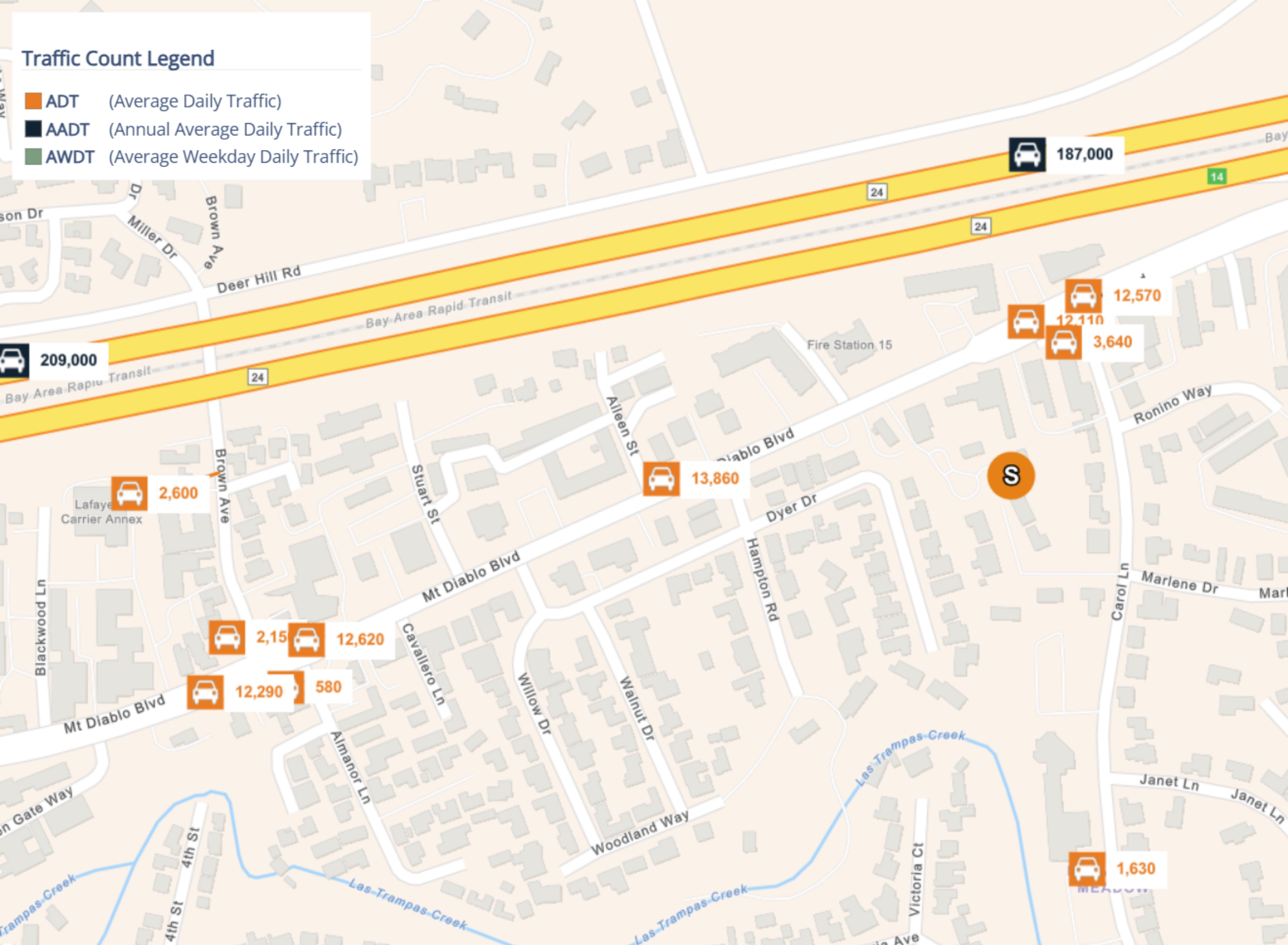
Approx. 15 Employees
Approx. 0.5 mile

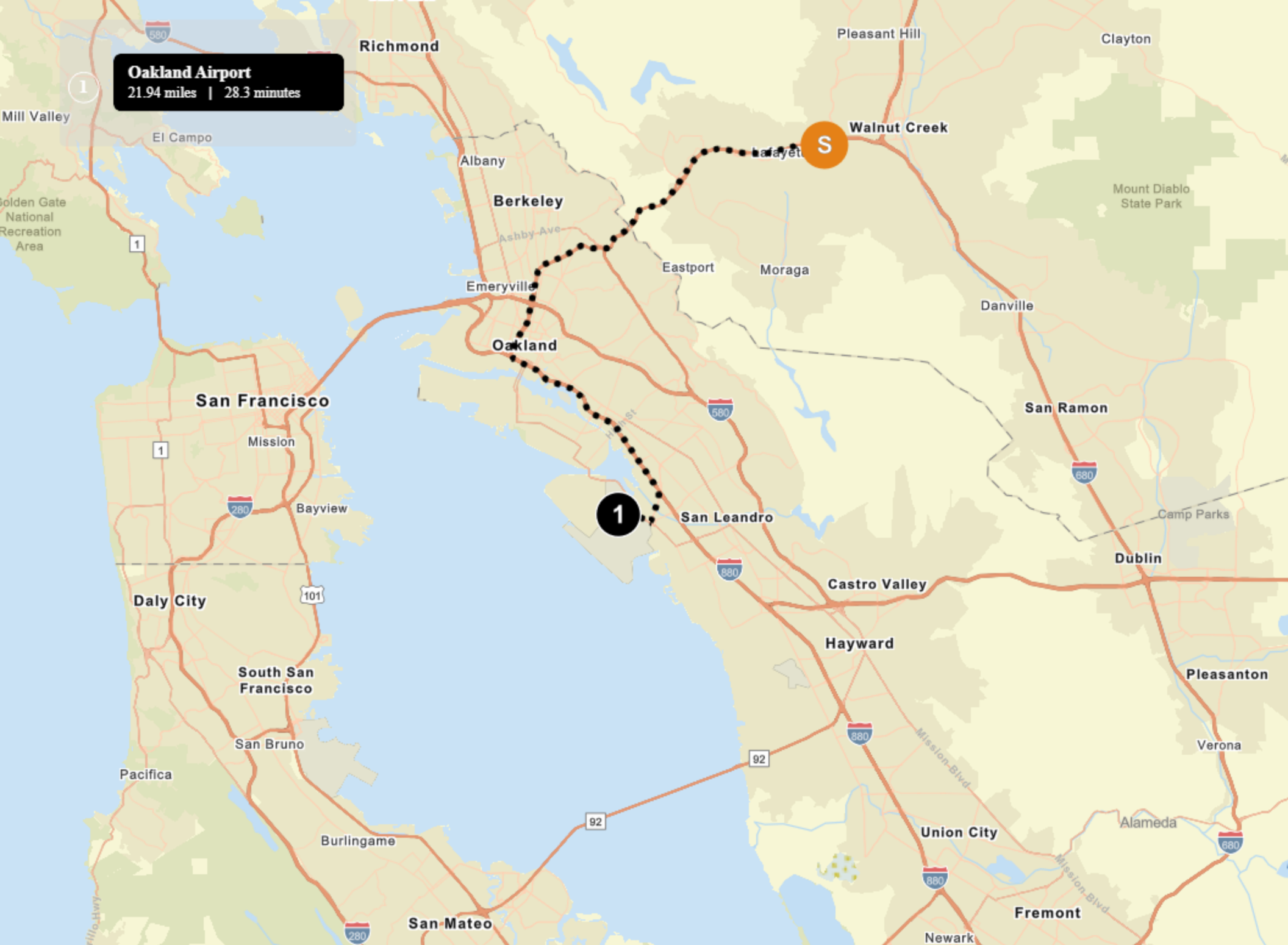




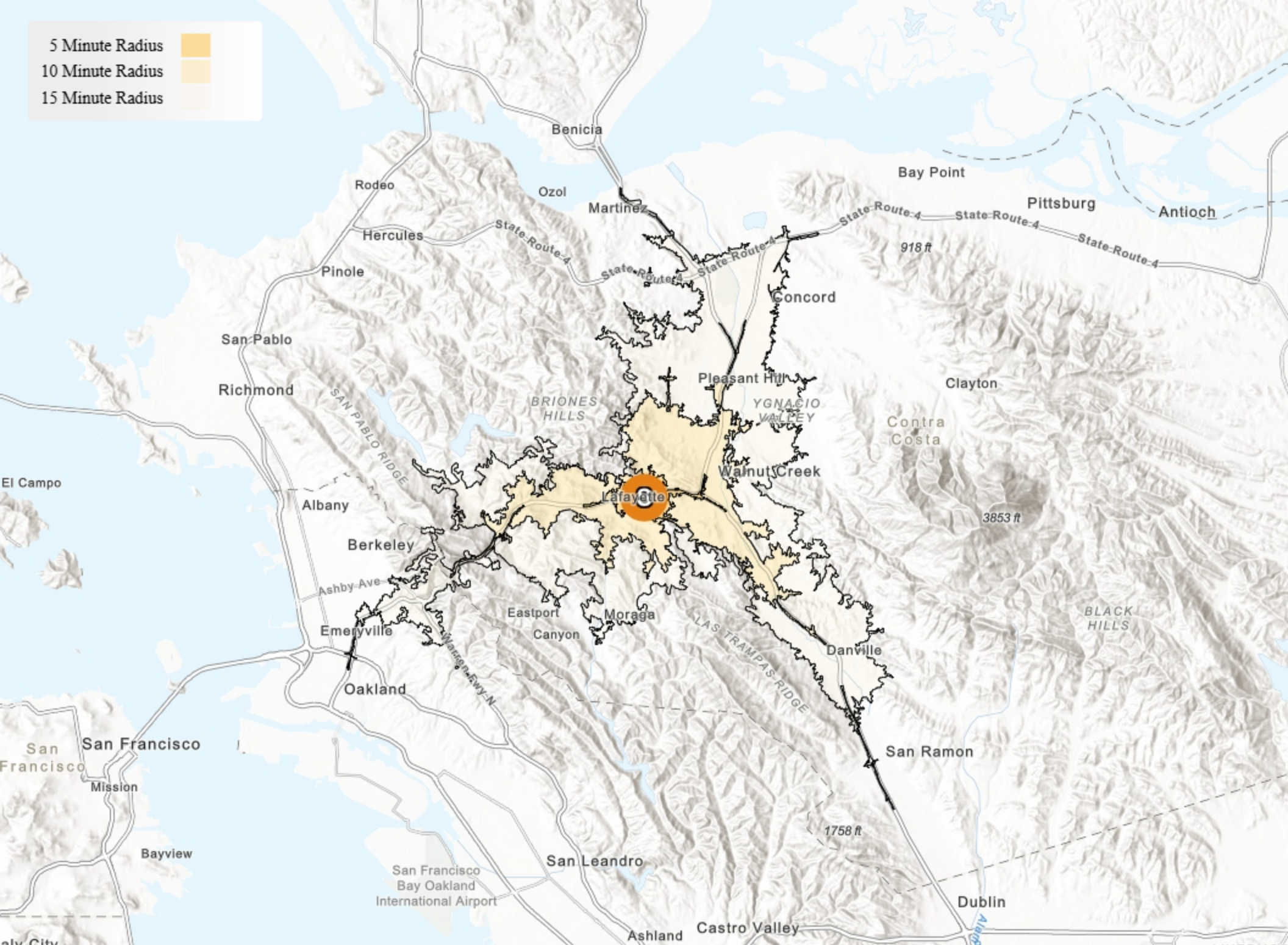
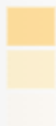
Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)





5 Minute Radius
10 Minute Radius
15 Minute Radius



3341 MT DIABLO BLVD

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	2
LAND SF	14,375
LAND ACRES	.33
YEAR BUILT	1947
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
WASHER/DRYER	Yes

3341 MT. DIABLO BLVD.
LAPAYETTE, CA 94595

HOUSE

~~1500 S.F.~~
1485 S.F.

GRAVEL

BACK
DOOR

"FIXED"
SLIDER

GARAGE

760 S.F.

K 9'x23' D.R.

L.R.
15'x23'

BR.
9'8" x 12'3"

STOVE REFR.

NOT DRAWN TO
ACCURATE SCALE

BR.
9'9" x 13'3"

BATH
WALK-IN
CLOSET

8'8" x 9'7"

8'4" x 9'7"

FRONT PORCH
FRONT
DOOR

LANDSCAPE

CONCRETE
GARBAGE
CANS

CLOSET

STORAGE

SPACE (VENTILATED)

STAIRS

GRIGG
CURPORT

(GRIGG)
VAN IN
LOADING
POSITION

TENANT CARPORTS (2)

RESTAURANT
PARKING

PARKING STRIPES





04

Financial Analysis

Multi-Year Cash Flow Assumptions

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

05

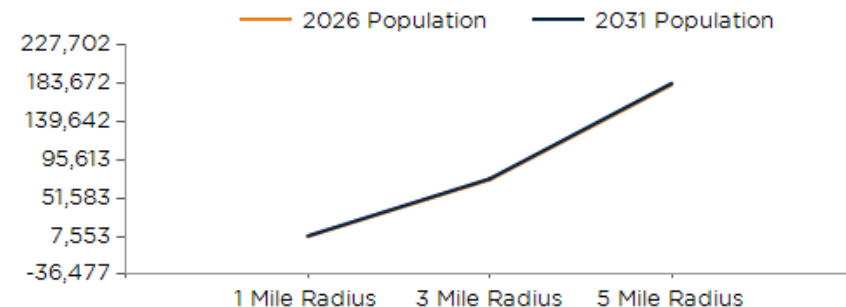
Demographics

General Demographics

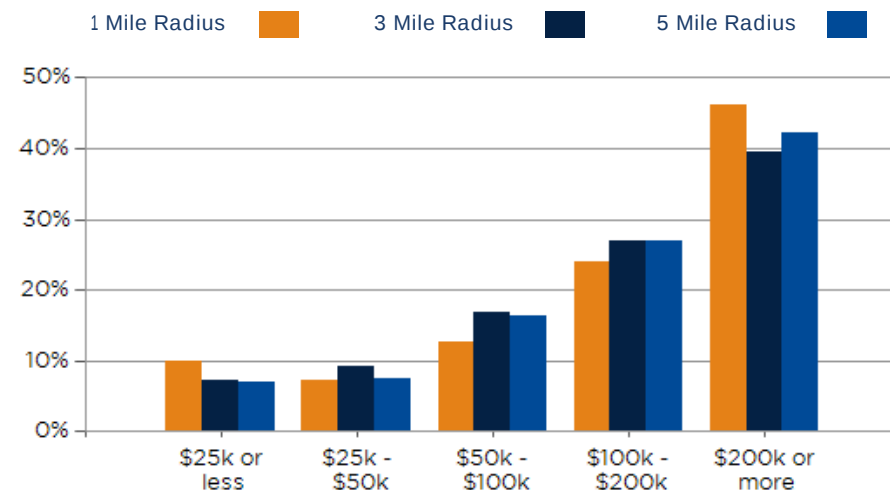
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,018	66,180	167,581
2010 Population	6,970	66,213	168,314
2026 Population	7,553	72,825	182,058
2031 Population	8,109	73,883	183,672
2026 African American	96	1,450	3,535
2026 American Indian	15	237	695
2026 Asian	1,185	12,384	32,666
2026 Hispanic	689	8,336	22,548
2026 Other Race	171	2,520	7,649
2026 White	5,066	46,805	113,975
2026 Multiracial	1,002	9,303	23,197
2026-2031: Population: Growth Rate	7.15%	1.45%	0.90%

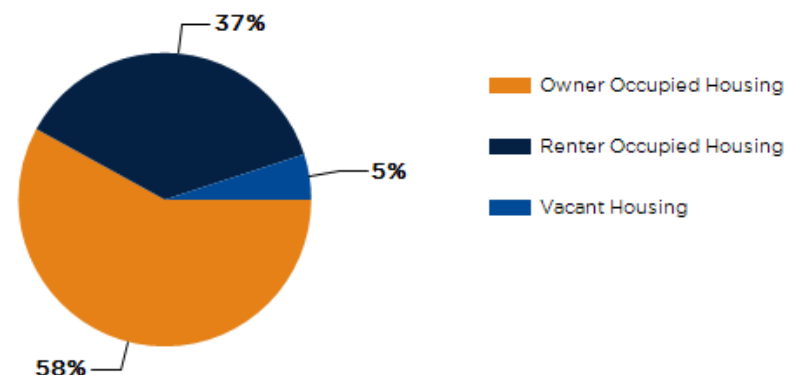
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	207	1,430	3,044
\$15,000-\$24,999	92	948	2,255
\$25,000-\$34,999	77	1,115	2,178
\$35,000-\$49,999	142	1,853	3,589
\$50,000-\$74,999	157	2,650	6,347
\$75,000-\$99,999	228	2,841	6,121
\$100,000-\$149,999	458	4,798	11,049
\$150,000-\$199,999	273	3,938	9,626
\$200,000 or greater	1,405	12,832	32,345
Median HH Income	\$176,159	\$155,649	\$166,071
Average HH Income	\$294,849	\$246,245	\$246,692



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

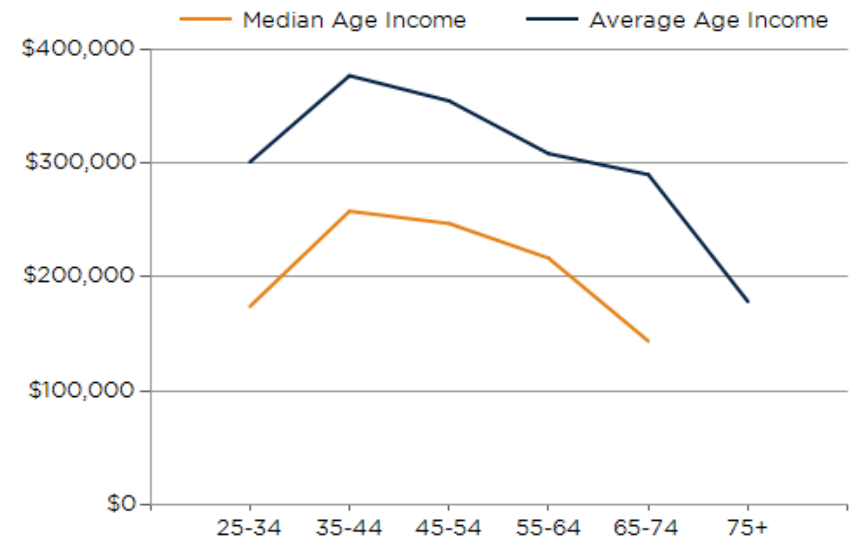
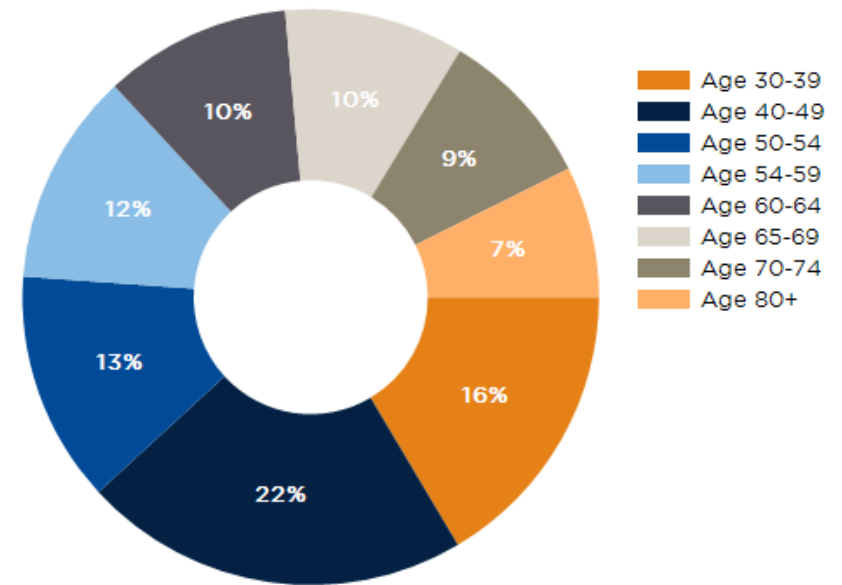


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	341	4,277	9,929
2026 Population Age 35-39	381	4,669	10,983
2026 Population Age 40-44	513	5,023	12,244
2026 Population Age 45-49	438	4,392	11,273
2026 Population Age 50-54	569	4,636	11,317
2026 Population Age 55-59	523	4,549	11,528
2026 Population Age 60-64	460	4,351	11,039
2026 Population Age 65-69	442	4,280	10,845
2026 Population Age 70-74	393	4,110	10,212
2026 Population Age 75-79	323	4,012	9,834
2026 Population Age 80-84	258	2,973	7,246
2026 Population Age 85+	216	3,121	7,436
2026 Population Age 18+	5,931	59,333	146,671
2026 Median Age	44	45	45
2031 Median Age	44	46	46

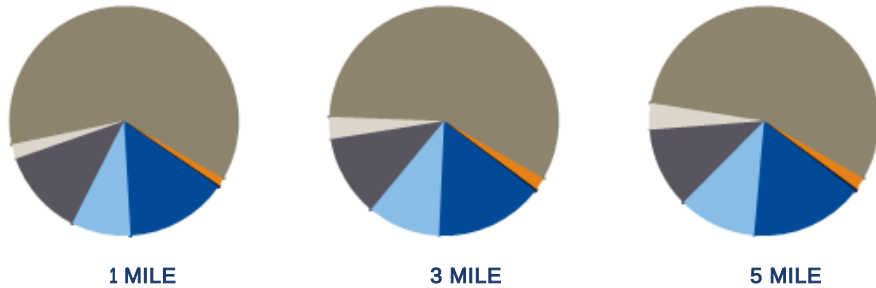
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$174,194	\$176,228	\$175,317
Average Household Income 25-34	\$301,375	\$272,202	\$256,669
Median Household Income 35-44	\$258,098	\$202,825	\$208,439
Average Household Income 35-44	\$377,466	\$301,017	\$294,274
Median Household Income 45-54	\$247,252	\$224,646	\$219,646
Average Household Income 45-54	\$355,291	\$312,439	\$295,279
Median Household Income 55-64	\$216,739	\$202,375	\$205,387
Average Household Income 55-64	\$308,797	\$279,870	\$274,292
Median Household Income 65-74	\$143,708	\$134,711	\$143,907
Average Household Income 65-74	\$290,391	\$239,807	\$249,286
Average Household Income 75+	\$178,535	\$140,081	\$157,242

Population By Age



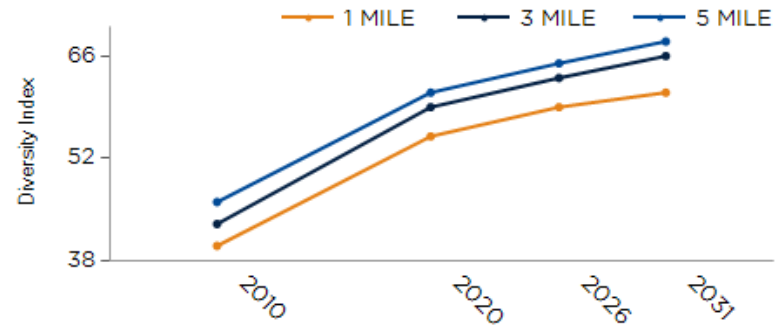
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	66	68
Diversity Index (current year)	59	63	65
Diversity Index (2020)	55	59	61
Diversity Index (2010)	40	43	47

POPULATION BY RACE



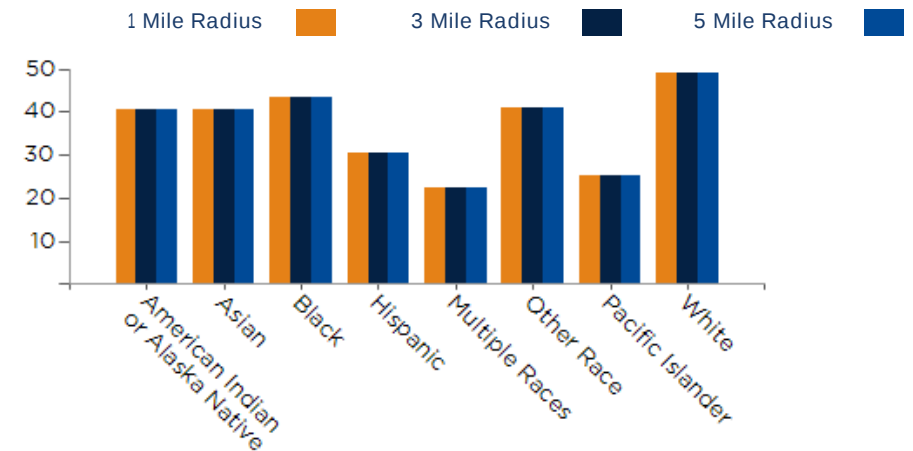
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	2%	2%
American Indian	0%	0%	0%
Asian	14%	15%	16%
Hispanic	8%	10%	11%
Multiracial	12%	11%	11%
Other Race	2%	3%	4%
White	62%	58%	56%

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	40	42	42
Median Black Age	43	40	40
Median Hispanic Age	30	34	32
Median Multiple Races Age	22	27	26
Median Other Race Age	41	37	36
Median Pacific Islander Age	25	41	39
Median White Age	49	51	51

2026 MEDIAN AGE BY RACE



06

Company Profile

Company Bio

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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